

Moreton Bay

CLIENT **EMZAY PTY LTD**

PROJECT

PROPOSED BUILDING ENVELOPE **PLAN**

FOR LOTS 848 - 1043 & 8525, 8555, 8575, 8665, 8715, 8735, 8765, 8775, 9135, 9145, 9165, 9195, 9235, 9305, 9315, 9365

STAGES 11,12,13 & 14 OF NARANGBA HEIGHTS

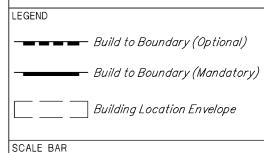
LOCAL AUTHORITY

MORETON BAY CITY COUNCIL

NOTES

- (i) This plan was prepared for the purpose and exclusive use of EMZAY PTY LTD to accompany an application to
 MORETON BAY CITY COUNCIL for approval to reconfigure the land
- described in this plan and is not to be used for any other purpose or by any other person or corporation.

 LandPartners Pty Ltd accepts no responsibility for any loss or damage
- suffered howsoever arising to any person or corporation who may use or rely on this plan in contravention of the terms of this clause or clauses
- (ii) The dimensions, areas, number of lots, size and location of improvements & flood information (if shown) are approximate only and
- (iii) This plan may not be copied unless these notes are included.





Brisbane Office Level 1 18 Little Cribb Street Milton Qld 4064 PO Box 1399

0 5 10 20

p: (07) 3842 1000 e: info@landpartners.com.au : www.landpartners.com.au

80m



LEVEL	DATUM
LEVEL	ORIGIN

CONTOUR INTERVAL

COMPUTER FILE BRJD5339-011-2-19 DRAWN TKW 29/08/2024 CHECKED DATE RPT 29/08/2024 APPROVED DATE 29/08/2024

PLAN NUMBER

Sheet 4 of 6 REV

BRJD5339.011-002

R

NOTE: ALL DIMENSIONS AND AREAS ON THIS PLAN ARE SUBJECT TO SURVEY AND REQUIREMENTS FOR LODGEMENT OF SURVEY PLANS IN THE DEPARTMENT OF RESOURCES.

NOTES FOR SMALL LOT HOUSING

General

I. 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.

Built to Boundary Walls

- 2. Built to the boundary walls are mandatory where the road frontage widths are less than 12.5m.
- 3. Where two storey buildings are proposed, the Dwelling House does not have to be built to the mandatory zero lot line boundary as indicated on the Building Envelope Plan. Where two storey Dwelling Houses are not built on the zero lot line, the Dwelling House shall be set back from the boundary line in accordance with section 9 below. Where a two storey dwelling is built to the zero lot line, the second storey shall be offset by 1.0m.
- 4. Mandatory Built to boundary walls shall be built with a maximum length of 15.0m and a maximum height of 3.5m.

Private Open Space

- 5. The private open space is:
 - At least 35m² in size;
 - All dimensions are greater than 2.5m;
 - Able to fully contain a circle with a diameter of 5.0m.

Building Design

- 6. The maximum height of buildings shall not exceed two (2) storeys and 8.5m.
- 7. The building has a window or balcony from a habitable room that faces the street.

Setbacks

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

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

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.

9. Minimum side boundary setbacks (other than mandatory built to the boundary walls) shall be in accordance with QDC part MPI. I Table A2 (Design and Siting for Single Detached Housing — On Lots 450m² and Under). These setbacks are accepted to the wall with standard eaves (up to a maximum of 600mm) being a permitted encroachment. Where there is conflict between QDC and this plan, the setbacks on this plan shall be accepted.

Typical AV. Lot Width (m)	First Storey Side Setback (m) to wall		Second Storey Side Setback (m) to wall	Second Storey Side Setback (m) to eave
Below 15	1.0m	0.4m	1.5m	0.9m
15 and above	1.5m	0.9m	2.0m	1.4m

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

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

II. Rear patios may be located closer to the rear property boundary than stated, provided that the patio is located not less than I.5m from the rear property boundary and the patio remains open and not enclosed.

Garages and Carports

12. Where the lot frontage is less than 12.5m, garages or carports with openings of greater than 4.85m in width are not permitted, unless the Dwelling House is

Bin Storage

13. Where the lot frontage is less than 12.5m, the design shall incorporate a fully screened wheelie bin enclosure at the front of the Dwelling House, OR the Dwelling 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.

Site Coverage

- 14. Site coverage shall not exceed 60% (excluding eaves, sun shading devices, patios, balconies and other unenclosed structures).
- 15. Lots \geq 600m² are subject to the following front setback requirements.

	Walls	Eaves
Living and Habitable Areas (Primary Frontage)	4·5m	3·9m
Living and Habitable Areas (Secondary Frontage)	3·0m	2·4m
Garage	5·4m	4·8m

CLIENT

EMZAY PTY LTD

PROJECT

PROPOSED BUILDING ENVELOPE **PLAN**

FOR LOTS 848 - 1043 & 8525, 8555, 8575, 8665, 8715, 8735, 8765, 8775, 9135, 9145, 9165, 9195, 9235, 9305, 9315, 9365

STAGES 11,12,13 & 14 OF NARANGBA HEIGHTS

LOCAL AUTHORITY

MORETON BAY CITY COUNCIL

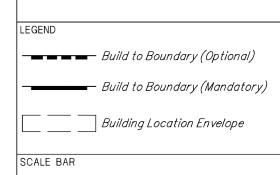
NOTES

(i) This plan was prepared for the purpose and exclusive use of EMZAY PTY LTD to accompany an application to MORETON BAY CITY COUNCIL for approval to reconfigure the land

described in this plan and is not to be used for any other purpose or by any other person or corporation.

LandPartners Pty Ltd accepts no responsibility for any loss or damage suffered howsoever arising to any person or corporation who may use or rely on this plan in contravention of the terms of this clause or clauses

- (ii) The dimensions, areas, number of lots, size and location of improvements & flood information (if shown) are approximate only and
- (iii) This plan may not be copied unless these notes are included.





Brishane Office 18 Little Cribb Street PO Box 1399

0 5 10 20 30

p: (07) 3842 1000 e: info@landpartners.com.au www.landpartners.com.au

80m

bei ——	
ISO 9001 Quality Management Systems CERTIFIED	ISO 45001 Occupational Health and Safety Idensigement CERTIFIED AS/NZS 4801 Occupational Health and Safety CERTIFIED

EVEL DATU	М	-	
EVEL ORIGIN		-	
CONTOUR INTERVAL		-	
COMPUTER FILE		BRJD5339-011-2-19	
RAWN	TKW	DATE	29/08/2024
CHECKED	RPT	DATE	29/08/2024
PPROVED	RPT	DATE	29/08/2024
LAN NUMBE	R	(Sheet 6 of 6 REV

BRJD5339.011-002

R