Sandstone Lakes

STAGES 17A

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SANDSTONE LAKES – PROPOSED BUILDING SET-BACK REQUIREMENTS

Common Requirements

- Eaves to encroach maximum 0 6 m into setbacks **
- Minimum one window or balcony from a habitable room to face street
- Maximum building height 2 storeys and 8 5m
- Built to Boundary wall on specified boundary only Maximum length/height 15m/3 5m
- Garage minimum 0 9 m behind front main building line
- At least one car parking space is enclosed
- The maximum face of garage or carport opening is the lesser of 6 0m or 50% of road frontage
- The maximum site cover is 60% of the site (which includes a maximum site cover of 50% of the site for enclosed structures plus additional semi-closed outdoor structures up to the maximum site coverage)
- Private Open Space minimum diameter 5 0m - includes outdoor living areas

Setback are measured to the face of outside of wall

Allotment Specific Minimum Requirements

	Front Setback ..	Garage Setback	Secondary Street Setback ..	Side Setback ..	Second Storey Side Setback (non BTB) ..	Rear Setback ..	Private Open Space Areas
<15m frontage	3.0m	Single 5 5m Double 3 9m	1 5m	1 0m or Built to Boundary	1 5m	1 5m ground level 2 0m first floor	25sqm
15m + frontage	3.0m	Single 5 5m Double 3 9m	1 5m	1 5m or Built to Boundary	2 0m	1 5m ground level 2 0m first floor	25sqm

Denotes lots classified as 15m+ frontage

** Except no part of the structures (walls or eaves) shall encroach into any easement

The above stated setbacks are a guide only and where a conflict exists with the Building Envelope Plan the Building Envelope Plan prevails

Small Lot Housing is to be undertaken in accordance with the Building Envelope Plan and the Dwelling House Code of The Caboolture Shire Plan Where a conflict exists between the approved Building Envelope Plan and the Dwelling House Code the Building Envelope Plan prevails

Optional Built-to-Boundary Location

Easement

Open Space

QM PROPERTIES

Plan of

BUILDING ENVELOPE PLAN

Date: 21.03.2017

Lot Description

Part of Lot 999 on SP286312

Locality of Ningi
Parish of Toorbul
County of Canning

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Moreton Bay Regional

Approved as Generally in Accordance with Decision Notice DA/25049/2010/VCHG/1 (XA/3) & DA/25004/2010/VCHG/1 (XC/3) 05/07/2017