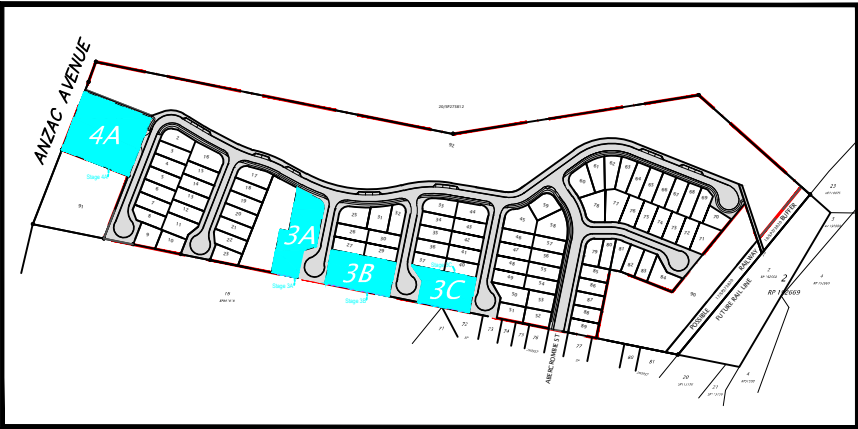
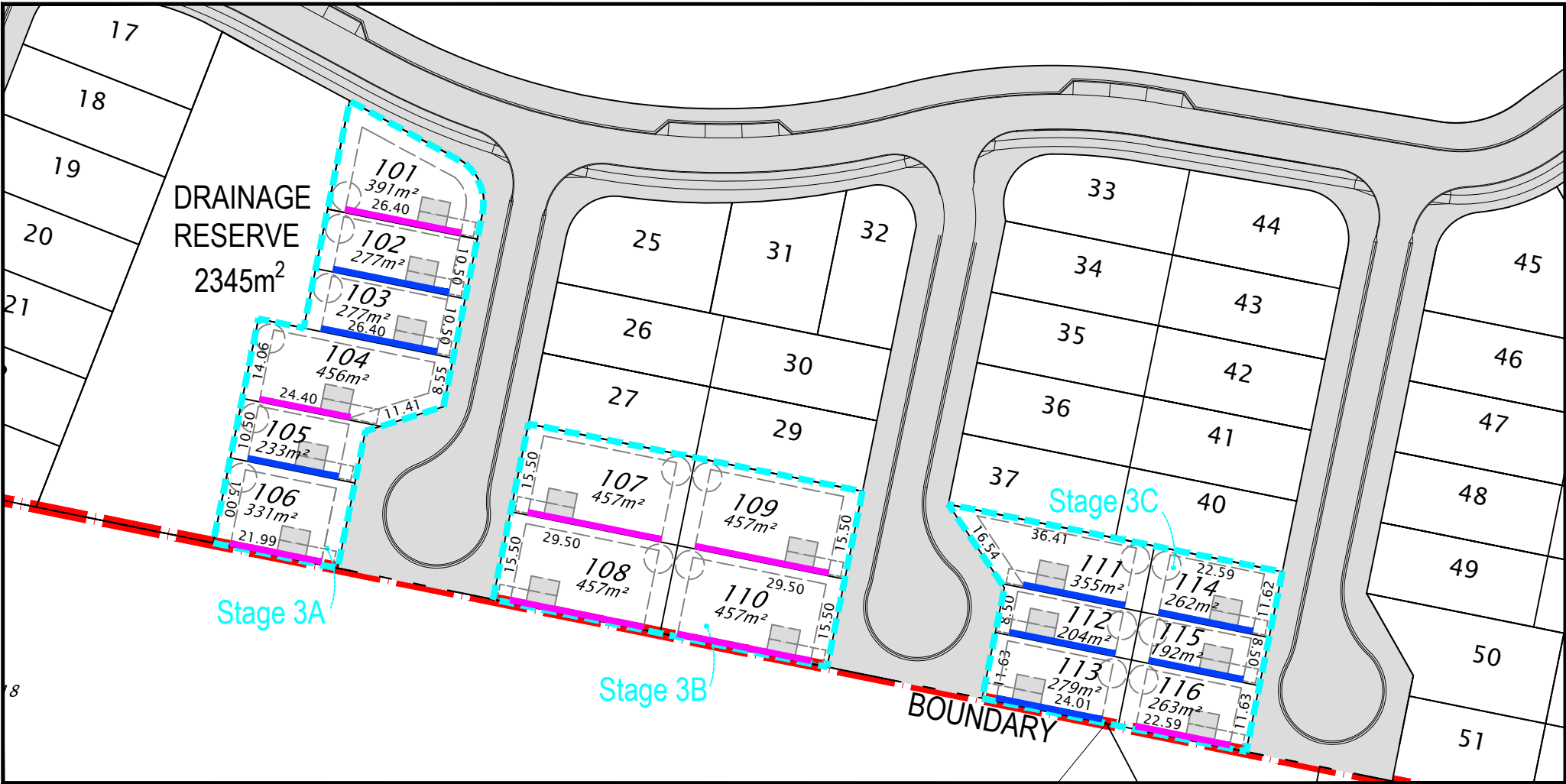


STAGE 4A



KEY DIAGRAM (nts)

LEGEND			
Stage Boundary		Building Location Envelope with Mandatory Built to Boundary Line	
Private Open Space		Building Location Envelope with Optional Built to Boundary Line	
Car Parking Space (incl. visitor)			
Building Setbacks			
Areas outside the dotted blue stage boundaries do not form part of this application.			



STAGE 3A, 3B & 3C



NOTES:

General

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.

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 Detached House does not have to be built to the mandatory zero lot line boundary as indicated on the Small Lot Plan.

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

Site Coverage

5. Site Cover as per the following table:

Lot Size	Site Cover
<300m ²	75%
301-400m ²	70%
401-500m ²	60%

Private Open Space

6. Each detached dwelling has a clearly defined outdoor living space which:

- has an area of at least 16m²; and
- has no dimension less than 4m; and
- has access from a living area.

Building Design

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

8. The building has a window 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	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

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.

10. 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
10.00 to 14.99	1.0	0.45	1.0	0.45
15.00 and above	1.5	0.9	2.0	1.4

11. 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	2.4 m

12. 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

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 Detached House is two storeys.

Bin Storage

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

Anzac Avenue,
Mango Hill
For
Villa World

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 line, 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 hereon 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 30791-BLE02-8
Contours / Topographic 30791-BLE02-8

C	Add Built to Boundary Options	10.02.2016	KS
B	Amend Notes and Lot Boundaries	15.12.2015	KS
A	Original	25.06.2015	KS
No	Revisions	Date	Chkd

Parish: Redcliffe
County: Stanley
Scale: 1:1,000@A3
Drawn: KS
Checked: KS/NW
Plot Date: 10 Feb, 2016
Computer File Ref: 30791-BLE02-C.dwg

Small Lot Plan
Cancelling Lots 1,
24, 28, 38 & 39





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Issue
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