

REFER TO SHEET 2 FOR BUILDING SETBACK TABLE

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CLIENT 

PROJECT  
**BUILDING ENVELOPE GUIDE**  
**STAGE 2**  
 (HYDEBERRY ROCHEDALE)

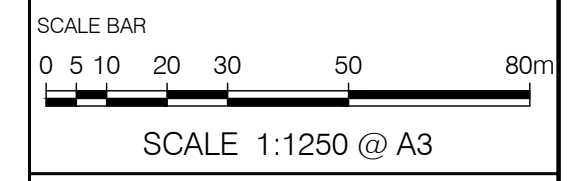
LOCAL AUTHORITY  
 BRISBANE CITY COUNCIL

NOTES  
 (i) This plan was prepared for the purpose and exclusive use of MIRVAC and is not to be used for any other purpose or by any other person or corporation. LandPartners Pty Ltd accepts no responsibility for any loss or damage suffered howsoever arising to any person or corporation who may use or rely on this plan in contravention of the terms of this clause or clauses (ii), (iii) or (iv) hereof.  
 (ii) The dimensions, areas, number of lots, size and location of improvements & flood information (if shown) are approximate only and may vary.  
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**LEGEND**

<b>GENERAL</b>	<b>RESIDENTIAL - STANDARD LOTS</b>
Stage Boundary	<b>HOUSE (ATTACHED)</b>
Indicative Footpath Location	Lots Under 450m <sup>2</sup>
Bio Retention Basin	Lots Over 450m <sup>2</sup>
Central Median Strip	<b>DEVELOPMENT CONTROLS</b>
	Building Location Envelope (indicative)
	Optional Built to Boundary Wall
	Preferred Garage Location
	Indicative Driveway Location

**ADDITIONAL NOTES:**  
 Building location envelopes are indicative only. This plan should be read in conjunction with the 'Hydeberry by Mirvac Building Envelope Guides' for Lots under 450m<sup>2</sup> and for Lots 450m<sup>2</sup> and over.




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PLAN NUMBER	SHEET 1 OF 2	REV	
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## BUILDING SETBACK TABLE

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>4.5m to the external wall;</li> <li>3m to layering elements including porches, decks or verandahs, as measured to the outermost projection (eaves/fascia); and</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>1.5m; or</li> <li>0.5m for non-habitable spaces up to 3m building height where the secondary frontage is 10m or less wide and a minor road</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; and</li> <li>1.5m to a public pedestrian pathway.</li> </ul>	<table border="1"> <tr> <td>Wall up to 4.5m high</td> <td>1.5m</td> </tr> <tr> <td>Wall greater than 4.5m to 7.5m high</td> <td>2m</td> </tr> <tr> <td>Wall greater than 7.5m high</td> <td>2m plus 0.5m for every 3m or part exceeding 7.5m</td> </tr> </table>	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
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<b>Built to Boundary Walls</b>								
	<ul style="list-style-type: none"> <li>0m, where on a lot with an average width of more than 7.5m for non-habitable spaces only, a maximum height of 3.6m and a maximum length of 9m or if greater than 9m in length the wall steps in to a minimum of 1.5m from the side boundary for a minimum length of 3m and includes at least one window or door before continuing as a built to boundary for a maximum aggregate length of 18m (except where built to a pedestrian pathway);</li> <li>Built to boundary walls are:                             <ol style="list-style-type: none"> <li>Not located within 1m of a window of a habitable room in an adjoining dwelling house;</li> <li>Not located within the front or rear boundary setbacks;</li> <li>Low maintenance and constructed of pre-finished materials;</li> <li>Limited to one side boundary as shown on the Approved Plan of Development;</li> <li>Must not be located fronting a road boundary or a pedestrian pathway with the exception of a garage permitted only on a pedestrian pathway; and</li> <li>Garages built along a pedestrian pathway are to be of a maximum height of 3.6m and a maximum length of 9m.</li> </ol> </li> </ul>	N/A						
<b>Minimum Rear Boundary Setback</b>								
Wall up to 4.5m high	• 2.5m	• 1.5m						
Wall greater than 4.5m to 7.5m high	• 4m	• 2m						
Wall greater than 7.5m high	• 4m	• 2m plus 0.5m for every 3m or part exceeding 7.5m						
<b>Maximum Site Cover</b>								
Lot is 300m <sup>2</sup> or more	• 60%	• 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 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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PROJECT <b>BUILDING ENVELOPE GUIDE</b> STAGE 2 (HYDEBERRY ROCHEDALE)			
LOCAL AUTHORITY BRISBANE CITY COUNCIL			
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SCALE BAR  SCALE 1:1250 @ A3			
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