

# BENTLEY CROSSING

## Stage 3

### BUILDING SETBACK PLAN

**Notes:**

1. Front, side & rear boundary setbacks are from the Outer Most Projection (OMP) to the relevant boundary.
2. For a corner lot which has an average width of 24m or less, no building or structure over 2 metres in height is to be built within a 9 metre truncation at the corner of two road frontages.
3. All buildings must be set back a minimum of 1.5 metres to completed sewer mains, or as otherwise approved. Note: Deeper sewer mains may require an increased setback (refer to Council.).
4. Where there is conflict between the approved setbacks and drainage, sewer or water infrastructure the infrastructure position prevails together with required setbacks from such infrastructure.
5. The two storey parts of a detached dwelling have a minimum set back of 2 metres to the relevant boundary.
6. The maximum length of a building built to a side boundary is restricted to 15 metres. That part of the building that is built-to-boundary is to only contain non-habitable rooms. If building is constructed in two sections the infill between the two sections must be joined with a 1.8 metre high masonry fence matching the subject dwelling.
7. Where no set backs are provided on the approved plans the Queensland Development Code shall prevail. refer QDC "MP1.1 Design and siting Standard for Single detached Housing - on lots less than 450m<sup>2</sup>" & refer "QDC MP1.2 Design and siting Standard for Single detached Housing - on lots 450m<sup>2</sup> and over"
8. Edge of Driveway to face of Electrical Fuse Pillar to have a minimum clearance of 1.0m.

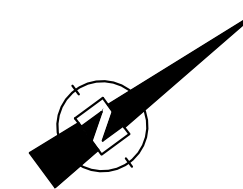
Lot	Area	Lot Frontage	Front Street Setback	Secondary Street Setback	Garage Street Setback	Minimum Side and Rear clearances from that part of Building or structure that is	
						4.5m or less in height *	4.501m to 7.5m in height*
	m <sup>2</sup>	m	m	m	m	m	m
301	420	14.00	3.0		3.0	1.350	1.800
302	450	15.00	4.5		4.5	1.500	2.000
303	420	14.00	3.0		3.0	1.500	2.000
304	600	20.84	6.0	3.0	6.0	1.500	2.000
305	600	20.00	6.0		6.0	1.500	2.000
306	420	14.00	3.0		3.0	1.350	1.800
307	540	18.00	4.5		4.5	1.500	2.000
308	600	20.00	6.0		6.0	1.500	2.000
309	596	12.93	4.5		4.5	1.500	2.000

\* unless reduced Setback is permitted as per Note 7



**LEGEND**

- Stage 3 Building Location Envelope
  - Future Stage Building Location Envelope
  - Driveway Location
  - Kerb Inlet Pit
  - Street Light
  - Sewer Line
  - Electrical Fuse pillar
  - Water Service
- \* Edge of Driveway to face of Electrical Pillar minimum 1.0m



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ALL DIMENSIONS, AREAS & EASEMENT LOCATIONS ARE SUBJECT TO FINAL SURVEY.