

Note:

All dimensions and areas are approximate only, and are subject to survey and Council approval.

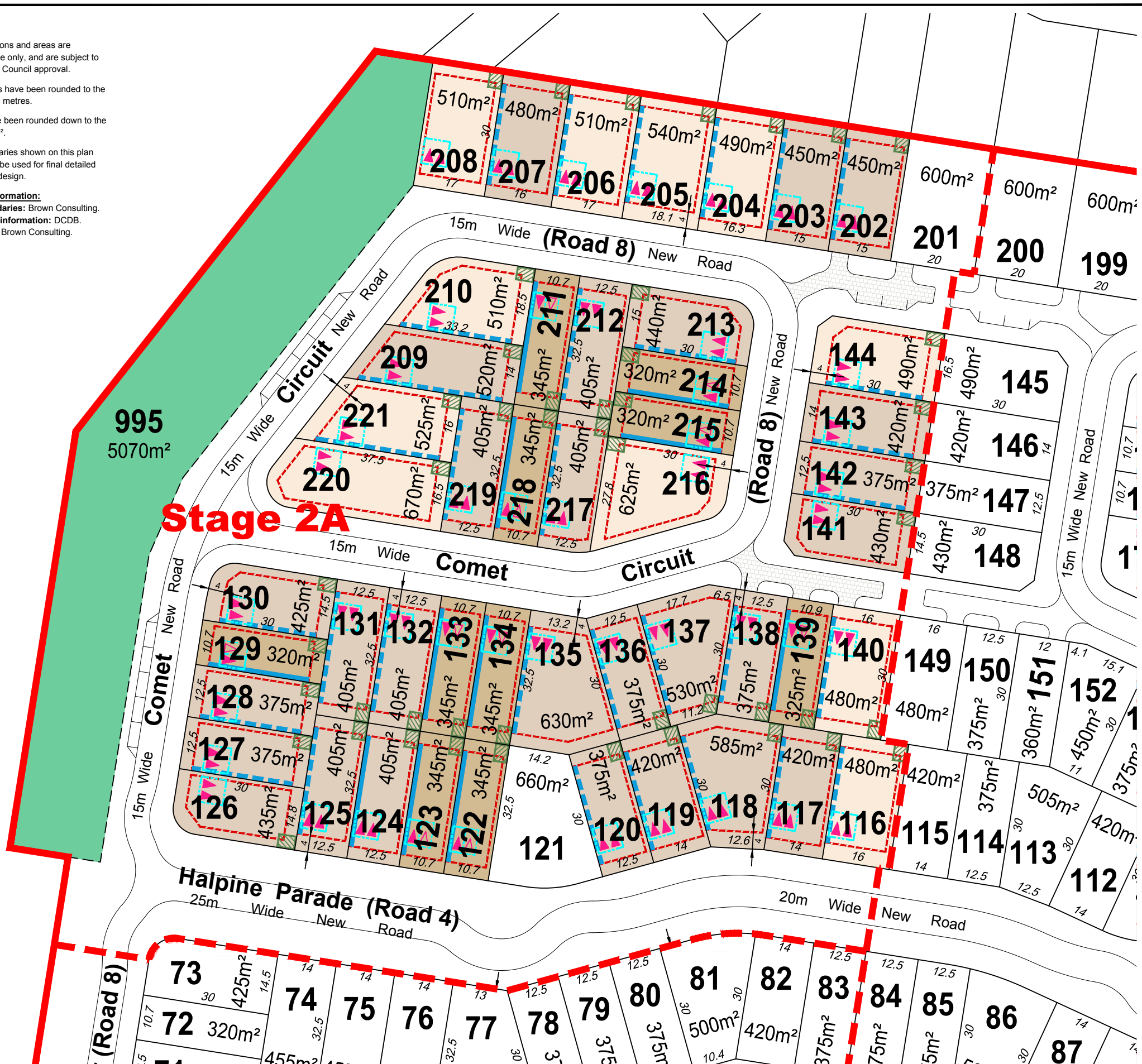
Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:

Site boundaries: Brown Consulting.
 Adjoining information: DCDB.
 Contours: Brown Consulting.



Notes Applicable to Small Lot Housing Only

(Allotments Less than 20m wide)

General

1. Small lot housing is to be undertaken in accordance with this Small Lot Plan and the Dwelling House Code contained within the Shire Plan. Where a conflict exists between the approved Small Lot Plan and the relevant code, the Small Lot Plan prevails.

Built to Boundary Walls

2. Built to boundary walls are mandatory where road frontage widths are 12.49m or less. All other small lots with frontages 12.5m or more and less than 500m² have optional built to boundary walls and must comply with the setbacks outlined on the building envelope plan.
 3. Built to boundary walls are a maximum length of 15m and a maximum height of 3.5m.

Site Cover

4. Site coverage shall not exceed 50% of the lot area.
 5. A further 10% of the total site area is allowable for covered (but not enclosed) private open space.

Private Open Space

6. The minimum area of private open space for each lot is 80m². Private open space is comprised of the following:
 - Front space (excluding driveway)
 - Rear space
 - Covered (but not enclosed) private outdoor space.

Building Design

7. The maximum height of building shall not exceed 2 storeys and/or 8.5 metres.
 8. The building has a window/door or balcony from a habitable room that faces the street.

Setbacks

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

	Walls
Living & Habitable Area 10-12.49m	3.0m
Living & Habitable Area 12.5m+	3.0m
Garages and Carparking	5.5m
Secondary Road Frontage 10-12.49m	2.0m
Secondary Road Frontage 12.5m+	2.0m

Setbacks are subject to engineering requirements. Refer to individual lots for required setbacks.

10. Minimum side boundary setbacks from external wall to boundary (other than Mandatory Built to the Boundary walls) shall be as per the following setbacks table, unless otherwise dimensioned:

Typical Average Lot Width (m)	First Storey Setback (m)* to wall	Second Storey Side Setback (m)* to wall
10m - 12.49m	1.0m*	1.0m
12.5m - 14.9m	1.0m*	1.5m
15m and above	1.5m*	2.0m

* External wall to boundary
 * see point 14.

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

	Walls
Ground Floor	3.0m
First Floor	3.0m

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

Garages and Carports

13. Where the lot frontage is less than 12.5m, garages or carports with openings of greater than 4.5m in width are not permitted, unless the Dwelling House is two storeys.
 14. All garages must be set back 1.0m from the front wall (Living & Habitable) of the dwelling.

Bin Storage

15. Where lot frontage is less than 12.5m, the design shall incorporate a fully screened wheellie 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 Dwelling House.

Eaves

16. Minimum eaves projection on non-built to boundary walls is 450mm including gutter. Elements of architectural merit could override this requirement.

Additional Items

17. Maximum Building Location Envelopes are subject to future proposed easements and/or other underground services or trees identified for retention. Where sewer lines are located on the front boundary of lots, an additional footing cost and Build Over Sewer application may be required.

Legend

General Details

- Site Boundary
- Proposed Stage Boundary
- Allotments 10m - 12.49m wide
- Allotments 12.5m - 14.9m wide
- Allotments 15m+ wide
- Active Park
- Stormwater Conveyance
- Pedestrian Connections
- MWH Road Resumption Boundary
- Conservation Open Space
- Indicative Road Resumption

Allotment Details

- Primary Private Open Space Location
- Maximum Building Location Envelope
- Mandatory Built to Boundary Wall
- Optional Built to Boundary Wall
- Preferred Double Garage Location
- Preferred Single Garage Location
- Double Garage permitted on 2 Storey Building



PROJECT	WARNER RESIDENTIAL DEVELOPMENT	
Job Ref.	114551	Date 16 JULY 2014
Comp By.	WNW	DWG Name. 114551-09 Prop
Checked By.	DG	Locality WARNER
Local Authority	MORETON BAY REGIONAL COUNCIL	

CLIENT	DEFENCE HOUSING AUSTRALIA	
PLAN OF DEVELOPMENT SMALL ALLOTMENT STAGE 2A		

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1 : 1000	A3	114551 - 29	