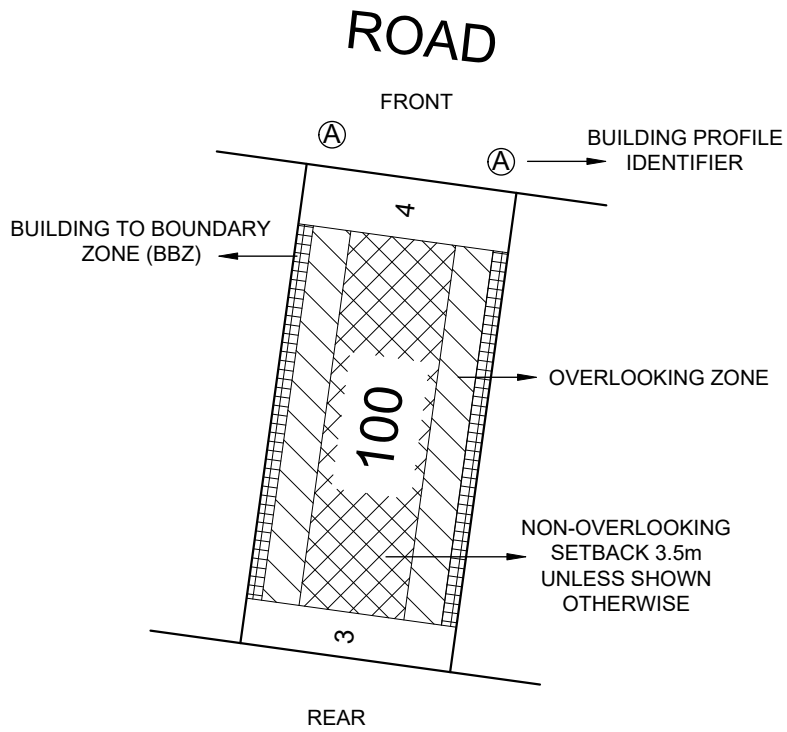


# CORIDALE STAGE 2 BUILDING ENVELOPE PLAN

SEE PLAN OF SUBDIVISION PS821033G / S2

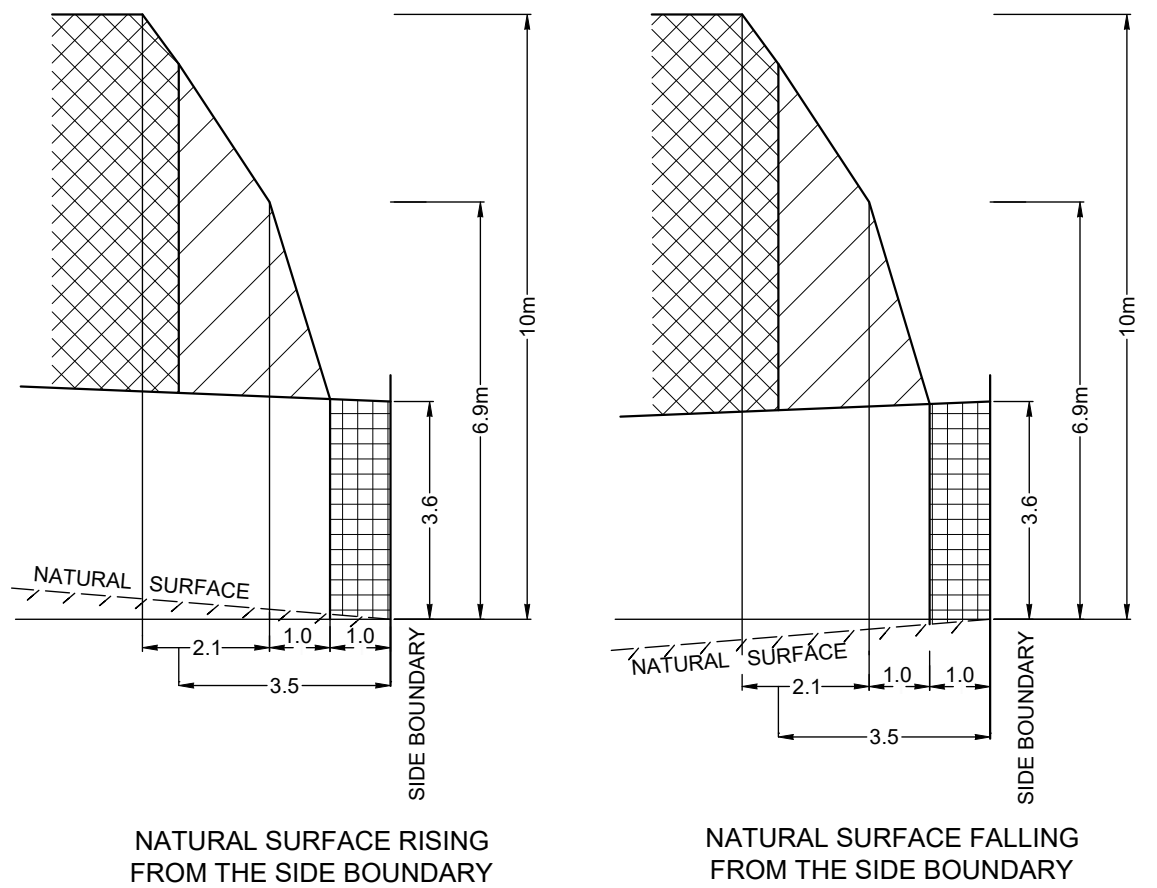
## LEGEND

### EXAMPLE OF TYPICAL BUILDING ENVELOPE SETBACK



### PROFILE DIAGRAM

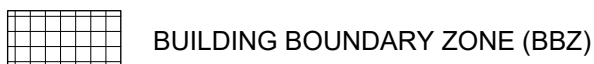
#### A PROFILE



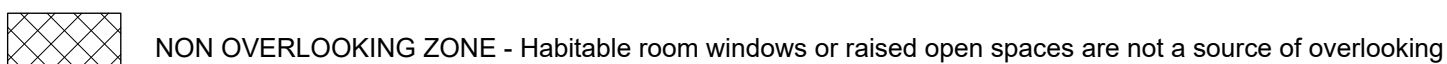
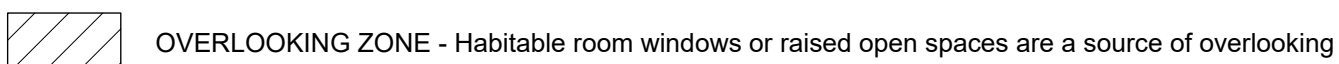
#### NOTATIONS:

- THE FRONT AND SIDE SETBACKS ARE MEASURED TO THE OUTERMOST WALLS OF THE BUILDING.
- GARAGE MUST BE SETBACK A MINIMUM OF 5.0m FROM THE FRONT STREET BOUNDARY UNLESS OTHERWISE NOTED.
- 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.
- WALLS LESS THAN 1m FROM THE BOUNDARY MUST BE WITHIN 200mm OF THE BOUNDARY.
- 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.

#### SINGLE STOREY BUILDING ENVELOPE HATCH TYPE



#### DOUBLE STOREY BUILDING ENVELOPE HATCH TYPE



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

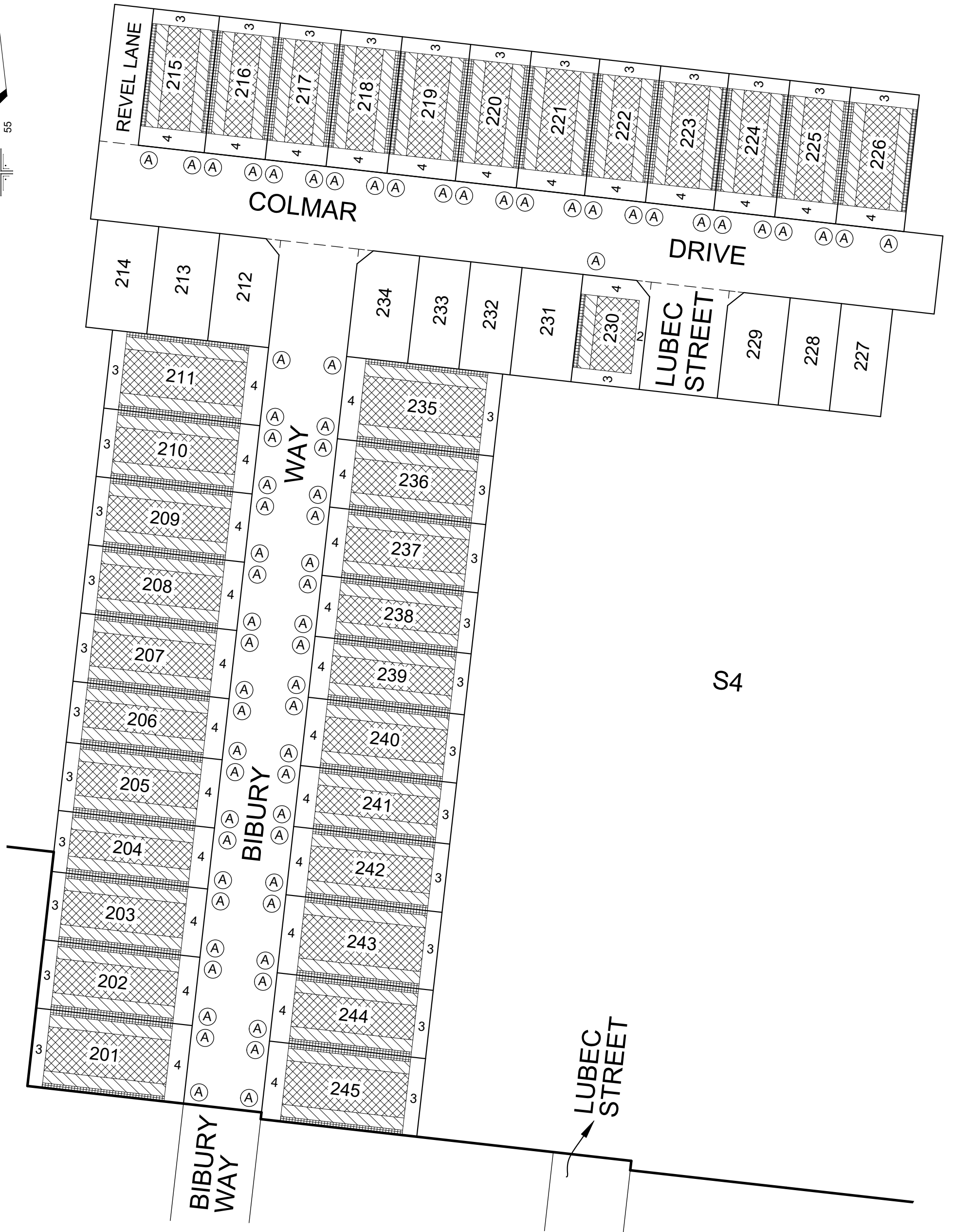


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Sheet 1 of 2  
 Drawing Date 20/09/19  
 Job Number AA0047  
 Drawing Number BE02AJ  
 Drawn By LS

# BUILDING ENVELOPE PLAN



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## CORIDALE STAGE 2

DATE: 20/09/19 DRAWING: BE02AJ  
 REFERENCE: AA0047 DRAWN BY: LS

Scale  
 1:750 0 7.5 15 22.5

VERSION 6  
 SHEET 2 OF 2