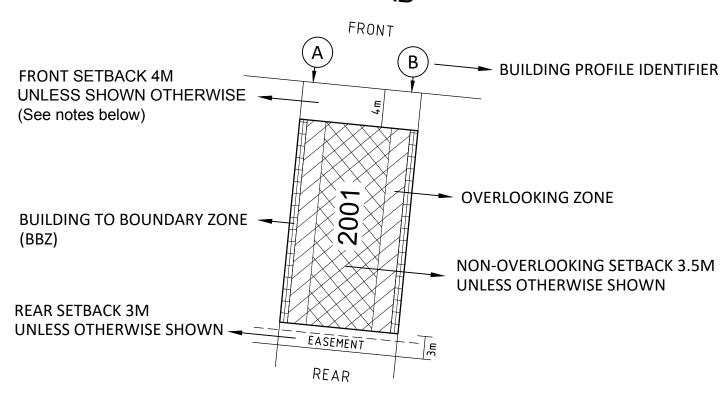
## **BUILDING ENVELOPE PLAN**

#### **LEGEND**

#### **EXAMPLE OF TYPICAL BUILDING ENVELOPE SETBACKS**

## ROAD



#### **NOTATIONS**

- The front and side setbacks are measured to the outermost walls of the buildings.
- Garages must be setback a minimum of 5.0m from the front street boundary unless otherwise noted.
- Walls less than 1.0m from the boundary must be within 200mm of the boundary.
- Building to Boundary Zone to one boundary only unless terrace profile nominated.

### ADDITIONAL NOTATIONS (for Lots marked with \* ):

- With the exception of garages with access from a laneway, garages must be located or setback behind the front facade of the home.

Refer "Diagrams and Plans" in this document for further definitions.

Single Storey Building Envelope Note: Garages must be setback a minimum 5m from main street frontage
Building to Boundary Zone
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



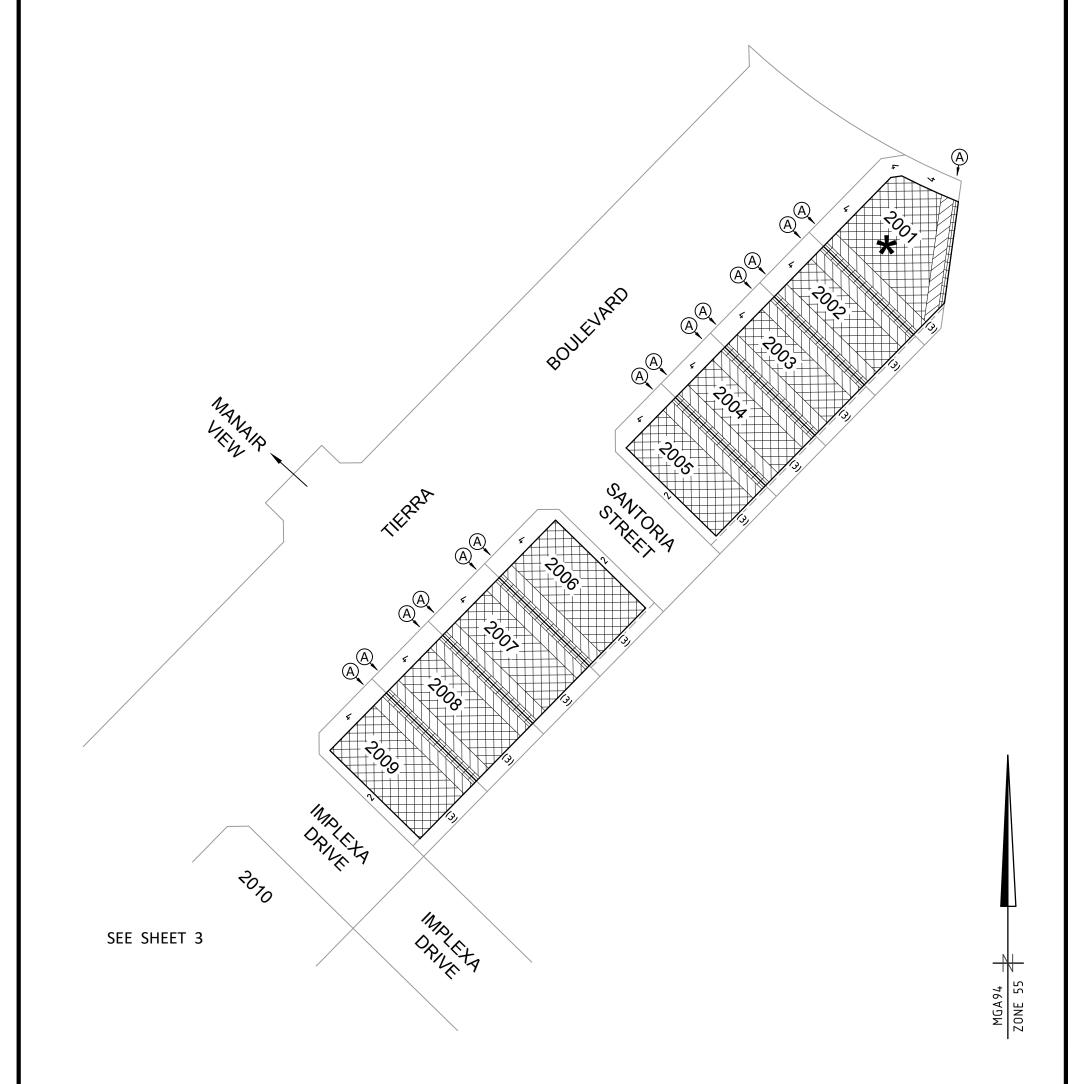
**Double Storey Building Requirement** 

2070S-20 BE VER G.DWG AA/JC

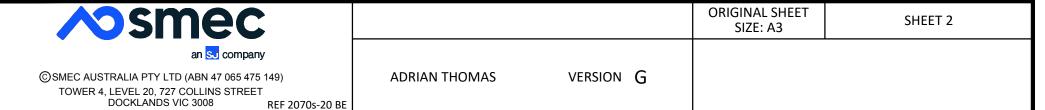


### NOTATIONS

- Where a profile when applied covers an easement, the portion of the profile within the easement cannot be considered for approval / built upon. This may vary in the circumstances where building on the easement receives prior written consent by the relevant authority.
- The Building Envelopes on this plan are shown enclosed by continuous thick lines.
- Profile type (A) is contained in "Profile Diagram" in this document.

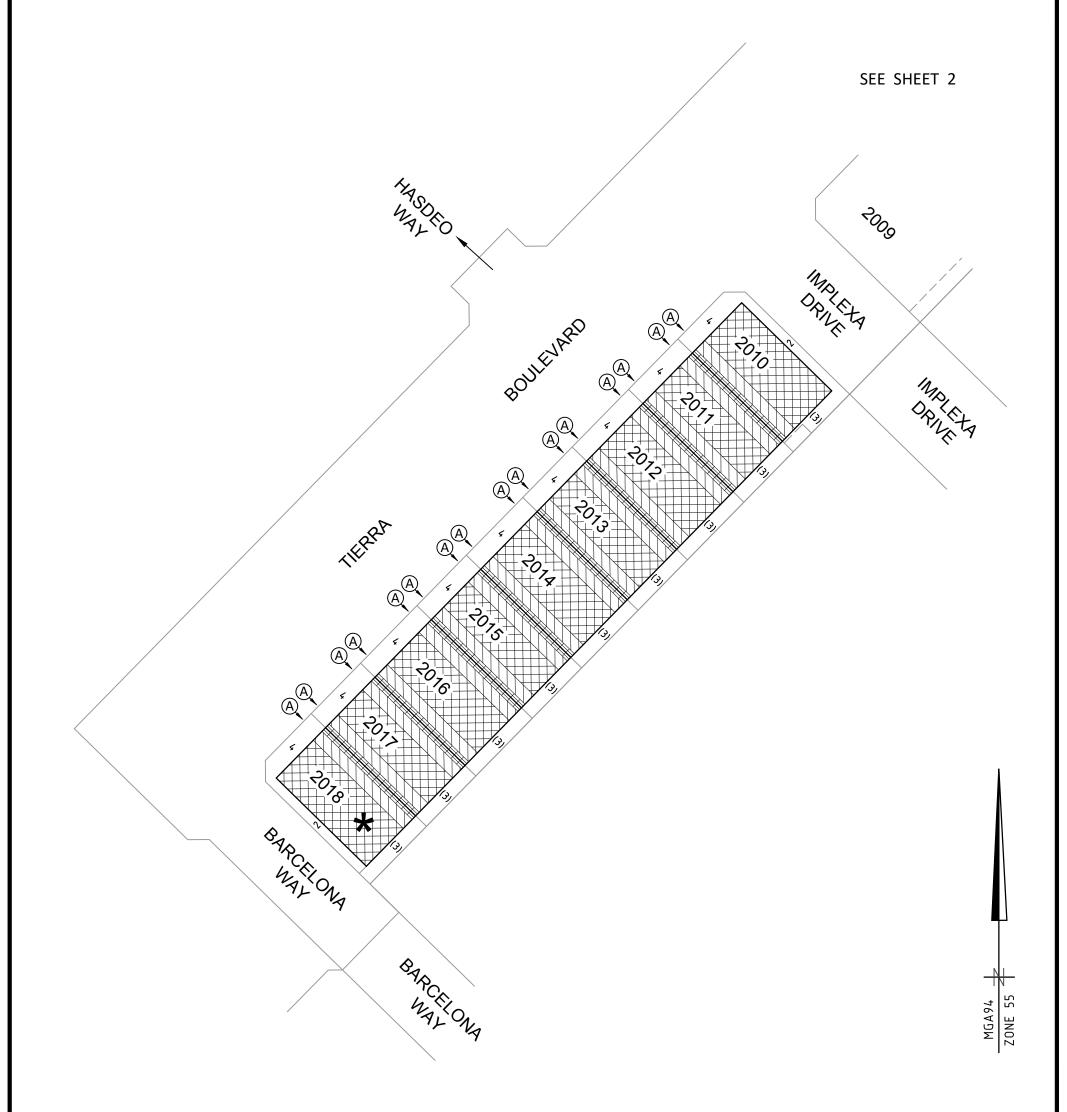


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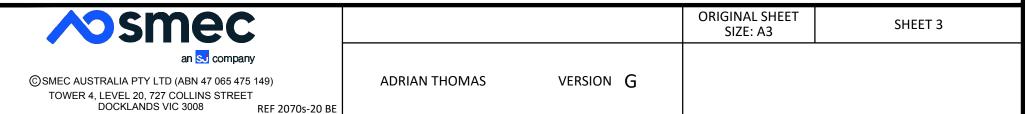


### NOTATIONS

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- Profile type (A) is contained in "Profile Diagram" in this document.

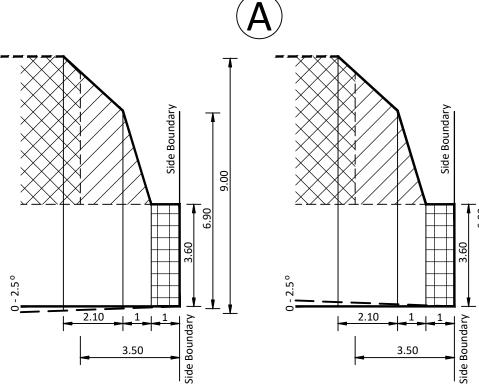


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# PS905192T/S7

### PROFILE DIAGRAM



Natural surface rising from boundary

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ADRIAN THOMAS

VERSION G