Notes:
All setbacks as per the table 6-6 in the Buckley Road Area Plan unless otherwise noted on this building envelope plan. The setbacks are measured to the building wall or posts which allows eaves to extend into the setbacks.

This building envelope plan is to be read in conjunction with the relevant design guidelines submitted to Council in accordance with the Buckley Road Area Plan MBRC conditions.

Alternate Solution for Lots less than 10m wide

Use	Site Cover [2]	Road Setbacks [1, 4] Primary A	Primary B	Primary C	Secondary	Laneway	Other Setbacks [4, 6] Side	Rear	Height Storeys	Metres
Lot of less than 300m² with a width less than 10m.	70%	4.5m	5.0m	2.5m	Height > 4.5m – 1.5m. Otherwise 1.0m	1.0m	0m	Unless zero boundary: Height > 4.5m – 2.0m Otherwise 1.5m	2R	8.5m
		OR On corner lots, the driveway must be located on the secondary frontage and a double garage or double carport must be provided. The setback to garage or carport is to be a min. 3.0m.								
All Other Lots										
All Other lots	Refer Table 8-5 Schedule to Residential West Dwelling Code: Built Form - unless otherwise noted on this building envelope plan									

Notes:

1. Road Setbacks:
   A: Double Garage or Carport
   B: Single Garage or Carport (Note: The garage door is to be recessed a minimum of 200mm behind the wall or post of the garage or carport)
   C: Otherwise
2. Site Cover is exclusive of any unenclosed patios, verandas or balconies
3. Site Cover includes Studios and Outbuildings.
4. All setbacks are to be measured to the walls or posts of structures (unless noted otherwise). The secondary frontage setback may extend around 2 chords of the corner truncation. Cantilevered balconies allowed on front and secondary frontage min. setback 1.0m.
5. Where a wall is built to a zero lot boundary, a tolerance of up to 250mm is permitted to accommodate a gutter overhang. The balance of any dwelling not built to this boundary must comply with the relevant side setback requirements. The wall is to be constructed with materials and finishes consistent with the balance of the dwelling, extending to the same level as the anticipated level of the adjacent lot's platform in accordance with Council's requirements.
6. Lot of less than 450m² with a width less than 10m must be built to both boundaries unless nominated otherwise on this building envelope plan and include a minimum of 12m² private open space per lot.
7. All garages or carports must be set back a minimum of 900mm from the front of the house; or where a two storey section extends over not less than 50% of the garage, the garage may be in line with the second floor.

Stage 30

Stage 31

Stage 32

Lots 334-339 driveways must taper from maximum width of 4.8m at property boundary to 3.0m at kerb.

LEGEND

- Preferred indicative driveway location
  (only one permitted per dwelling house except Dual Occupancy (DO) may use both driveways if nominated. For non DO lots with preferred driveway on second frontage, side setback apply to rear.)
- Non-mandatory built to boundary
  (Dual Occupancy (DO) may build to rear boundary (max 50% of lot width) if nominated. Otherwise side setback apply for rear of DO.)
- (DO) Dual Occupancy permited
  (Dual Occupancy (DO) must be a minimum of 2 storeys in height on lots less than 600m². Otherwise single storey is permitted.)
- * Special Setback Reduction
  The rear setback on lots identifed by an astericks can be reduced to 2.5m
- Mandatory driveway location
  Driveways must taper from a maximum width of 4.8m at property boundary to 3.0m at the kerb.
- Mandatory built to boundary
  Houses must be built on this boundary. If nominated on this building envelope plan, homes must be built to both boundaries.
- # Side setback reduction to 1.0m (single storey homes only)

DEVELOPMENT EVOLUTION
Property & Planning Consultants

content
BUILDING ENVELOPE PLAN
STAGE 31

client
NORTH EAST BUSINESS PARK

North Harbour

N

scale; 1:1000
@: A3

drawn by; MTM
checked by; GJM
date; 11/6/21
drawing no.
NH-BE-PFS31

revisions

Moreton Bay Regional Council

Approved Subject to Conditions of Decision Notice DA/2021/2480

14/09/2021