

SETBACKS - SPRINGFIELD RISE AT SPRING MOUNTAIN (SEPT 2022)

DRAFT - SUBJECT TO COUNCIL APPROVAL

LOT CODE	LOT TYPE	LOCATION	FRONT	SIDE	SIDE ZERO BOUNDARY	REAR	CORNER LOTS SECONDARY FRONTAGE	PARK (REAR/SIDE)
A	Traditional	Ground Floor	4.5, (5.0 c, gd)	1.5	N/A	1.5	3.0	1.5
		First Floor		2.0		2.0		
B	Courtyard	Ground Floor	3.0, (5.0 c, gd) (2.0 p)	1.275	0.0	1.0	2.0	1.0
		First Floor			1.0			
C	Premium Villa	Ground Floor	3.0, (5.0 c, gd) (2.0 p)	0.75	0.0	1.0	1.5	1.0
	Villa							
	Town Premium Villa	First Floor		1.0	1.0			
	Town Cottage							
Town Villa								
D-M	Terrace Front Loaded- Middle	Ground Floor	3.0, (5.0 c, gd), (2.0 p)	n/a	0.0	1.0	n/a	(r) = 3.0
		First Floor						
D-E	Terrace Front Loaded - End	Ground Floor	3.0, (5.0 c, gd), (2.0 p)	0.75	0.0	1.0	1.3	(s) = 1.3, (r) = 3.0
		First Floor		1.0				

(a) = alfresco (c) = to carport (p) = to portico / verandah (gd) = to garage door (r) = to rear (s) = to side

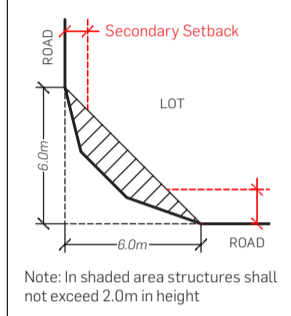
LEGEND:

- VILLAGE 18 BOUNDARY
- - - STAGE BOUNDARY
- - - NO VEHICLE ACCESS AVAILABLE
- - - MAXIMUM BUILDING LOCATION ENVELOPE (BLE)
- ▼ NOMINATED BUILT TO BOUNDARY WALL
- LOTS SUBJECT TO AS3959-2018 CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS (REFER TO BUSHFIRE HAZARD ASSESSMENT)

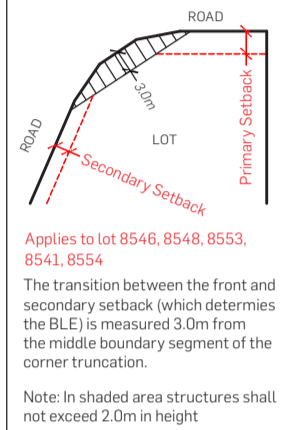
Denotes allotments which require slope responsive building methods to reduce impact to the existing land. Design must incorporate one of the following:

- split-level slabs to a minimum of 360mm split;
- elevated construction; or
- brick up base extended a minimum of 360mm below house platform level.

Special siting requirements for regular corner allotments



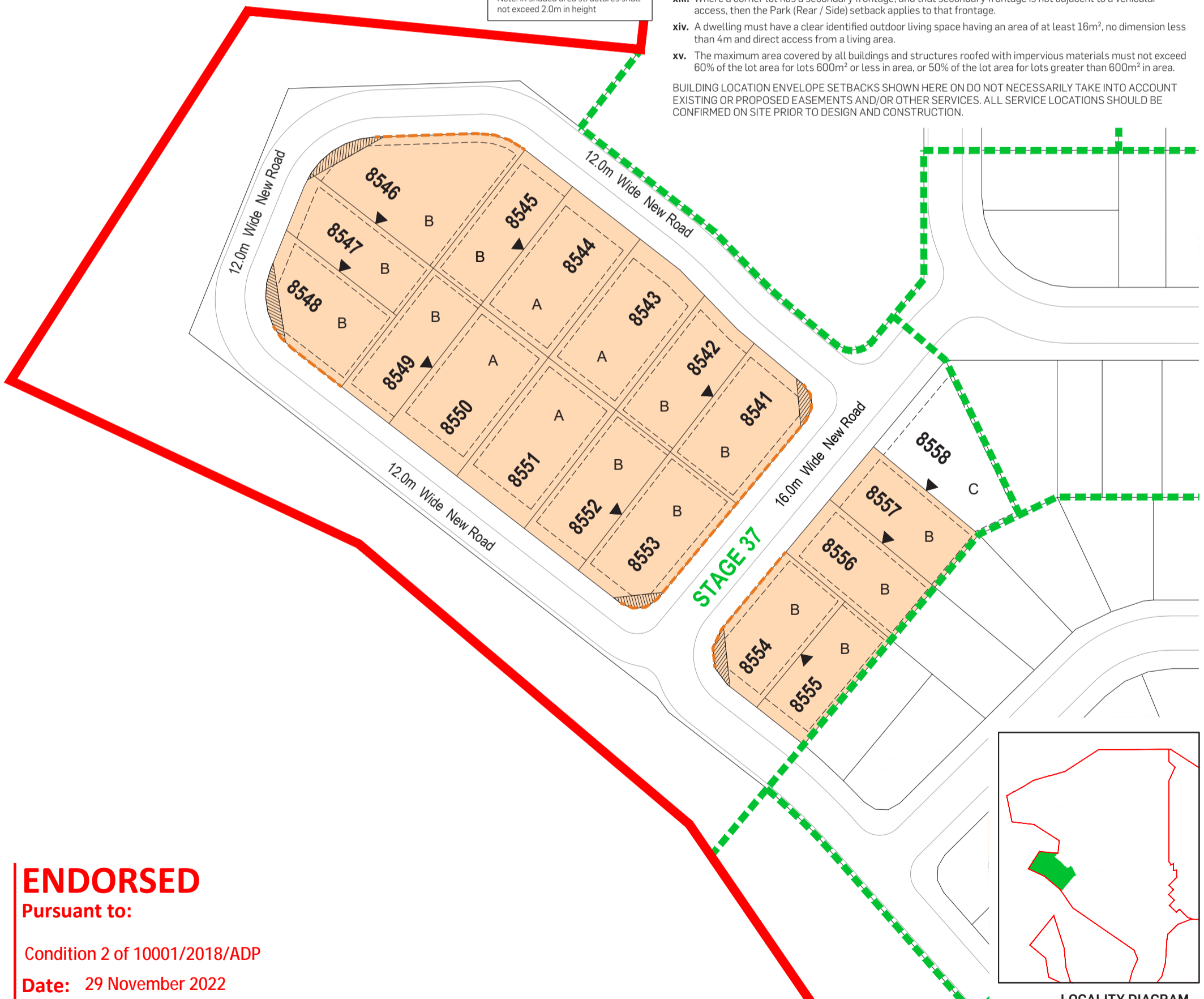
Special siting requirements for irregular corner allotments



SETBACK NOTES

- i. Setbacks identified in the table adjacent do not replace the requirement for compliance with self-assessable criteria of Part 12, Division 6 - Residential Code of the Ipswich City Council Planning Scheme.
- ii. Boundary clearances shall conform with the Standard Building By-Laws unless noted otherwise.
- iii. Where no dimension indicated, refer to table adjacent. Note all setback dimensions are minimum distance measured to specified point.
- iv. Setbacks shown are to be measured to the outermost projection.
- v. Where stormwater services draining to the road are within the area of the proposed driveway location it is the responsibility of the lot owner to relocate the stormwater outlet outside of the driveway crossover location
- vi. Any lots nominated to include a build to boundary option must not:
 - a. Unduly obstruct the natural light and ventilation of adjoining allotments;
 - b. Unduly interfere with the privacy of adjoining allotments;
 - c. Unduly restrict the areas suitable for landscaping;
 - d. Unduly obstruct the outlook from adjoining allotments;
 - e. Unduly overcrowd the allotment;
 - f. Unduly restrict off-street car parking; and
 - g. Unduly obstruct access from normal building maintenance.
- vii. With the exception of Lot Type D (Terrace), a dwelling may adopt any setback up to the boundary on a nominated build to boundary (as indicated by ▼), where the building or part of the building does not exceed the lesser of 50% of the side boundary length or 15.0m. The height of the wall located within the nominated building setback must not exceed 4m or the average of 3.5m from the finished ground level. Any building or part of a building that exceeds the lesser of 50% of the side boundary or 15.0m must maintain the standard non zero lot line side boundary setback for that lot type as detailed in the setback table;
- viii. For a Lot Type D (Terrace), a dwelling may adopt any setback up to the boundary on a nominated build to boundary (as indicated by ▼), where the building or part of the building does not exceed 18.0m. Any building or part of a building that exceeds 18.0m must maintain the standard non-zero lot line side boundary setback for that lot type as detailed in the setback table adjacent.
- ix. Any works associated with building construction must limit earthworks (eg. building platforms) to a maximum of 1.0 metre cut and 1.0 metre fill from the finished operational works ground level.
- x. In-ground swimming pools may encroach the nominated building setbacks where a solid fence at least 1.5m high above the coping is constructed between the water and the property boundary;
- xi. Where a lot has more than one (1) street frontage (i.e. corner allotment or dual frontage allotment), & where not specified otherwise on this plan -
 - The primary frontage of a dwelling is to be determined by the location of the front entry door of the principal dwelling entrance and the postal address.
 - The secondary frontage is defined as any other street frontage which is not defined as the primary frontage.
- xii. All garages fronting the secondary frontage on a corner lot are required to be a minimum of 5.0m from the property boundary to the garage door.
- xiii. Where a corner lot has a secondary frontage, and that secondary frontage is not adjacent to a vehicular access, then the Park (Rear / Side) setback applies to that frontage.
- xiv. A dwelling must have a clear identified outdoor living space having an area of at least 16m², no dimension less than 4m and direct access from a living area.
- xv. The maximum area covered by all buildings and structures roofed with impervious materials must not exceed 60% of the lot area for lots 600m² or less in area, or 50% of the lot area for lots greater than 600m² in area.

BUILDING LOCATION ENVELOPE SETBACKS SHOWN HERE ON DO NOT NECESSARILY TAKE INTO ACCOUNT EXISTING OR PROPOSED EASEMENTS AND/OR OTHER SERVICES. ALL SERVICE LOCATIONS SHOULD BE CONFIRMED ON SITE PRIOR TO DESIGN AND CONSTRUCTION.



ENDORSED

Pursuant to:

Condition 2 of 10001/2018/ADP

Date: 29 November 2022



**SPRINGFIELD RISE - VILLAGE 18
BUILDING SETBACK PLAN - STAGE 37**

DATE: 07.11.2022
JOB NO: P0008023
DWG NO: SBP-37
REV: 16

1:1000 @ A3
0 10 20 30 40 50