

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-GP50-D.dwg

| Issue | Revisions | Date | Drawn |
|-------|--------------------------|------------|-------|
| E | Amend References | 02.08.2018 | KS |
| D | Amend Layout/Lot Mix | 08.12.2017 | KS |
| C | Amended Stage boundaries | 31.08.2017 | KS/SI |
| B | Amended Road Layout | 14.06.2017 | KS/SI |
| A | Original | 23.02.2017 | KS/SI |

Scale: 1:1,000@A2
Drawn: KS
Checked: KS
Plot Date: 02 Aug, 2018
Computer File Ref: 30105-GP50-E.dwg

CAPESTONE
Stage 20A
Setback plan & Development Requirements for Detached Products Excluding lots 1843, 1849 & 1850



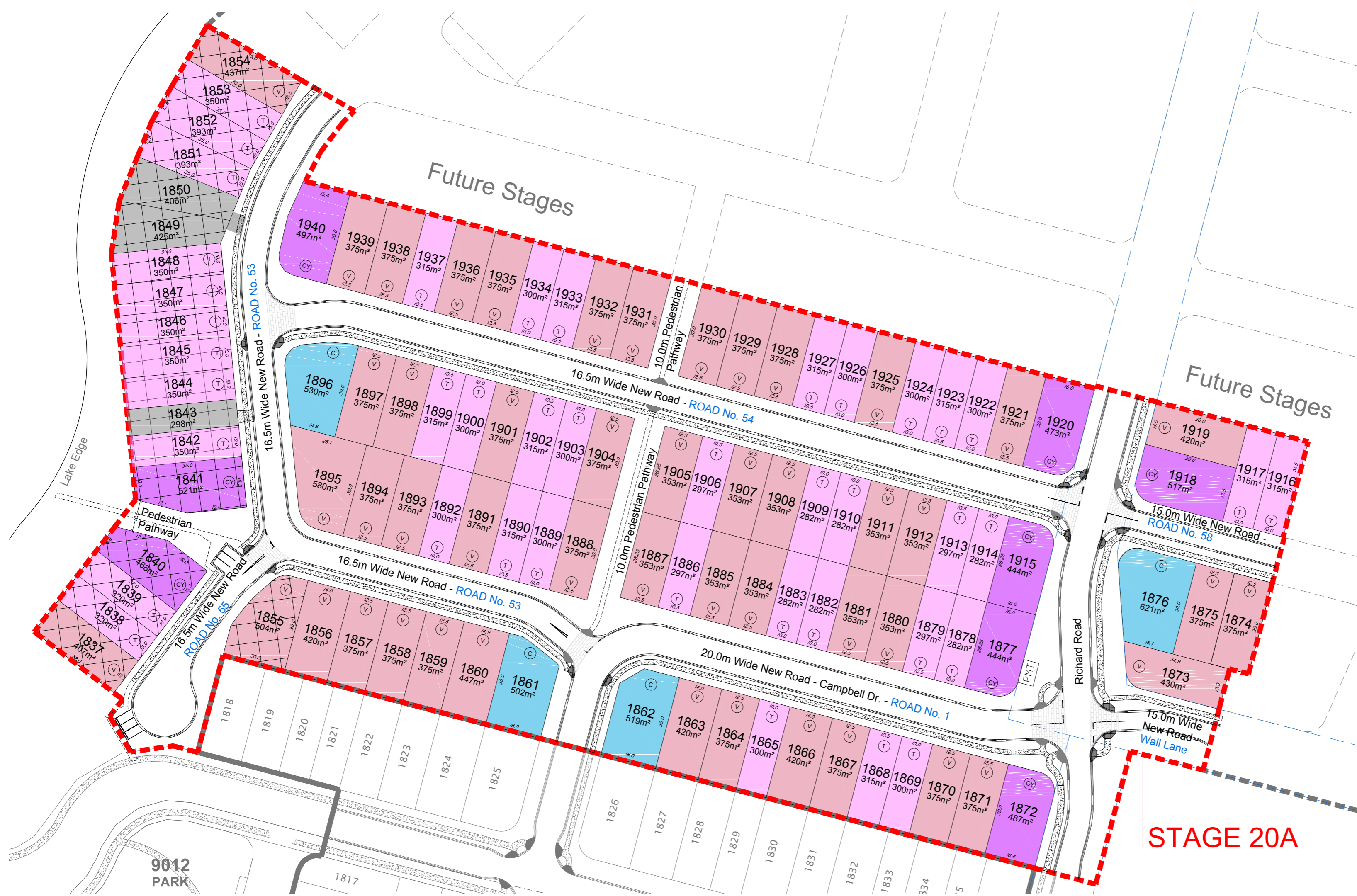
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Drawing No 30105-GP50 Issue E



Legend

| | |
|--|--|
| Stage Boundary | |
| Pathway | |
| Existing Lot boundary | |
| Mandatory 2 Storey Detached Product for Lots 1837-1854 & 1855 | |
| Mandatory Shared 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 Plan 30105-BLE26-E (Sheet 1 & 2) for Setback and Development Requirements | |

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)

