

ALLOTMENT SETBACKS
(unless otherwise dimensioned)

	LOTS WITH FRONTAGE 12.5m OR LESS		
	GROUND FLOOR WALL	FIRST FLOOR WALL	EAVES
FRONT BOUNDARY			
Living Area	3.0m	3.0m	2.4m
Garage	5.4m	5.4m	4.8m
REAR BOUNDARY	3.0m	3.0m	2.4m
CORNER LOTS (Secondary frontage)	2.0m	2.0m	1.4m
SIDE BOUNDARY			
Nominal built to boundary wall	0m	1.0m	0.4m
Non built to boundary wall	1.0m	1.0m	0.4m

Legend

- Proposed Carpark Location
- Proposed Second Carpark Location
- Optional Third Carpark Location
- Private Outdoor Space (5m dia. Circle)
- Proposed Building Envelope
- Proposed 6m Wide Easement
- Frontage 12.5m or less
- Mandatory Built to Boundary Wall
- Proposed Driveway Location

NOTES APPLICABLE TO SMALL LOT HOUSING ONLY

General
Small Lot Housing is to be undertaken in accordance with this Building Envelope 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 Building Envelope Plan and the relevant code the Building Envelope Plan prevails.

Built to Boundary Walls
Built to the Boundary walls are mandatory where the road frontage widths are 12.5m or less.
Where two storey buildings are proposed, the Detached House does not have to be built to the mandatory zero lot line boundary as indicated on the Building Envelope Plan.
Built to the Boundary walls shall be built with a maximum length of 15m and a maximum height of 3.5m.

Site Coverage
Maximum site coverage is 50% plus 10% for open framed elements such as patios and alfresco areas. Maximum site cover of 55% + 5% for open framed elements such as patios and alfresco areas for Lots less than 400m².

Private Open Space
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;
- patio and covered alfresco areas are included within the above calculations.

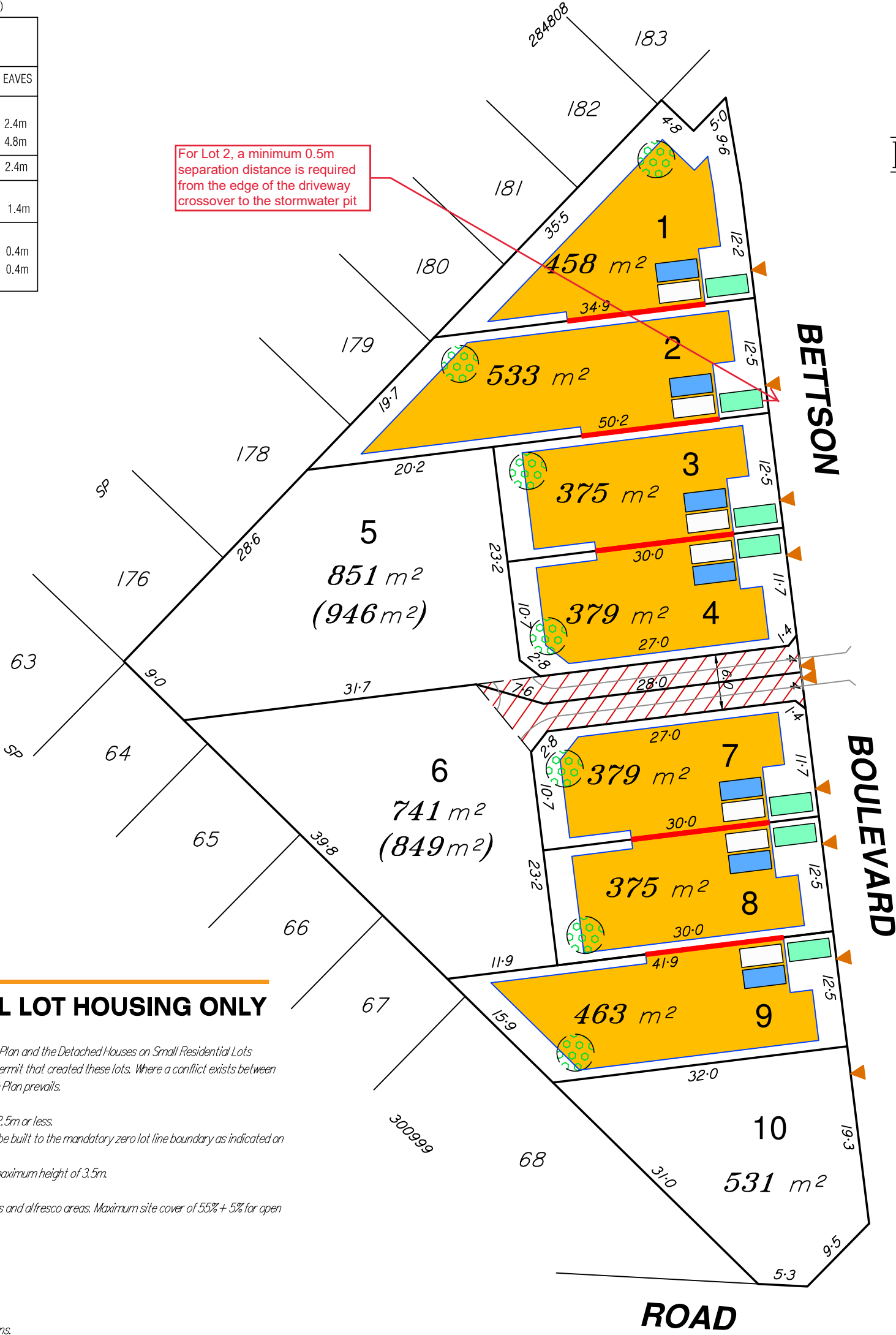
Building Design
The maximum height of buildings shall not exceed 2 storeys.
The building has a window or balcony from a habitable room that faces the street.

Setbacks
All setbacks to be measured to the wall unless otherwise noted.
Minimum Road frontage boundary setbacks shall be as per the Allotment Setback table below.
Front porticos may be located closer to the front property boundary than stated, provided that the portico is located not less than 3.0m from the front property boundary, the height of the portico does not exceed 4.5m, the portico remains open and not enclosed and the width of the portico is limited to the front entry area only.
Minimum Side boundary setbacks (other than mandatory Built to the Boundary walls) shall be as per the Queensland Development Code, unless otherwise nominated on this plan.
Minimum Rear boundary setbacks shall be as per the Allotment Setback table below.
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.

Bin Storage
Where lot frontage is 12.5m or less, the design shall incorporate a fully screened wheelie bin enclosure at the front of the Detached House, OR the Detached House shall be a minimum of 1.5m clear from one of the side boundaries as measured to the wall, or the garage shall incorporate a door in its back wall giving access to the rear of the Detached House.

Front Set Back Alignment
No more than three houses in sequence are positioned on the same front building setback. Where building setback variation is required, the set back difference between any two adjoining houses shall be a minimum of 1m.

On Site Parking Requirements
Garages to be located along built to boundary wall where appropriate.
2 spaces to be covered and enclosed. All dwellings to have double garage. Two storey dwelling may be required on Lots to achieve a building that has a window or balcony from a habitable room that faces the street.



Notes

- Any licence, express or implied, to use this document for any purpose whatsoever is restricted to the terms of the agreement or implied agreement between wolter consulting group and the instructing party.
- Design subject to local authority approval & detailed engineering requirements, areas and dimensions are approximate only and are subject to survey.
- Indicative road pavement design, subject to biopods and engineering review.
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