

**LEGEND**

- Lots Under 450m<sup>2</sup>
- Lots Over 450m<sup>2</sup>
- Indicative Driveway Location
- Indicative Footpath Location
- Preferred Garage Location
- Optional Built to Boundary wall
- Building Envelope

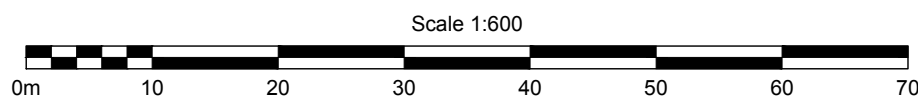
- NOTES:
1. Drawn to scale on an A3 sheet.
  2. All dimensions and areas are subject to final survey and approval by B.C.C.
  3. Building location envelopes are indicative only.

A	Original Issue	BRJ	24/10/2019
Issue	Revision	Int	Date

Title: **Building Envelope Guide**  
Ashford Residences - Stage 1

Client: **THE MIRVAC GROUP**

Locality:	EVERTON PARK		
Local Gov:	BCC	Prepared By:	BRJ
Surveyed By:		Approved:	BM
Date Created:	24/10/2019	Scale:	1:600
Comp File:	191518.project		
Plan No.:	<b>191518_013_PRO</b>		



REFER TO SHEET 2 FOR BUILDING SETBACK TABLE








DISCLAIMER: It is important to note that this is not an approved document from a local authority such as the Brisbane City Council or other legislative body and is intended to be used as a guide only. Mirvac recommends you liaise with a professional building certifier to determine if you can construct your desired home on a particular lot

**BUILDING SETBACK TABLE**

**BUILDING SUMMARY OF SETBACK TABLE AMENDMENTS FOR PLAN 013**

Indicative Lot Type	Lots under 450m2	Lots 450m2 and over	
<b>Minimum Front Boundary Setback</b>			
Primary Street Frontage <small>(The street frontage that is most commonly addressed by other buildings in the block) For the purposes of this plan the primary street frontage has been assumed based on the location of the driveway</small>	■ 6m to the external wall;	■ 6m; For a corner lots please refer to QDC MP1.2 - Design and Siting Standard for Single Detached Housing - On Lots 450m2 and Over Acceptable Solution A1 (b)	
Secondary Street Frontage <small>(Where a lot has more than one road frontage, the secondary is the frontage that which is not the primary street frontage)</small>	■ N/A	■ 6m; or For a corner lots please refer to QDC MP1.2 - Design and Siting Standard for Single Detached Housing - On Lots 450m2 and Over Acceptable Solution A1 (b)	
<b>Minimum Side Boundary Setbacks</b>			
	■ 1m for habitable spaces	Wall up to 4.5m high	1.5m
		Wall greater than 4.5m to 7.5m high	2m
		Wall greater than 7.5m high	2m plus 0.5m for every 3m or part exceeding 7.5m
<b>Built to Boundary Walls</b>			
	■ 0.5m and a maximum height of 3.5m for non-habitable spaces only for a maximum length of 15m.	N/A	
<b>Minimum Rear Boundary Setback</b>			
	■ 6m	Wall up to 4.5m high	■ 1.5m
		Wall greater than 4.5m to 7.5m high	■ 2m
		Wall greater than 7.5m high	■ 2m plus 0.5m for every 3m or part exceeding 7.5m
<b>Maximum Site Cover</b>			
	■ 50%	■ 50%	

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Local Gov: **BCC** Prepared By: **BRJ**  
Surveyed By: **BM** Approved: **BM**  
Date Created: **24/10/2019** Scale: **1:600**  
Comp File: **191518.project**  
Plan No: **191518\_013\_PRO**

Note: Setbacks shown in this table should be used as a guide only. Reference should be made to the Brisbane City Planning Scheme including the 'Dwelling House Code', 'Dwelling House (Small Lot) Code'; and the Queensland Development Code (QDC) 'MP1.1 - Design and Siting Standard for Single Detached Housing - on Lots Under 450m<sup>2</sup>' and 'MP1.2 - Design and Siting Standard for Single Detached Housing - On Lots 450m<sup>2</sup> and Over'.



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Issue	Revision	Int	Date

Title: **Building Envelope Guide**  
 Ashford Residences - Stage 2

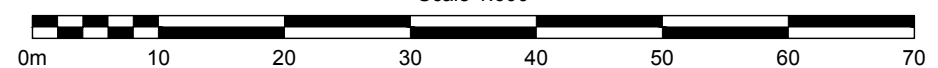
Client: **THE MIRVAC GROUP**

Locality:	EVERTON PARK		
Local Gov:	BCC	Prepared By:	BRJ
Surveyed By:		Approved:	BM
Date Created:	24/10/2019	Scale:	1:600
Comp File:	191518.project		
Plan No:	<b>191518_014_PRO</b>		

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Scale 1:600










## BUILDING SETBACK TABLE

## BUILDING SUMMARY OF SETBACK TABLE AMENDMENTS FOR PLAN 014

Indicative Lot Type	Lots under 450m <sup>2</sup>	Lots 450m <sup>2</sup> and over	
<b>Minimum Front Boundary Setback</b>			
Primary Street Frontage (The street frontage that is most commonly addressed by other buildings in the block) For the purposes of this plan the primary street frontage has been assumed based on the location of the driveway	<ul style="list-style-type: none"> <li>3m to the external wall;</li> <li>5.5m for garages</li> </ul>	<ul style="list-style-type: none"> <li>6m;</li> <li>For a corner lots please refer to QDC MP1.2 - Design and Siting Standard for Single Detached Housing - On Lots 450m<sup>2</sup> and Over Acceptable Solution A1 (b)</li> </ul>	
Secondary Street Frontage (Where a lot has more than one road frontage, the secondary is the frontage that which is not the primary street frontage)	<ul style="list-style-type: none"> <li>N/A</li> </ul>	<ul style="list-style-type: none"> <li>6m; or</li> <li>For a corner lots please refer to QDC MP1.2 - Design and Siting Standard for Single Detached Housing - On Lots 450m<sup>2</sup> and Over Acceptable Solution A1 (b)</li> </ul>	
<b>Minimum Side Boundary Setbacks</b>			
	<ul style="list-style-type: none"> <li>1m for habitable spaces</li> </ul>	Wall up to 4.5m high	1.5m
		Wall greater than 4.5m to 7.5m high	2m
		Wall greater than 7.5m high	2m plus 0.5m for every 3m or part exceeding 7.5m
<b>Built to Boundary Walls</b>			
	<ul style="list-style-type: none"> <li>0m; and</li> <li>limited to one side boundary; and</li> <li>for non-habitable spaces only; and</li> <li>a maximum height of 3.5m; and</li> <li>a maximum length of 9m.</li> </ul>	N/A	
<b>Minimum Rear Boundary Setback</b>			
	<ul style="list-style-type: none"> <li>6m; or</li> <li>3m for Lots 12 &amp; 13 only.</li> </ul>	Wall up to 4.5m high	<ul style="list-style-type: none"> <li>1.5m</li> </ul>
		Wall greater than 4.5m to 7.5m high	<ul style="list-style-type: none"> <li>2m</li> </ul>
		Wall greater than 7.5m high	<ul style="list-style-type: none"> <li>2m plus 0.5m for every 3m or part exceeding 7.5m</li> </ul>
<b>Maximum Site Cover</b>			
	<ul style="list-style-type: none"> <li>60%</li> </ul>		<ul style="list-style-type: none"> <li>50%</li> </ul>

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### LEGEND

-  Lots Under 450m<sup>2</sup>
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