

Important Notes:

GENERAL

- Maximum Building Location Envelopes shown are subject to future proposed easements and/or underground services.

SITE COVER

- Site cover (excluding eaves, sun shading devices, patios, balconies and other unclosed structures) for lots less than 300m² does not exceed in accordance with the table below:

Building height	Lot Size				
	300m ² or less	301-400m ²	401-500m ²	501-1000m ²	Greater than 1000m ²
8.5m or less	75%	70%	60%	60%	60%
8.6m – 12.0m	50%	50%	60%	50%	50%
Greater than 12.1m	N/A	N/A	N/A	50%	40%

CARPARKING SPACES

- Car parking spaces are provided 2 per dwelling.

GARAGE

- Garage and carport openings are in accordance with the table below:

Primary or Secondary Frontage	Covered car space opening (s) per street frontage
12.5m or greater	6.0m wide maximum
Less than 12.5*	Single Level: 3.0m wide maximum Double Level: 6.0m wide maximum and recessed 1.0m behind the front wall or balcony of upper level OR for a laneway lot (Single or Double level): no maximum

Note - *for a laneway lot, vehicle access and parking must be provided via the laneway.

DRIVEWAYS

- Driveway crossovers are located in accordance the Setbacks & Requirements for Attached Product Plan - 30105-BLE24-B (sheet 1 of 2).
- Driveways do not include a reversing bay, manoeuvring area or visitor parking spaces (other than tandem spaces) in the front setback.

LANEWAYS

- The Dwelling house (or the primary dwelling where including a secondary dwelling):
 - faces the non-laneway frontage;
 - its main pedestrian entrance (front door) from the non-laneway frontage.
- All vehicle access must be via the laneway.

WASTE

- Each FRONT loaded dwelling includes a bin storage area that:
 - is not visible from public areas or screened from public areas;
 - has a minimum area of 1.0m x 2.0m;
 - if located within the garage the area must be ventilated;
 - if located within the front setback must be stored in a small enclosure.

FENCING

- Fences to primary or secondary road frontages shall be generally powdercoat aluminium batten open fencing in surround frame. Solid masonry wall element are proposed to define corners and provide screening to nominated Private Open Space. Fences and screens along to primary or secondary road frontages shall be between 1.2m and 1.5m.
- Fencing adjacent a laneway does not exceed 1.8m in height.

CASUAL SURVEILLANCE

- Dwellings generally must address primary frontages with a minimum of a window and either a front door or pedestrian entrance. Dwellings on corner lots may have a front door addressing the secondary frontage but must still address the primary frontage with a window on each level.
- A minimum of one habitable room window of at least 1.0m² overlooks each adjoining public space (street, public open space or laneway);

CORNER LOTS

- For corner lots, the Primary Road Frontage shall be considered the narrow frontage addressing a road (not Lane).

Built to Boundary Walls Residential Uses

Lot Frontage Width	Mandatory/Optional	Length and Height of Built to Boundary Wall
7.5m or less	Mandatory - both sides unless a corner lot	Max. length: 80% of the length of the boundary Max. height: 7.5m
More than 7.5m to 12.5m	*Mandatory - one side	Max. length: 60% of the length of the boundary Max. height: 7.5m

*unless otherwise noted on plan 30105-BLE24-B (sheet 1 of 2).

Note - Excludes pools and class 10 buildings and structures (other than retaining walls and structures). For requirements for pools and class 10 buildings and structures (other than retaining walls and structures) refer to QDC.

Setbacks Table

HEIGHT	FRONTAGE Primary			FRONTAGE Secondary to Street			FRONTAGE Secondary to Lane	SIDE No n-Built to boundary wall	REAR
	To Wall	To OMP**	To Covered car parking space	To Wall	To OMP**	To Covered car parking space	To OMP** and Wall	To OMP** and Wall	To OMP** and Wall
Less than 4.5m	Min 3.0m	Min 2.0m	Min 5.4m*	Min 2.0m	Min 1.0m	Min 5.4m*	Min 0.5m	As per QDC	As per QDC
4.5m to 8.5m	Min 3.0m	Min 2.0m	n/a	Min 2.0m	Min 1.0m	n/a	Min 0.5m		
Greater than 8.5m	Min 6.0m	Min 5.0m	n/a	Min 3.0m	Min 2.0m	n/a	Min 0.5m		

*For Dwelling Houses and Dual Occupancies Only.

**OMP includes architectural features such as piers, pylons, eaves etc.

Note - This is a quantifiable standard that is an alternative provision to the QDC, part MP1.1, A1 (a), (b) and (c), A2 (a), (b) and (d) and part MP1.2, A1 (a), (b) and (c), A2 (a), (b) and (d). Non-compliance with this provision for a Dwelling house requires a concurrence agency response from Council.

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-BLE24-A.dwg

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

Designed: KS
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Checked: KS/SI
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**CAPESTONE
Stage 19
Setback Plan &
Development
Requirements for
Attached Product**



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Drawing No
30105-BLE24
(sheet 2 of 2)

Issue
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