

Geotechnical Constraint to be in accordance with Shaw Urquhart Geotechnical Report on Riverbank Stability, Riverparks, Stages 11A, 9A, 8A, 8C, 15, 20, 22, 23 24 & 31, Upper Caboolture. 11698/3-D 16th October 2015

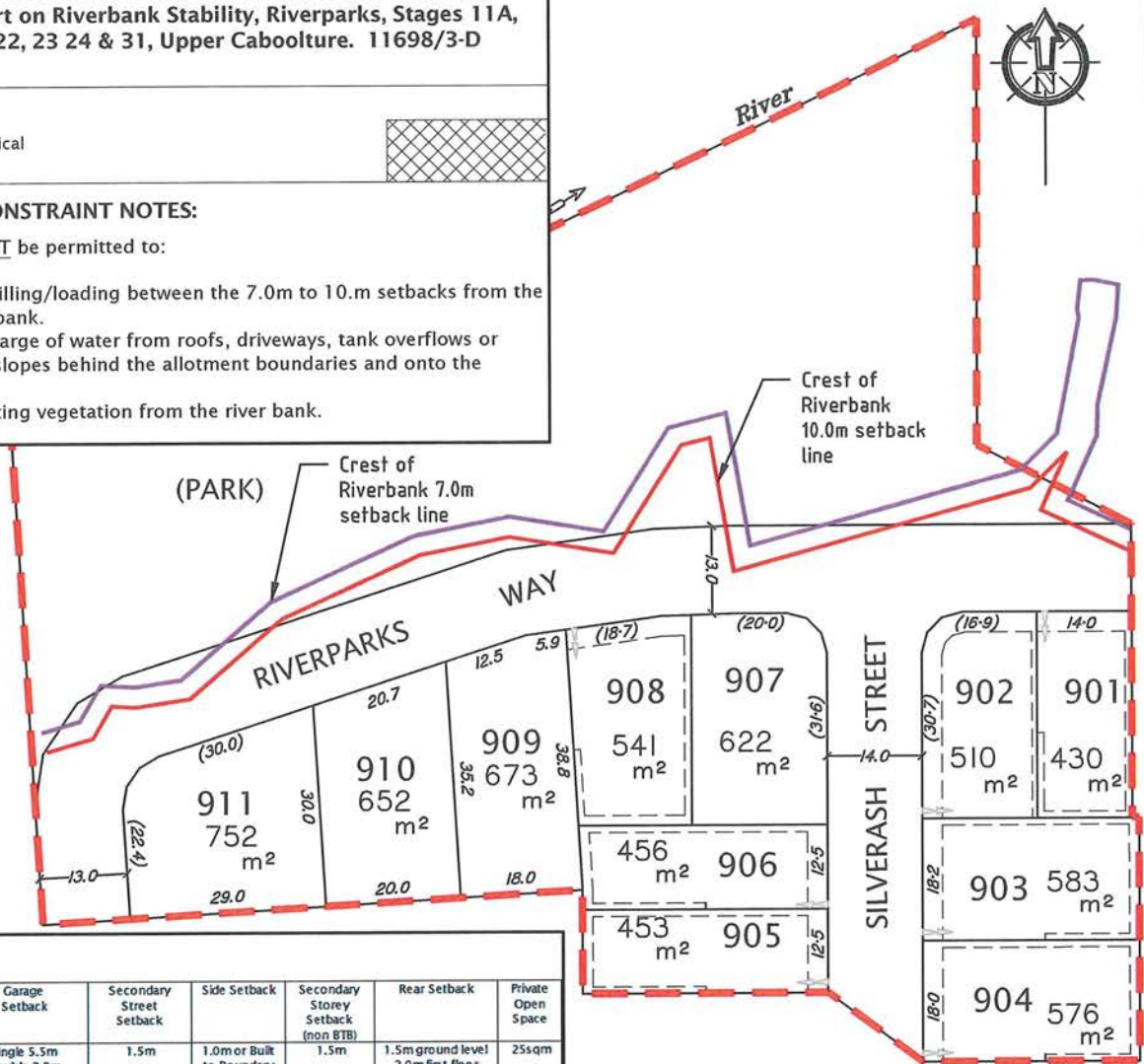
LEGEND

Lots subject to Geotechnical constraints.

GEOTECHNICAL CONSTRAINT NOTES:

Land owners shall **NOT** be permitted to:

1. Place additional filling/loading between the 7.0m to 10.0m setbacks from the crest of the riverbank.
2. Collect and discharge of water from roofs, driveways, tank overflows or similar onto the slopes behind the allotment boundaries and onto the riverbank.
3. Remove any existing vegetation from the river bank.



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.

LEGEND

Proposed Stage Boundary	
Required Driveway Position	
Building Envelope (including specified built to boundary)	
Crest of Riverbank 7.0m setback line	
Crest of Riverbank 10.0m setback line	

(Source: Shaw Urquhart Geotechnical Report on Riverbank Stability, Riverparks, Stages 11A, 9A, 8A, 8C, 15, 20, 22, 23 24 & 31, Upper Caboolture. 11698/3-D 16th October 2015)

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

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. 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.

0 37.5m 50mm 75m 100mm 112.5m 150mm SCALE BAR

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Data Sources
Cadastral Boundaries BLE9A-E

IMPORTANT NOTES:
(These notes are an integral part of this plan)
This plan was prepared to support a Reconfiguration of Lot application for the land situated at Upper Caboolture. The Contours, boundaries, creek line, flood line, 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) approval, 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 herein 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.
Information on this plan has been compiled from OTS plan No A3 4413/9A Rev A.
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F	Amend Setback Line and Note	12.05.2016	KS
E <td>Amend BLE9A/Add Setback Line</td> <td>23.04.2016</td> <td>KS</td>	Amend BLE9A/Add Setback Line	23.04.2016	KS
D <td>Amend Lots</td> <td>25.11.2015</td> <td>KS</td>	Amend Lots	25.11.2015	KS
C <td>Amend Lots</td> <td>07.10.2015</td> <td>KS</td>	Amend Lots	07.10.2015	KS
A <td>Original</td> <td>14/9/15</td> <td>SRL</td>	Original	14/9/15	SRL
No	Revisions	Date	Chkd

Local Authority: MBRC
Scale: 1:750@A3
Drawn: SRL
Checked: KS/TC
Plot Date: 12 May, 2016
Computer File Ref:31132-BLE8A-10B-F.dwg

Riverparks Estate
For
Northerly Projects
Pty Ltd

Indicative Small Lot
Building Envelope
Plan Stage 9A



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