

# BUILDING ENVELOPE PLAN - STAGE 4

## LEGEND

- Site Boundary
- - - Staging Boundary
- - - Building Envelope
- Built to Boundary Wall if provided

## NOTE

**BUILDING ENVELOPES SHOWN ARE INDICATIVE ONLY. REFER TO BUILDING ENVELOPE NOTES AND TABLE FOR DESIGN PARAMETERS**

1. Unless amended below, development must be in accordance with MP 1.1 and MP 1.2 of the Queensland Development Code (QDC) and the Logan City Council Dual Occupancy and Dwelling house Code.
2. While not indicated on this plan, where consistent with the QDC, built to boundary walls can be provided on all lots.
3. The following provisions override provisions PM 1.1 and MP 1.2 of the QDC and the Logan City Council Dual Occupant and Dwelling House Code;
  - The minimum road setback is 3.0m (increased setbacks may be applicable where single garages or car ports are provided to comply with QDC provisions);
  - For a corner lot over 450m<sup>2</sup>, the secondary road frontage setback is 1.5m; and
  - The maximum area covered by all buildings and structures roofed with impervious material does not exceed 65% of the lot area.

4. A summary of QDC provisions relating to lots equal to or below 450m<sup>2</sup> is detailed below:

### GENERAL

- Dwelling height on a lot with a slope up to 15% is not more than 8.5m and on a lot with a slope of 15% or more is not more than 10m;
- The secondary road frontage setback is 1.0m.

### BUILT TO BOUNDARY WALL

- Preferred built to boundary wall locations are indicated on the Plan of Development.
- Where applicable, the built to boundary line is nominated on this Building Envelope Plan. The length of the wall built to this boundary should not exceed the greater of 50% of the boundary length or 15 metres, unless specified otherwise in the Building Envelope Plan.
- Built to Boundary walls may enclose habitable rooms provided that a secondary light source window is provided in that room.

### GARAGES AND CARPORTS

- Preference is for garages to be constructed as a built to boundary wall as shown;
- The elevational dimension of openings facing the street is lesser of 6m and 50% of the frontage width;
- A maximum of 1 driveway per dwelling is permitted;
- Parking two vehicles on a lot is required, with a minimum of 1 space being covered.

### DEFINITIONS

- The definitions of Site Cover, Outer Most Projection, Setback, Garage and Open Carports is in accordance with the QDC MP1.1; or QPP where otherwise defined.

	Ground Floor	First Floor
Front Setback		
Living	3.0m	3.0m
Double Garage	4.5m	n/a
Corner Allotment		
Secondary Road Frontage	1.0m	1.0m
Side & Rear Setback		
Side	1.0m	1.5m
Rear	1.0m	1.5m
Garage Location	Preference is for garages to be constructed as a built to boundary wall as shown	
Site Coverage (Maximum)	65%	

RP DESCRIPTION LOT 48 on MAR619  
 CONTOURS Lidar Data - Interval 0.25 m

