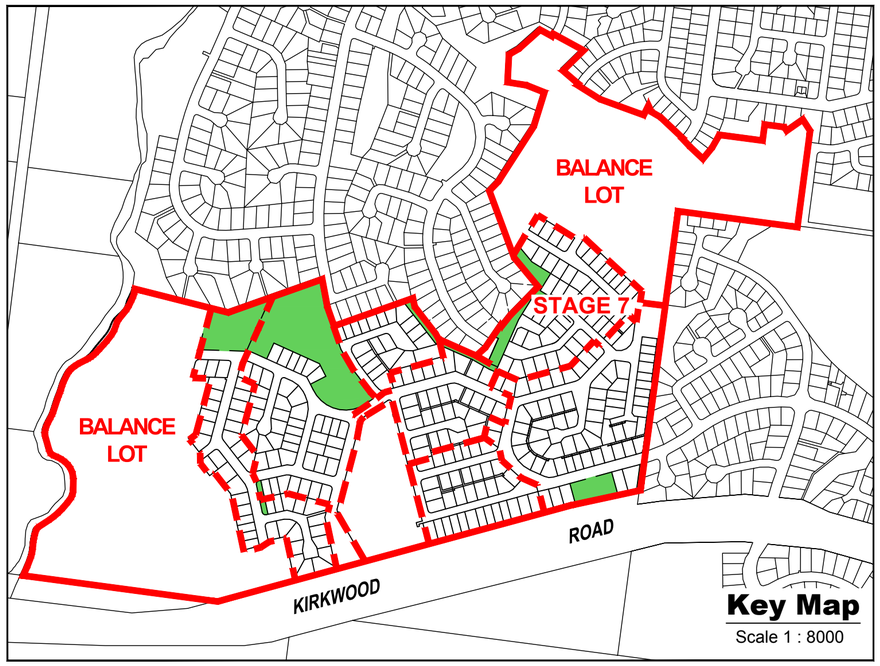

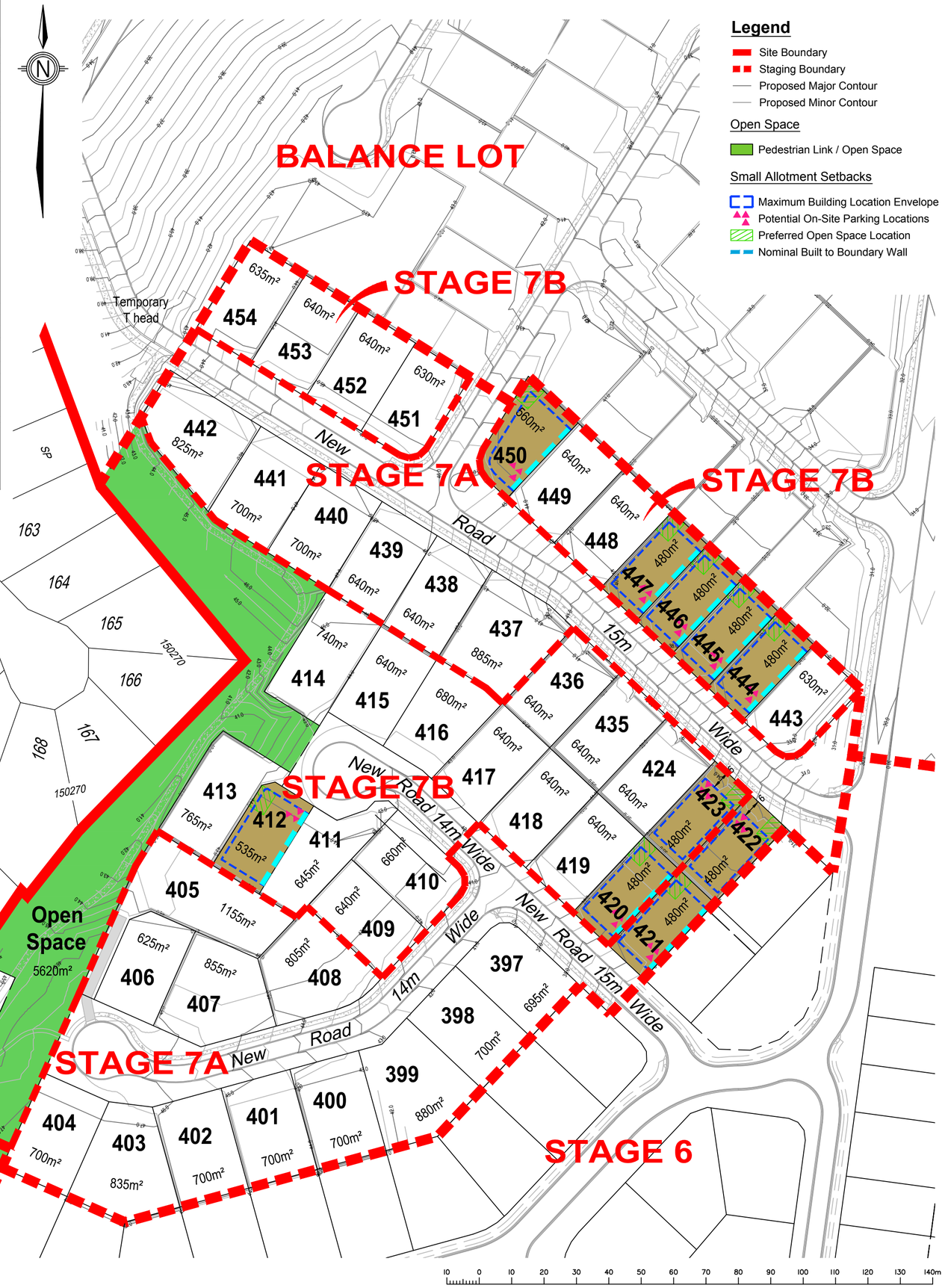

ALLOTMENT SETBACKS

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	2 1 space is to be covered and enclosed	
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 50% of the boundary length 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. This plan accounts for the potential 1.5m wide (unless otherwise shown) roofwater and sewer services easement.

7. The maximum height of buildings shall not exceed 2 storeys or 9.0 metres high.

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

Areas have been rounded down to the nearest 5m².

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

REVISION
A: 27-02-2012 Amend lot layout & open space
B: 26-06-2012 Amend lot layout & open space
C: 12-07-2012 Amend driveway locations & BTB
D: 13-08-2013 Include Sub-Staging
E: 30-08-2013 Amend driveway & BTB Locations

CLIENT PEET

PROJECT vantage

PROPOSED SUBDIVISION
STAGE 7
SMALL ALLOTMENT SETBACKS

Level Datum	
Origin	
Date	30-08-2013
Comp By.	JLS / BM
DWG Name.	21502-63E Stg 7 Pro
Local Authority	GLADSTONE REGIONAL COUNCIL
Locality	NEW AUCKLAND
Job Reference	21502
Scale	1:1000
Sheet	A2
Plan Ref	**21502-64**
Rev	**E**

RPS

RPS Australia East Pty Ltd
ACN 140 292 762
ABN 44 140 292 762

Urban Design
Brisbane Design Studio
455 Brunswick Street
Fortitude Valley QLD 4006

T +61 7 3124 9300
F +61 7 3124 9399

W rpsgroup.com.au

©COPYRIGHT PROTECTS THIS PLAN
Unauthorised reproduction or amendment not permitted. Please contact the author.