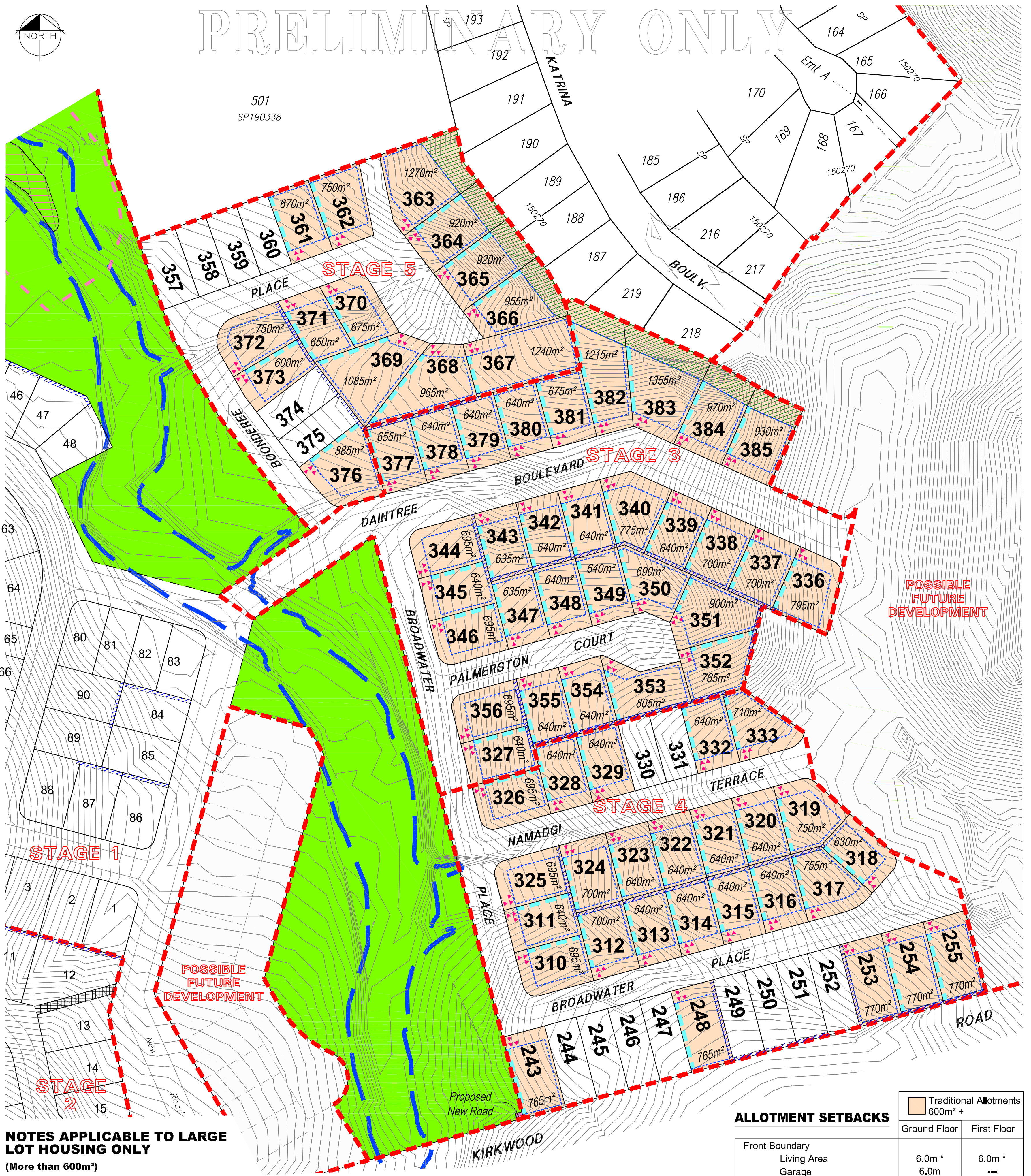




PRELIMINARY ONLY



NOTES APPLICABLE TO LARGE LOT HOUSING ONLY
(More than 600m²)

1. Setbacks are as per table unless otherwise dimensioned
2. For Allotments equal to or greater than 600m², setbacks are measured from the outermost projection of the building or structure.
3. 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.
4. The maximum height of residential buildings shall not exceed 2 Storeys or 9.0m.
5. Built to boundary walls are optional, where this option is not adopted side boundary setbacks shall be in accordance with the Allotment Setbacks Table
6. Built to boundary walls are a maximum length of 15m and a maximum height of 3.5m

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.

LEGEND

- Maximum Building Location Envelope
- Potential On-Site Parking locations
- Nominal Built to Boundary Wall (max. length 15 metres)
- Potential Roof and Storm Water easement- Refer to Gladstone City Council Stormwater design Standards

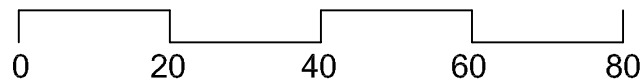
ALLOTMENT SETBACKS

	Traditional Allotments 600m ² +	
	Ground Floor	First Floor
Front Boundary		
Living Area	6.0m *	6.0m *
Garage	6.0m	---
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	3 2 spaces are to be covered and enclosed (side by side configuration)	
Site Cover	50%	

* Denotes - Large allotments which adjoin a courtyard allotment are permitted to have a reduced setback of 4.5m



SCALE 1 : 1000 @ B2



LARGE LOT SETBACKS PLAN
GREENMONT RIDGE, KIRKWOOD ROAD GLADSTONE STAGES 3 - 5