



LEGEND

- Lots Under 450m²
- Lots Over 450m²
- Indicative Driveway 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	ARS	26/05/2022
Issue	Revision	Int	Date

Title: **Building Envelope Guide**
Ashford Residences - Stage 4B

Client: **THE MIRVAC GROUP**

Locality:	EVERTON PARK		
Local Gov:	BCC	Prepared By:	ARS
Surveyed By:		Approved:	BM
Date Created:	26/05/2022	Scale:	1:300
Comp File:	191518.project		
Plan No:	191518_076_PRO		

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

Scale 1:300









BUILDING SETBACK TABLE

BUILDING SUMMARY OF SETBACK TABLE AMENDMENTS

Indicative Lot Type	Lots under 450m ²	Lots 450m ² and over	
Minimum Front Boundary Setback			
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"> 3m to the external wall; 5.5m for garages 	<ul style="list-style-type: none"> 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 (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"> N/A 	<ul style="list-style-type: none"> 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) 	
Minimum Side Boundary Setbacks			
	<ul style="list-style-type: none"> 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
Built to Boundary Walls			
	<ul style="list-style-type: none"> 0m; and limited to one side boundary; and for non-habitable spaces only; and a maximum height of 3.5m; and a maximum length of 9m. 	N/A	
Minimum Rear Boundary Setback			
	<ul style="list-style-type: none"> 6m; or 3m for Lots 12 & 13 only. 	Wall up to 4.5m high	<ul style="list-style-type: none"> 1.5m
		Wall greater than 4.5m to 7.5m high	<ul style="list-style-type: none"> 2m
		Wall greater than 7.5m high	<ul style="list-style-type: none"> 2m plus 0.5m for every 3m or part exceeding 7.5m
Maximum Site Cover			
	<ul style="list-style-type: none"> 60% 		<ul style="list-style-type: none"> 50%

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 450m²' and 'MP1.2 - Design and Siting Standard for Single Detached Housing - On Lots 450m² and Over', and to the Council development approval which has varied some setbacks for lots under 450m²

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