

DWELLING HOUSE DESIGN GUIDELINES

BUILDING HEIGHT		
Maximum Building Height	12m	
BUILDING ENVELOPE		
	Setbacks (min) <i>Where ≤8.5m in height</i>	Setbacks (min) <i>Where >8.5m-12m in height</i>
FRONTAGE SETBACKS (Primary Frontage) **Refer to Frontage Note		
Front Setback - To Wall	3.0m	6.0m
Front Setback - To OMP	2.0m	5.0m
Front Setback - To Covered Car Parking Space	*5.4m	N/A
FRONTAGE SETBACKS (Secondary Frontage - Street) **Refer to Frontage Note		
Secondary Frontage Setback - To Wall	2.0m	3.0m
Secondary Frontage Setback - To OMP	1.0m	2.0m
Secondary Frontage Setback - To Covered Car Parking Space	5.4m	N/A
FRONTAGE SETBACKS (Secondary Frontage - Laneway)		
Secondary Frontage Setback (Laneway) - To Wall and OMP	0.5m	0.5m
SIDE & REAR SETBACKS (Non Built to Boundary)		
Side & Rear Setbacks (Non-BTB)	As Per QDC MP1.1 or MP1.2 (<i>refer to Side Setbacks Table</i>)	
BUILT TO BOUNDARY WALLS (0m - 0.2m Side Setback)		
Where Lot Frontage is ≤7.5m	Mandatory both sides; Max. length 80% of boundary length & Max. BTB wall height of 7.5m	
Where Lot Frontage is >7.5m - 12.5m	Mandatory one side, as shown on the Approved Plan of Development; Max. length 60% of boundary length & Max. BTB wall height of 7.5m	
Where Lot Frontage is >12.5 - 18m	Optional one side, as shown on the Approved Plan of Development; Max. length of 15m or 60% of the length of the boundary (whichever is lesser) & Max. BTB wall height of 7.5m	
Where Lot Frontage is >18m	Not Permitted, however reduced side and rear boundary clearances may be permitted as prescribed in the QDC	
MAXIMUM SITE COVER		
	Site Cover (max) <i>Where ≤8.5m in height</i>	Site Cover (max) <i>Where >8.5m-12m in height</i>
Lot Area 300m ² or less	75%	50%
Lot Area 301-401m ²	70%	50%
Lot Area 401m ² -500m ²	60%	60%
Lot Area 501m ² +	60%	50%
GARAGE OPENINGS (Maximum Width)		
Lot Frontage Less than 12.5m	Single Storey: Max. 50% of the frontage width (being the frontage vehicle access is from) and recessed min. 1.0m behind the main building line or min. 1.0m behind a front portico and no more than 2.0m in front of the main building line); Two Storey: Max. 6.0m wide and recessed 1.0m behind front wall or balcony of upper level	
Lot Frontage 12.5m - 18m	Max. 6.0m wide	
Lot Frontage Greater than 18m	Not Specified	
ADDITIONAL DESIGN REQUIREMENTS		
Preferred Garage Location	Along built to boundary wall or otherwise indicated on the Plan of Development	
Minimum Number of Car Spaces	1 per Dwelling House	
Crossover Widths	Maximum of 40% of the frontage access is being obtained from or 4.8m, whichever is the lesser	
Casual Surveillance	Dwelling house must address primary frontage with a minimum of a front door, window(s) and pedestrian entrance; A minimum of one habitable room window having an area of at least 1m ² , or multiple habitable room windows having a combined area of at least 2.5m ² , overlooking each adjoining public space (street, public open space or laneway).	

SIDE SETBACKS TABLE

Road Frontage (in metres)	Side Boundary Clearances (in metres)			
	≤4.5m building height	>4.5m to 7.5m building height	>7.5m to 10.5m building height	>10.5m to 12m building height
15.001 or greater	1.500m	2.0m	2.5m	3.0m
14.501-15.0	1.425m	1.9m		
14.001-14.5	1.350m	1.8m		
13.501-14.0	1.275m	1.7m		
13.001-13.5	1.200m	1.6m		
12.501-13.0	1.125m	1.5m		
12.001-12.5	1.050m	1.4m		
11.501-12.0	0.975m	1.3m		
11.001-11.5	0.900m	1.2m		
10.501-11.0	0.825m	1.1m		
10.5 or less	0.750m	1.0m		

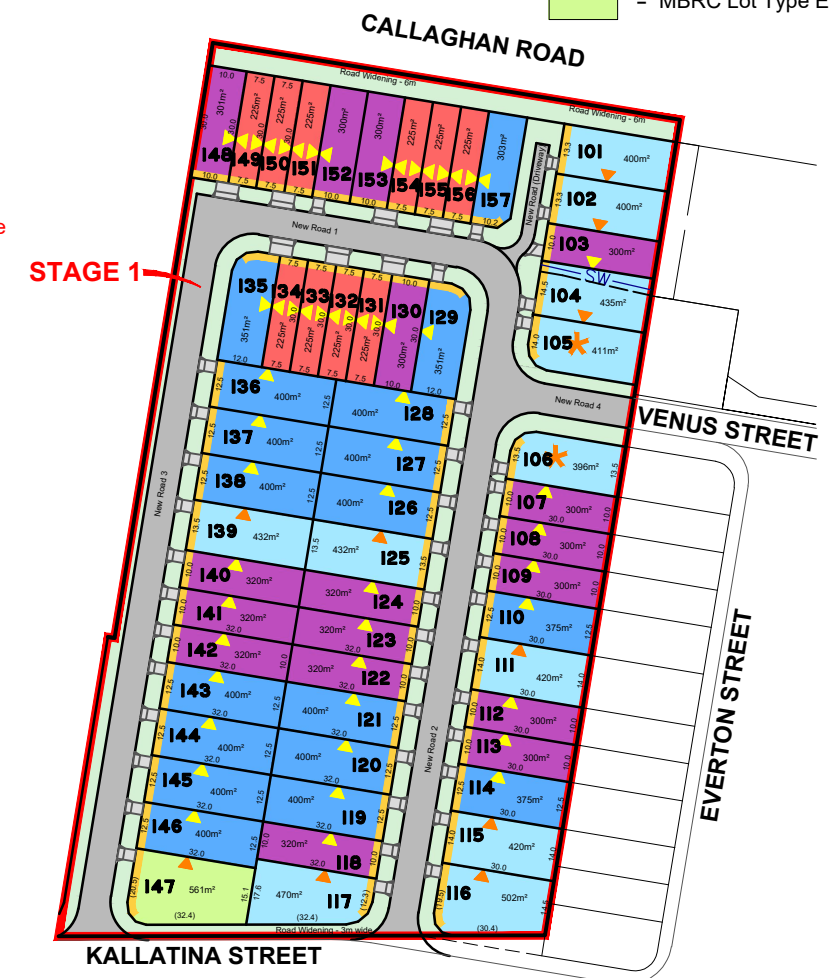
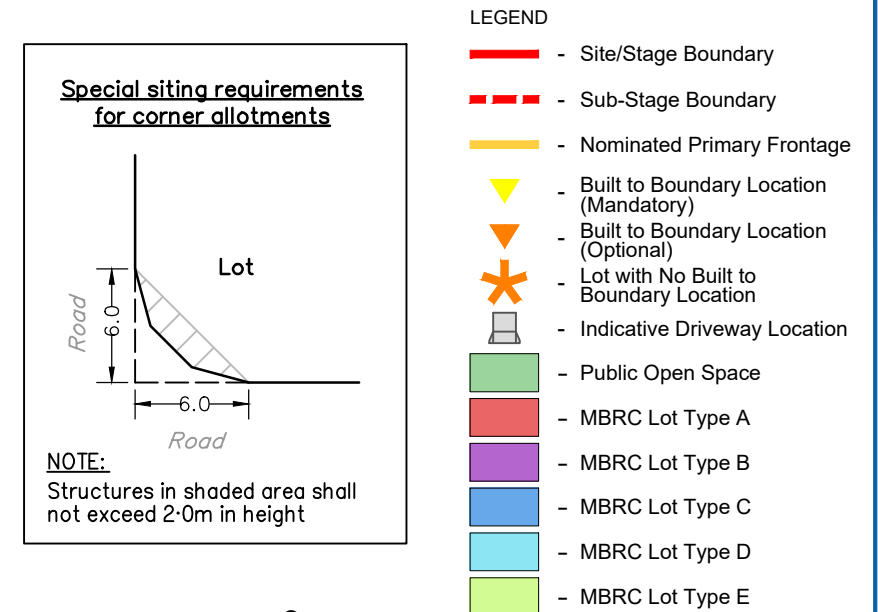
- Side setbacks shown above have been derived from QDC MP1.1 & MP1.2.
- Side setbacks area measured to Outermost Projection (OMP).
- Where building height is greater than 7.5m, minimum side and rear setbacks are to be 2m plus 0.5m for every 3m or part of 3m by which the height exceeds 7.5m.

- * The minimum setback to covered car parking space may be reduced to 4.5m where:
- the primary or secondary frontage of the lot adjoins a road reserve with a minimum verge width of 1m or greater and includes a footpath width of 2m or greater; and
 - the lot has a primary frontage greater than 7.5m and no greater than 10m (Lot Type B).

**Primary and Secondary Road Frontage Interpretation

Road frontage setbacks (Primary and Secondary Frontage) for corner Lots to be determined using the relevant criteria stipulated within the Dwelling House Code (RAD3) and associated provisions within the Moreton Bay Regional Council Planning Scheme or other Planning Scheme as applicable at the time of construction. Specifically, note that the orientation of the 'principle pedestrian entrance' to the future dwelling can influence the determination of Primary Frontage and therefore associated setback provisions, under the Planning Scheme.

- Design guidelines in table have been derived from the Dwelling House Code of the Moreton Bay Regional Council Planning Scheme V6 and are applicable to the design of dwelling houses within the subject site.
- Additional requirements may apply to the design of dual-occupancy dwellings and dwelling houses with secondary dwellings.
- Non-compliance with the siting and design provisions may require a concurrence agency response from Council.
- To be read in conjunction with the Approved Plan of Development for the subject site.



Issue	Revision	Int	Date
A	Original issue	AV	25/02/22
B	Updated stage 2 wall locations	AV	3/03/22

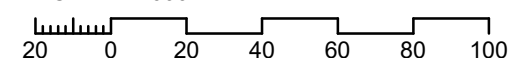
BUILDING ENVELOPE PLAN

265 Callaghan Road & 305 Burpengary Road, Narangba

Description Lot 1 on RP907550 & Lot 1 on RP185250
Local Authority Moreton Bay Regional Council
Client Orchard Property Group



SCALE 1:2000



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Project BNE190340 Drawing A3 6462
File B190340Sk7.dwg Revision B
Date 3/03/2022 Sheet 1 of 2