

OLD COACH DEVELOPMENTS PTY LTD

SETBACK PLAN OF PROPOSED SMALL LOTS (Applicable to lots less than 500m² only)

GENERAL NOTES:

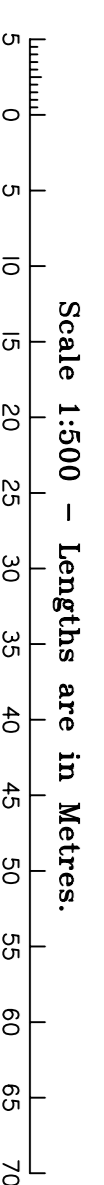
1. All development of Small Lot Housing is to be undertaken in accordance with Development Permit No.
2. Setbacks are as per Table unless otherwise dimensioned.
3. Built to Boundary Walls shall be built with a maximum length of 15m and a maximum height of 3.5m.
4. Built to Boundary walls are optional and shall only be located on the boundaries identified on the small lot plan, where this option is not adopted, side boundary setbacks shall be 1.5m at ground level and 2.0m for the first floor.
5. Boundary setbacks are measured to the wall of the building or structure. For allotments less than 500m², eaves excluding gutters are permitted to extend up to 600mm within the setback areas (other than where buildings are built to zero lot line boundary, provided that a minimum side boundary clearance from combustible fascia of 450mm is provided).
6. The Private Open Space is:
 - at least 80m² in size;
 - all dimensions are greater than 2.5m;
 - able to fully contain a circle with a diameter of 5.0m
7. The maximum height of building shall not exceed two storeys.
8. 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.



Temporary Stormwater Detention Basin
Upon Completion of a permanent downstream legal discharge point the existing temporary stormwater detention basin may be demolished and lots 22 and 23 reinstated to allow residential living. Small lot provisions will apply thereafter to lot 23. Refer to conditions of DA2007/11271.

	LOTS FROM 320m ² - 499m ²	FIRST FLOOR
FRONT BOUNDARY		
Living area	3.0m	3.0m
Garage (2 Parking Spaces)	5.5m	
Garage (3 Parking Spaces)	5.5m	
REAR BOUNDARY		
SIDE BOUNDARY	3.0m	3.0m
REAR BOUNDARY		
Built to Boundary Wall	0.0m	1.5m
Non-Built to Boundary Wall	1.5m	2.0m
GARAGE LOCATION		
Garages to be located along built to boundary walls where appropriate.		
Garages/Carports shall not occupy more than 55% of the frontage of single storey house lots.		
2 Spaces, at least one of those spaces shall be roofed. The other Space/s may be in front of the roofed parking space		
3 Spaces provided to those lots nominated on the small lots plan.		
ON SITE PARKING REQUIREMENTS		
SITE COVER	60% for lots less than 400m ²	
	50% for lots 400m ² or greater	

Lots 31-33 subject to further application and approval by Moreton Bay Regional Council



DISCLAIMER
THE AREAS AND DIMENSIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND SUBJECT TO SURVEY AND LOCAL AUTHORITY APPROVALS AND CONDITIONS.

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Revisions	Surveyed	Drawn	Checked	Passed	Date
E LOTS 31-33	DB	LS	SD	LS	14/09/08
D ANNOTATIONS	DB	LS	SD	LS	17/07/08
C LOT 31	DB	LS	LS	LS	16/09/08
B REVISED LOTS	DB	PC	LS	JR	9/07/08
A ORIGINAL PLAN	DB	LA	JR	JR	12/02/08

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Signed _____
Cadastral Surveyor/Director
Date _____

Map Ref.: 9543-34441
Origin CADASTRAL
Horiz: Datum
Origin PR155586
Vert: Datum AHD
Origin PSM 109481
RL 30.801
Parish: REDCLIFFE County: CANNING
Locality: MARYVALE ROAD, MANGO HILL
Local Government: MORETON BAY REGIONAL COUNCIL

FILE 11090-PRO-4-REV EDWC Date 14/09/08
DRAWING NUMBER **11090-PRO-4** REV. **E**
SHEET 1 OF 1 Scale **A1 1:500**