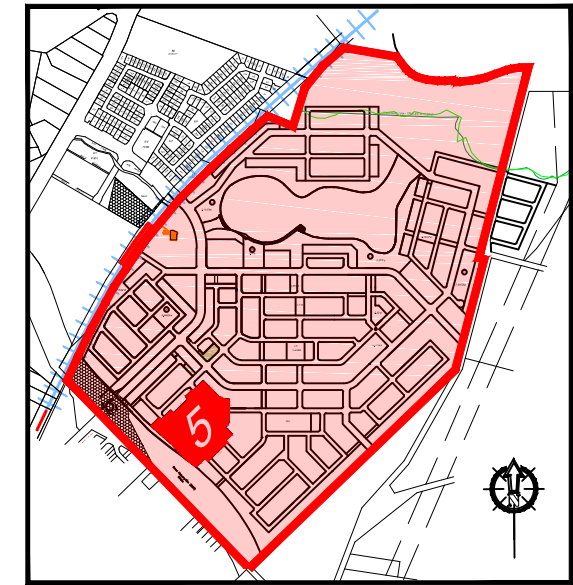


Legend

Stage Boundary	
Driveway Location	
Maximum Building Location Envelope (BLE)	
Built to Boundary line (maximum 15.0m in length)	
Possible Open Space Location	

Context Plan (NTS)



CAPESTONE

For
URBEX

IMPORTANT NOTES:
(These notes are an integral part of this plan)
This plan has been prepared for Urbex for the purposes of a Building Envelope Location Plan. This plan is intended for discussion purposes only and should not be used for any other purposes. No investigations have been undertaken by THG WSG Pty Ltd over this area of land other than to sight the registered plan and topographical map. 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. 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.
It is not to be used by any other person or corporation or for any other purposes and is subject to the following limitations:

The title boundaries as shown hereon have been determined from minimum connections to survey marks placed by others and then from measurements by others, the verification of which does not form part of this survey.

No report is made on any underground services on or adjacent to the site.

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Data Sources
Cadastral Boundaries 30105-BLE05-A
Contours / Topographic 30105-BLE05-A

No	Revisions	Date	Chkd
B	Amend Lots and Road	11/03/14	KS
A	Original	22/11/13	KS
No	Revisions		

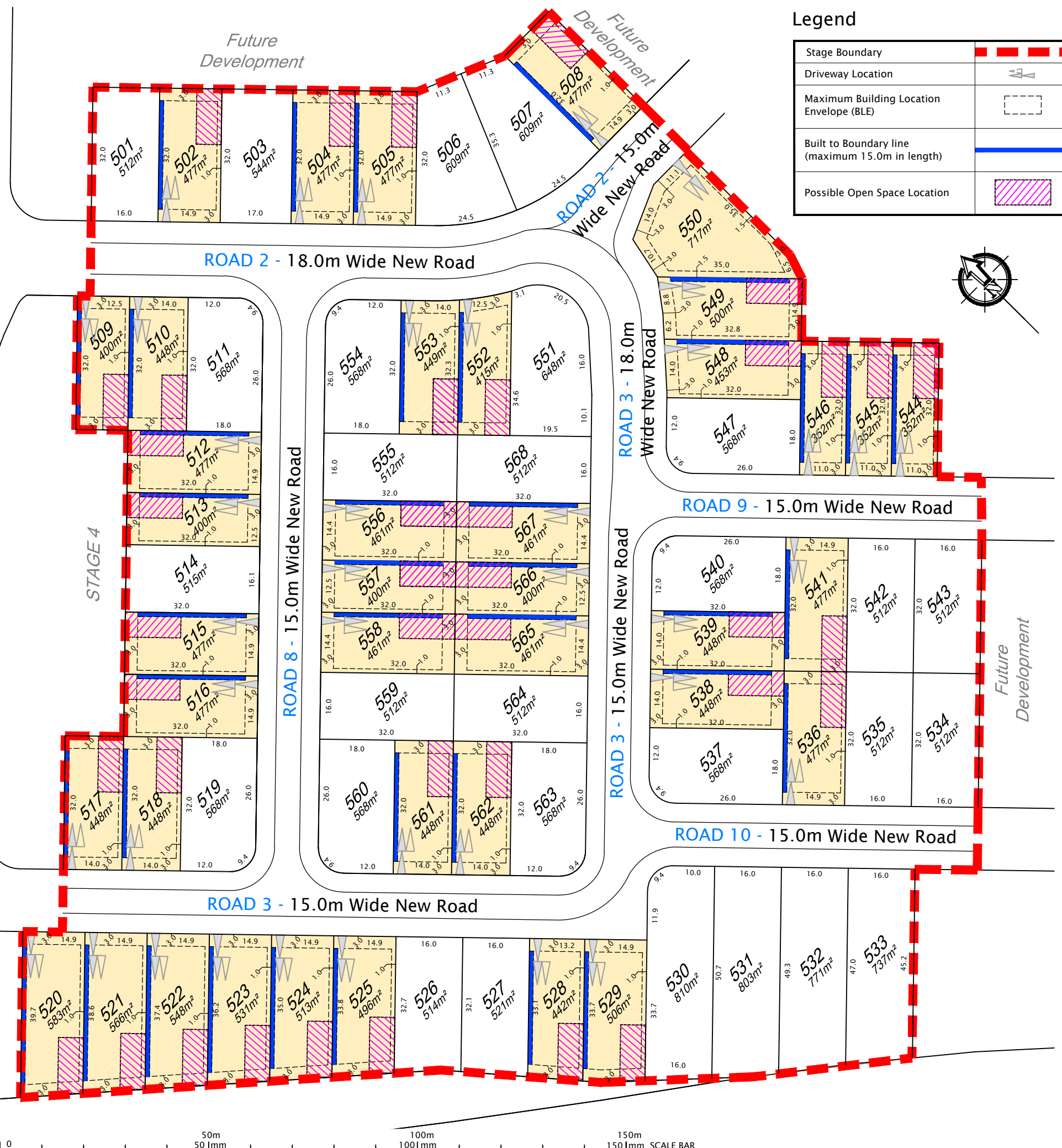
Parish: REDCLIFFE
County: STANLEY
Locality: MANGO HILL
Local Authority: MBRC
Map Reference : 9543-43323
Horizontal Meridian: MGA
Vertical Level Datum: AHD
Level Origin: PM38847
Scale: 1:1000 @ A3
Surveyed: HSG
Designed: KS/DS/AN
Drawn: KS
Checked: KS
Plot Date: 11 Mar, 2014
Computer File Ref: 30105-BLE05-B.dwg

CAPESTONE
Stage 5
Building Location
Envelope Plan



BRISBANE (07) 3666 4700
MACKAY (07) 4951 2911
PROSERPINE (07) 4945 1722
Email mail@thg.com.au www.thg.com.au
ABN 55156210052 THG WSG Pty Ltd t/a THG Resource Strategists

Drawing No 30105-BLE05 Issue B



Notes applicable to Small Lots

1. 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.

2. 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

3. Built to the Boundary walls shall be built with a maximum length of 15m and a maximum height of 3.5m.

4. 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.

5. The maximum height of buildings shall not exceed 2 storeys.

6. The building has a living room, dining room, bedroom window or balcony that faces the street.

7. 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

Front porcos may be located closer to the front property boundary than stated, provided that the portico is located not less than 3.0m from the front property boundary, the height of the portico does not exceed 4.5m, the portico remains open and not enclosed and the width of the portico is limited to the front entry area only.

8. 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	0.9	1.5	0.9
15 and above	1.5	0.9	2.0	1.4

9. 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.

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