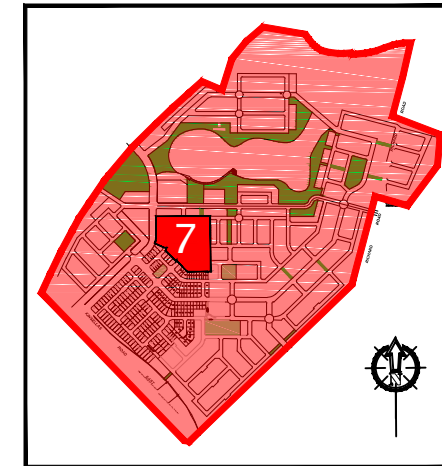


### Setback Requirements

Lot Type	Av. Lot Width (m)	Typical Av. Lot Size (m <sup>2</sup> )	Minimum Building Setbacks (Refer to notes below)										Private Open Space (POS)		Other Requirements
			First Storey					Second Storey					Minimum Area (m <sup>2</sup> )	Minimum Circle Diameter (m)	
			Front (m)	Front Garage (m)	Rear (m)	Optional Zero Lot Line	Side Setback (m)**	Secondary 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	1	1.0	80	5	50#
Villa (V)	12.5-14.99	375	3	5.4	3	Yes	1.0	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)

### 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 Setback Plan and Development requirements. 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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 September 2014

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Data Sources  
 Cadastral Boundaries 2474 MGA 12da  
 Contours / Topographic Tin Design Overall.dwg

Code	Description	Date	Checked
D	Add Secondary Road Setback	21.01.15	KS
C	Amend lot allocations	12.01.15	KS
B	RFI Response	25.11.14	KS
A	Original	09.09.14	KS
No	Revisions	Date	Chkd

County: Stanley  
 Locality: Mango Hill  
 Local Authority: MBRC  
 Parish: Redcliffe  
 Scale: 1,1000@A3  
 Designed: PJS/KS  
 Drawn: TC/KS  
 Checked: TC/KS  
 Plot Date: 13 Feb, 2015  
 Computer File Ref: 30105-GP07-D.dwg

### CAPESTONE Stage 7 Setback Plan & Development Requirements for Detached Product



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Drawing No 30105-GP07 Issue D

### Legend

Stage 7 Boundary	Color
Townhouse (T)	Light Purple
Villa (V)	Light Red
Courtyard (CY)	Light Blue
Conventional (C)	Light Green
Large Conventional (LC)	Light Yellow

Refer to Plan 30105-BLE08-D (sheet 1 & 2) for Setback & Development Requirements

