SPECIFIC DEVELOPMENT STANDARDS

17.0 NO SUBDIVISION OR CHANGE OF USE

17.1 Further subdivision or Material Change of Use of the land is not permitted.

18.0 BUILDING SETBACKS

18.1 No building or part thereof shall be erected outside the building envelope as shown on the Building Envelope Plan.

18.2 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.

18.3 Where there is an easement within the allotment, there shall be no encroachment into the easement.

19.0 BUSHFIRE HAZARD

19.1 Moreton Bay Regional Council's Bushfire Hazard Overlay Map includes a number of the eastern Stage 17 allotments within the Potential Impact Buffer Zone, i.e. land that could be subject to significant bushfire attack from embers, flames, or radiant heat and located within 100 metres of densely vegetated areas considered to be of Medium, High or Very High bushfire risk. All habitable buildings constructed within the Potential Impact Buffer Zone will need to be designed and constructed in accordance with Australian Standard No AS3959 (Construction of Buildings in Bushfire Prone Areas) and the Building Code of Australia. You can review Council's Bushfire Hazard Overlay mapping and assess its impact on the Stage 17B allotments by accessing their PD Online search facility.

20.0 ENERGEX POWERLINE

20.1 A 100kV powerline is located along the eastern side of Stage 17B. The land currently encumbered by the Energex easement encompassing this power line (i.e Easement V on RP895955), is to be dedicated to Moreton Bay Regional Council as Parkland in conjunction with creation of the Stage 17B allotments. Note, Energex have formally advised that the existing powerline could potentially be duplicated, within the existing easement corridor, at some time in the future.

21.0 DUPLEX DWELLINGS

21.1 Duplexes, unless specifically permitted in the contract of sale for the land, and townhouse/unit developments are strictly prohibited unless approved by the Developer.

21.2 The Buyer acknowledges that should they choose to develop a Duplex that additional fees, charges and applications may be required by Moreton Bay Regional Council.

22.0 DUAL OCCUPANY DWELLINGS

22.1 Dual Occupancy Dwellings may be constructed.

22.2. All Dual Occupancy Dwellings must be approved by the Developer and have the design effect of a single dwelling.

22.3 The Seller requires at least one dwelling unit of a Dual Occupancy Dwelling constructed on a lot other than a corner lot, to have a two car garage (fully enclosed vehicle accommodation). The second dwelling unit may have single car garage (fully enclosed vehicle accommodation).

22.4 The Dual Occupancy dwelling is to remain on one title.

22.5 The Buyer acknowledges that should they choose to develop a Dual Occupancy Dwelling that additional fees, charges and applications may be required by Moreton Bay Regional Council.

23.0 FENCING CONSTRUCTED OR TO BE CONSTRUCTED BY THE DEVELOPER – LOTS 613, 614, 615, 616, 617 AND 618

23.1 The following fencing will be or has been constructed by the Developer:

(a) Fencing adjoining pathway/park of Lots 613, 614, 615, 616, 617 and 618. The fence is a combination of timber hardwood posts and metal infill panels to an approximate height of 1.5 metres.

Sandstone Lakes