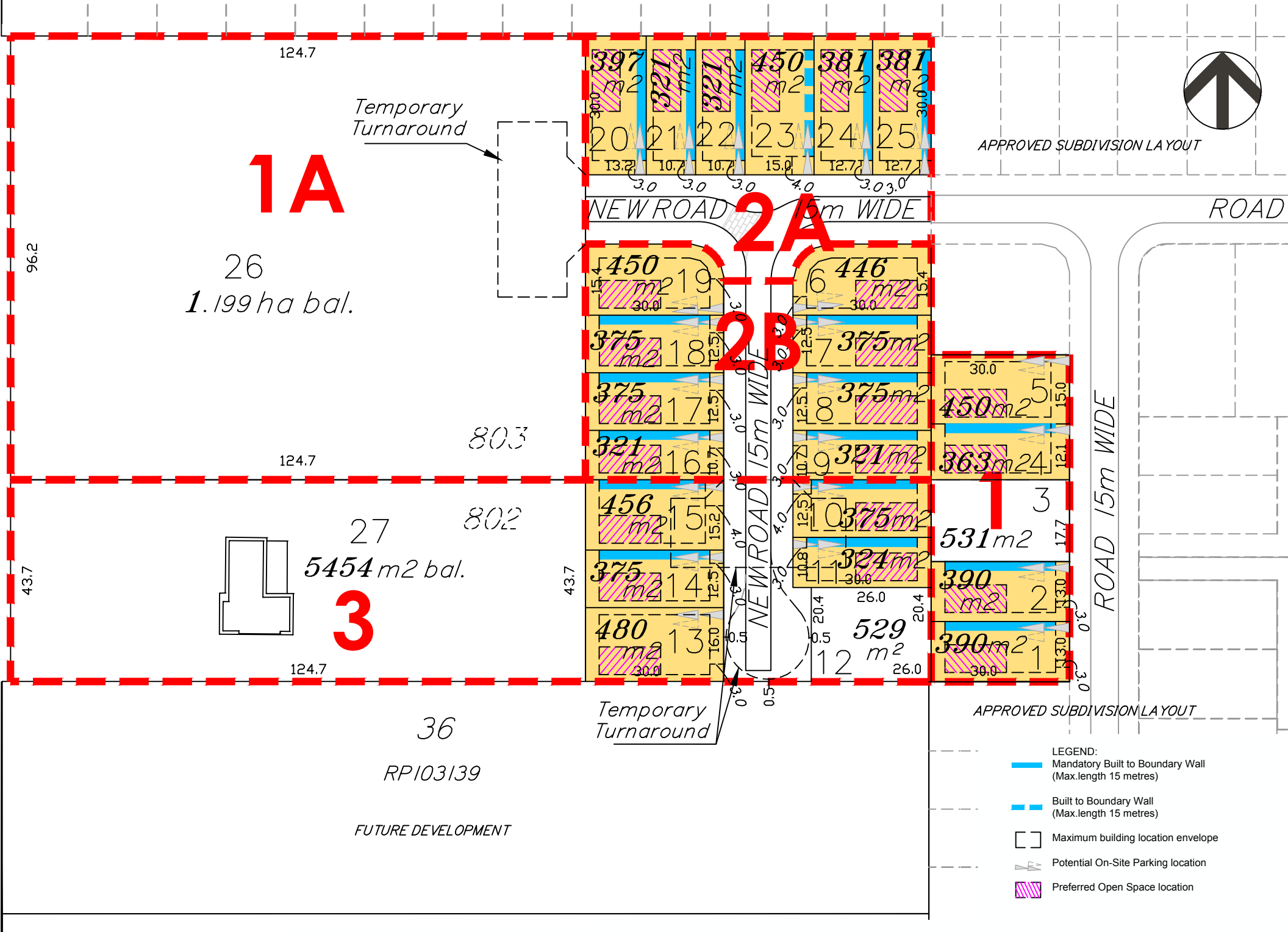


RP30536	49
RP30536	50
RP198561	3
RP30536	53
RP30536	54
RP30536	55
RP30536	56
ALICE ST	
165	SP201722
RP30536	67
RP30536	68
RP30536	69
RP30536	70
RP30536	71
RP30536	72

KINSELLAS ROAD WEST



KINSELLAS ROAD
For
P & E BUCHANAN

IMPORTANT NOTES:
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 30073-SP01-F
Contours / Topographic Q100-Q50

Issue	Revisions	Date	Drawn
G	Amend staging	20.12.2016	KS/SI
F	Amend staging	06.12.2016	KS/SI
E	Amend lot 12 and temporary turnaround	12.03.2014	KS
D	Amend layout	17.02.2014	JS
C	Amend layout	16.02.2014	CW
B	Amend layout	26.02.2013	CW
A	Original	30.07.2012	CW

Locality: Mango Hill
Local Authority: MBRC
Scale: 1:1000@A3
Drawn: KS/SI
Checked: Nathan W
Plot Date: 20 Dec, 2016
Computer File Ref: 30073-SP01-G.dwg

Small Lot Setback Plan
Kinsellas Road West
Mango Hill
Lot 802 & 803
on SP234781



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Drawing No 30073-SP01 Issue G

Notes Applicable to Small Lots

- Small Lot Housing is to be undertaken in accordance with this Small Lot Plan and the Development Permit that created these lots.
- Built to the Boundary walls are mandatory where the road frontage widths are less than 15.0m, except as otherwise noted on the Small Lot Plan.
- Built to the Boundary walls shall be built with a maximum length of 15m and a maximum height of 3.5m.
- The private open space is:
 - at least 80m² in size;
 - all dimensions are greater than 2.5m;
 - able to fully contain a circle with a diameter of 5.0m.
- The maximum height of buildings shall not exceed 2 storeys.

6. Minimum Road frontage boundary setbacks shall be as per the following setbacks table, unless otherwise dimensioned:

	Walls	Eaves
Living & Habitable areas	4.5 m	3.9 m
Garages and Carports	5.5 m	4.9 m
Secondary Road Frontage	3.0 m	2.4 m

Front porticos may be located closer to the front property boundary than stated, provided that the portico is located not less than 3.0m 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.

7. Minimum Side boundary setbacks (other than mandatory Built to the Boundary walls) shall be as per the following setback table, unless otherwise dimensioned:

	Walls	Eaves
Ground Floor	1.5 m	0.9 m
First Floor	2.0 m	0.9 m

8. Minimum Rear boundary setbacks shall be as per the following setback table:

	Walls	Eaves
Ground Floor	3.0 m	2.4 m
First Floor	3.0 m	2.4 m

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

9. Maximum site coverage of 50% plus 10% allowable for additional open structures such as patios, verandahs and porticos.

10. 50% of small lots are required to accommodate three (3) medium passenger vehicles.

