

Notes applicable to Small Lots

1. Small Lot Housing is to be undertaken in accordance with this Small Lot Plan and the Detached Houses on Small Residential Lots Code of the PineRiversPlan or the relevant code contained in the Development Permit that created these lots. Where a conflict exists between the approved small lot plan and the relevant code the small lot plan prevails.

2. Built to the Boundary walls are optional where the road frontage widths are 12.5m or greater.

Where road frontages are less than 12.5m, Built to the Boundary walls are provided in the following manner.

	Single Garage (3.5m or less)	Double Garage (greater than 3.5m)
Single Storey	Optional	Mandatory
Two Storey	Optional	Optional

3. Built to the Boundary walls shall be built with a maximum length of 15m and a maximum height of 3.5m.

4. The private open space is:

- at least 80m² in size;
- all dimensions are greater than 2.5m;
- able to fully contain a circle with a diameter of 5.0m;
- not located in the front setback from primary frontage.

5. The maximum height of buildings shall not exceed 2 storeys.

6. Dwellings must address the street with a minimum of a front door and habitable room window facing the street.

7. Minimum Road frontage boundary setbacks shall be as per the following setbacks table, unless otherwise dimensioned:

	Walls	Eaves
Living & Habitable areas	3.0 m	2.4 m
Garages and Carports	5.4 m	4.8 m
Secondary Road Frontage	3.0 m	2.4 m

8. Minimum Side boundary setbacks (other than Built to the Boundary walls) shall be as per the following setback table, unless otherwise dimensioned or noted in an approved setbacks table:

Typical Av. Lot Width (m)	First Storey Side Setback (m) to wall	First Storey Side Setback (m) to eave	Second Storey Side Setback (m) to wall	Second Storey Side Setback (m) to eave
10 to 12.49	1.0	0.45	1.0	0.45
12.5 to 14.99	1.0	0.45	1.5	0.9
15 and above	1.5	0.9	2.0	1.4

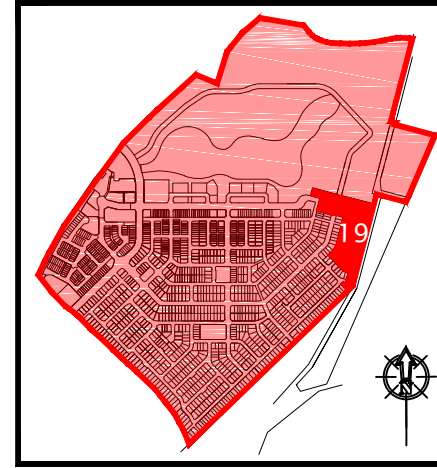
9. Minimum Rear boundary setbacks shall be as per the following setback table:

	Walls	Eaves
Ground Floor	3.0 m	2.4 m
First Floor	3.0 m	1.4 m

Rear patios may be located closer to the rear property boundary than stated, provided that the patio is located not less than 1.5m from the rear property boundary and the patio remains open and not enclosed.

10. Maximum Site Coverage is 50% plus 10% for open framed elements such as patios and alfresco areas.

Context Plan (nts)

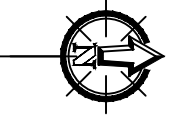
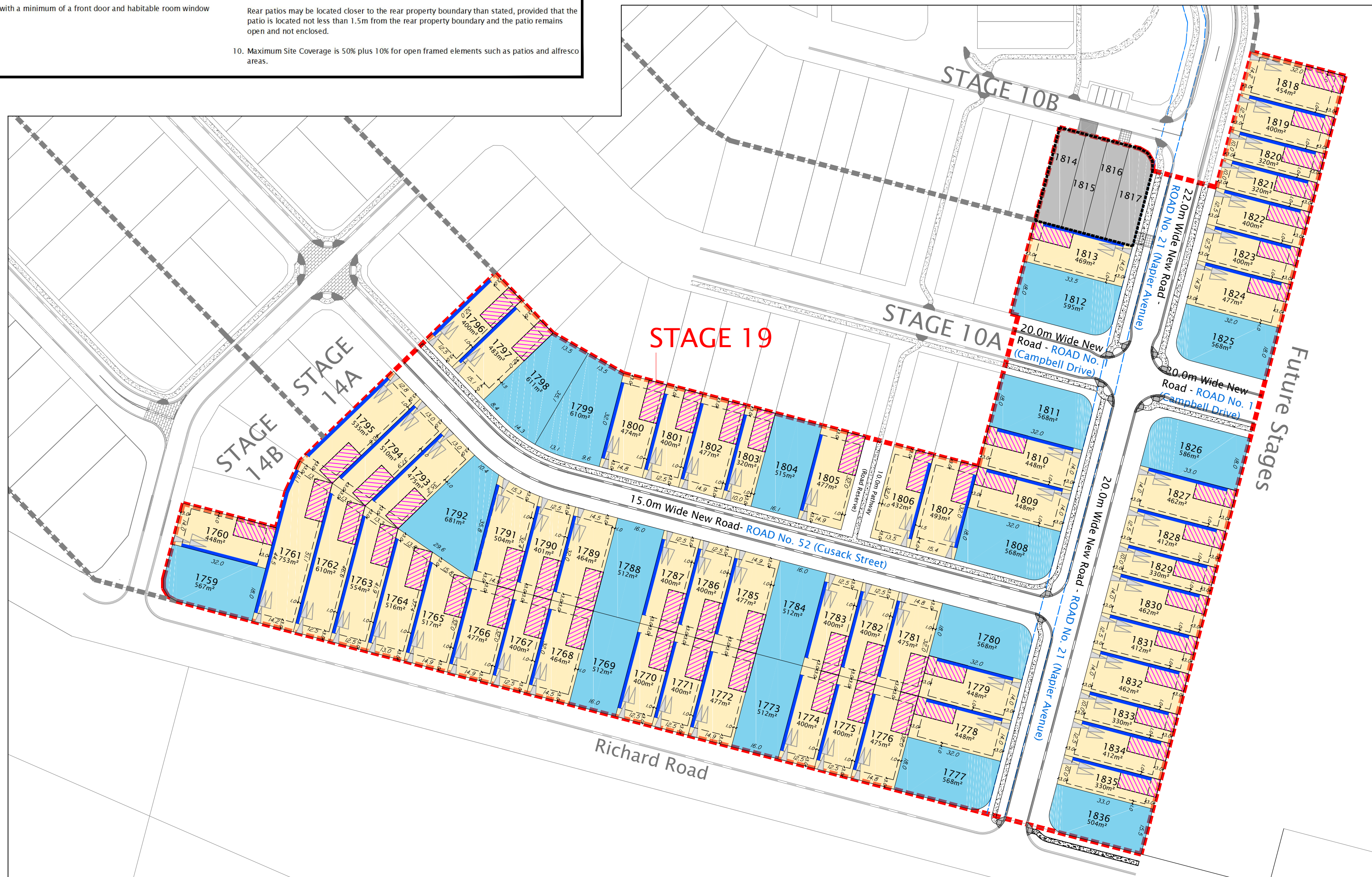


Legend

Stage 19 Boundary	
Pathway	
Existing EMT	
Attached Products (in a row)	
Attached product is to be developed in clusters and are to be of the same architectural style, development of individual lots is not permitted.	
Mandatory Shared Driveways Locations.	
Driveway design must be in accordance with Council requirements.	
Mandatory Individual Driveways Locations.	
Driveway design must be in accordance with Council requirements.	

BLE Legend

Mandatory Driveway Location	
Maximum Building Location Envelope (BLE)	
Built to Boundary line (maximum 15.0m in length)	
Possible Open Space Location	
Refer to Plan 30105-BLE24-B Sheet 1&2 for Setback & Development Requirements	
Refer to Plan 30105-BLE23-B & 30105-GP49-B for Setback & Development Requirements	



Capestone For Urbex

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 Mango Hill. The Contours, boundaries, creek lines, 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 herein 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 30105-BLE23-A.dwg

No	Revisions	Date	Chkd
B	Amend Stage Boundary	18.11.2016	KS/SI
A	Original	27.09.2016	KS/SI

Scale: 1:1,000@A2
Designed: KS
Drawn: KS/SI
Checked: KS/SI
Plot Date: 18 Nov, 2016
Computer File Ref: 30105-BLE23-B.dwg

CAPESTONE Stage 19 Building Location Envelope Plan Detached Product



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