

**LEGEND** 

**Proposed Stage Boundary** 

Required Driveway Position

Building Envelope (including

specified built to boundary)

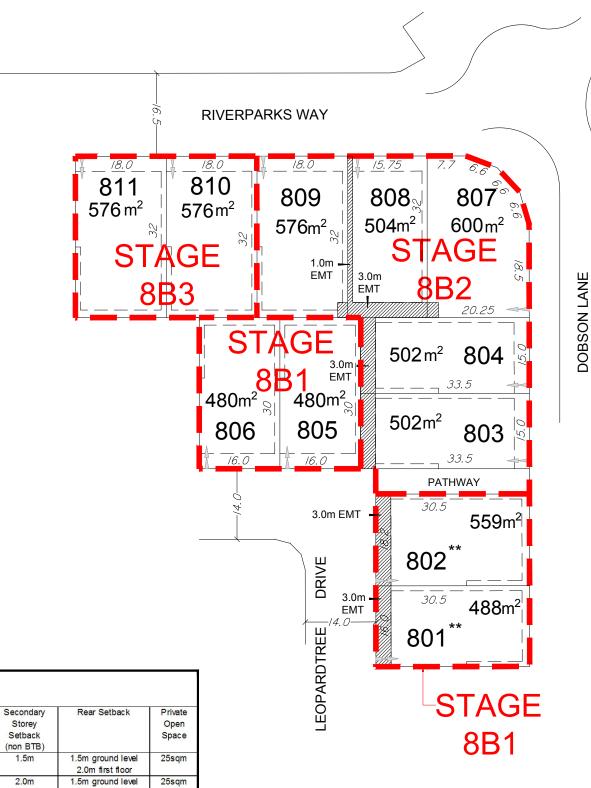
SETBACKS TABLE

<15m Frontage

15m + Frontage

Setback

Indicates Easement requirement



## NOTES APPLICABLE TO SMALL LOTS (ie: lots <600m²)

Garage

Setback

Single 5.5m

Double 3.9m

Single 5.5m

Double 3.9m

\*\*Except no part of the structure (walls or eaves) shall encroach into proposed easement

 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.

Secondary

Street

Setback

1.5m

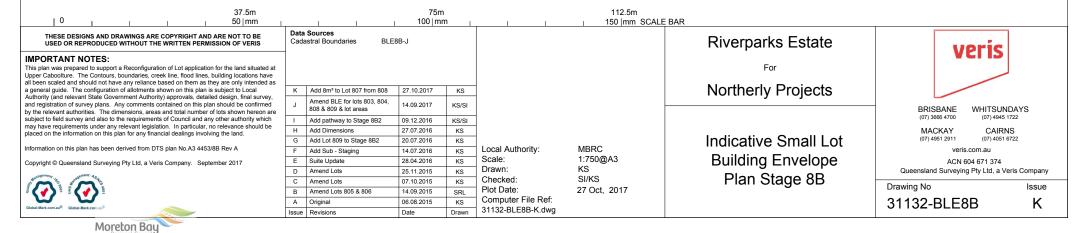
Side Setback

to Boundary

1.5m or Built

to Boundary

- 2. Lots with frontage <12.5m wide provide: a fully screened wheelie bin enclosure OR minimum 1.5m side setback to one boundary (to wall) OR door in back wall of garage with access to rear.
- 3. Eaves to encroach maximum 0.6m into setbacks\*\*
- 4. Minimum one window or balcony from a habitable room to face street.
- 5. Maximum building height 2 storeys and 8.5m.
- 6. Built to Boundary wall specified boundary only. Maximum length/height 15m /3.5m.
- 7. Garage minimum 0.9m behind front main building line.
- 8. At least one car parking space is enclosed.
- 9. The maximum face of garage or carport opening is the lesser of 6.0m or 50% of road frontage.
- 10. Site coverage maximum 50% +10% semi-enclosed outdoor structure.
- 11. Private Open Space minimum diameter 5.0m.



2.0m first floor