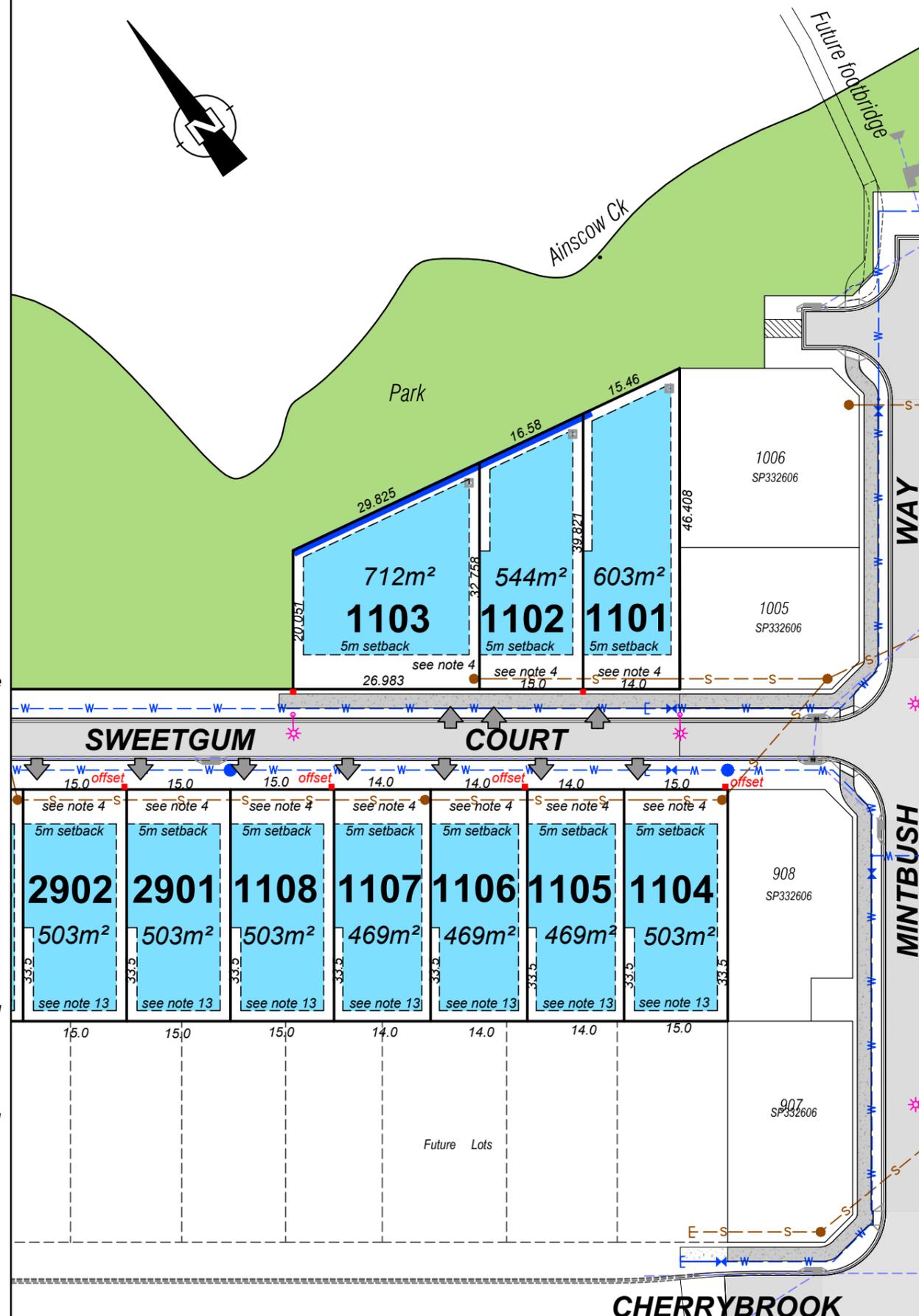


CHERRYBROOK ESTATE Stages 11, 29 & 30 BUILDING SETBACK PLAN

Notes:

- All building work proposed on each allotment, including any ancillary structures, decks, balconies and the like, shall be located wholly within the building setbacks shown on the approved Building Setback Plans.
- The maximum area covered by all buildings and structures roofed with impervious materials must not exceed 55% of the lot area.
- An area of outdoor living space must be provided which has a minimum area of 16m², a minimum dimension of 4 metres, is directly accessible from the primary living area and is located wholly within the building envelope.
- All buildings must be set back a minimum of 1.5 metres to completed sewer mains, or as otherwise approved. Note: Deeper sewer mains may require an increased setback (refer to Council.). Where there is conflict between the approved setbacks and drainage, sewer or water infrastructure, the infrastructure position prevails together with required setbacks from such infrastructure.
- For a corner lot which has an average width of 24m or less, no building or structure over 2 metres in height is to be built within a 9 metre truncation at the corner of two road frontages.
- Front, side & rear boundary setbacks are from the Outer Most Projection (OMP) to the relevant boundary
- Where not built to a side boundary or no setbacks are provided on the approved plans, the minimum setback distances for all buildings and structures to all side and rear boundaries must be in accordance with the relevant section(s) of the Queensland Development Code. NOTE: If a building or structure is not built up to an approved built to side boundary, the setback cannot be any distance other than the minimum required in accordance with the Queensland Development Code.
- Rectangular or near-rectangular narrow lots with a frontage of 15m or less have reduced minimum side and rear setback distances as shown in the table. Detached two storey dwellings on other lots are to have a minimum set back of 2 metres to the relevant boundary unless a greater setback is specified on the approved Building Setback.
- The maximum length of a building built to a side boundary is restricted to 15 metres. The portion of the building built to a side boundary shall, at all times, contain non-habitable room(s). If building is constructed in two sections the infill between the two sections must be joined with a 1.8 metre high masonry fence matching the subject dwelling.
- No lots are permitted to share a common 0.0 metre side setback.
- Edge of Driveway to face of Electrical Fuse Pillar to have a minimum clearance of 1.0m (refer detail).
- Double lockup garage is to be provided under main dwelling roof.
- All existing earthwork batters present on a lot prior to dwelling construction are not to be modified other than by approved building works or by the installation of an engineer certified retaining structure or by geotechnical advice from a RPEQ specializing in geotechnical engineering.
- No structures (including pools) are to be constructed within the rear boundary setback other than by a building approval containing an RPEQ Engineer certificate from an Engineer specializing in geotechnical engineering that certifies that the adjacent retaining wall or earth batter will have No additional loading applied or that the existing retaining wall or earth batter load capability will not be exceeded.

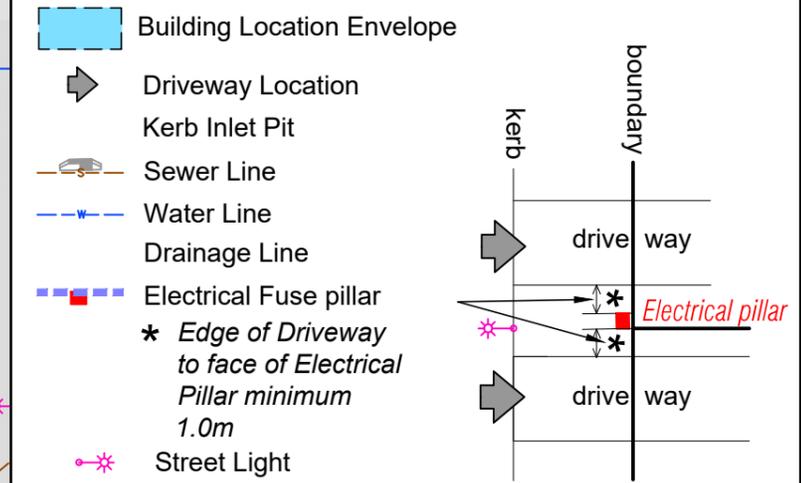


Lot	Area	Lot Frontage	Front Street Setback	Garage Street Setback	Minimum Side & Rear clearances from that part of Building or structure that is	
					4.5m or less in height*	4.501m to 7.5m in height*
	m ²	m	m	m	m	m
1101	603	14.00	5.0	5.0	1.275	1.700
1102	544	15.00	5.0	5.0	1.500	2.000
1103	712	26.98	5.0	5.0	1.500	2.000
1104	503	15.00	5.0	5.0	1.500	2.000
1105	469	14.00	5.0	5.0	1.275	1.700
1106	469	14.00	5.0	5.0	1.275	1.700
1107	469	14.00	5.0	5.0	1.275	1.700
1108	503	15.00	5.0	5.0	1.500	2.000
2901	503	15.00	5.0	5.0	1.500	2.000
2902	503	15.00	5.0	5.0	1.500	2.000
2903	469	14.00	5.0	5.0	1.275	1.700
2904	469	14.00	5.0	5.0	1.275	1.700
2905	631	13.53	6.0	6.0	1.500	2.000
2906	707	11.60	6.0	6.0	1.500	2.000
2907	652	15.65	6.0	6.0	1.500	2.000
2908	674	27.45	4.5	4.5	1.500	2.000
2909	633	31.27	4.5	4.5	1.500	2.000
3001	600	18.00	6.0	6.0	1.500	2.000
3002	640	20.00	6.0	6.0	1.500	2.000
3003	640	20.00	6.0	6.0	1.500	2.000
3004	925	12.63	6.0	6.0	1.500	2.000
3005	603	32.57	4.5	4.5	1.500	2.000

* unless reduced Setback is permitted as per Note 8

ALL DIMENSIONS, AREAS & EASEMENT LOCATIONS ARE SUBJECT TO FINAL SURVEY.

LEGEND

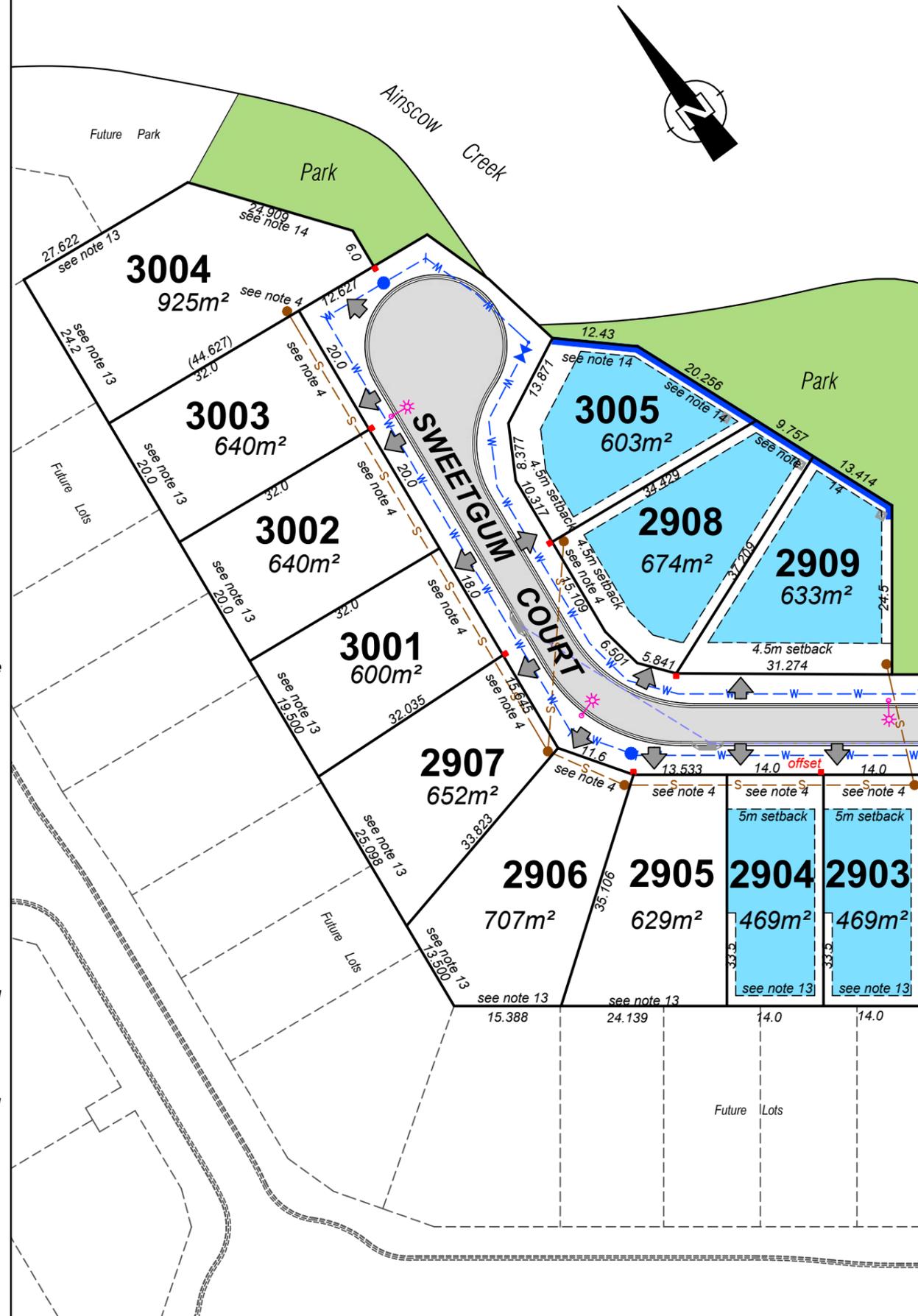


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 CAIRNS QLD 4870

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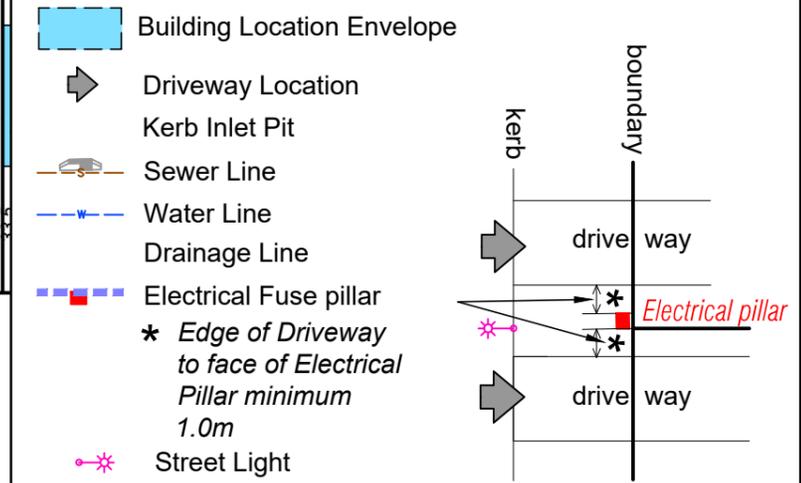


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