## BUILDING ENVELOPE PLAN

LEGEND
EXAMPLE OF TYPICAL BUILDING ENVELOPE SETBACKS


## NOTATIONS

- The front and side setbacks are measured to the outermost walls of the buildings.
- Garages must be setback a minimum of 5.0 m from the front street boundary unless otherwise noted.
- Walls less than 1.0 m from the boundary must be within 200 mm 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 5 m 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

## 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.
- TYPE A denotes Small Lot Housing Code Type A



## 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.
- TYPE A denotes Small Lot Housing Code Type A



## (A)



