



LEGEND	
Proposed Stage Boundary	
Required Driveway Position	
Building Envelope (including specified built to boundary)	
Indicates Easement requirement	

SETBACKS TABLE							
	Front Setback	Garage Setback	Secondary Street Setback	Side Setback	Secondary Storey Setback (non BTB)	Rear Setback	Private Open Space
<15m Frontage	3.0m**	Single 5.5m Double 3.9m	1.5m	1.0m or Built to Boundary	1.5m	1.5m ground level 2.0m first floor	25sqm
15m+ Frontage	3.0m**	Single 5.5m Double 3.9m	1.5m	1.5m or Built to Boundary	2.0m	1.5m ground level 2.0m first floor	25sqm

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

- NOTES APPLICABLE TO SMALL LOTS (ie: lots <600m²)**
- 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.
 - 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.
 - Eaves to encroach maximum 0.6m into setbacks**
 - Minimum one window or balcony from a habitable room to face street.
 - Maximum building height 2 storeys and 8.5m.
 - Built to Boundary wall specified boundary only. Maximum length/height - 15m /3.5m.
 - Garage minimum 0.9m behind front main building line.
 - At least one car parking space is enclosed.
 - The maximum face of garage or carport opening is the lesser of 6.0m or 50% of road frontage.
 - Site coverage maximum 50% +10% semi-enclosed outdoor structure.
 - Private Open Space minimum diameter 5.0m.



<p>THESE DESIGNS AND DRAWINGS ARE COPYRIGHT AND ARE NOT TO BE USED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF VERIS</p> <p>IMPORTANT NOTES: This plan was prepared to support a Reconfiguration of Lot application for the land situated at Upper Caboolture. The Contours, boundaries, creek line, flood lines, building locations have all been scaled and should not have any reliance based on them as they are only intended as a general guide. The configuration of allotments shown on this plan is subject to Local Authority (and relevant State Government Authority) approvals, detailed design, final survey, and registration of survey plans. Any comments contained on this plan should be confirmed by the relevant authorities. The dimensions, areas and total number of lots shown hereon are subject to field survey and also to the requirements of Council and any other authority which may have requirements under any relevant legislation. In particular, no reliance should be placed on the information on this plan for any financial dealings involving the land.</p> <p>Information on this plan has been derived from DTS plan No.A3 4453/8B Rev A</p> <p>Copyright © Queensland Surveying Pty Ltd, a Veris Company. September 2017</p>	<p>Data Sources Cadastral Boundaries BLE8B-J</p> <table border="1"> <tr><td>K</td><td>Add 8m² to Lot 807 from 808</td><td>27.10.2017</td><td>KS</td></tr> <tr><td>J</td><td>Amend BLE for lots 803, 804, 808 & 809 & lot areas</td><td>14.09.2017</td><td>KS/SI</td></tr> <tr><td>I</td><td>Add pathway to Stage 8B2</td><td>09.12.2016</td><td>KS/SI</td></tr> <tr><td>H</td><td>Add Dimensions</td><td>27.07.2016</td><td>KS</td></tr> <tr><td>G</td><td>Add Lot 809 to Stage 8B2</td><td>20.07.2016</td><td>KS</td></tr> <tr><td>F</td><td>Add Sub - Staging</td><td>14.07.2016</td><td>KS</td></tr> <tr><td>E</td><td>Suite Update</td><td>28.04.2016</td><td>KS</td></tr> <tr><td>D</td><td>Amend Lots</td><td>25.11.2015</td><td>KS</td></tr> <tr><td>C</td><td>Amend Lots</td><td>07.10.2015</td><td>KS</td></tr> <tr><td>B</td><td>Amend Lots 805 & 806</td><td>14.09.2015</td><td>SRL</td></tr> <tr><td>A</td><td>Original</td><td>06.08.2015</td><td>KS</td></tr> <tr><td>Issue</td><td>Revisions</td><td>Date</td><td>Drawn</td></tr> </table>	K	Add 8m ² to Lot 807 from 808	27.10.2017	KS	J	Amend BLE for lots 803, 804, 808 & 809 & lot areas	14.09.2017	KS/SI	I	Add pathway to Stage 8B2	09.12.2016	KS/SI	H	Add Dimensions	27.07.2016	KS	G	Add Lot 809 to Stage 8B2	20.07.2016	KS	F	Add Sub - Staging	14.07.2016	KS	E	Suite Update	28.04.2016	KS	D	Amend Lots	25.11.2015	KS	C	Amend Lots	07.10.2015	KS	B	Amend Lots 805 & 806	14.09.2015	SRL	A	Original	06.08.2015	KS	Issue	Revisions	Date	Drawn	<p>Local Authority: MBRC Scale: 1:750@A3 Drawn: KS Checked: SI/KS Plot Date: 27 Oct, 2017 Computer File Ref: 31132-BLE8B-K.dwg</p>	<p>Riverparks Estate For Northerly Projects</p> <p>Indicative Small Lot Building Envelope Plan Stage 8B</p>	<p>BRISBANE (07) 3666 4700 WHITSUNDAYS (07) 4945 1722 MACKAY (07) 4951 2911 CAIRNS (07) 4051 6722 veris.com.au ACN 604 671 374 Queensland Surveying Pty Ltd, a Veris Company</p>
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