

ALLOTMENT SETBACKS	Courttyard Allotments 450 - 599m ²	
	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)
	Non built to boundary wall	1.5m
Garage Location	Garages to be located along built to boundary wall where appropriate	
On Site Parking Requirements	2 1 space is to be covered and enclosed	
Site Cover	50%	

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.
Areas have been rounded down to the nearest 5m².
The boundaries shown on this plan should not be used for final detailed engineers design.



NOTES APPLICABLE TO SMALL LOT HOUSING ONLY
(less than 600m²)

- Setbacks are as per table unless otherwise dimensioned
- 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
- Built to boundary walls are a maximum length of 50% of the boundary length and a maximum height of 3.5m.
- Boundary setbacks are measured to the outermost projection.
- The indicated front setback shall only apply to living areas. Garages must remain at 5.5m setback.
- Maximum building location envelopes are subject to future proposed easements and/or other underground services or trees identified for retention. This plan accounts for the potential 1.5m wide (unless otherwise shown) roofwater and sewer services easement.
- The maximum height of buildings shall not exceed 2 storeys or 9.0 metres high.
- 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 than 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.
- 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.

BALANCE LOT



- Legend**
- Site Boundary
 - Staging Boundary
 - Proposed Major Contour
 - Proposed Minor Contour

- Open Space**
- Pedestrian Link / Open Space
 - Sediment / Detention Basins

- Small Allotment Setbacks**
- Maximum Building Location Envelope
 - Potential On-Site Parking Locations
 - Preferred Open Space Location
 - Nominal Built to Boundary Wall



Level Datum	Date	18 April 2012
Origin	Comp By.	JLS/TJE
	DWG Name.	21502-53E Stgs 6-7 Pro
	Local Authority	GLADSTONE REGIONAL COUNCIL
Scale	Sht	Locality
1:1000	A2	NEW AUCKLAND
		Job Reference
		21502

CLIENT

PEET

PROPOSED SUBDIVISION
STAGE 6
SMALL ALLOTMENT SETBACKS

PROJECT

vantage

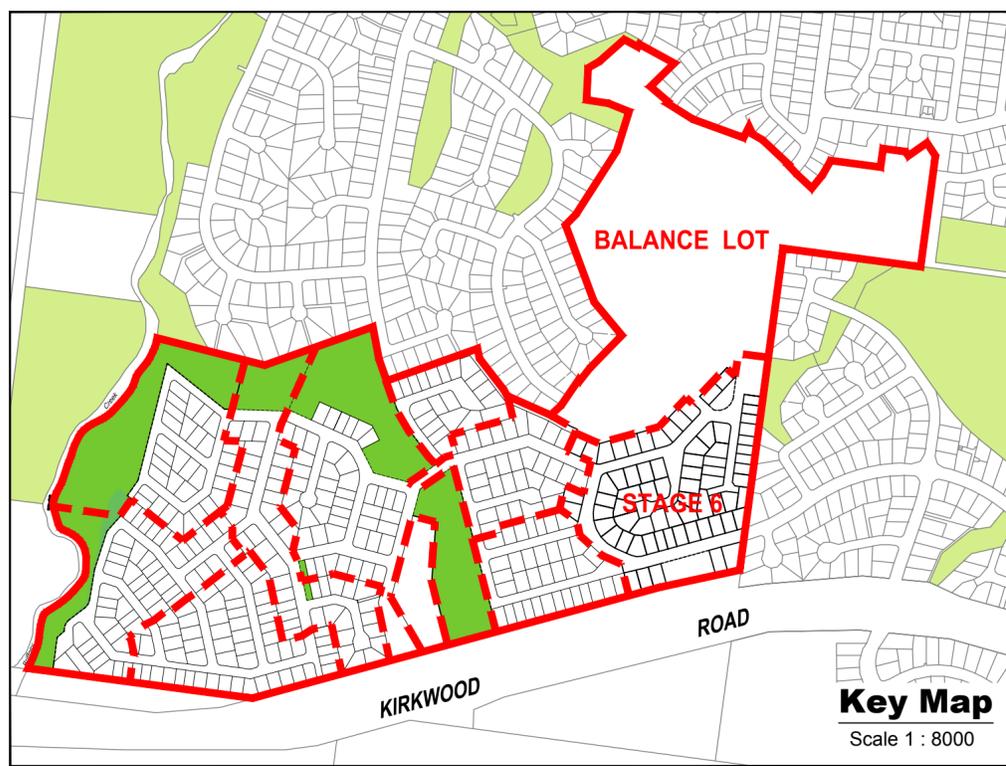
Plan Ref
21502-55

Rev
E

RPS

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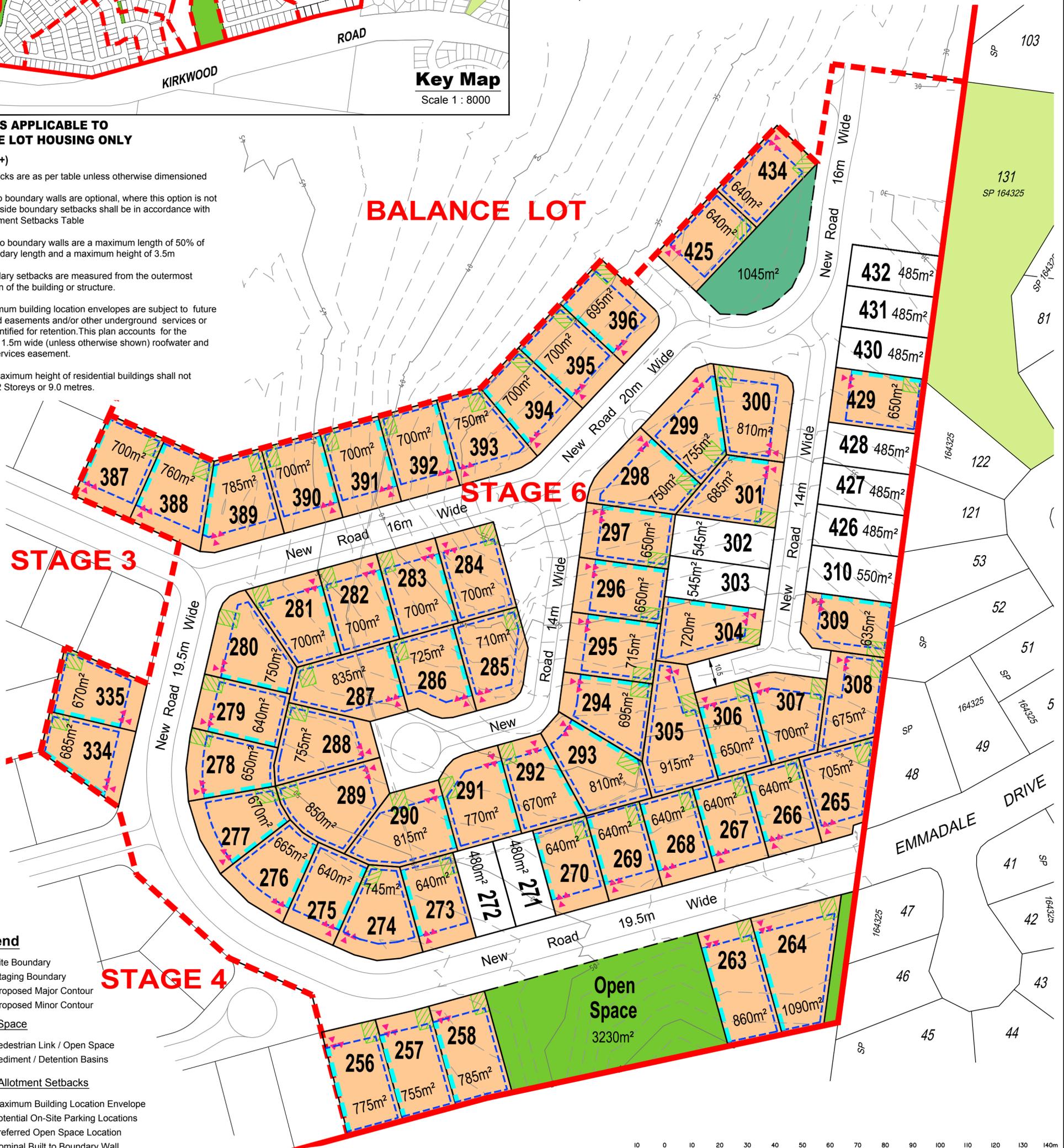
ALLOTMENT SETBACKS	600m ² +	
	Ground Floor	First Floor
Front Boundary	6.0m *	6.0m *
Living Area	6.0m	---
Garage		
Rear Boundary	1.5m	2.0m
Corner Lots (Secondary Frontage)	4.5m	4.5m
Side Boundary		
Built to boundary wall	0.0m (Nominal)	1.5m
Non built to boundary wall	1.5m	2.0m
Garage Location	Garages to be located along built to boundary wall where appropriate	
On Site Parking Requirements	2 1 space is to be covered and enclosed	
Site Cover	50%	

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.
Areas have been rounded down to the nearest 5m².
The boundaries shown on this plan should not be used for final detailed engineers design.



NOTES APPLICABLE TO LARGE LOT HOUSING ONLY (600m² +)

- Setbacks are as per table unless otherwise dimensioned
- Built to boundary walls are optional, where this option is not adopted side boundary setbacks shall be in accordance with the Allotment Setbacks Table
- Built to boundary walls are a maximum length of 50% of the boundary length and a maximum height of 3.5m
- Boundary setbacks are measured from the outermost projection of the building or structure.
- Maximum building location envelopes are subject to future proposed easements and/or other underground services or trees identified for retention. This plan accounts for the potential 1.5m wide (unless otherwise shown) roofwater and sewer services easement.
- The maximum height of residential buildings shall not exceed 2 Storeys or 9.0 metres.



- Legend**
- Site Boundary
 - Staging Boundary
 - Proposed Major Contour
 - Proposed Minor Contour
- Open Space**
- Pedestrian Link / Open Space
 - Sediment / Detention Basins
- Small Allotment Setbacks**
- Maximum Building Location Envelope
 - Potential On-Site Parking Locations
 - Preferred Open Space Location
 - Nominal Built to Boundary Wall

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Origin	Comp By. JLS/TJE	 PROPOSED SUBDIVISION STAGE 6 LARGE ALLOTMENT SETBACKS	 Plan Ref 21502-57	
Scale 1:1000	Sht A2		Local Authority GLADSTONE REGIONAL COUNCIL	Rev
	Locality NEW AUCKLAND	Job Reference 21502		