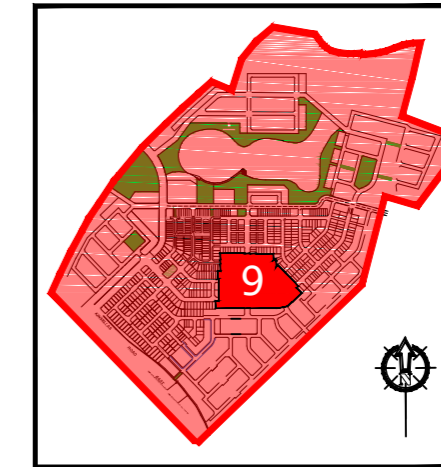


Setback Requirements

| 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 |
|-------------------------|-------------------|--|--|------------------|----------|------------------------|--------------------|----------------------------|-----------|----------|---------------|--------------------|--------------------------------|-----------------------------|--------------------|
| | | | First Storey | | | | | Second Storey | | | | | Minimum Area (m ²) | Minimum Circle Diameter (m) | |
| | | | Front (m) | Front Garage (m) | Rear (m) | Optional Zero Lot Line | Side Setback (m)** | Secondary Road Setback (m) | 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)



Legend

| | |
|--|--|
| Stage 9 Boundary | |
| Attached Products (in a row) <i>Attached product is to be developed in clusters and are to be of the same architectural style, development of individual lots is not permitted.</i> | |
| Mandatory Driveway Locations | |
| Pathway | |
| Pathway for postal service access and registration of address at front of dwelling | |
| Mandatory 2 Storey Detached Product for Lots 942-944, 975-978 & 987-989. | |

Product Legend

| | |
|--|--|
| Townhouse (T) | |
| Villa (V) | |
| Courtyard (CY) | |
| Conventional (C) | |
| Large Conventional (LC) | |
| Refer to Plan 30105-BLE12-B (sheet 1&2) for Setback & Development Requirements | |

Capstone For Urbex

IMPORTANT NOTES:
 (These notes are an integral part of this plan)
 This plan was prepared for Preliminary evaluation of the land situated at Mango Hill. This plan is intended for discussion purposes only and should not be used for any other purposes. No investigations have been undertaken by THG WSP 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, area and total number of lots shown herein 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.

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Data Sources:
 Cadastral Boundaries 30105-GP21-A.dwg

| | | | |
|----|-------------------|------------|------|
| B | Swap Pathway - IR | 03.06.2015 | KS |
| A | Original | 25.03.2015 | KS |
| No | Revisions | Date | Chkd |

| | |
|---------------------|------------------|
| Scale: | 1:1,000@A2 |
| Designed: | KS |
| Drawn: | KS |
| Checked: | KS |
| Plot Date: | 10 Jun, 2015 |
| Computer File Ref.: | 30105-GP21-B.dwg |

CAPESTONE Stage 9 Setback Plan & Development Requirements for Detached Product



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