



Lots 1587 to 1594 (inclusive) Acoustic Outcomes

The design and construction of a dwelling house on lots 1587 to 1594 (inclusive) shall be required to observe the following requirements:

- the dwelling house shall be sited no closer than twenty (20) metres from the rear of the property boundary;
- the dwelling house shall be of a brick and tile construction form, with all windows fronting the northern, southern and western boundaries of the allotments being single glazed, utilising glass with a minimum thickness of 4.5mm (3/16 inch).

If an alternative building treatment is sought, then a suitably qualified Acoustics' Engineer (RPEQ) will need to confirm that the desired building treatment will achieve a transmission loss of no less than 30 dB(A).

Notes applicable to Courtyard Lots

- Housing is to be undertaken in accordance with this Building Envelope Plan.
- The private open space is:
 - at least 50m² in size;
 - all dimensions are greater than 2.5m.
- The maximum height of buildings shall not exceed 2 storeys.
- Minimum Road frontage boundary setbacks shall be as per the following setbacks table, unless otherwise dimensioned.

	Walls
Living & Habitable areas	3.0m
Garages and Carports	5.0m
Secondary Road Frontage	2.0m

on the ground floor
- Minimum Side boundary setbacks (other than optional Built to the Boundary walls) shall be as per the following setback table, unless otherwise dimensioned:

	Walls
Ground Floor	1.0m
First Floor	1.5m

The Built-to-Boundary Line is nominated on this Building Envelope Plan. The length of wall built to this boundary should not exceed the greater of 50% the boundary length or 15 metres.
 - Setbacks to all frontages are reduced by 1.5 m for a verandah, porch, covered first floor balcony or entry portico.
 - All setbacks shown are minimum and are measured to the building wall.
 - Easements over infrastructure have not been shown which may affect setbacks. Purchasers must make their own enquiries into the location of easements on their allotments.
 - Eaves must not protrude into easements.
- Minimum Rear boundary setbacks shall be as per the following setback table.

	Walls
Ground Floor	0.9m
First Floor	1.0m

Rear patios may be located closer to the rear property boundary than stated, provided that the patio is located not less than 1.5 m from the rear property boundary and patio remains open and not enclosed

Where specific design criteria has not been specified on this plan, design criteria is outlined in Schedule 3: Self Assessable provisions of the Greater Flagstone Urban Development Area - Development Scheme

NOTES

This plan was prepared as a provisional layout to accompany a development application. The information on this plan is not suitable for any other purpose.

Property dimensions, areas, numbers of lots and contours and other physical features shown have been compiled from existing information and may not have been verified by field survey. These may need verification if the development application is approved and development proceeds, and may change when a full survey is undertaken or in order to comply with development approval conditions.

No reliance should be placed on the information on this plan for detailed subdivision design or for any financial dealings involving the land.

The Saunders Havill Group therefore disclaims any liability for any loss or damage whatsoever or howsoever incurred, arising from any party using or relying upon this plan for any purpose other than as a document prepared for the sole purpose of accompanying a development application and which may be subject to alteration beyond the control of the Saunders Havill Group. Unless a development approval states otherwise, this is not an approved plan.

* This note is an integral part of this plan/data. Reproduction of this plan or any part of it without this note being included in full will render the information shown on such reproduction invalid and not suitable for use.

- MAXIMUM EXTENT OF BUILDING ENVELOPE (subject to Building Footprint limit of 50% of each lot)
- NOTIONAL PRIVATE OPEN SPACE (minimum total area of 50 m²)
- OPTIONAL BUILT TO BOUNDARY WALL
- C COURTYARD LOT

AMENDED IN RED

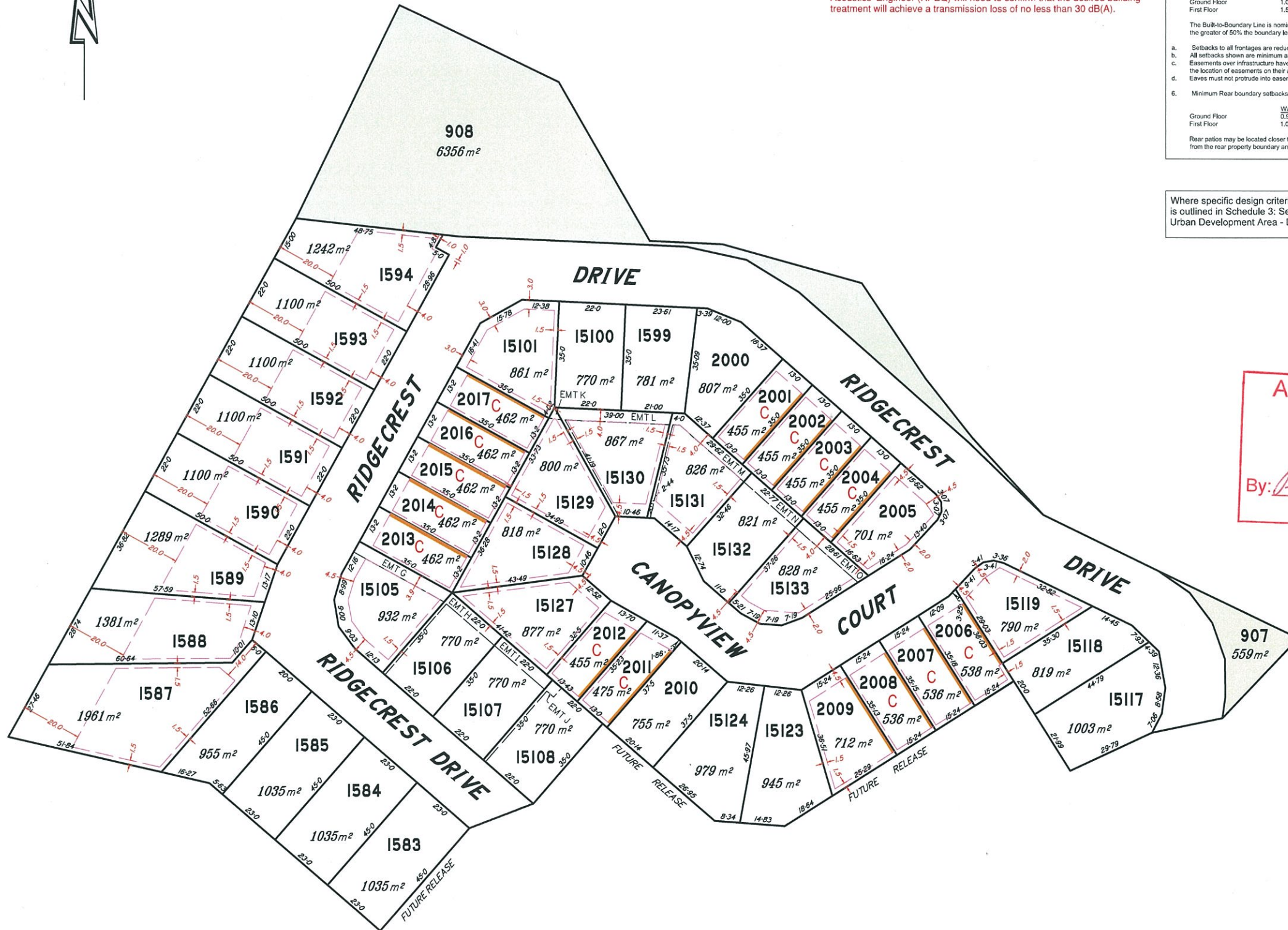
13 JUN 2016

By: *Barth Barba* (name)
MEDQ

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

21 JUN 2016

MEDQ



Scale 1:750 - Lengths are in Metres.

SH saunders
havill
group

web www.saundershavill.com
phone (07) 3251 9444 fax (07) 3251 9455
address 9 Thompson St Bowen Hills Q 4006

surveying town planning urban design environmental management landscape architecture

No.	by	Date	Description
A	AJB	05.03.15	Original Issue
B	AJB	05.03.15	Transformer Site added, BE updated
C	MD	20.05.16	Building Env adjusted and Easements Added for Lots 15105 & 15129-15133

Design
Date
Drawn AJB
Date 21.08.2014
Checked

Plan of	Plan of Development
	BUILDING ENVELOPE PLAN STAGE 15D
Project	FLAGSTONE RISE
Client	PEET

Level Datum: AHD der.
Origin of Levels: RL of Origin:
Contour Interval:

Lot Description
Lot
Locality of Parish of County of

town planning

Scale @A1 1:750
@A3 1:1500

Dwg No. 7080 P 02 SK C