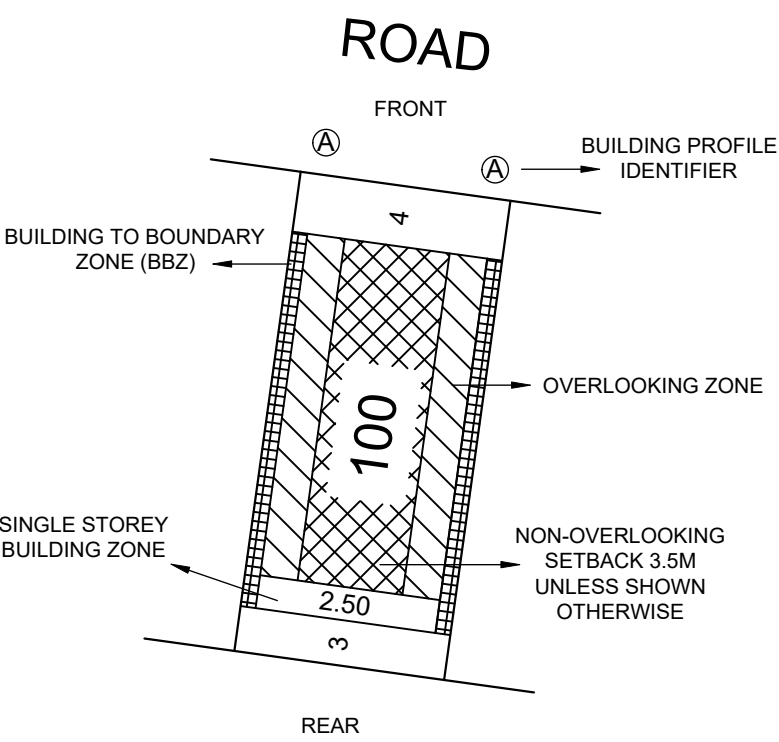


# CORIDALE STAGE 21 BUILDING ENVELOPE PLAN

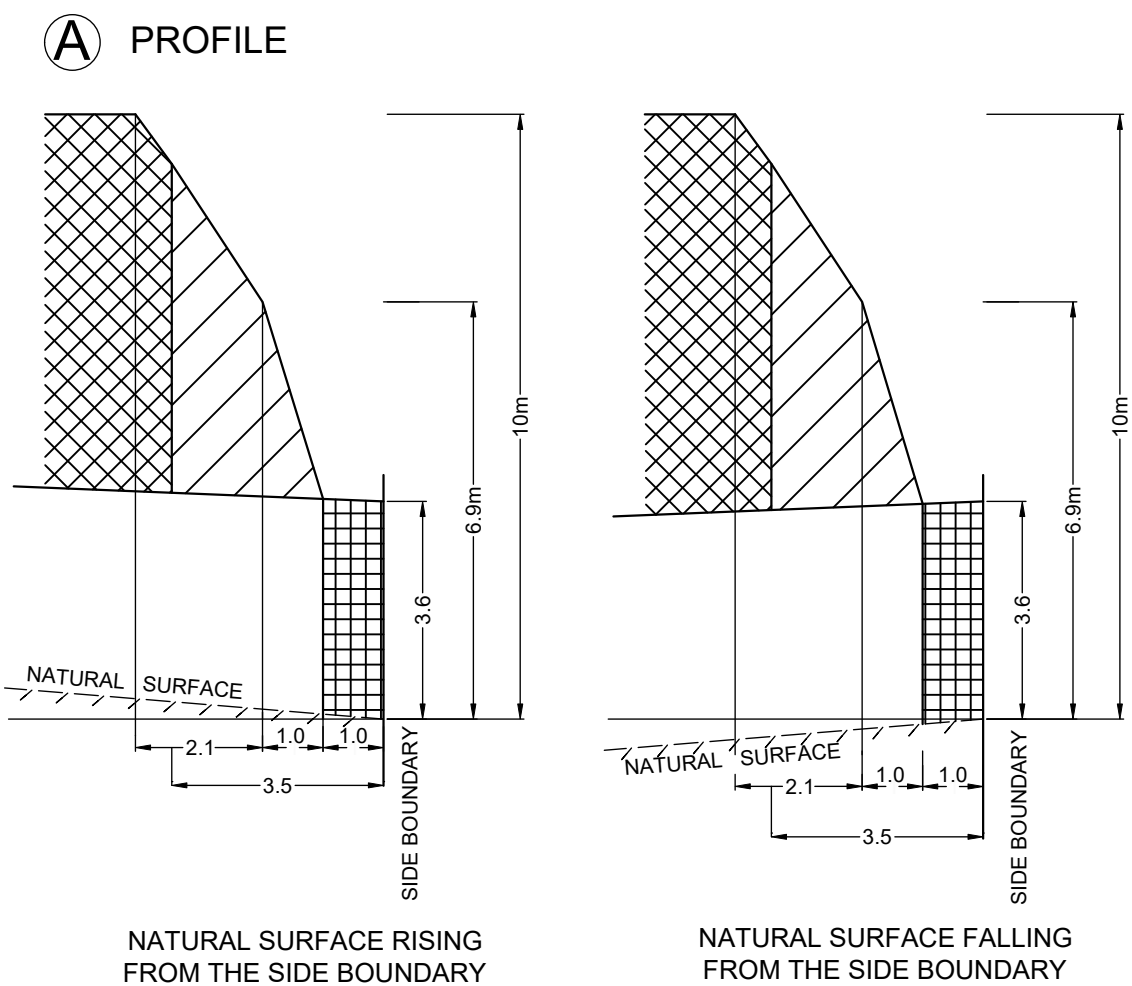
SEE PLAN OF SUBDIVISION PS821033G

## LEGEND

### EXAMPLE OF TYPICAL BUILDING ENVELOPE SETBACK



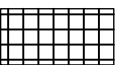

### PROFILE DIAGRAM





### 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.

BUILDING ENVELOPE PLAN

WINDERMERE ROAD

MATILDA  
CIRCUIT

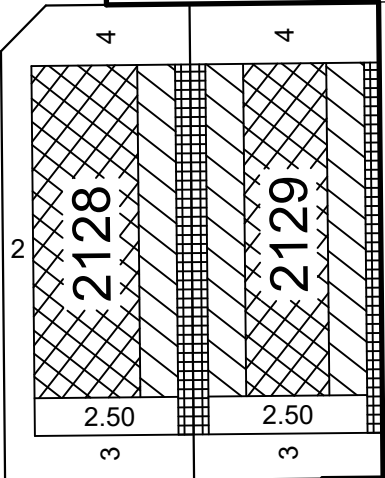
A A A



S29

CIRCUIT

MATILDA



2127

2126

2125

2124

2123

2122

2121

2120

2119

2118

2117

2116

2115

SEE SHEET 3



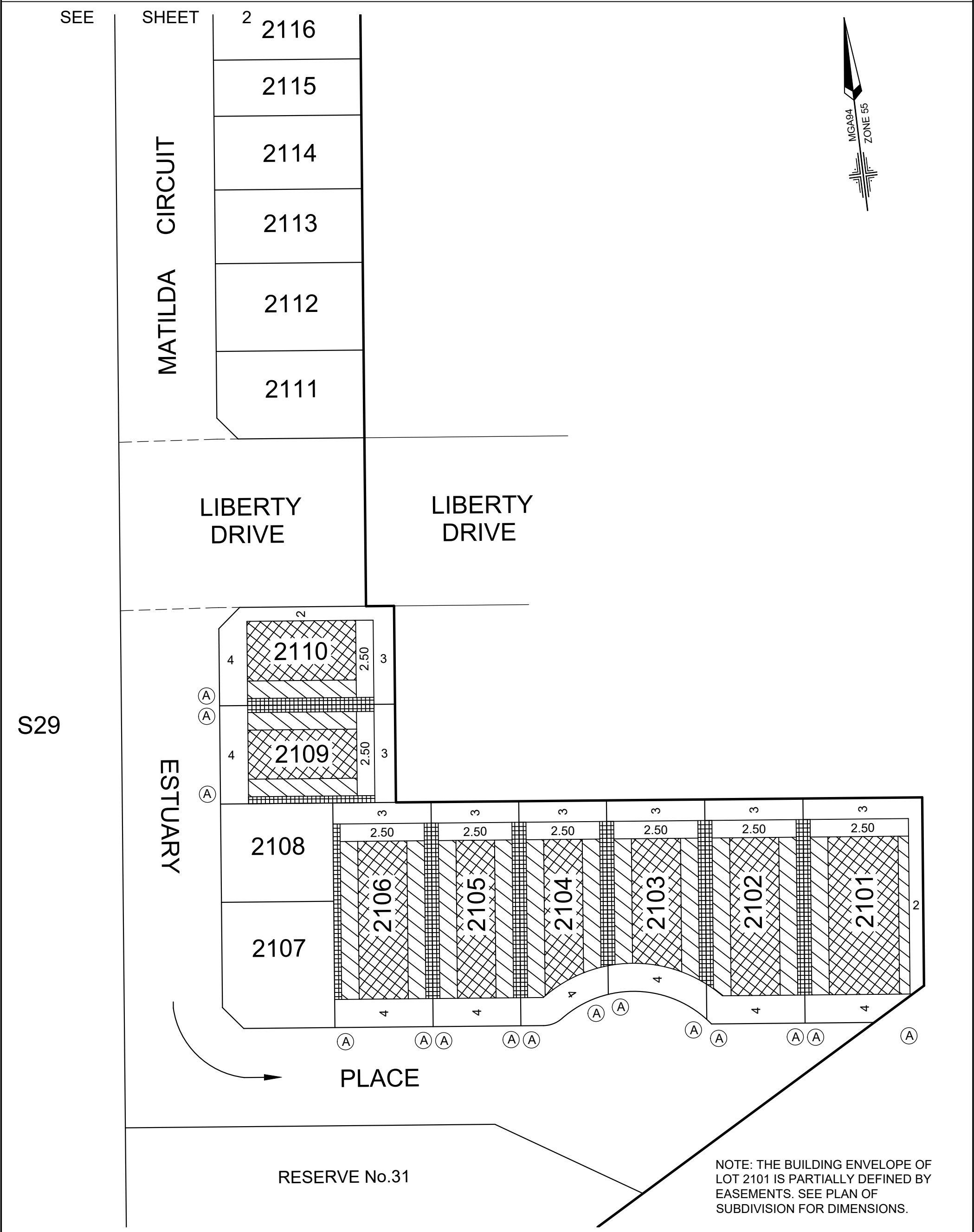
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CORIDALE ESTATE STAGE 21

DATE: 04/09/24 DRAWING: BE21AA  
REFERENCE: AA0049 DRAWN BY: BA

Scale  
1:500 0 5 10 15

BUILDING ENVELOPE PLAN



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