



**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 amaximum length of 15.0m and amaximum 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 porticos 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.

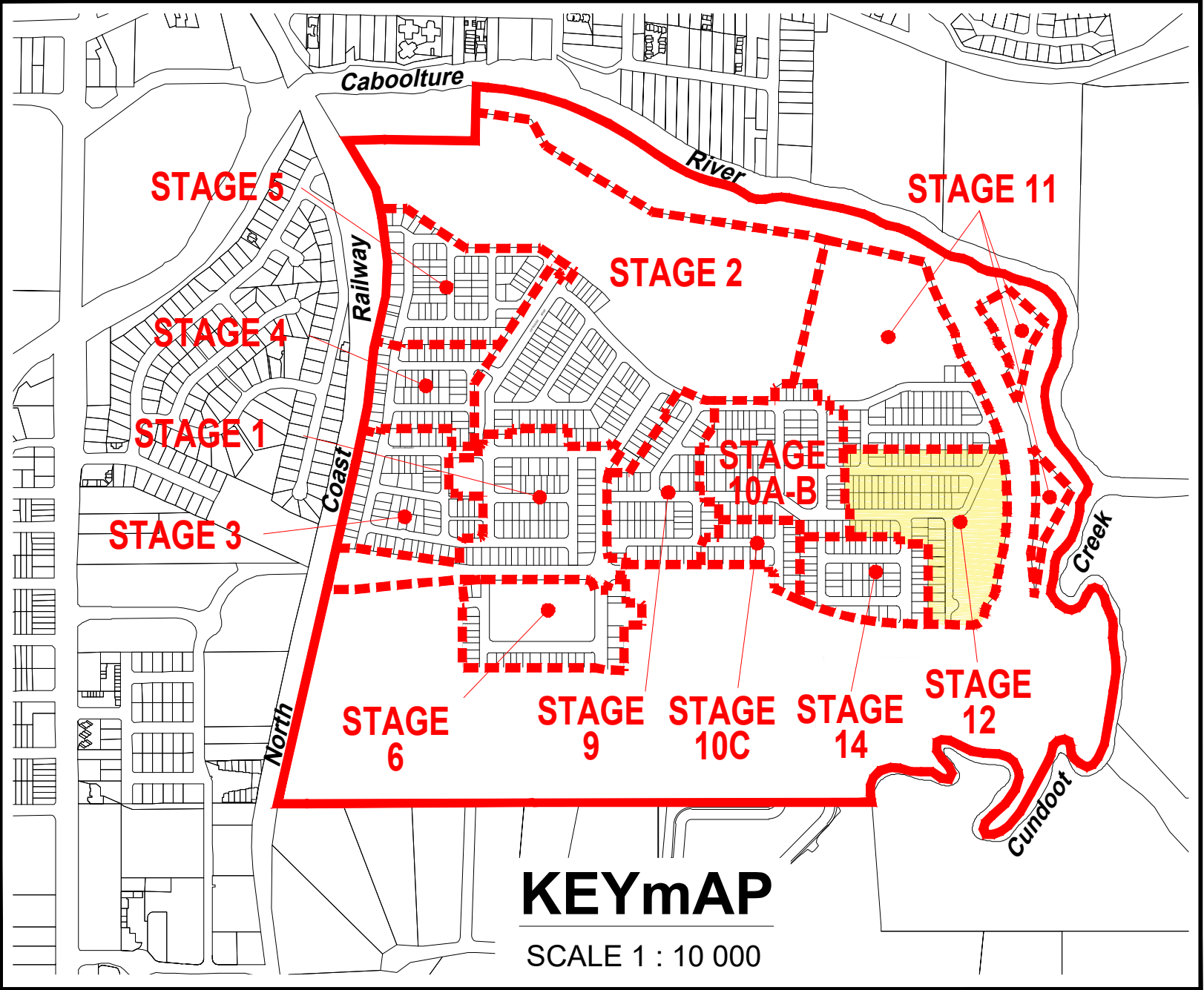
**Site Coverage**

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

**Parking Breakdown**  
Total On-Street Parking Spaces Required ..... 37  
Total On-Street Parking Spaces Provided ..... 40

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

Residential 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%
<b>Sub-Total 30m Deep Allotments</b>		<b>400</b>	<b>55%</b>
32m Deep Allotments	Size	Lots	Percentage
Cottage Allotment	10m x 32m	87	12%
Villa Allotment	12.5m x 32m	93	13%
Courtyard Allotment	15m x 32m	98	13%
Traditional Allotment	20m x 32m	55	8%
<b>Sub-Total 32m Deep Allotments</b>		<b>333</b>	<b>45%</b>
<b>Total Residential Allotments</b>		<b>733</b>	<b>100%</b>



**SMALL ALLOTMENT SETBACKS**

	Villa Allotments		Premium Villa Allotments		Courtyard Allotments		Traditional Allotments	
	10.0 - 12.49m Width	12.5 - 14.9m Width	12.5 - 14.9m Width	15.0 - 19.9m Width	15.0 - 19.9m Width	20m + Width	20m + Width	20m + Width
	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
<b>Front Setback</b>								
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
<b>Corner Allotments</b>								
Secondary Frontage	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m
<b>Rear Setback</b>								
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	
<b>Side Boundary</b>								
Built to Boundary Wall	0.0m	1.5m	0.0m	1.5m	0.0m	1.5m	n/a	
(Mandatory)			(Mandatory)		(Nominal)			
Non Built to Boundary Wall	1.0m	1.0m	1.0m	1.5m	1.5m	2.0m	QDC	
<b>Garage Location</b>	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	
<b>On Site Parking Requirements</b>	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	
<b>Site Cover</b>	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 0.1metres.  
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.

**Development Statistics**

Stage Area	Stage 12A	Stage 12B	Stage 12C	
	1.237 ha	3.778 ha	1.367 ha	
Saleable Area				
Single Family Allotments	0.872 ha	1.102 ha	1.036 ha	
Total Area of Allotments	0.872 ha	1.102 ha	1.036 ha	
Open Space				
Regional Open Space	—	2.037 ha	—	
Total Open Space	—	2.037 ha	—	
Area of New Road				
	0.365 ha	0.639 ha	0.331 ha	
Residential Allotments				
30m Deep Allotments	Size	Lots	Lots	
Cottage Allotment	10.7m x 30m	10	4	10
Villa Allotment	12.5m x 30m	2	4	7
Courtyard Allotment	15m x 30m	9	9	7
Traditional Allotment	20m x 30m	1	6	2
Total Residential Allotments	22	23	26	
Length of New Road				
14.0m Wide New Road	—	302m	30m	
16.0m Wide New Road	35m	117m	180m	
20.0m Wide New Road	153m	—	—	
Total Length of New Road	188m	419m	210m	

**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 Easement
- Existing Overhead Electrical Line