



	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)**
- 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.
 - 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.
 - Eaves to encroach maximum 0.6m into setbacks**
 - Minimum one window or balcony from a habitable room to face street.
 - Maximum building height 2 storeys and 8.5m.
 - Built to Boundary wall specified boundary only. Maximum length/height - 15m /3.5m.
 - Garage minimum 0.9m behind front main building line.
 - At least one car parking space is enclosed.
 - The maximum face of garage or carport opening is the lesser of 6.0m or 50% of road frontage.
 - Site coverage maximum 50% +10% semi-enclosed outdoor structure.
 - 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:
- 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).
 - Collect and discharge of water from roofs, driveways, tank overflows or similar onto the slopes behind the allotment boundaries and onto the riverbank.
 - 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.

Proposed Stage Boundary		Crest of Riverbank 7.0m 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)
Required Driveway Position		Crest of Riverbank 8.5m setback line		
Building Envelope (including specified built to boundary)				



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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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No	Revisions	Date	Chkd
I	Amend Setback Line and Note	12.05.2016	KS
H	Add Setback Lines	30.10.2015	KS
G	Amend Lots 1106,1107,1120 & 1121 and entry Road to 16.0m	04.02.2016	KS
F	Amend Notes	30.10.2015	KS
E	Amend Notes	27.10.2015	KS
D	Add BLE's to Lot 1125 & 1126 & add Geo Tech notes. Amend lots 1106 & 1107.	23.10.2015	KS
C	Amend lots 1126	07.10.2015	KS
B	Amend Lots 1108-1111&1128	31.08.2015	KS
A	Original	03.08.2015	KS
No	Revisions	Date	Chkd

Local Authority: MBRC
Scale: 1:1,250@A3
Drawn: KS
Checked: KS/TC
Plot Date: 12 May, 2016
Computer File Ref: 31132-BLE11-I.dwg

Riverparks Estate
For
Northerly Projects
Pty Ltd

Indicative Small Lot
Building Envelope
Plan Stage 11 & 11A

THG

BRISBANE (07) 3666 4700
PROSERPINE (07) 4945 1722
MACKAY (07) 4951 2911
CAIRNS (07) 4051 6722

Email mail@thg.com.au www.thg.com.au
ABN 25 604 671 374
Queensland Surveying Pty Ltd t/a THG Resource Strategists

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