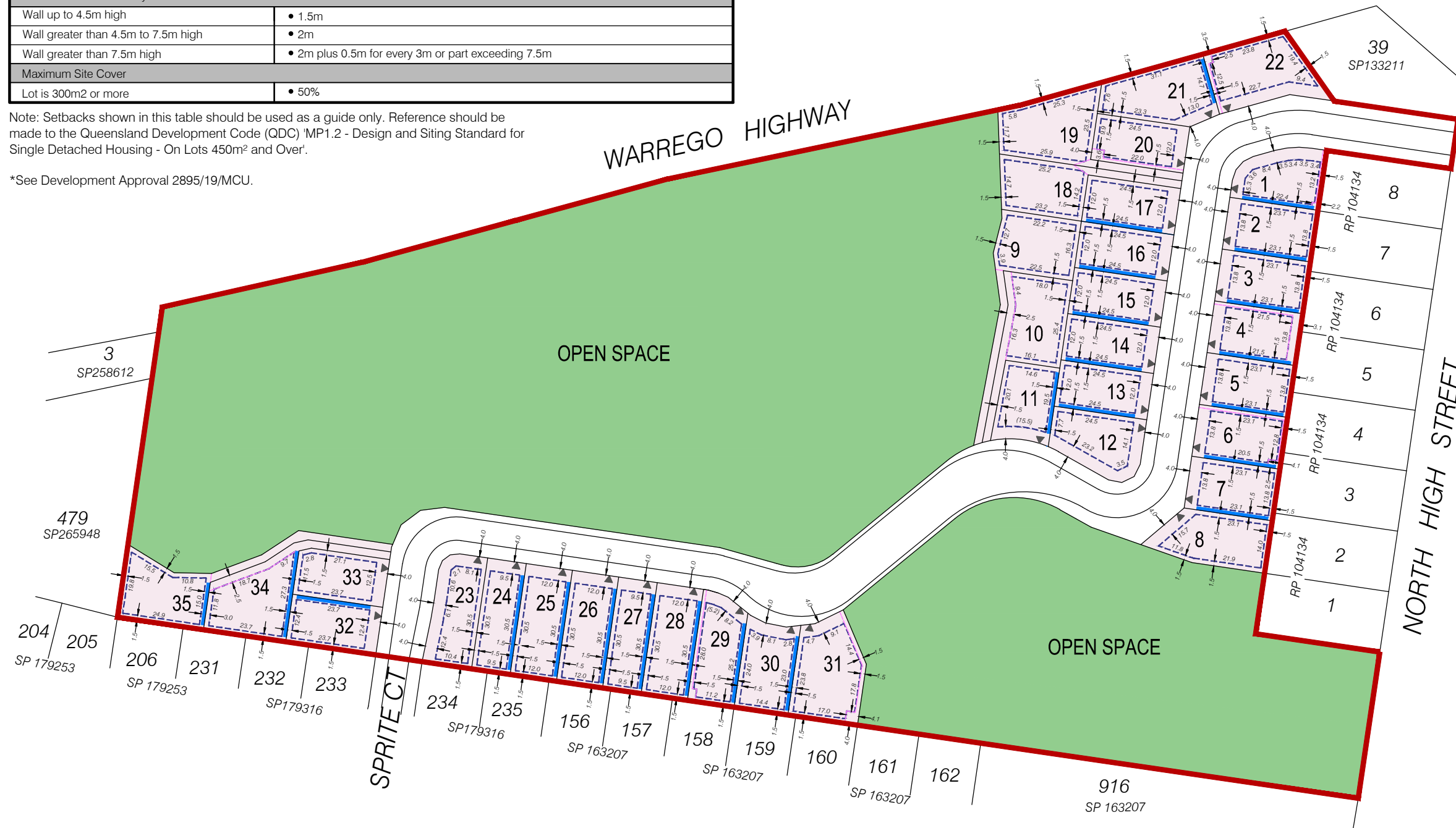


BUILDING SETBACK TABLE

Indicative Lot Type	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)	<ul style="list-style-type: none"> • 4m to buildings (approved by local government) • 5.5m to garages (approved by local government) • 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"> • 4m to buildings (approved by local government) • 5.5m to garages (approved by local government) • 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		
	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		
	N/A	
Minimum Rear Boundary Setback		
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	
Maximum Site Cover		
Lot is 300m ² or more	• 50%	

Note: Setbacks shown in this table should be used as a guide only. Reference should be made to the Queensland Development Code (QDC) 'MP1.2 - Design and Siting Standard for Single Detached Housing - On Lots 450m² and Over'.

*See Development Approval 2895/19/MCU.



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

NOTE: ALL DIMENSIONS AND AREAS ON THIS PLAN ARE SUBJECT TO SURVEY AND REQUIREMENTS FOR LODGEMENT OF SURVEY PLANS IN THE DEPARTMENT OF NATURAL RESOURCES, MINES AND ENERGY.

CLIENT
LENNIUM GROUP

PROJECT
BUILDING ENVELOPE GUIDE
PROPOSED RECONFIGURATION
OF LOT 393 ON SP133211
(21-25 NORTH HIGH STREET, BRASSALL)

LOCAL AUTHORITY
IPSWICH CITY COUNCIL

NOTES
(i) This plan was prepared for the purpose and exclusive use of LENNIUM GROUP 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.
(iii) This plan has not been endorsed by the local authority and is indicative only.
(iv) This plan may not be copied unless these notes are included.

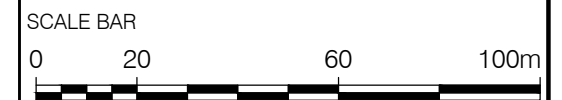
LEGEND

GENERAL

- Stage Boundary
- Open Space
- Lots 450m² and Over
- Proposed Easment
- Built to Boundary Wall Locations
- Indicative Driveway Location

DEVELOPMENT CONTROLS

- Building Location Envelope
(The building location envelopes are indicative only and have been shown based on single storey buildings up to 4.5 metres high. Reference should be made to Queensland Development Code (QDC) 'MP1.2-Design and Siting Standard for single detached housing - on Lots 450m² and over'.



SCALE 1:1500 @ A3



Brisbane Office
Level 1
18 Little Cribb Street
Milton QLD 4064
PO Box 1399
Milton QLD 4064

(07) 3842 1000
(07) 3842 1001
info@landpartners.com.au
www.landpartners.com.au



DRAWN	MIS	DATE	26/09/2019
CHECKED	EGR	DATE	26/09/2019
APPROVED	SRS	DATE	26/09/2019

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