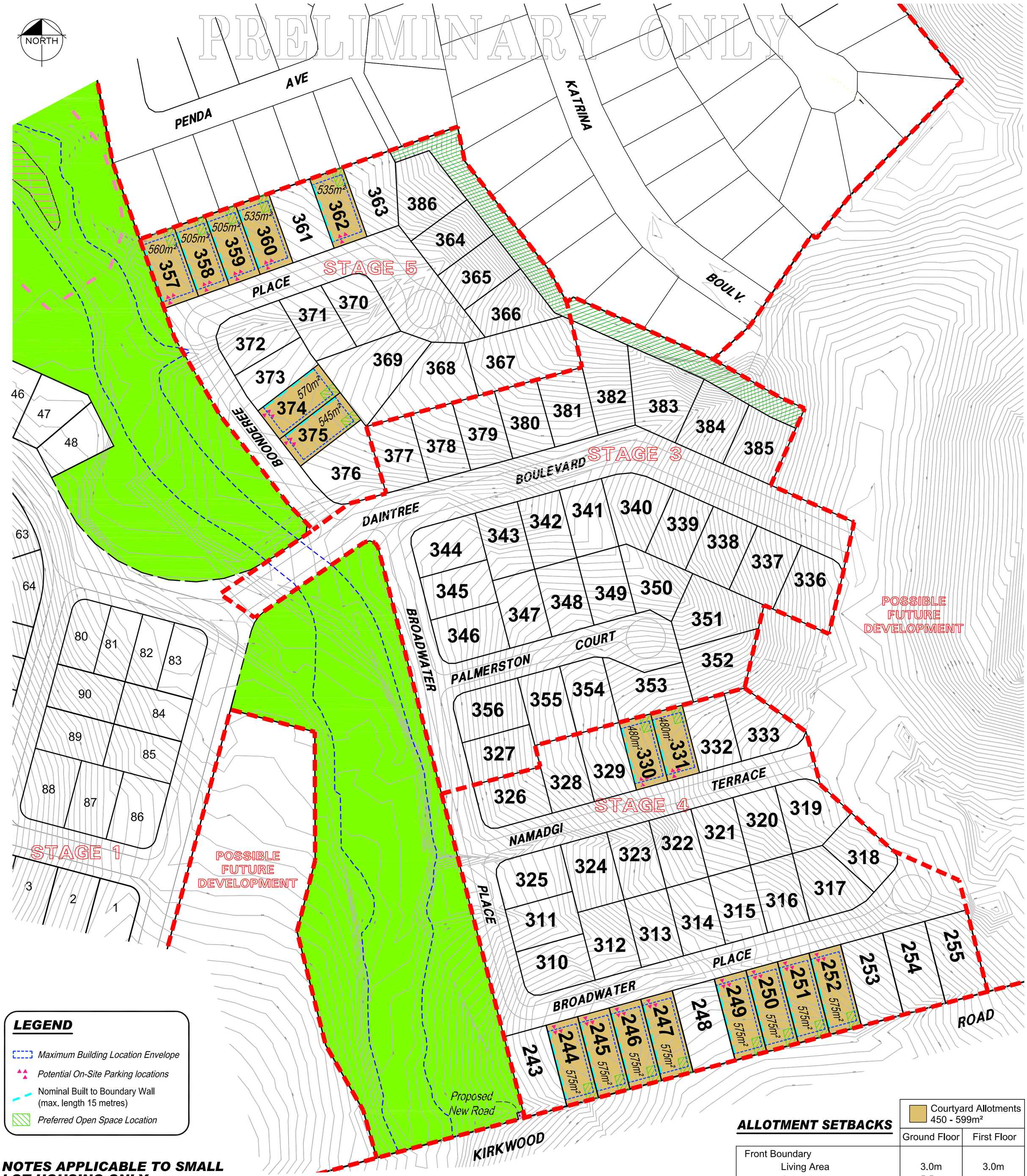

LEGEND

- Maximum Building Location Envelope
- Potential On-Site Parking locations
- Nominal Built to Boundary Wall (max. length 15 metres)
- Preferred Open Space Location

ALLOTMENT SETBACKS

	Courtyard Allotments 450 - 599m²	
	Ground Floor	First Floor
Front Boundary		
Living Area	3.0m	3.0m
Garage	5.5m	---
Rear Boundary	3.0m	3.0m
Corner Lots (Secondary Frontage)	3.0m	3.0m
Side Boundary		
Built to boundary wall	0.0m (Nominal)	1.5m
Non built to boundary wall	1.5m	2.0m
Garage Location	Garages to be located along built to boundary wall where appropriate	
On Site Parking Requirements	3 2 spaces are to be covered and enclosed (side by side configuration)	
Site Cover	50%	

NOTES APPLICABLE TO SMALL LOT HOUSING ONLY

(less than 600m²)

1. Setbacks are as per table unless otherwise dimensioned

2. Built to boundary walls are optional for small lots with road frontage widths equal to or in excess of 15 metres, where this option is not adopted side boundary setbacks shall be in accordance with the Allotment Setbacks Table

3. Built to boundary walls are a maximum length of 15m and a maximum height of 3.5m.

4. Boundary setbacks are measured to the outermost projection.

5. The indicated front setback shall only apply to living areas. Garages must remain at 5.5m setback.

6. Maximum building location envelopes are subject to future proposed easements and/or other underground services or trees identified for retention.

7. The maximum height of buildings shall not exceed 2 storeys.

8. Front porticos may be located closer to the front property boundary than stated on the Small Lot Setbacks Plan, provided that the portico is located not less that 3m from the front property boundary, the height of the portico does not exceed 4.5m, the portico remains open and not enclosed and the width of the portico is limited to the front entry area only.

9. Rear patios may be located closer to the rear property boundary than stated on the Small Lot Setbacks Plan, provided that the patio is located not less than 1.5m from the rear property boundary and the patio remains open and not enclosed.

Note
All dimensions and areas are approximate only, and are subject to survey and Council approval.

Dimensions have been rounded to the nearest 0.1 metres.

The boundaries shown on this plan should not be used for final detailed engineers design.

RPS

SCALE 1 : 1000 @ B2

0 20 40 60 80

DATE : 21 APR 2011

DWG NAME : 21502-14D & 15D

SMALL LOT SETBACKS PLAN

GREENMONT RIDGE, KIRKWOOD ROAD GLADSTONE STAGES 3 - 5

DWG # 21502-14D