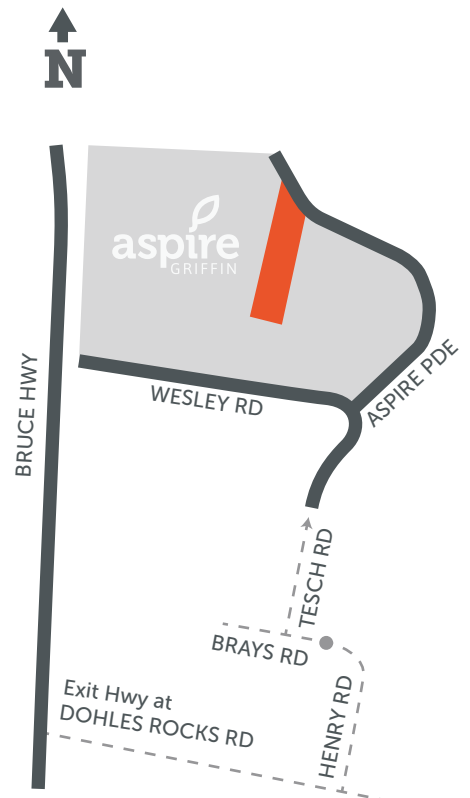




# Spirit Stage 4



Call **Daniel Lister** on **0400 717 462** or email **daniell@fairland.com.au**

Fairland Group Pty Ltd. Level 3 21-24 North Terrace Adelaide SA 5000 call 08 8112 3133 fax 08 8221 5510 fairland.com.au









This is an indicative plan only. It may change and is subject to, and must be read in conjunction with the details and specifications contained in the engineers and other drawings held by council in relation to this development. Fairland will not be liable in any way whatsoever for any inaccuracies contained in this document. AAG12069.



# Spirit Stage 4



### LEGEND

-  Denotes Duplex Dwelling allowed
-  Denotes single driveway location
-  Denotes double driveway location
-  Denotes Private Open Space
-  Single Storey Setback (distance from boundary)
-  Double Storey Setback (distance from boundary)
-  Denotes Mandatory Built to boundary (Single Storey only)
-  Denotes Optional Built to boundary (12.5m frontage or greater)

### GENERAL NOTES

1. This building envelope plan is to be read in conjunction with Development Permit DA/22097/2009/V23R and associated approved plans by Moreton Bay Regional Council.
2. For allotments 500m<sup>2</sup> and larger, where the front setback shown on this plan is less than 6m, a relaxation application must be made to Council. Council have full discretion in terms of allowing front setback to be less than 6m.
3. Building envelopes shown hereon are subject to final approval of MBRC.
4. Where the Lot frontage is less than 12.5m, garages or carports with openings of greater than 4.5m in width are not permitted, unless the Detached House is two storey's. Refer to Development Controls for Small Lots - Sections 12 of the approved Small Lots Plan 12116-PRO-23

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