

Legend

Stage 8a/8b Boundary	
Mandatory Driveway Locations	
Pathway	
Pathway for postal service access and registration of address at front of dwelling	

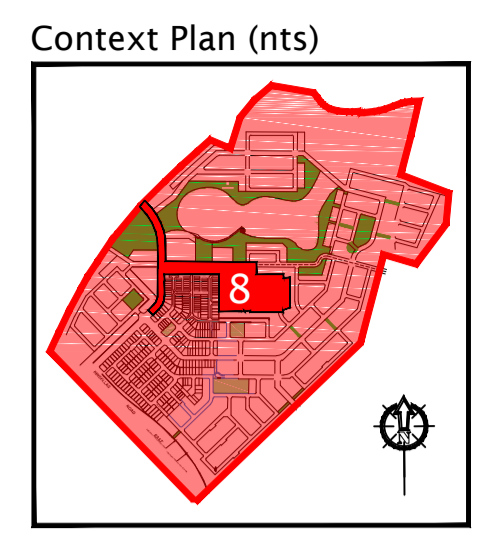
Product Legend

Townhouse (T)	
Villa (V)	
Courtyard (CY)	
Conventional (C)	
Large Conventional (LC)	
Refer to Plan 30105-BLE10-D (Sheet 1 & 2) for Setback & Development Requirements	

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				
			Front (m)	Front Garage (m)	Rear (m)	Optional Zero Lot Line (m)	Side Setback & (m)**	Second Storey Setback (m)	From (m)	Rear (m)		Zero Lot Line (m)	Side Setback (m)**	Minimum Area (m ²)	Minimum Circle Diameter (m)
Townhouse (T)	18.0 - 12.49	320	3	3	3	Yes	7.0	3	3	3	1	1.0	80	5	50%
Villa (V)	12.5 - 14.99	375	3	3	3	Yes	7.0	3	3	3	1.5	80	5	50%	
Courtyard (CY)	13.0 - 17.99	450	4	3	3	Yes	7.5	3	4.5	3	1.5	2	80	5	50%
Conventional (C)	18.0 - 21.99	540	4.5	3	3	No	1.5	3	4.5	3	N/A	2	-	-	50%
Large Conventional (LC)	22 & above	660	4.5	3	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 Side Coverage is 50% plus 10% for open framed elements such as porches and verandahs. (Refer Building Location Envelope Plan - Plan 10)



Capestone
For
Urbex

IMPORTANT NOTES:
 These notes are an integral part of this plan. This plan was prepared to support a development application for the land located at Manjo Rd, The Cursons, New South Wales. The boundaries, setbacks, building locations have all been shown on this plan in accordance with the information provided to the author. The information shown on this plan is subject to Local Authority and relevant State Government Authority approvals, detailed design, final survey and registration of survey plans. The information contained on this plan should be confirmed by the relevant authorities. The dimensions, area and total number of lots shown herein are subject to final survey and also to the requirements of Council and any other authority which may have requirements which are relevant to the information on this plan for any further design, including the final plan.

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Data Sources:
 Cadastral boundaries 30105-GP16-C.dwg

D	Locate pathway on the southern side of Road 15 from the northern side of Road 13	12.06.2015	KS
E	Final Survey	12.06.2015	KS
C	Final Pathway	30.04.2015	KS
B	Final Pathway/Amend Lots	18.03.2015	KS
A	Original	02.03.2015	KS

No Revisions

Scale: 1:1,000@A1
 Designed: KS
 Drawn: KS
 Checked: KS
 Plot Date: 12 Jun, 2015
 Computer File Ref: 30105-GP16-D.dwg

CAPESTONE
 Stage 8
 Setback Plan &
 Development
 Requirements for
 Detached Product

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 PROSERPINE 075 451 1722
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