



**LEGEND**

- Optional BTB Wall Location
- Indicative Private Openspace Location
- Indicative Driveway Location
- Indicative Garage Location
- Conservation Envelope (3m Wide)

Building envelopes shown are indicative only. Refer to notes below for design parameters.

**NOTES**

- General Requirements:**
1. Unless amended below, development must be in accordance with MP 1.1 and MP 1.2 of the Queensland Development Code (QDC);
  2. Preferred location of garages, built to boundary walls, driveways and private open space is indicated. Where conflicts occur with infrastructure within the verge or roadway these requirements can be altered where in accordance with below;
  3. All buildings and other improvements (including pools, cut/fill batters, water storage tanks) shall be located entirely within the designated building envelope, except for access driveways and services;
  4. Private open space to have a minimum area of 50m<sup>2</sup> and minimum dimension of 4m;
  5. Dwellings restricted to a maximum 2 storeys and be contained within 8.5m high envelope;
  6. Building footprints are not to exceed 50% of the site area;
  7. All lots with a minimum of 600m<sup>2</sup> must have one 2.0m side setback. Other side and rear setbacks in accordance with the QDC;
  8. Corner truncations are indicative only and to be as per QDC;
  9. A front porch/verandah is mandatory on all lots, it must extend for half of the front facade, excluding the garage, with a minimum depth of 1.5m;
  10. Verandah posts must be a minimum dimension of 125mm x 125mm;
  11. Garages or car accommodation must not exceed 40% of the street frontage;
  12. Front fencing is permissible but must not exceed 1.2m in height;
  13. Rear fencing, with the exception of laneway lots, must not address an Access or Collector Street;
  14. Other than connected garages, other Class 10a structures are to be located at the rear of the properties and clear of the private open space requirements;

**Built to Boundary Walls:**

15. Built to boundary walls are optional with road frontage widths equal to or in excess of 15m but not exceeding 18m;
16. In accordance with QDC not to exceed a height of 4.5m, length of 9m and located no closer than 1.5m to a required window in a habitable room of an adjoining dwelling.

**Front Setback**

17. Minimum 3.0m front setback on lots less than 600m<sup>2</sup>, and minimum 4.5m front setbacks on lots with a minimum 600m<sup>2</sup>;
18. No more than three (3) houses in a sequence will be positioned on the same setback. Where a setback variation is required the difference is a minimum of 0.5m;
19. All garages shall be setback a minimum 6.0m from the front boundary, and must be setback behind the balance building line by 0.5m;

**Conservation Envelope**

20. No building works to occur within conservation envelope;
21. Vegetation to be maintained as a buffer to neighbouring development including a combination of ground covers, shrubs and trees.

Scale 1:400 - Lengths are in Metres.

**SH saunders havill group**  
 Saunders Havill Group Pty Ltd ABN 24 144 972 949  
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No.	Drawn	Date	Description	Checked
A	NEQ	29/07/2020	Original Issue	TBG
B	NEQ	23/09/2020	Garage & Driveway Locations	AM

Plan of **BUILDING & CONSERVATION ENVELOPE PLAN**

Project **Telemon Street, Beaudesert**

Client **Spring Creek Land Corporation Pty Ltd ATF Aviano Trust**

Level Datum: **AHD der.**

Origin of Levels:  
RL of Origin:

SHG Magnet file:

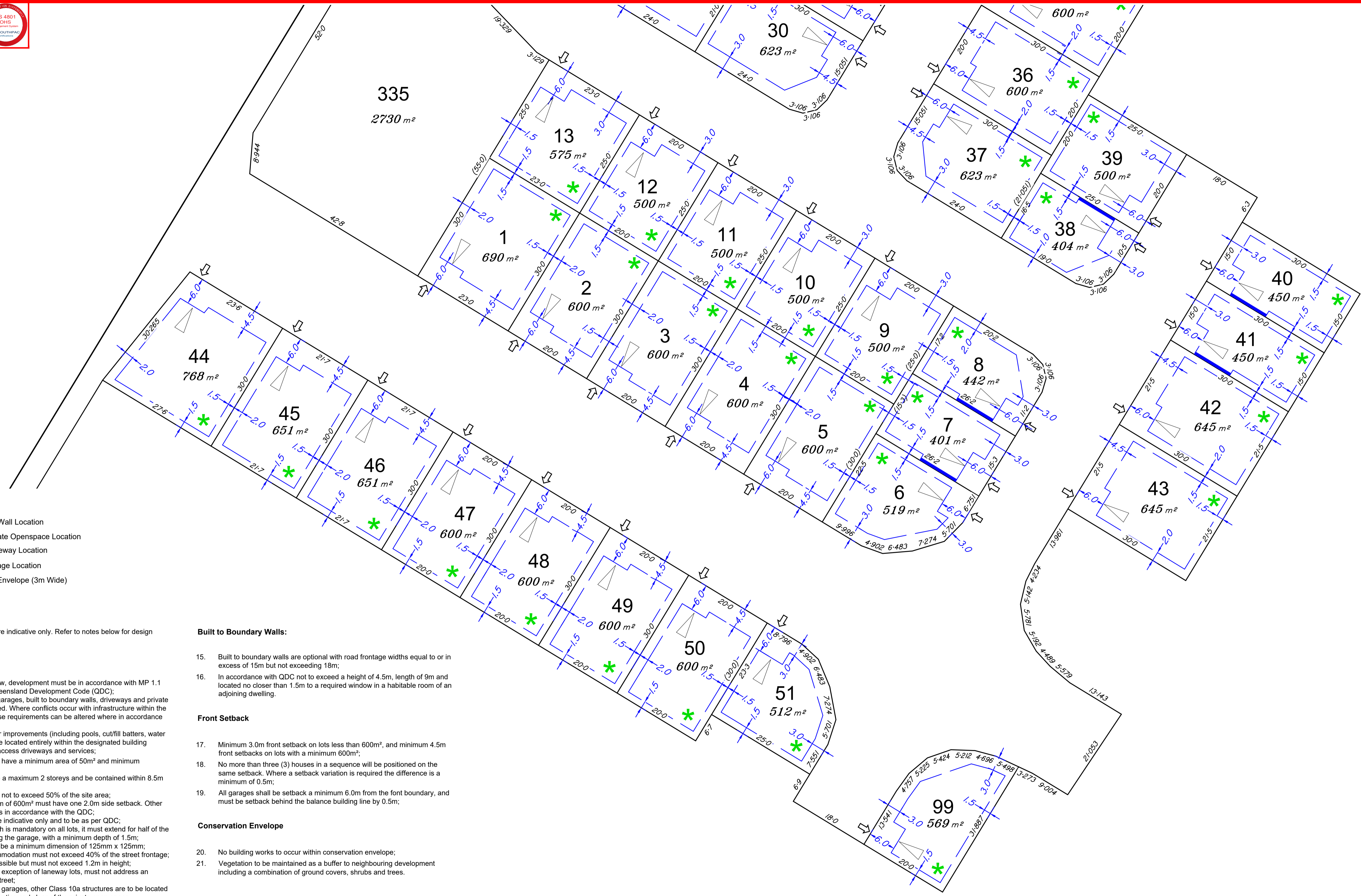
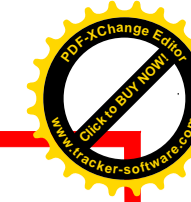
**surveying**

Lot Description  
**Lot 9001 on SP307752**

Locality: **Beaudesert**  
Local Government: **Scenic Rim**

Dwg No. **9297 S 17 BE B**

Scale @A1 **1: 400**  
@A3 **1: 800**



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