

STAGE 9

1526 477m ² V 14.9	1527 477m ² V 14.9	1528 400m ² V 12.5	1529 477m ² V 14.9	1530 448m ² V 14.0	1531 416m ² V 13.0	1532 578m ² C 18.3
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1533 568m ² C 18.0	1534 400m ² V 12.5	1535 320m ² T 10.0	1536 320m ² T 10.0	1537 400m ² V 12.5	1538 448m ² V 14.0	1539 448m ² V 14.0	1540 400m ² V 12.5	1541 460m ² V 14.9
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15.0m Wide New Road - ROAD No.11 (GILMOUR STREET)

15.0m Wide New Road - ROAD No. 48

STAGE 15

1585 V 12.5	1586 400m ² V 12.5	1587 400m ² V 14.0	1588 448m ² V 10.7	1589 342m ² T 18.0	1590 585m ² C 34.4
1583 V 12.5	1582 V 12.5	1581 400m ² V 12.5	1606 400m ² V 12.1	1605 661m ² C 38.3	1604 794m ² C 12.1
1591 666m ² C 12.3	1592 677m ² C 34.2	1593 487m ² V 32.0	1594 477m ² V 14.9	1595 477m ² V 32.0	1596 568m ² C 32.0
1597 448m ² V 14.0	1598 448m ² V 14.0	1599 568m ² C 14.0	1573 568m ² C 32.0	1572 448m ² V 14.0	1571 448m ² V 14.0
1570 464m ² V 14.5	1569 512m ² CY 18.0	1577 546m ² CY 32.0	1576 512m ² CY 18.0	1575 464m ² V 14.0	1574 448m ² V 18.0
1568 701m ² LC 27.3	1567 442m ² C 18.0	1566 350m ² V 14.0	1565 400m ² V 12.5	1564 321m ² T 32.4	1563 560m ² CY 10.4
1562 604m ² C 37.5	1561 400m ² V 12.5	1560 477m ² V 14.5	1559 464m ² V 14.9	1558 477m ² V 32.0	1557 596m ² V 14.9

1542 786m ² LC 10.2	1543 461m ² V 14.5	1544 448m ² V 12.5	1545 400m ² V 12.5	1546 400m ² V 18.0	1547 568m ² C 32.0
1548 649m ² CY 18.4	1549 649m ² CY 20.6	1550 648m ² CY 18.0	1551 602m ² V 14.9	1552 646m ² CY 18.0	1553 645m ² CY 20.4
1554 599m ² V 14.9	1555 598m ² V 14.9	1556 641m ² V 20.2	1557 596m ² V 14.9	1558 477m ² V 32.0	1559 464m ² V 14.9

PARK
9019
7024m²

STAGE 17

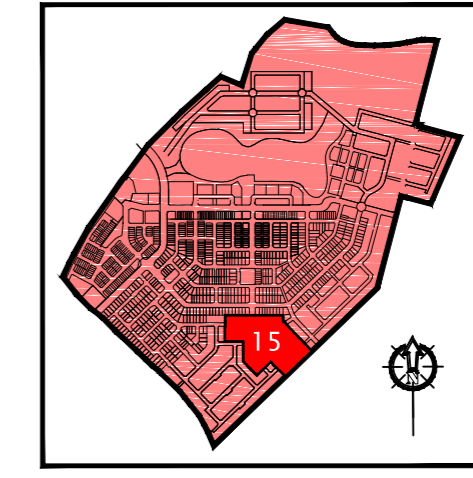
15.0m Wide New Road - ROAD No. 47

1566 350m ² V 14.0	1567 442m ² C 18.0
1565 400m ² V 12.5	1564 321m ² T 32.4
1563 560m ² CY 10.4	1562 604m ² C 37.5
1561 400m ² V 12.5	1560 477m ² V 14.5
1559 464m ² V 14.9	1558 477m ² V 32.0

1579 568m ² C 18.0	1578 540m ² CY 32.0	1577 546m ² CY 32.0	1576 512m ² CY 18.0	1575 464m ² V 14.0	1574 448m ² V 18.0
1573 568m ² C 32.0	1572 448m ² V 14.0	1571 448m ² V 14.0	1570 464m ² V 14.5	1569 512m ² CY 18.0	1568 701m ² LC 27.3
1567 442m ² C 18.0	1566 350m ² V 14.0	1565 400m ² V 12.5	1564 321m ² T 32.4	1563 560m ² CY 10.4	1562 604m ² C 37.5
1561 400m ² V 12.5	1560 477m ² V 14.5	1559 464m ² V 14.9	1558 477m ² V 32.0	1557 596m ² V 14.9	1556 641m ² V 20.2

1591 666m ² C 12.3	1592 677m ² C 34.2	1593 487m ² V 32.0	1594 477m ² V 14.9	1595 477m ² V 32.0	1596 568m ² C 32.0
1597 448m ² V 14.0	1598 448m ² V 14.0	1599 568m ² C 14.0	1573 568m ² C 32.0	1572 448m ² V 14.0	1571 448m ² V 14.0
1570 464m ² V 14.5	1569 512m ² CY 18.0	1577 546m ² CY 32.0	1576 512m ² CY 18.0	1575 464m ² V 14.0	1574 448m ² V 18.0
1568 701m ² LC 27.3	1567 442m ² C 18.0	1566 350m ² V 14.0	1565 400m ² V 12.5	1564 321m ² T 32.4	1563 560m ² CY 10.4
1562 604m ² C 37.5	1561 400m ² V 12.5	1560 477m ² V 14.5	1559 464m ² V 14.9	1558 477m ² V 32.0	1557 596m ² V 14.9

Context Plan (nts)



Legend

Stage 15 Boundary	---
Attached Products (in a row)	-----
Mandatory Driveway Locations	■
Pathway	~

Product Legend

Townhouse (T)	T
Villa (V)	V
Courtyard (CY)	CY
Conventional (C)	C
Large Conventional (LC)	LC

Capestone For Urbex

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 30105-GP39-A.dwg

B	Amend Lots 1541 & 1544-1547	01.02.2016	KS
A	Original	27.11.2015	KS
No	Revisions	Date	Chkd

Scale: 1:1,000@A2
Designed: KS
Drawn: KS
Checked: KS
Plot Date: 01 Feb. 2016
Computer File Ref: 30105-GP39-B.dwg

CAPESTONE Stage 15 Setback Plan & Development Requirements for Detached Product

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MACKAY (07) 4951 2911
PROSERPINE (07) 4945 1722
BOWEN (07) 4786 1050
CAIRNS (07) 4051 6722
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Drawing No: 30105-GP39
Issue: B

Setback Requirements

Lot Type	Av. Lot Width (m)	Typical Av. Lot Size (m ²)	Minimum Building Setbacks (Refer to notes below)										Private Open Space (POS)		Other Requirements
			First Storey					Second Storey					Minimum Area (m ²)	Minimum Circle Diameter (m)	
			Front (m)	Front Garage (m)	Rear (m)	Optional Zero Lot Line	Side Setback (m)**	Secondary Road Setback	Front (m)	Rear (m)	Zero Lot Line	Side Setback (m)**			
Townhouse (T)	10.0-12.49	320	3	5.4	3	Yes	1.0	3	3	3	1	1.0	80	5	50#
Villa (V)	12.5-14.99	375	3	5.4	3	Yes	1.0	3	3	3	1	1.5	80	5	50#
Courtyard (CY)	15.0-17.99	450	4	5.4	3	Yes	1.5	3	4.5	3	1.5	2	80	5	50
Conventional (C)	18.0-21.99	540	4.5	5.4	3	No	1.5	3	4.5	3	N/A	2	-	-	50
Large Conventional (LC)	22 & above	660	4.5	5.4	3	No	1.5	3	4.5	3	N/A	2	-	-	50

** For non Zero Lot Line Boundary setbacks are measured to the wall of the building.
Maximum Site Coverage is 50% plus 10% for open framed elements such as patios and alfresco areas. (Refer Building Location Envelope Plan - Point 10)

