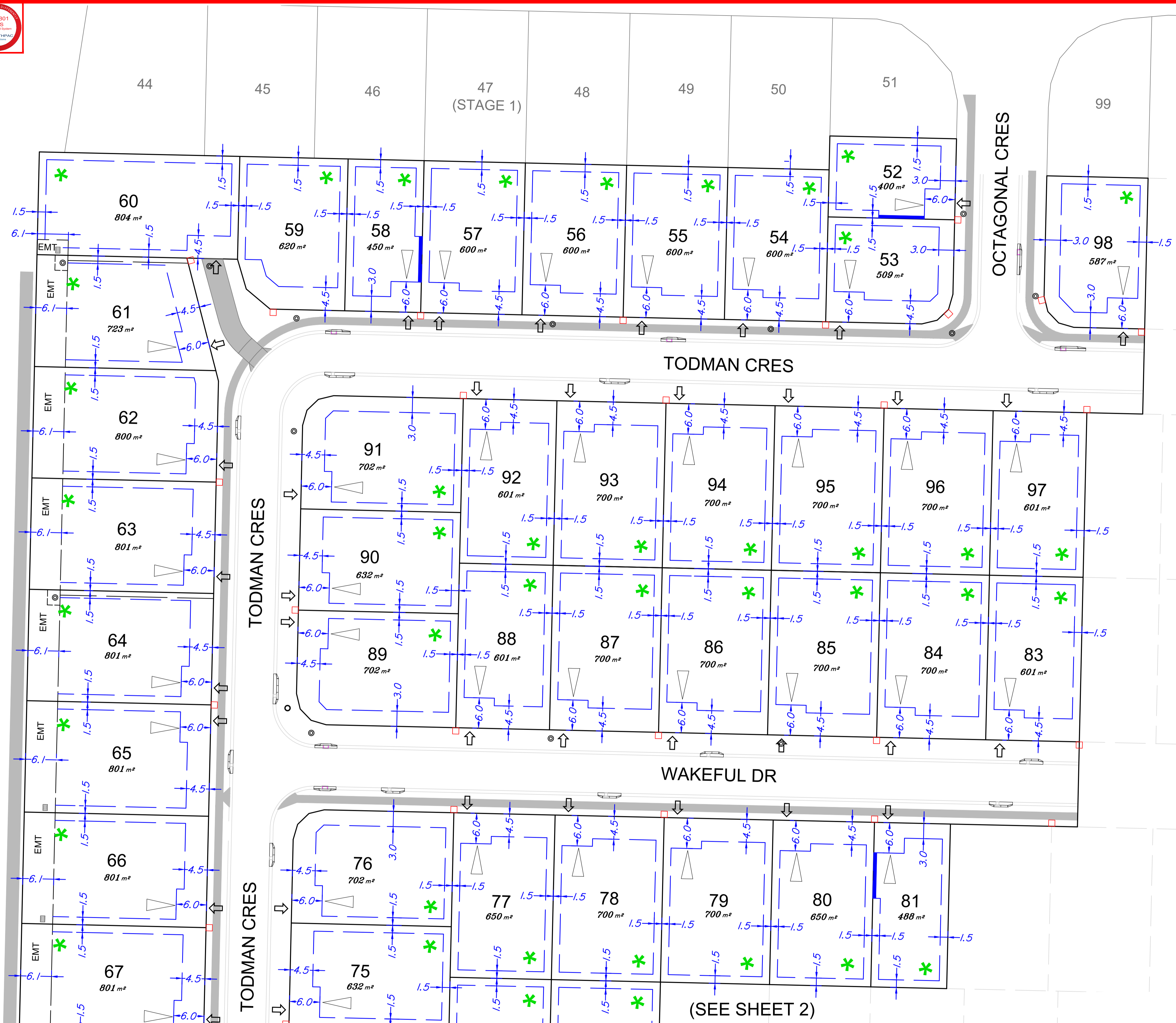
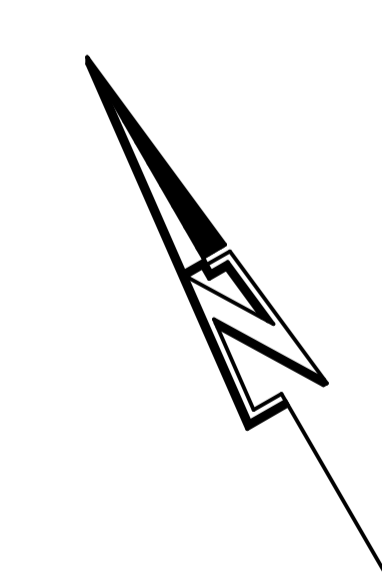




STREET  
TELEMON



- LEGEND**
- Optional BTB Wall Location
  - \* Indicative Private Openspace Location
  - ⇨ Indicative Driveway Location
  - ▾ Indicative Garage Location
- Building envelopes shown are indicative only. Refer to notes below for design parameters.
- NOTES**
- General Requirements:**
- Unless amended below, development must be in accordance with MP 1.1 and MP 1.2 of the Queensland Development Code (QDC); 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;
  - 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;
  - Private open space to have a minimum area of 50m<sup>2</sup> and minimum dimension of 4m;
  - Dwellings restricted to a maximum 2 storeys and be contained within 8.5m high envelope;
  - Building footprints are not to exceed 50% of the site area on lots 450m<sup>2</sup> or greater and are not to exceed 60% of the site area on lots less than 450m<sup>2</sup>; Corner truncations are indicative only and to be as per QDC;
  - Garages or car accommodation must not exceed 40% of the street frontage;
  - 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:**
- Built to boundary walls are optional with road frontage widths not exceeding 18m;
  - 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**
- 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>;
  - All garages shall be setback a minimum 6.0m from the front boundary.



Scale 1:400 - Lengths are in Metres.

**saunders havill group**  
 Saunders Havill Group Pty Ltd ABN 24 144 972 949  
 Brisbane • Springfield • Rockhampton  
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No.	Drawn	Date	Description	Checked
A	TBG	27/08/2021	Prelim for Discussion	TG/AM
B	TBG	14/10/2021	Lots 61 & 68 Update	TG

**BUILDING ENVELOPE PLAN  
STAGE 2**

Project: Spring Creek, Beaudesert  
 Client: Spring Creek Land Corporation Pty Ltd ATF Aviano Trust

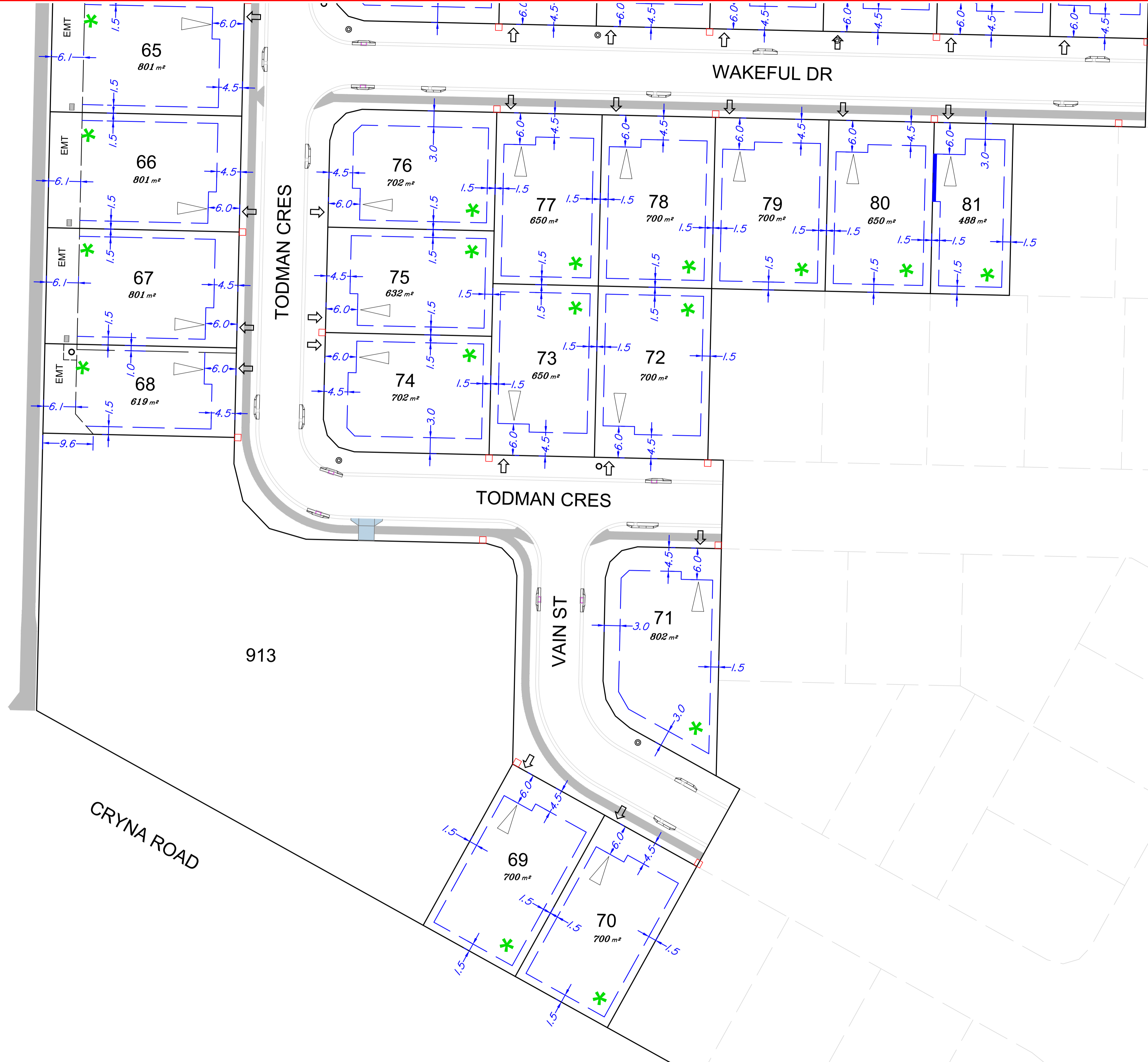
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 Origin of Levels:  
 RL of Origin:  
 SHG Magnet file:

Locality: Beaudesert  
 Local Government:  
 Scenic Rim Regional Council

**surveying** (Sheet 1 of 2)

Scale @A1 1: 400  
 @A3 1: 800

Dwg No. 9297 S 21 BE B



(SEE SHEET 1)

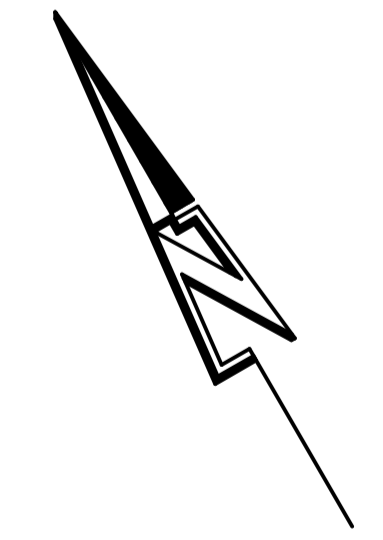
**LEGEND**

- Optional BTB Wall Location
- Indicative Private Openspace Location
- Indicative Driveway Location
- Indicative Garage Location

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;
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  6. Building footprints are not to exceed 50% of the site area on lots 450m<sup>2</sup> or greater and are not to exceed 60% of the site area on lots less than 450m<sup>2</sup>; Corner truncations are indicative only and to be as per QDC;
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**BUILDING ENVELOPE PLAN  
STAGE 2**

Project Spring Creek, Beaudesert  
 Client Spring Creek Land Corporation Pty Ltd ATF Aviano Trust

Level Datum: AHD der.  
 Origin of Levels:  
 RL of Origin:  
 SHG Magnet file:

Locality: Beaudesert  
 Local Government:  
 Scenic Rim Regional Council

**surveying** (Sheet 2 of 2)  
 Scale @A1 1: 400  
 @A3 1: 800  
 Dwg No. 9297 S 21 BE B