



**ge 2B**

**Stage 3**

**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**
- 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**
- 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.
  - Built to boundary walls are a maximum length of 15m and a maximum height of 3.5m.
- Site Cover**
- Site coverage shall not exceed 50% of the lot area.
  - A further 10% of the total site area is allowable for covered (but not enclosed) private open space.
- Private Open Space**
- 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**
- The maximum height of building shall not exceed 2 storeys and/or 8.5 metres.
  - The building has a window/door or balcony from a habitable room that faces the street.
- Setbacks**
- 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

- 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.

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

	Walls
Ground Floor	3.0m
First Floor	3.0m

- 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**

- 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.
- All garages must be set back 1.0m from the front wall (Living & Habitable) of the dwelling.

**Bin Storage**

- Where 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 Dwelling House.

**Eaves**

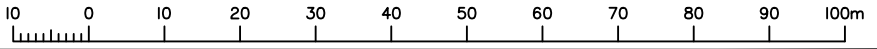
- Minimum eaves projection on non-built to boundary walls is 450mm including gutter. Elements of architectural merit could override this requirement.

**Additional Items**

- 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



<b>PROJECT</b>		<b>WARNER RESIDENTIAL DEVELOPMENT</b>	
Job Ref.	114551	Date	11 MAY 2015
Comp By.	WNW/KCH	DWG Name.	114551-09 Prop
Checked By.	DG	Locality	WARNER
Local Authority <b>MORETON BAY REGIONAL COUNCIL</b>			

<b>CLIENT</b>		<b>DEFENCE HOUSING AUSTRALIA</b>	
<b>PLAN OF DEVELOPMENT SMALL ALLOTMENT STAGE 3</b>			



**RPS**

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Scale	Sheet	Plan Ref	Rev
1 : 1000	A3	<b>114551 - 24</b>	<b>A</b>

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