

## Context Plan (nts)



## Notes applicable to Small Lots

- 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 approve
- 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

	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
- 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
- Dwellings must address the street with a minimum of a front door and habitable room wind
- 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

Typical Av. Lot Width (m)	Side Setback (m) to wall	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 O m	1 4 m	

patio is located not less than 1.5m from the rear property boundary and the patio remain

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



## **CAPESTONE**

## **URBEX**

IMPORTANT NOTES:
(These notes are an integral part of this plan)
This plan has been prepared for Urbex for the purposes of Reconfiguration of a Lot 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 WS 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 an relevant legislation. In particular, no relevance should be place on the information on this plan for any financial dealings involving the land.

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Cadastral Boundaries

30105-BLF07-C ntours / Topographic

		D	Change notes. (Draft condition response)	10.02.15	KS
		С	Amend lot allocation	12.01.15	KS
		В	RFI Response	25.11.14	KS
		Α	Original	09.09.14	KS
		No	Revisions	Date	Chkd

Redcliffe Stanley Locality Mango Hill Local Authority MRRC 1,1000@A3 Scale: Designed: PJS/KS Drawn: TC/KS Checked: TC/KS Plot Date: 13 Feb, 2015 Computer File Ref: 30105-BLE07-D.dwg

> **CAPESTONE** Stage 7 **Building Location Envelope Plan Detached Product**





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