



Legend

Stage 16 Boundary	
Pathway	
Bin Pads	

Product Legend

Townhouse (T)	
Villa (V)	
Courtyard (CY)	
Conventional (C)	
Large Conventional (LC)	

Capestone
For
Urbex

IMPORTANT NOTES:
(These notes are an integral part of this plan)
This plan was prepared to support a Reconfiguration of Lot application for the land situated at Mango Hill. 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. The configuration of allotments shown on this plan is subject to Local Authority (and relevant State Government Authority) approvals, detailed design, final survey, and registration of survey plans. 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.

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Data Sources:
Cadastral Boundaries 30105-GP46-A.dwg

No.	Revisions	Date	Chkd
B	Amending rubbish bins	24.05.2016	KS/SI
A	Original	06.05.2016	KS/SI

Scale: 1:1,000@A2
Designed: KS
Drawn: KS/SI
Checked: KS/SI
Plot Date: 24 May, 2016
Computer File Ref: 30105-GP46-B.dwg

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	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)

CAPESTONE
Stage 16 Setback Plan & Development Requirements for Detached Products

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