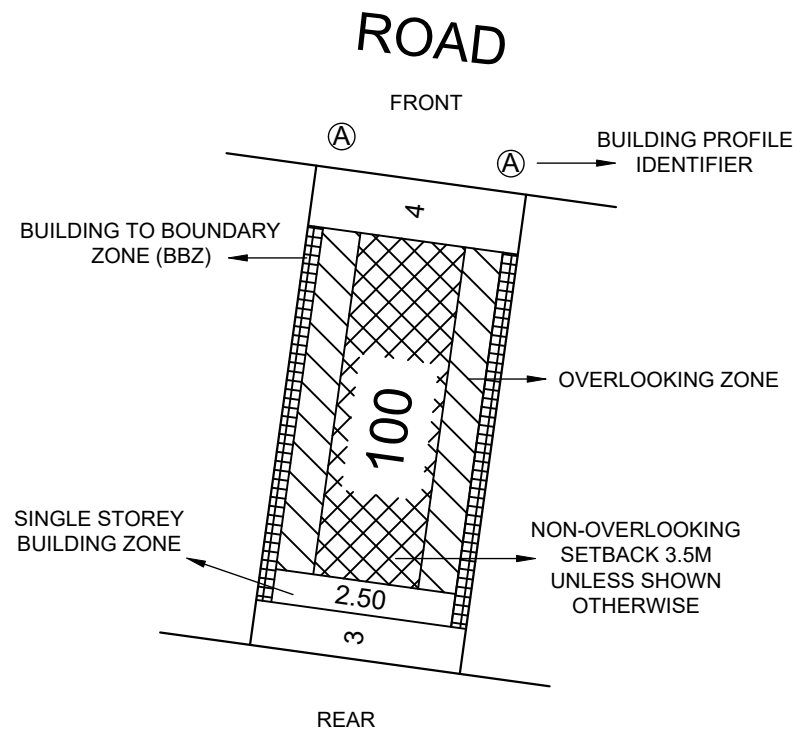


CORIDALE STAGE 19 BUILDING ENVELOPE PLAN

SEE PLAN OF SUBDIVISION PS821033G

LEGEND

EXAMPLE OF TYPICAL BUILDING ENVELOPE SETBACK



NOTATIONS:

- THE FRONT AND SIDE SETBACKS ARE MEASURED TO THE OUTERMOST WALLS OF THE BUILDING.
- GARAGES MUST BE SETBACK A MINIMUM OF 5.0m FROM THE FRONT STREET BOUNDARY UNLESS OTHERWISE NOTED.
- WALLS LESS THAN 1m FROM THE BOUNDARY MUST BE WITHIN 200mm OF THE BOUNDARY.
- THE BBZ SHALL BE APPLICABLE TO ONE SIDE BOUNDARY ONLY, ONE SIDE BOUNDARY MUST BE KEPT CLEAR OF BUILDINGS. TERRACE STYLE LOTS ARE EXEMPT FROM THIS REQUIREMENT.
- THE SETBACK TO A SIDE STREET BOUNDARY FOR A CORNER LOT IS 2m UNLESS NOTED OTHERWISE.
- WHERE THE MINIMUM FRONT SETBACK IS 3.0m OR MORE, PORCHES, VERANDAHS AND ARCHITECTURAL FEATURES CAN ENCROACH INTO THE FRONT SETBACK BY UP TO 1.5m AT HEIGHTS OF UP TO 4.5m FOR A SINGLE STOREY HOME AND HEIGHTS OF UP TO 9.0m FOR A TWO-STOREY HOME.
- WHERE THE MINIMUM FRONT SETBACK IS LESS THAN 3.0m PORCHES, VERANDAHS, AND ARCHITECTURAL FEATURES CAN ENCROACH INTO THE FRONT SETBACK BY UP TO 1.0m AT HEIGHTS OF UP TO 4.5m FOR A SINGLE STOREY HOME AND HEIGHTS OF UP TO 9.0m FOR A TWO-STOREY HOME.
- TWO-STOREY DWELLINGS MUST BE SETBACK A MINIMUM OF 5.5m FROM THE REAR BOUNDARY UNLESS OTHERWISE NOTED.
- THE BUILDING REGULATIONS APPLY TO CONSTRUCTION OF DWELLINGS AND NEED TO BE ADHERED TO IN RELATION TO DESIGN PRINCIPLES.

SINGLE STOREY BUILDING ENVELOPE HATCH TYPE

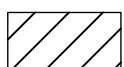


BUILDING BOUNDARY ZONE (BBZ)



SINGLE STOREY BUILDING ZONE

DOUBLE STOREY BUILDING ENVELOPE HATCH TYPE



OVERLOOKING ZONE - Habitable room windows or raised open spaces are a source of overlooking



NON OVERLOOKING ZONE - Habitable room windows or raised open spaces are not a source of overlooking

THE REGISTERED PROPRIETOR OR PROPRIETORS OF THE LOT ARE REQUIRED TO BUILD IN ACCORDANCE WITH THE BUILDING ENVELOPES SHOWN HEREON AND IN THE "PROFILE DIAGRAMS" IN THIS DOCUMENT.



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Sheet 1 of 4

Version 7

Drawing Date

29/01/24

Job Number

AA0049

Drawing Number

BE19AM

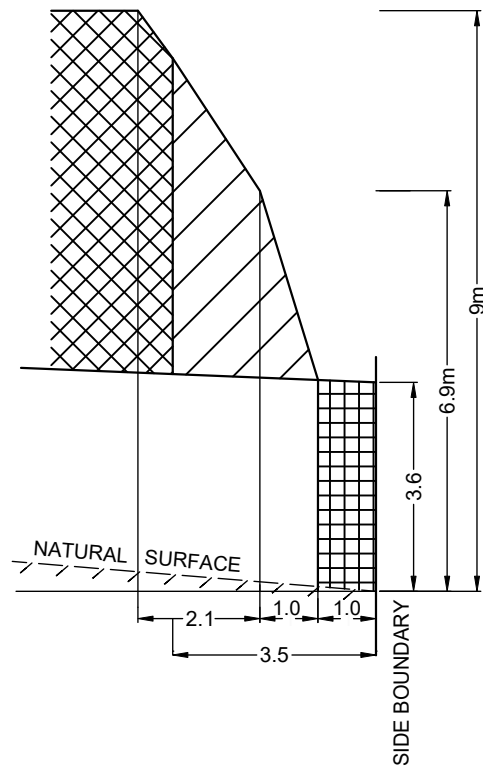
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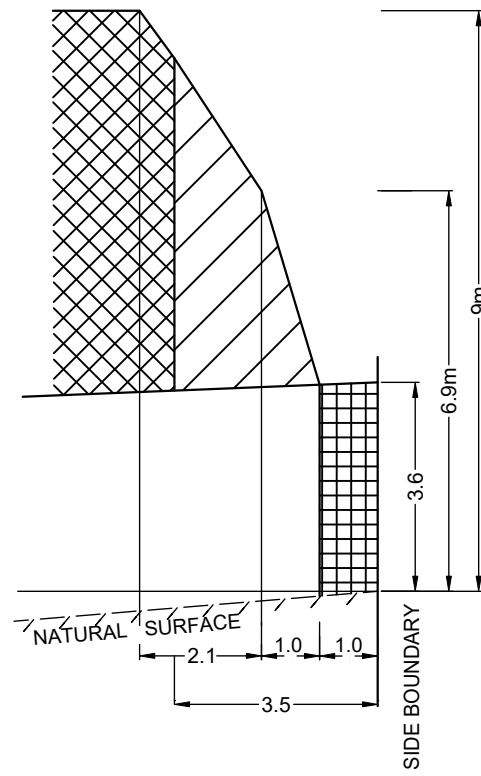
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PROFILE DIAGRAMS

(A) PROFILE

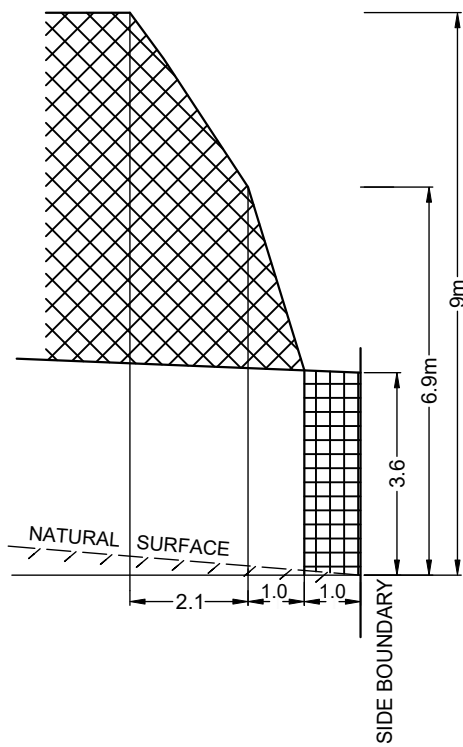


NATURAL SURFACE RISING FROM SIDE BOUNDARY

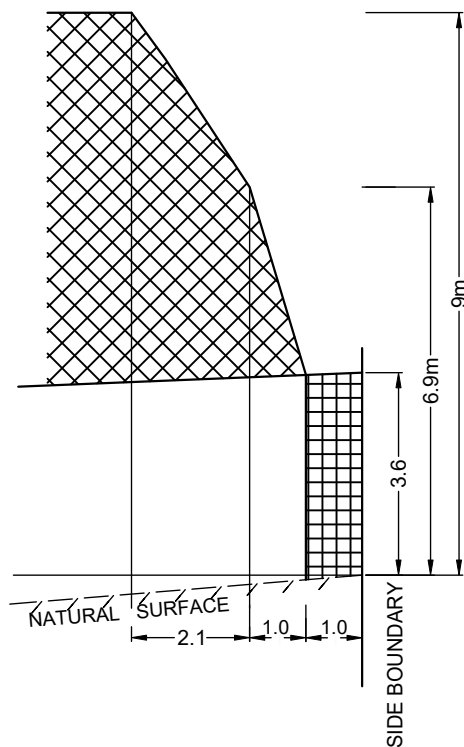


NATURAL SURFACE FALLING FROM SIDE BOUNDARY

(B) PROFILE



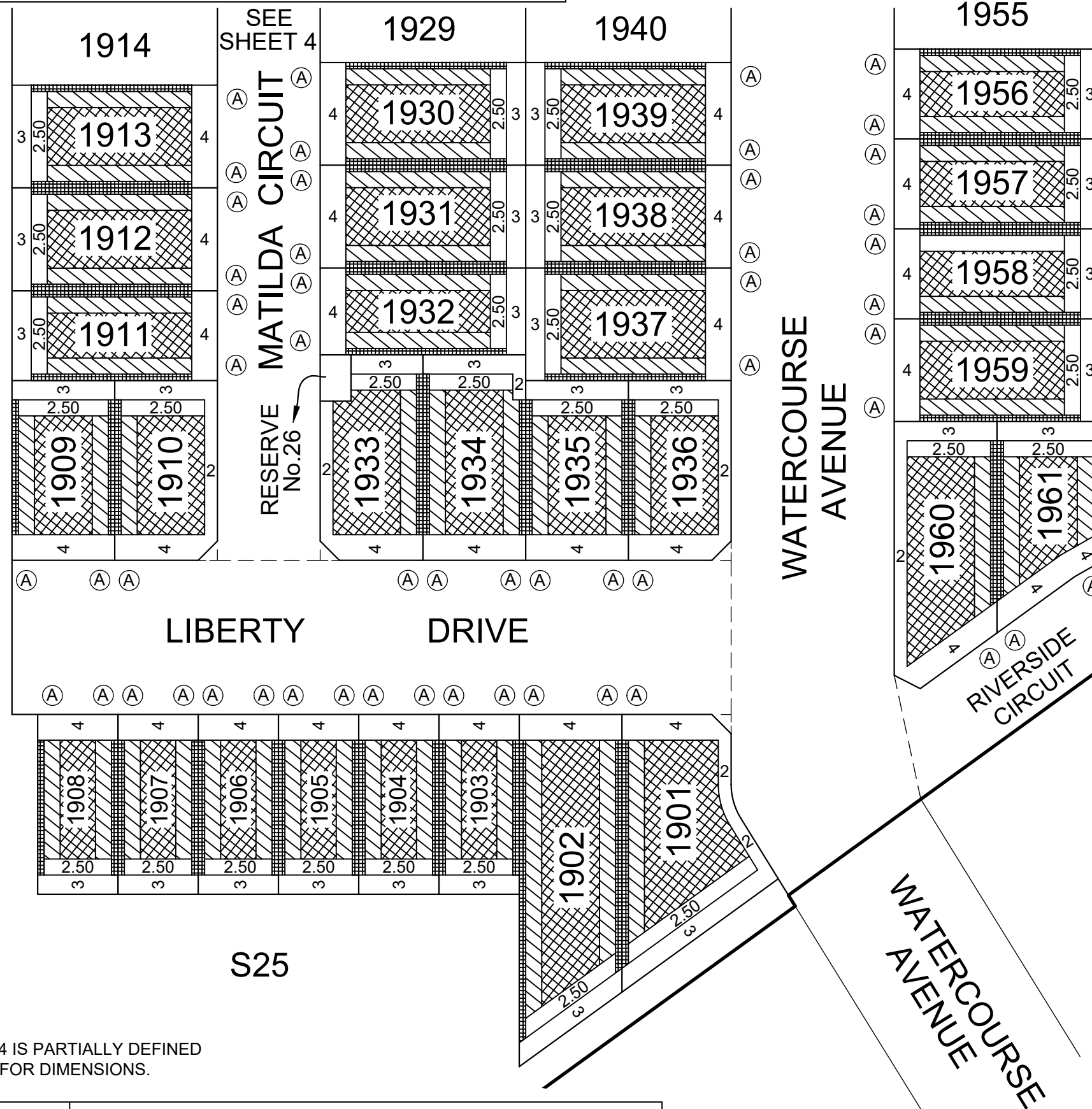
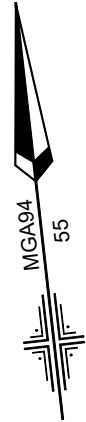
NATURAL SURFACE RISING FROM SIDE BOUNDARY



NATURAL SURFACE FALLING FROM SIDE BOUNDARY

BUILDING ENVELOPE PLAN

SEE SHEET 4



NOTE: THE BUILDING ENVELOPE OF LOT 1934 IS PARTIALLY DEFINED BY EASEMENTS. SEE PLAN OF SUBDIVISION FOR DIMENSIONS.



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CORIDALE ESTATE STAGE 19

DATE: 29/01/24 REFERENCE: BE19AM
 DRAWING: AA0049 DRAWN BY: BA

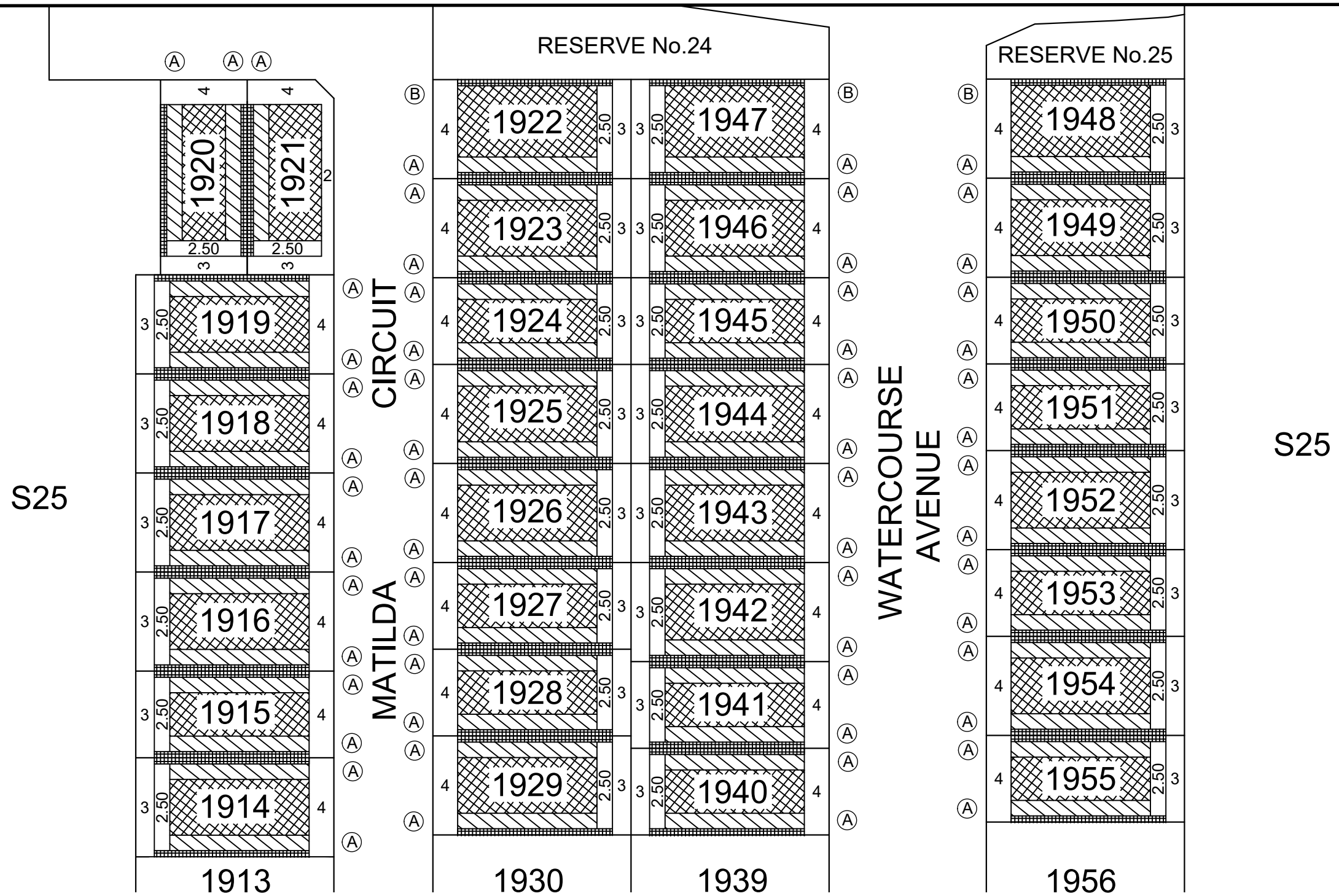
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SHEET 3 OF 4

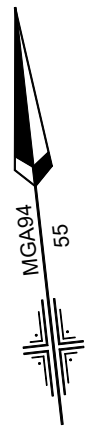
BUILDING ENVELOPE PLAN

WINDERMERE ROAD



S25

S25



SEE

SHEET

3



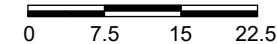
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SHEET 4 OF 4