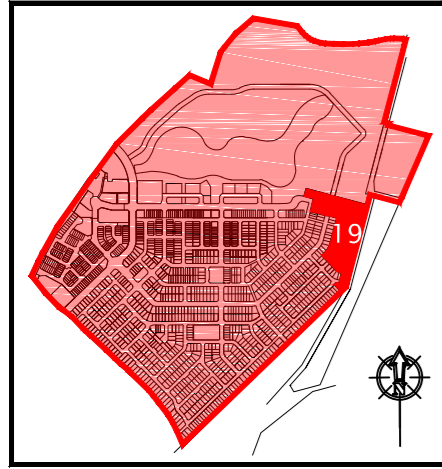


Context Plan (nts)



Legend

Stage 19 Boundary	
Pathway	
Existing EMT	
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 Shared Driveways Locations. Driveway design must be in accordance with Council requirements.	
Mandatory Individual Driveways Locations. Driveway design must be in accordance with Council requirements.	

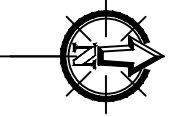
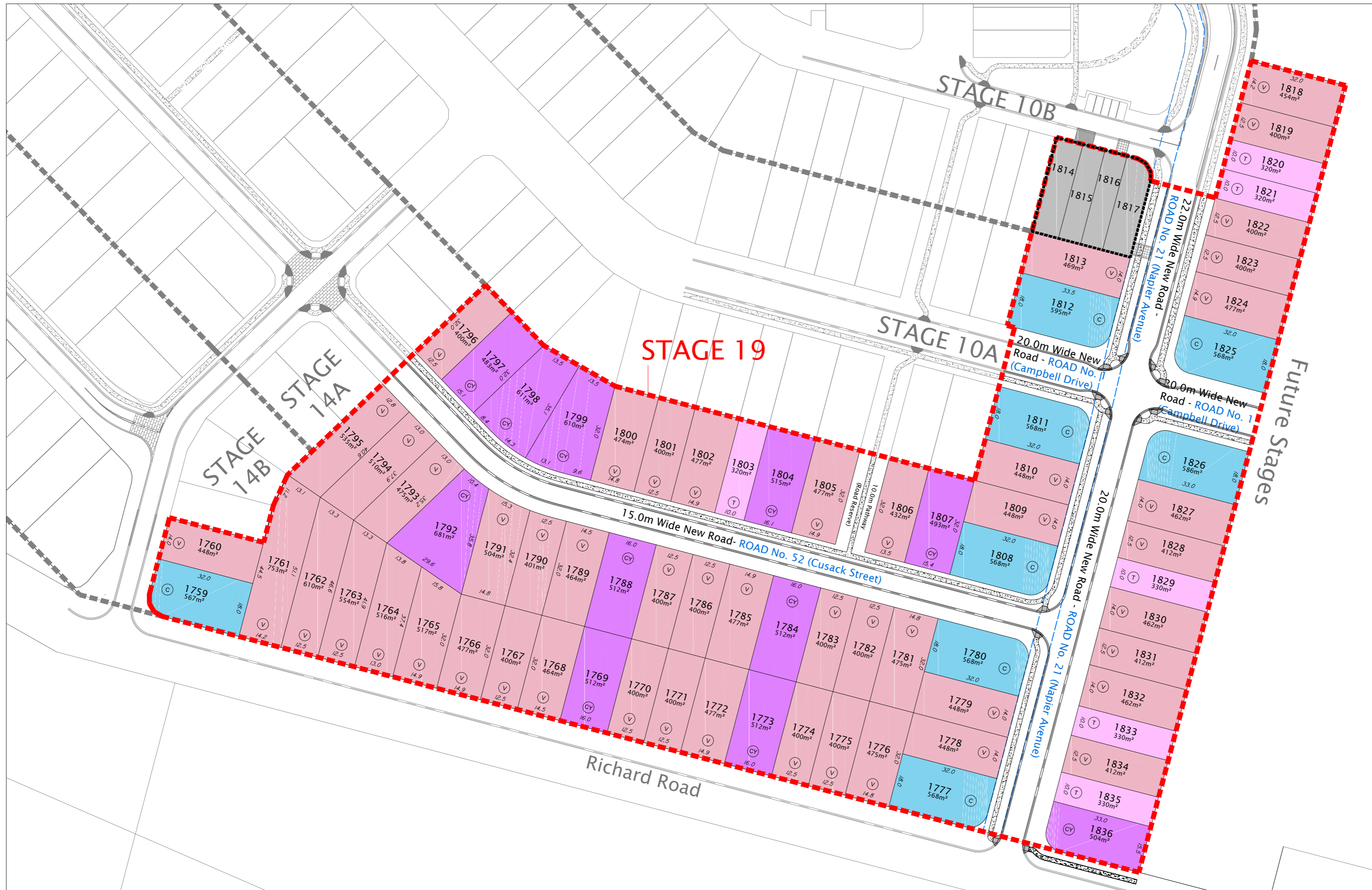
Product Legend

Townhouse (T)	
Villa (V)	
Courtyard (CY)	
Conventional (C)	
Large Conventional (LC)	
Refer to Plan30105-BLE24-B (sheet 1&2) for Setback & Development Requirements	

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)



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 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-GP49-A.dwg

B	Amend stage boundary	18.11.2016	KS/SI
A	Original	27.09.2016	KS/SI
No	Revisions	Date	Chkd

Scale: 1:1,000@A2  
Designed: KS  
Drawn: KS/SI  
Checked: KS/SI  
Plot Date: 18 Nov, 2016  
Computer File Ref: 30105-GP49-B.dwg

CAPESTONE  
Stage 19  
Setback Plan &  
Development  
Requirements for  
Detached Product



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