

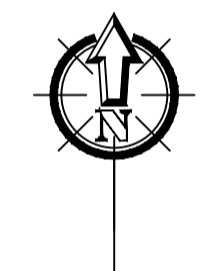
Legend

Stage 10A & 10B Boundary	-----
Attached Products (in a row) and are to be of the same architectural style, development of individual lots is not permitted.	-----
Mandatory Driveway Locations	-----
Pathway	-----
Pathway for postal service access and registration of address at front of dwelling	-----

Product Legend

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

Refer to Plan 30105-BLE1-4-8 (Sheet 1&2) for Setback & Development Requirements.



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 located at Mango Hill. The Contour boundaries, creek line, flood lines, building locations have all been scaled and should not have any release 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 approval, detailed design, final survey, and registration of survey plans. Any contours contained on this plan should be confirmed by the relevant authorities. The dimensions, areas and total number of lots shown herein are subject to field survey and also the requirements of Council and any other authority which may have requirements under any relevant legislation. In particular, no reference should be placed on the information on this plan for any financial dealings involving the land.
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No. Revisions: 0

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 Maximum Site Coverage (%)	
			First Storey					Second Storey					Minimum Area (m ²)	Minimum Circle Diameter (m)		
			Front (m)	Front Garag e (m)	Rear (m)	Optional Zero Lot Line	Side Setback (m)**	Second ary 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	3	1	1.0	80	5	50#
Villa (V)	12.5-14.99	375	3	5.4	3	Yes	1.0	3	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)