

SETBACKS TABLE Fro nt Rear Setback Garage Secondary Side Setback Secondary Private Setback Setback Street Storey Open Setback Setback Space (non BTB) 1.0m or Built <15 m Fro ntage 3.0m** Single 5.5m 1.5m 1.5m ground level 25sqm to Boundary 2.0 m first floor Double 3.9m 15m+ Frontage 3.0m** Single 5.5m 1.5m 1.5 mor Built 2.0m 1.5m ground level 25sqm Double 3.9m 2.0 m first floor to Boundary *Except no part of the structure (walls or eaves) shall encroach into proposed easement.

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.

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.

Restricted Activity Zone:

An area extending the length of the allotment boundary with a width of not less than 1.5m from the allotment boundary.

Please Refer to table below 'GEOTECHNICAL CONSTRAINTS NOTES' for restrictions on use in this zone.

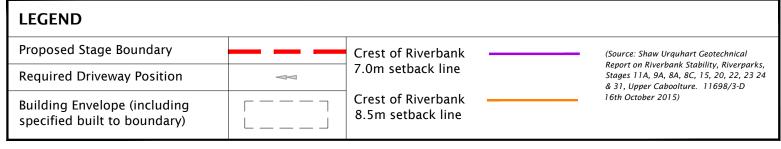
GEOTECHNICAL CONSTRAINT NOTES:

Land owners shall NOT be permitted to:

- 1. Place additional filling/loading between the building setback (8.5m from crest of the riverbank) and the rear allotment boundary (7.0m setback 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.

Land owners can apply for approval to construct within the restricted activity zone the following:

- Swimming pools, garden sheds or similar may be located in the restricted activity zone provided the increase in applied pressure is not greater than a uniformly distributed load of 5kPa.
- RPEQ certification confirming compliance with loading limitation is to be supplied prior to approval being issued.



03.08.2015

125m 250m 62.5m 150 mm SCALE BAR 100 | mm THESE DESIGNS AND DRAWINGS ARE COPYRIGHT AND ARE NOT TO BE USED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THG BLF11-H 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 lines, building locations 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, fina 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 show hereon are subject to field survey and also to the requirements under Jouncil and any other authority which may have requirements under any relevant legislation. In particular, no relevance should be placed on the information on this plan for any financial dealings involving the land. Amend Setback Line and Note 12.05.2016 Add Setback Lines 30.10.2015 mend Lots 1106,1107,1120 & 121 and entry Road to 16.0m 04.02.2016 Amend Notes 30.10.2015 MBRC Local Authority: 1:1,250@A3 Scale: Add BLE's to Lot 1125 & 1126 & add Geo Tech notes. Amend lot 1106 & 1107. Drawn: KS mend lots 1126 Checked: KS/TC 07.10.2015 12 May, 2016 Amend Lots 1108-1111&1128 31.08.2015 Plot Date:

No Revisions

Moreton Bay

Riverparks Estate

Northerly Projects

Pty Ltd

Indicative Small Lot Building Envelope Plan Stage 11 & 11A



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