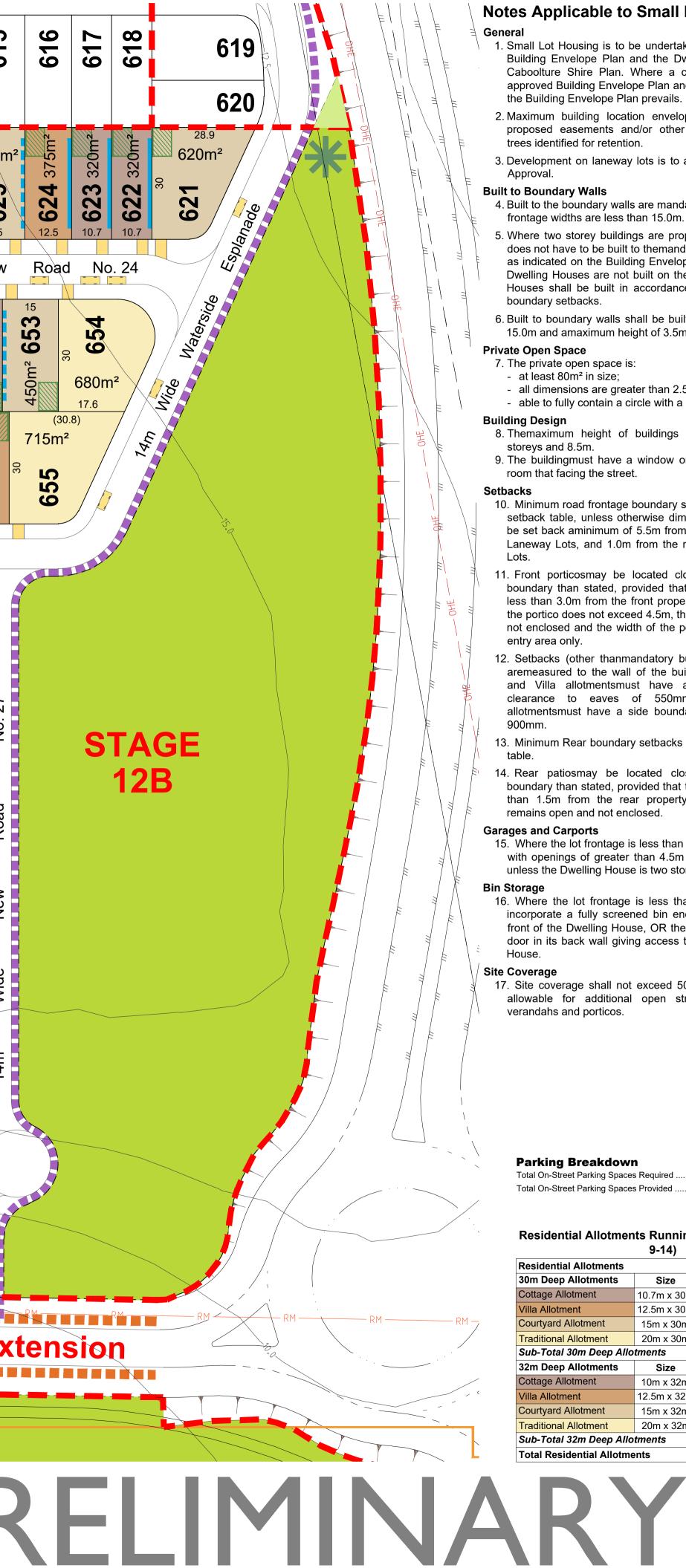
55	2	1	57	6												
55	3	Ī	57	'5	No. 26	605		607	608	609	610	611	612	613	614	615
55			57	'4	Road	606)								5°	
55	5	375m ²	17 2 mg	.5	New	634	. 375r		320m²	320m²	375m²	450m ²	620m²	450m ²	320m ²	450m²
55	6	er LE9 12.5	30 636.51		14m Wide	635 ·	³⁰ 515m ²	2° CC9 12.5	632	°° 10.7	OE9 12.5	679	879 20.7	273 15	с 929 10.7	SC9 15
16m V	Vide Ne	w Roa	d No.	24	-			ST/	AGE	E 1	2C		1	6m W	ide	New
55	57	15 800 900		5 C C	0.7 12.9 0 7 12.9	· N	43	4	10.7 9	10.7 9 7 9	12.5 12 .5	15 948	20.7 6 79	12.5 05	10.7 5	10.7 25
55	8	450m ² 6			320m ² 6 375m ² 6					320m² 6	375m² 6	450m ²	(n)	375m² 6	320m² 6	320m² 6
55				V////				<u> </u>						<u></u>		
56	0	450m [;]		.320m	320m ² 37.5m ²	320m			320mi	320mi	375mi	450m	620m ²	375m ²	320m²	375m ²
56	51	0 29 15		00	X99 0.7 12.		Q (E99 10.7	C99 10.7	12.5	099 15	669 20.7	859 12.5	LS9 10.7	959 12.5
2	0m V	Vide	New		ad N	lo. 17		ΔG	E 1	24		16m V	Vide Nev	w Roa	d No	o. 25
			10.7	10.7		10.7	10.7	15				740	485m ² 16.5			
564	563	562	712	713	15 714 5	715	716	717	° 718			719	485n 16.5 18.9	200mz	71	
			320m ²	320m²	450m ² 71	320m ²	320m ²	450m ²	۳ 495n	n²		₽ 72 (450m ²	600m²	72 ⊵	
				R	4		R	4	17.2			₽ 72 1	450m ²			No. 27
œ	~	6	Ŋ	4	6	\sim	~	0	6		-				73	
748	747	746	745	744	743	742	741	740	739					N	5 74 ज	pg
1	6m	Wide	Ne	: W	Road	No. 2	28 5	ΤΔ	GE	14		723	3	2 45		Road
											17	724		515m	75 17.2	
762		749		750	751	752	753		738	B	o. N	725	5	600m²	76 ⊵	New
761									737	•	Road	726	3	009	010 -	Wide
760									736		N.	727		375m² 6	77.5	Ň
759		758		757	56	55	54		705	•	New	728	8	450m ²	78 ₅	14 m
133		~				7	2		735		Wide	729	-12		79 ₅	
AG	E 14	1 B	16m	V	Vide	New		Road	No. 28		20m		12	4		
		>	05	-10.0		734	L 7	' 33	732			730)	600m ²	80 ⊵	
	RM								IUL			731		30 E G	83.2	
			RM		RM		RM _		-					640m²		
										RI	1	PM			RM-	
													arket	Dri	ve	Ext
						5.0										
P	E															R
	RPS				LE 1:75											
	September		10 WG NA	20 ME : 70		40 50 ER [70 7025 - 1	80H							



Notes Applicable to Small Lots

- 1. 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.
- 2. Maximum building location envelopes are subject to future proposed easements and/or other underground services or trees identified for retention.
- 3. Development on laneway lots is to accord with the Preliminary Approval.

Built to Boundary Walls

- 4. Built to the boundary walls are mandatory where the road frontage widths are less than 15.0m.
- 5. Where two storey buildings are proposed, the Dwelling House does not have to be built to themandatory 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.

6. Built to boundary walls shall be built with amaximum length of 15.0m and amaximum height of 3.5m.

Private Open Space 7. The private open space is:

- at least 80m² in size;
- all dimensions are greater than 2.5m;
- able to fully contain a circle with a diameter of 5.0m.

Building Design

8. Themaximum height of buildings shall not exceed two (2) storeys and 8.5m. 9. The buildingmust have a window or balcony from a habitable

room that facing the street.

- Setbacks 10. Minimum road frontage boundary setbacks shall be as per the setback table, unless otherwise dimensioned. All garagesmust be set back aminimum of 5.5m from the front boundary for non Laneway Lots, and 1.0m from the rear boundary for Laneway Lots.
- 11. Front porticosmay 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.
- 12. Setbacks (other thanmandatory built to the boundary walls) aremeasured to the wall of the building or structure. Cottage and Villa allotmentsmust have aminimum side boundary clearance to eaves of 550mm. Courtyard or larger allotmentsmust have a side boundary clearance to eaves of 900mm.

13. Minimum Rear boundary setbacks shall be as per the setback table.

14. Rear patiosmay 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

15. 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

16. 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

17. Site coverage shall not exceed 50% with an additional 10% allowable for additional open structures such as patios. verandahs and porticos.

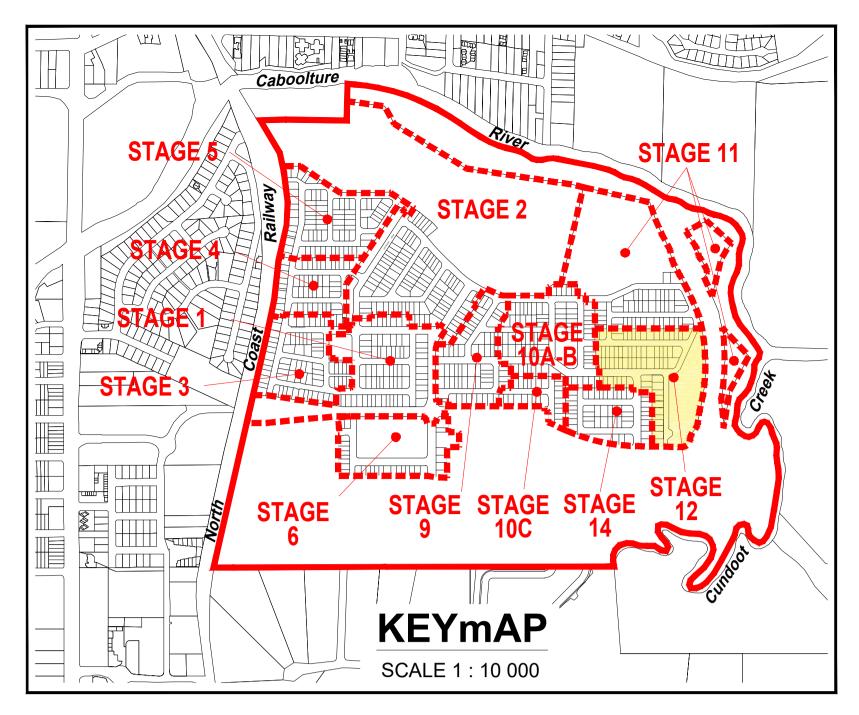
_			
down			

Parking Breakdown

Total On-Street Parking Spaces Required 37

Residential Allotments Running Total (Stages 1-6 & 9-14)

Residential Allotments			
30m Deep Allotments	Size	Lots	Percentage
Cottage Allotment	10.7m x 30m	89	12%
Villa Allotment	12.5m x 30m	107	15%
Courtyard Allotment	15m x 30m	150	20%
Traditional Allotment	20m x 30m	54	7%
Sub-Total 30m Deep Allo	otments	400	55%
32m Deep Allotments	Size	Lots	Percentage
Cottage Allotment	10m x 32m	87	12%
Villa Allotment	12.5m x 32m	93	13%
	4.5 0.0	00	100/
Courtyard Allotment	15m x 32m	98	13%
Traditional Allotment	15m x 32m 20m x 32m	98 55	13% 8%
	20m x 32m		



Front Setbacl

Living Area Garage

Corner Allotr Secondary F **Rear Setback** General Allot

Laneway Allo Side Bounda

Built to Bound

Non Built to E Garage Locat

On Site Parki Requirements

Site Cover

Stage Area

Saleable Area Single Family Allotments Total Area of Allotments

Open Spac Regional O **Total Open**

Area of Nev

Residential 30m Deep Cottage Al Villa Allotr Courtyard /

Traditional A **Total Resid**

> Length of N 14.0m Wide 16.0m Wide 20.0m Wide **Total Length**



	S	MALL A	LLOTME	ENT SET	BACKS	6		
	Villa All	otments		ım Villa nents	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
ck								
	3.0m	3.0m	3.0m	3.0m	4.0m	4.0m	4.5m	4.5m
	5.5m	3.0m	5.5m	3.0m	5.5m	4.0m	5.5m	4.5m
tments								
Frontage	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m
:k								
otments	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	Q	DC
llotments	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	n	/a
ary								
	0.0m		0.0m		0.0m			
ndary Wall	(Mandatory)	1.5m	(Mandatory)	1.5m	(Nominal)	1.5m	n	/a
Boundary Wall	1.0m	1.0m	1.0m	1.5m	1.5m	2.0m	Q	DC
ation	along built t	be located to boundary appropriate	along built t	be located to boundary appropriate	along built	b be located to boundary appropriate	Q	DC
king	2	2		3		3		
ts		be covered iclosed	2 spaces to and en	be covered closed		be covered		
	permitted t double gar case 3 on s	dwellings are o include a age. In this site parking e required	Laneway Allotments only require 2 on site parking space		Laneway Allotments only require 2 on site parking space		Q	DC
	50)%	50)%	50	0%	QDC	
			5070		NI-4-			

_	_	 	_

All dimensions and areas are approximate only, and are subject to survey and Council approval.

Dimensions have been rounded to the nearest 0.1metres.

Areas have been rounded down to the nearest 5m². 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.

Logond
Legend
Subject Site
💻 💻 Stage Boundary
—— THG Q5
—— THG Q20
Indicative Basin Location
Mandatory Built to Boundary Wall
Nominal Built to Boundary Wall
Preferred Driveway Location
 Preferred Bin Collection Zone (for lots 682-683)
Private Open Space
Indicative On-Street Parking
Existing Easement
— Existing Risingmain
2.5m Shared Pedestrian/Cycle Path
= 2.0m Shared Pedestrian/Cycle Path
1.5m Pathway
— — Energex Easment
Existing Overhead Electrical Line

-					
of Allotmen	ts	0.872 ha	1.102 ha	1.036 ha	
ce					
pen Space		—	2.037 ha		
n Space		—	2.037 ha	_	
w Road		0.365 ha	0.639 ha	0.331 ha	
I Allotments	;				
Allotments	Size	Lots	Lots	Lots	
otment	10.7m x 30m	10	4	10	
ent	12.5m x 30m	2	4	7	
Allotment	15m x 30m	9	9	7	
Allotment	20m x 30m	1	6	2	
dential Allot	ments	22	23	26	
New Road					
e New Road			302m	30m	
e New Road		35m	117m	180m	
e New Road		153m		_	
th of New R	oad	188m	419m	210m	

RIVERBANK **STAGE 12 PROPOSED SUBDIVISION RIVERBANK, CABOOLTURE**

Note

Stage 12A Stage 12B Stage 12C

1.237 ha 3.778 ha 1.367 ha

0.872 ha 1.102 ha 1.036 ha

Development Statistics