

Legend

Stage 17 Boundary	
Attached Products (in a row) Attached product is to be developed in clusters and are to be of the same architectural style, development of individual lots is not permitted.	
Mandatory Driveway Location	
Pathway	
Pathway for postal service access and registration of address at front of dwelling	

BLE Legend

Mandatory Driveway Location	
Maximum Building Location Envelope (BLE)	
Built to Boundary line (maximum 15.0m in length)	
Possible Open Space Location	
Front setback dimensions override Front setbacks located in the Setbacks Requirements Table located on plan 30105-GP35-8.	
Refer to Plan 30105-BLE17-8 Sheet 1&2 for Setback & Development Requirements Refer to Plan 30105-BLE17-8 & 30105-GP35-8 for Setback & Development Requirements	

Notes applicable to Small Lots

- Small Lot Housing is to be undertaken in accordance with this Small Lot Plan and the Detached Houses on Small Residential Lots Code of the PineRiversPlan or the relevant code contained in the Development Permit that created these lots. Where a conflict exists between the approved small lot plan and the relevant code the small lot plan prevails.
- Built to the Boundary walls are optional where the road frontage widths are 12.5m or greater. Where road frontages are less than 12.5m, Built to the Boundary walls are provided in the following manner.

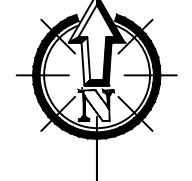
	Single Garage (3.5m or less)	Double Garage (greater than 3.5m)
Single Storey	Optional	Mandatory
Two Storey	Optional	Optional
- Built to the Boundary walls shall be built with a maximum length of 15m and a maximum height of 3.5m.
- The private open space is:
 - at least 80m² in size;
 - all dimensions are greater than 2.5m;
 - able to fully contain a circle with a diameter of 5.0m;
 - not located in the front setback from primary frontage.
- The maximum height of buildings shall not exceed 2 storeys.
- Dwellings must address the street with a minimum of a front door and habitable room window facing the street.
- Minimum Road frontage boundary setbacks shall be as per the following setbacks table, unless otherwise dimensioned:

	Walls	Eaves
Living & Habitable areas	3.0 m	2.4 m
Garages and Carports	5.4 m	4.8 m
Secondary Road Frontage	3.0 m	2.4 m
- Minimum Side boundary setbacks (other than Built to the Boundary walls) shall be as per the following setback table, unless otherwise dimensioned or noted in an approved setbacks table:

Typical Av. Lot Width (m)	First Storey Side Setback (m) to wall	First Storey Side Setback (m) to eave	Second Storey Side Setback (m) to wall	Second Storey Side Setback (m) to eave
10 to 12.49	1.0	0.45	1.0	0.45
12.5 to 14.99	1.0	0.45	1.5	0.9
15 and above	1.5	0.9	2.0	1.4
- Minimum Rear boundary setbacks shall be as per the following setback table:

	Walls	Eaves
Ground Floor	3.0 m	2.4 m
First Floor	3.0 m	1.4 m

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.
- Maximum Site Coverage is 50% plus 10% for open framed elements such as patios and alfresco areas.



Capestone
For
Urbex

IMPORTANT NOTES:
These notes are an integral part of this plan. The plan is prepared to assist a recapitalization of lot boundaries for the land situated at Kings Hill. The Council, boundaries, creek line, road lines, building footprints have all been updated and should not be used as a reference for any other purposes. The plan is only intended as a general guide. The configuration of allotments shown on this plan is subject to Local Authority and relevant State Government Authority approval, detailed design, final survey, and registration of survey plan. Any comments contained in this plan should be confirmed by the relevant authorities. The dimensions, areas and total number of lots shown herein are subject to final 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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Drawn Sources:

Original	30105-BLE17-A.dwg		
Revisions			
No.	Revisions	Date	Drawn

Scale: 1:1,000(PA1)
Designed: KS
Drawn: KS
Checked: KS
Plot Date: 03 Dec, 2015
Computer File Ref: 30105-BLE17-8.dwg

CAPESTONE
Stage 17
Building Location
Envelope Plan
Detached Product

THG
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MACKAY
PROSERPINE
BOWEN
CAIRNS

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Drawing No: 30105-BLE17
Issue: B