

Enquiries: Sharron Jarrett  
Direct Phone: 5433 2757  
Our Ref: DA/30466/2015/XA/1  
Your Ref: -  
Date: 6 April 2017

Peet Caboolture Syndicate Ltd  
C/- Veris  
PO Box 1038  
FORTITUDE VALLEY QLD 4006

Attention: Nathan Wilson

Dear Nathan

**GENERALLY IN ACCORDANCE**

**Development Application No.:** DA/30466/2015/XA/1  
**Property Location:** Lot 1002 SP286759  
**Property Description:** Market Drive, Caboolture South  
Riverbank Estate - Stage 6A  
**Proposal:** Generally in Accordance

I refer to your letter dated 20 March 2017, regarding a generally in accordance request for the following:

- To locate the nominal built to boundary wall on the western side boundary of Lot 711, in lieu of the eastern boundary; and
- To locate a mandatory built to boundary wall on the western side boundary of Lot 710.

The revised plans have been assessed and are considered to be generally in accordance with DA/30466/2015/V3RM. The following table will now form part of the approved plans for the Development.

Approved Plans			
Plan / Document Name	Reference Number	Prepared By	Dated
Stage 6A Proposed Subdivision	7025-150I	RPS	21 December 2016

Should you require any further information about this matter please contact Sharron Jarrett as referenced above.

Yours faithfully



Jessica Moore  
**Senior Development Planner**  
Development Services

Enclosure



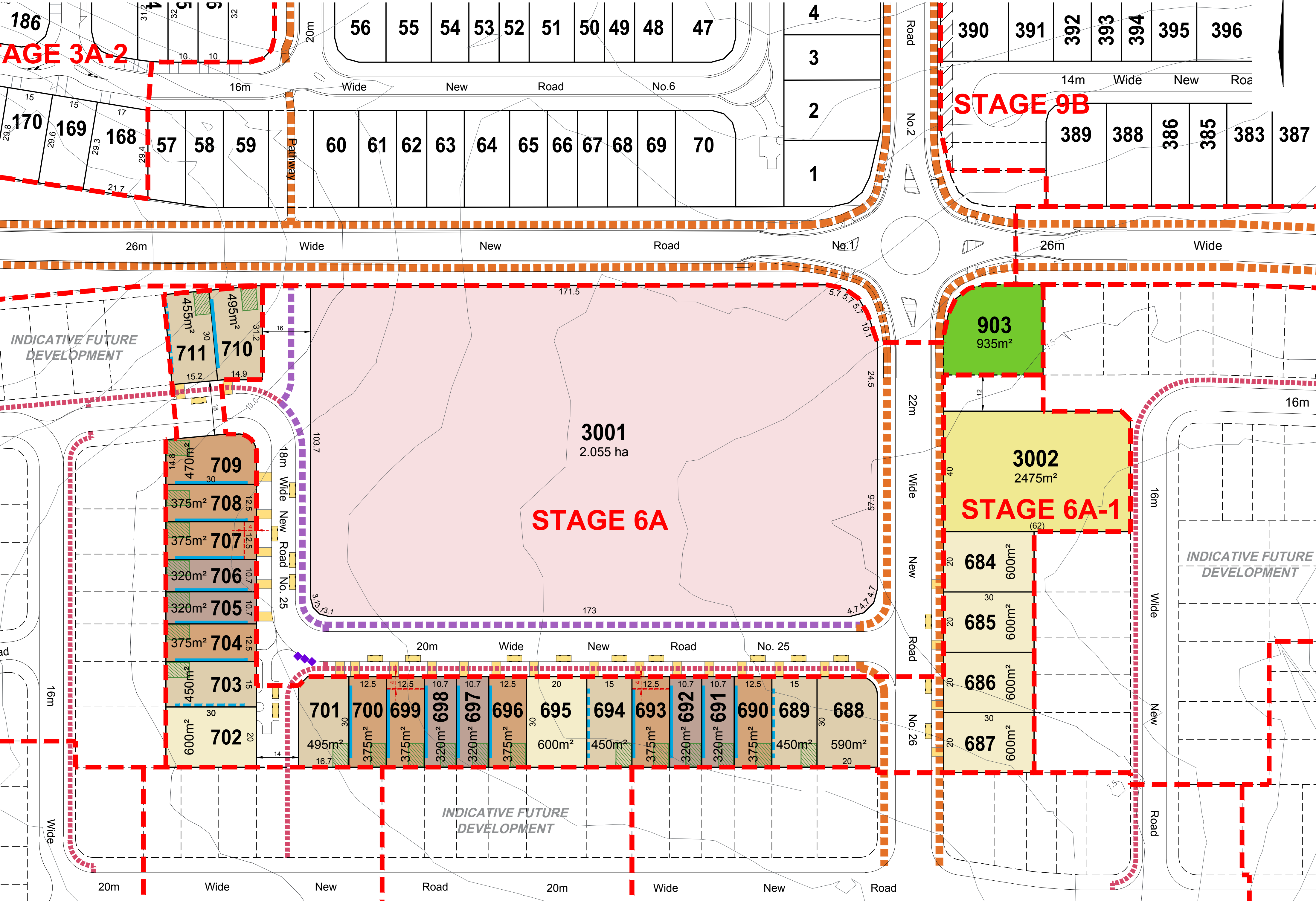
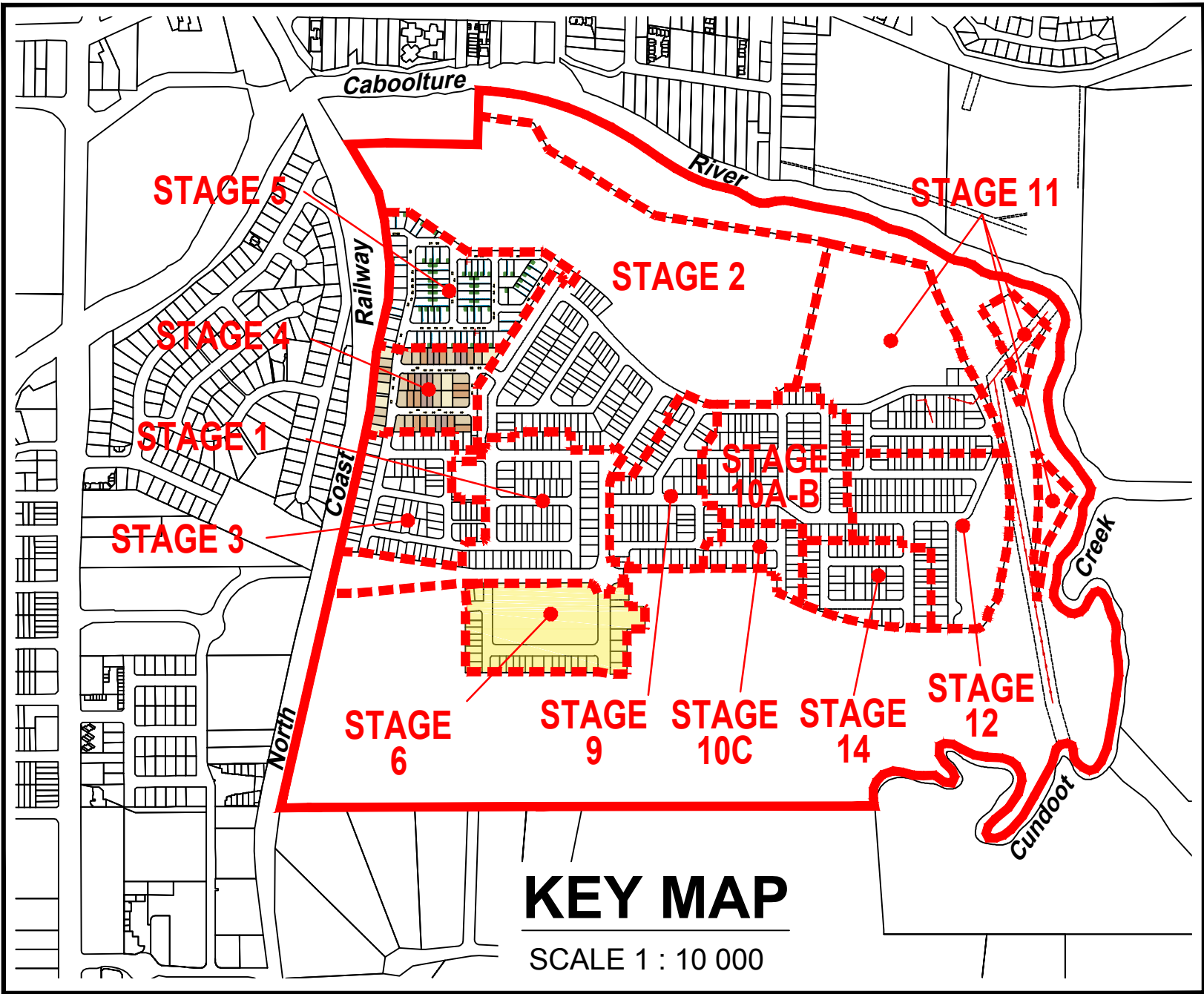
Notes Applicable to Small Lots

- General**
- Small Lot Housing is to be undertaken in accordance with this Building Envelope Plan and the Dwelling House Code of the Caboolture Shire Plan. Where a conflict exists between the approved Building Envelope Plan and the Dwelling House Code the Building Envelope Plan prevails.
  - Maximum building location envelopes are subject to future proposed easements and/or other underground services or trees identified for retention.
  - Development on laneway lots is to accord with the Preliminary Approval.
- Built to Boundary Walls**
- Built to the boundary walls are mandatory where the road frontage widths are less than 15.0m.
  - Where two storey buildings are proposed, the Dwelling House does not have to be built to the mandatory zero lot line boundary as indicated on the Building Envelope Plan. Where two storey Dwelling Houses are not built on the zero lot line, the Dwelling Houses shall be built in accordance with the non built to the boundary setbacks.
  - Built to boundary walls shall be built with a maximum length of 15.0m and a maximum height of 3.5m.

- Private Open Space**
- The private open space is:
    - at least 80m<sup>2</sup> in size;
    - all dimensions are greater than 2.5m;
    - able to fully contain a circle with a diameter of 5.0m.
- Building Design**
- The maximum height of buildings shall not exceed two (2) storeys and 8.5m.
  - The building must have a window or balcony from a habitable room that facing the street.
- Setbacks**
- Minimum road frontage boundary setbacks shall be as per the setback table, unless otherwise dimensioned. All garages must be set back a minimum of 5.5m from the front boundary for non Laneway Lots, and 1.0m from the rear boundary for Laneway Lots.
  - Front porcos may be located closer to the front property boundary than stated, provided that the portico is located not less than 3.0m from the front property boundary, the height of the portico does not exceed 4.5m, the portico remains open and not enclosed and the width of the portico is limited to the front entry area only.

- Setbacks (other than mandatory built to the boundary walls) are measured to the wall of the building or structure. Cottage and Villa allotments must have a minimum side boundary clearance to eaves of 550mm. Courtyard or larger allotments must have a side boundary clearance to eaves of 900mm.
  - Minimum Rear boundary setbacks shall be as per the setback table.
  - Rear patios may be located closer to the rear property boundary than stated, provided that the patio is located not less than 1.5m from the rear property boundary and the patio remains open and not enclosed.
- Garages and Carports**
- Where the lot frontage is less than 12.5m, garages or carports with openings of greater than 4.5m in width are not permitted, unless the Dwelling House is two storeys or a Laneway Lot.
- Bin Storage**
- Where the lot frontage is less than 15.0m, the design shall incorporate a fully screened bin enclosure accessed from the front of the Dwelling House, OR the garage shall incorporate a door in its back wall giving access to the rear of the Detached House.
- Site Coverage**
- Site coverage shall not exceed 50% with an additional 10% allowable for additional open structures such as patios, verandahs and porcos.

Residential Allotments Running Total (Stages 1-6 & 9-14)			
Residential Allotments			
30m Deep Allotments	Size	Lots	Percentage
Cottage Allotment	10.7m x 30m	109	15%
Villa Allotment	12.5m x 30m	121	16%
Courtyard Allotment	15m x 30m	172	23%
Traditional Allotment	20m x 30m	63	9%
Sub-Total 30m Deep Allotments		465	63%
32m Deep Allotments	Size	Lots	Percentage
Cottage Allotment	10m x 32m	73	10%
Villa Allotment	12.5m x 32m	78	11%
Courtyard Allotment	15m x 32m	75	10%
Traditional Allotment	20m x 32m	45	6%
Sub-Total 32m Deep Allotments		271	37%
Total Residential Allotments		736	100%



SMALL ALLOTMENT SETBACKS								
	Villa Allotments		Premium Villa Allotments		Courtyard Allotments		Traditional Allotments	
	10.0 - 12.49m Width		12.5 - 14.9m Width		15.0 - 19.9m Width		20m + Width	
	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Front Setback								
Living Area	3.0m	3.0m	3.0m	3.0m	4.0m	4.0m	4.5m	4.5m
Garage	5.5m	3.0m	5.5m	3.0m	5.5m	4.0m	5.5m	4.5m
Corner Allotments								
Secondary Frontage	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m
Rear Setback								
General Allotments	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m		QDC
Laneway Allotments	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m		n/a
Side Boundary								
Built to Boundary Wall	0.0m (Mandatory)	1.5m	0.0m (Mandatory)	1.5m	0.0m (Nominal)	1.5m		n/a
Non Built to Boundary Wall	1.0m	1.0m	1.0m	1.5m	1.5m	2.0m		QDC
Garage Location	Garages to be located along built to boundary wall where appropriate		Garages to be located along built to boundary wall where appropriate		Garages to be located along built to boundary wall where appropriate		QDC	
On Site Parking Requirements	2 1 space to be covered and enclosed  Two storey dwellings are permitted to include a double garage. In this case 3 on site parking spaces are required		3 2 spaces to be covered and enclosed  Laneway Allotments only require 2 on site parking space		3 2 spaces to be covered and enclosed  Laneway Allotments only require 2 on site parking space		QDC	
Site Cover	50%		50%		50%		QDC	

Note  
All dimensions and areas are approximate only, and are subject to survey and Council approval.  
Dimensions have been rounded to the nearest 0.1 metres.  
Areas have been rounded down to the nearest 5m<sup>2</sup>.  
The boundaries shown on this plan should not be used for final detailed engineers design.  
All building setbacks other than those noted on the face of the plan are to be in accordance with the Preliminary Approval Codes.

**Legend**

- Subject Site
- Stage Boundary
- Mandatory Built to Boundary Wall
- Nominal Built to Boundary Wall
- Preferred Driveway Location
- Private Open Space
- Indicative On-Street Parking
- 2.5m Shared Pedestrian/Cycle Path
- 2.0m Shared Pedestrian/Cycle Path
- 1.5m Pathway
- Preferred Bin Collection Zone (for lots 702-704)

**Parking Breakdown**

Total On-Street Parking Spaces Required ..... 14  
Total On-Street Parking Spaces Provided ..... 19

Development Statistics		
Stage Area	Stage 6A	Stage 6A-1
	3.023 ha	1.664 ha
Saleable Area		
Single Family Allotments	—	1.239 ha
Super Allotments	2.055 ha	0.247 ha
Total Area of Allotments	2.055 ha	1.486 ha
Open Space		
Local Park	0.093 ha	—
Total Open Space	0.093 ha	—
Area of New Road	0.875 ha	0.178 ha
Residential Allotments		
Cottage Allotment	10.7m x 30m	—
Villa Allotment	12.5m x 30m	—
Courtyard Allotment	15m x 30m	—
Traditional Allotment	20m x 32m	—
Total Residential Allotments	—	28
Super Allotments		
Super Allotment	1	—
Childcare Allotment	—	1
Total Super Allotments	1	1
Length of New Road		
16.0m Wide New Road	—	16m
18.0m Wide New Road	101m	—
22.0m Wide New Road	110m	32m
Total Length of New Road	420m	48m

PEET

RPS

DATE: 21 DEC 2016

SCALE 1: 750 @ A1  
0 10 20 30 40 50 60 70  
DWG NAME: 7025-MASTER DWG # 7025 - 1501

Moreton Bay  
Regional Council

PRELIMINARY

Approved Generally in Accordance with Decision Notice DA/30466//2015/V3RM

RIVERBANK  
STAGE 6A PROPOSED SUBDIVISION  
RIVERBANK, CABOOLTURE  
06/04/2017