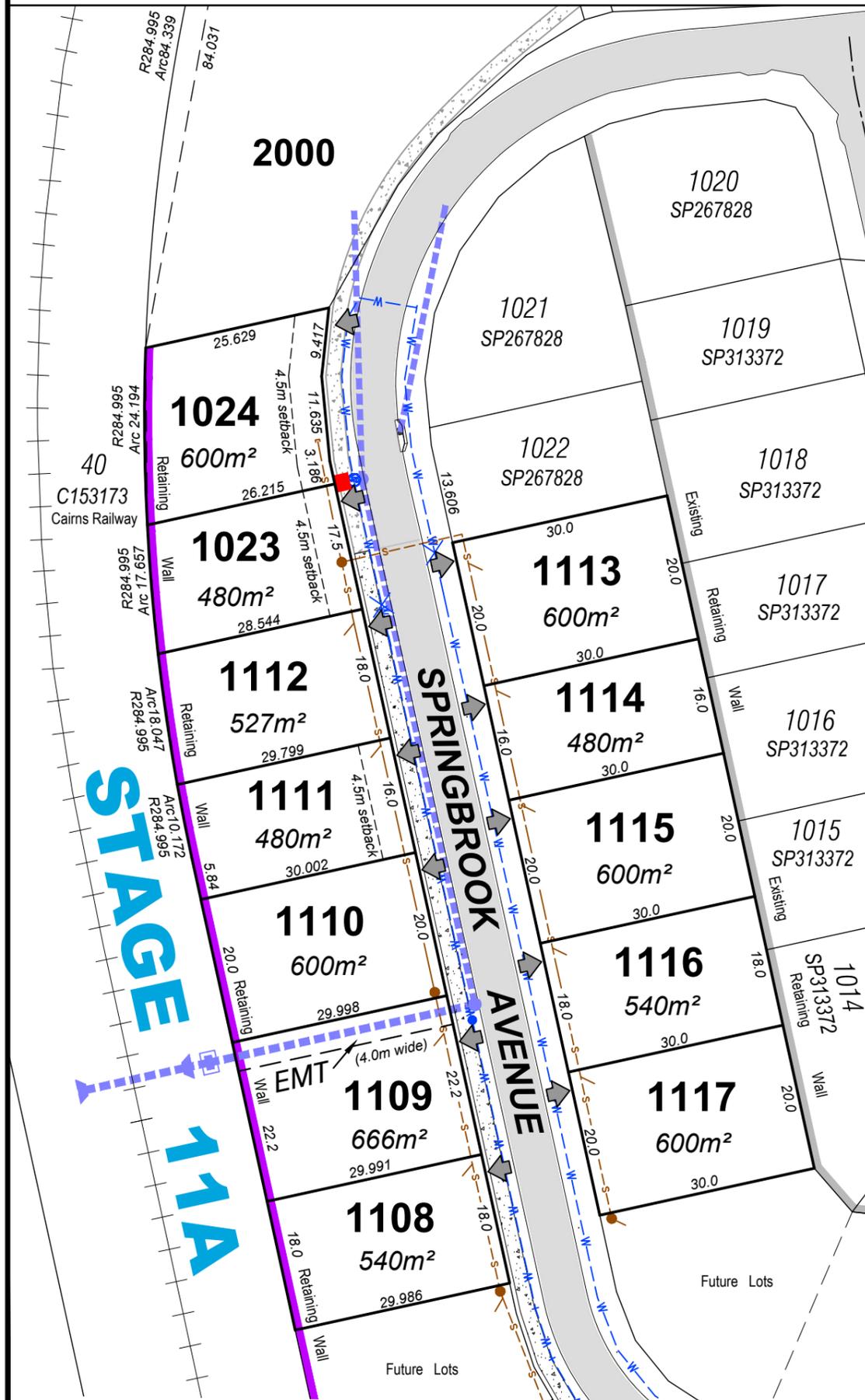


SPRINGBROOK ESTATE Stage 11A BUILDING SETBACK PLAN



Notes:

1. 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.
2. The maximum area covered by all buildings and structures roofed with impervious materials must not exceed 55% of the lot area.
3. 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.
4. 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.
5. Front, side & rear boundary setbacks are from the Outer Most Projection (OMP) to the relevant boundary
6. Edge of Driveway to face of Electrical Fuse Pillar to have a minimum clearance of 1.0m (refer detail).
7. Double lockup garage is to be provided under main dwelling roof.
8. 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.
9. 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	Secondary 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	m
1023	480	17.50	4.5		4.5	1.500	2.000
1024	600	24.23	4.5		4.5	1.500	2.000
1108	540	18.00	6.0		6.0	1.500	2.000
1109	666	22.20	6.0		6.0	1.500	2.000
1110	600	20.00	6.0		6.0	1.500	2.000
1111	480	16.00	6.0		4.5	1.500	2.000
1112	527	18.00	6.0		6.0	1.500	2.000
1113	600	20.00	6.0		6.0	1.500	2.000
1114	480	16.00	6.0		6.0	1.500	2.000
1115	600	20.00	6.0		6.0	1.500	2.000
1116	540	18.00	6.0		6.0	1.500	2.000
1117	600	20.00	6.0		6.0	1.500	2.000

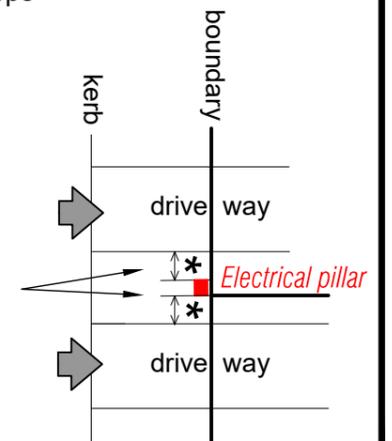
* unless reduced Setback is permitted as per Note 8



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

LEGEND

- Building Location Envelope
- Driveway Location
- Kerb Inlet Pit
- Street Light
- Sewer Line
- Water Line
- Drainage Line
- Retaining Wall
- Electrical Fuse pillar
- Edge of Driveway to face of Electrical Pillar minimum 1.0m



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