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| CLIENT | |
| TRASPUNT No. 10 PTY LTD | |
| PROJECT | |
| MORGAN ROAD STAGE 4 DISCLOSURE SMALL LOT PLAN | |
| LOCAL AUTHORITY | |
| MORETON BAY REGIONAL COUNCIL (CABOOLTURE DISTRICT) | |
| NOTES | |
| <p>(i) This plan was prepared for the purpose and exclusive use of TRASPUNT No. 10 PTY LTD to accompany an application to MORETON BAY REGIONAL 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.</p> <p>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 (i), (ii), (iii) or (iv) hereof.</p> <p>(ii) The contours shown in this plan are suitable only for the purposes of this application. The accuracy of the contours has not been verified and no reliance should be placed upon such contours for any other purpose other than the purpose of this application for reconfiguration.</p> <p>(iii) The dimensions, areas, number of lots, size and location of improvements & flood information (if shown) are approximate only and may vary.</p> <p>(iv) This plan may not be copied unless these notes are included.</p> | |
| SCALE BAR | |
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| SCALE 1:1000 @ A3 | |
| | |
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| LEVEL DATUM | AHD |
| LEVEL ORIGIN | - |
| CONTOUR INTERVAL | - |
| COMPUTER FILE | BRMM5989-000-126-1 |
| DRAWN | MPSH |
| DATE | 30/08/2018 |
| CHECKED | MLM |
| DATE | 30/08/2018 |
| APPROVED | MLM |
| DATE | 30/08/2018 |
| PLAN NUMBER | BRMM5989.000-126 |
| REV | A |



Notes Applicable to Small Lots

- General
- Small Lot Housing is to be undertaken in accordance with this Building Envelope Plan and the Negotiated Decision Notice No. DA/25562/2011/V23R.
 - Where a conflict exists between the approved Building Envelope Plan and the Negotiated Decision Notice the Building Envelope Plan prevails.
 - Small Lots contain an area of between 300m² and 599m².
 - Small Lots with a building setback of less than 6m and a sewer located in the property frontage, it is advised that there is potential additional footing costs and the possible requirement to lodge a 'Building over or adjacent asset' application.
 - All dwellings along Morgan Road (Lot 1-30) shall have active house frontages and include open style fences with provision for pedestrian access.
- Built to Boundary Walls
- Built to the boundary walls are mandatory where the road frontage widths are less than 12.5m.
 - 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 Houses shall be set back a minimum of 2.0m from the boundary line.
 - 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
- Each Dwelling House has private open space which:
 - has an area of at least 16m²;
 - has no dimension less than 4m;
 - has access from a living area;
 - has a slope of not more than 1 in 10; and
 - provides visual privacy from another open space area by a window/balcony screen.
 - Where private open space adjoins a road frontage, fencing shall be a minimum of 50% transparency.
- Building Design
- The maximum height of buildings shall not exceed two (2) storeys and 8.5m.
 - The building has a window or balcony from a habitable room that faces the street.

Setbacks

- Unless specified otherwise in the applicable use code buildings are setback a minimum of:
 - Primary road frontage:
 - to wall – 4 metres for lots having a road frontage greater than or equal to 15 metres;
 - to wall – 3 metres for lots having a road frontage less than 15 metres;
 - to vehicle accommodation – 5.5 metres; and
 - to patio/front entry – 3 metres when patio/front entry is not higher than 4.5 metres.
 - Secondary Road Frontage:
 - to wall – 3 metres; and
 - to vehicle accommodation – 5.5 metres.

- Minimum side boundary setbacks (other than mandatory built to the boundary walls) shall be as per the following setback table, unless otherwise dimensioned:

| MINIMUM SIDE BOUNDARY SETBACKS | | | | |
|--------------------------------|---------------------------------------|---------------------------------------|--|--|
| Typical Average Lot Width (m) | First Storey Side Setback to wall (m) | First Storey Side Setback to eave (m) | Second Storey Side Setback to wall (m) | Second Storey Side Setback to eave (m) |
| 10 to 12.49 | 1.0m | 0.75m | 1.0m | 0.75m |
| 12.5 to 14.9 | 1.0m | 0.75m | 1.5m | 0.9m |
| 15 and above | 1.5m | 0.9m | 2.0m | 1.4m |

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

| MINIMUM REAR BOUNDARY SETBACKS | | |
|--------------------------------|-------|-------|
| Setback | Walls | Eaves |
| Ground Floor | 3.0m | 2.4m |
| First Floor | 3.0m | 2.4m |

- 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

- 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.

Bin Storage

- Where the lot frontage is less than 12.5m, the design shall incorporate a fully screened wheeler 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

- Site cover does not exceed 50% of the total site area plus 10% for open framed elements such as patios and alfresco areas.

Legend

- Mandatory Built To Boundary Wall Location
- Optional Built To Boundary Wall Location
- Maximum Building Location Envelope
- Site Boundary
- Stage Boundary
- Proposed Easement
- Nominal Open Space @ 16m² min. (Position Indicative Only)
- Nominal Driveway Location (Indicative Only)
- Nominal On-Site Car Parking

Note: Plan Prepared using LandPartners Pty Ltd Stage 4 Disclosure Lotcalcs Plan No. BRMM5989.000-125.

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