



(Dedicated Road)

Crest of Riverbank
10.0m Setback Line

Crest of Riverbank
7.0m Setback Line

STAGE 15A

PARK 901
7579m²

PARK 902
3380m²

1514
846m²

1513
721m²

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	

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.	
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GEOTECHNICAL CONSTRAINT NOTES:

Land owners shall NOT be permitted to:

1. Place additional filling/loading between the 7.0m to 10.m 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.

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.

50m 50 | mm 100m 100 | mm 150m 150 | mm SCALE BAR

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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 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.

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Data Sources	Cadastral Boundaries	BLE15-D
E	Amended Park boundary	26.07.2017
D	Stage Boundary / BLE / Park	21.04.2017
C	Titleblock / Text / BLE / Park	11.04.2017
B	Summaries, Text	31.03.2016
A	Original	15.02.2016
Issue	Revisions	Date

Local Authority: MBRC
Scale: 1:1,000@A3
Drawn: KS
Checked: KS/TC
Plot Date: 26 Jul, 2017
Computer File Ref: BLE 15-25 & 26-C-E.dwg

Riverparks Estate
For
Northerly Projects Pty Ltd

Indicative Small Lot Building Envelope Plan Stage 15A & 15B

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