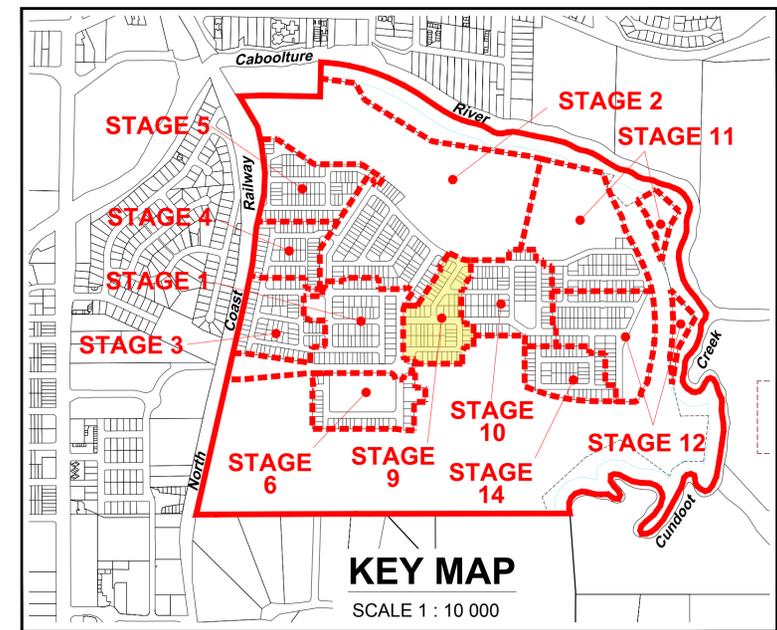




**Notes Applicable to Small Lots**

- 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 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.



**SMALL ALLOTMENT SETBACKS**

	Cottage Allotments 10.0 - 12.49m Width		Villa Allotments 12.5 - 14.9m Width		Courtyard Allotments 15.0 - 19.9m Width		Traditional Allotments 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 (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	
<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		3 2 spaces to be covered and enclosed		QDC	
<b>Site Cover</b>	50%		50%		50%		QDC	

**Legend**

- Subject Site
- Stage Boundary
- THG Q5
- THG Q20
- Alternative Front Setback
- Indicative Basin Location
- Mandatory Built to Boundary Wall
- Nominal Built to Boundary Wall
- Preferred Driveway Location
- Private Open Space
- Indicative On-Street Parking
- Existing Easement
- Existing Rising Main
- 2.0m Shared Pedestrian/Cycle Path
- 1.5m Pathway

**Parking Breakdown**

Total On-Street Parking Spaces Required ..... 31  
 Total On-Street Parking Spaces Provided ..... 40

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.

**Development Statistics**

	Stage 9A	Stage 9B	Stage 9C
<b>Stage Area</b>	1.333 ha	1.585 ha	1.323 ha
<b>Saleable Area</b>			
Single Family Allotments	0.901 ha	1.139 ha	0.909 ha
<b>Total Area of Allotments</b>	<b>0.901 ha</b>	<b>1.139 ha</b>	<b>0.909 ha</b>
<b>New Road</b>			
Area of New Road	0.432 ha	0.366 ha	0.414 ha
Area of Pedestrian Linkage / Road Reserve	—	—	—
<b>Total Area of New Road</b>	<b>0.432 ha</b>	<b>0.366 ha</b>	<b>0.414 ha</b>
<b>Residential Allotments</b>			
Cottage Allotment	Size 10m x 32m	Lots 4	Lots 4
Villa Allotment	Size 12.5m x 32m	Lots 4	Lots 6
Courtyard Allotment	Size 15m x 32m	Lots 8	Lots 11
Traditional Allotment	Size 20m x 32m	Lots 3	Lots 3
<b>Total Residential Allotments</b>	<b>19</b>	<b>24</b>	<b>19</b>
<b>Length of New Road</b>			
14.0m Wide New Road	—	152m	42m
16.0m Wide New Road	—	48m	137m
18.0m Wide New Road	—	—	76m
20.0m Wide New Road	—	174m	—
<b>Total Length of New Road</b>	<b>222m</b>	<b>200m</b>	<b>255m</b>

