



Legend

Stage 17 Boundary	---
Attached Products (in a row)	-----
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-BLE18-B (sheet 1&2) for Setback & Development Requirements

Capestone
For
Urbex

IMPORTANT NOTES:
This plan is intended to assist a reconstruction of Lot, application for the land situated at Bangs Hill. The Council, boundaries, creek line, flood line, building footprint line are all based on the plan and should not be relied upon as they are only intended as a general guide. The configuration of alterations shown on this plan is subject to local authority approval. The Council, Government Authority approval, detailed design, final survey, and registration of survey plan. Any comments contained in this plan should be confirmed by the relevant authorities. The dimensions, areas and total number of lots shown herein are subject to final survey and will be the responsibility of the client and engineer 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-GP35-A.dwg

#	Amended	Drawn/Checked	Date	By
1	Original	TS/10/2015	KS	
2	Revisions	TS/10/2015	KS	
3	Revisions	TS/10/2015	KS	
4	Revisions	TS/10/2015	KS	

Scale: 1:1,000/PA1
Designed: KS
Drawn: KS
Checked: KS
Plot Date: 03 Dec. 2015
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CAPESTONE
Stage 17
Setback Plan & Development Requirements for Detached Product

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Drawing No: 30105-GP35 Issue: B

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	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	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)