

Building Envelope Requirements

ALLOTMENTS SET			
Allotment Type	Detached		
Allotment Width	13 - 14.9m	15m - 16.9m	17m+
Typical Area (m ²)	390m ²	450m ² - 480m ²	Min. 500m ²
BUILDING ENVELOPE			
FRONT SETBACKS			
Front Setback (Primary Frontage)	To Front Building Line / Dwelling Wall	5.0m	
	To Garage Door	6.0m	
	Ground Level Verandas / Patios	3.0m	
Front Setback (Secondary Frontage)	To Front Building Line / Dwelling Wall	3.0m	
	Ground Level Verandas / Patios	2.0m	
REAR SETBACKS			
Rear Setback to Wall	Ground Floor	0.9m	
	First Floor (if applicable) above 4.5m	1.5m	
SIDE SETBACKS			
Side Setback Built to Boundary Walls (Optional)	Ground Floor	0.0m	
Side Setback Non Built to Boundary Walls	Ground Floor	0.9m	
	First Floor (if applicable) above 4.5m	1.5m	
GARAGES, SITE COVER, POS, HEIGHT, WALL LENGTHS			
Preferred Garage Location	Along built to Boundary Wall or otherwise indicated on the Plan of Development		
Mandatory Garage Type	Single, Tandem or Double	Double	Single, Tandem or Double per Dwelling
Site Cover	SEE NOTE BELOW	Max. 65%	Max. 65% / Max. 60%
Private Open Space (POS)	Min. 16m ² at Ground Level (min. dimension 4m) Min. 8m ² above Ground (min. Dimension 2.4m)		Same Requirements per Dwelling
Maximum Length and Height of Built to Boundary Wall	15m long and max 3.5m high		
Fencing Front	Primary	1200mm or 1800mm with 50% Transparency; Front Facing Fencing mus: be located 600mm behind the Façade of the Side the Fence is on	
	Secondary	Max. 1800mm; Fences do not exceed 10m in Length without some form of Articulation	
	Side & Rear	Max. 1800mm; No Transparency	

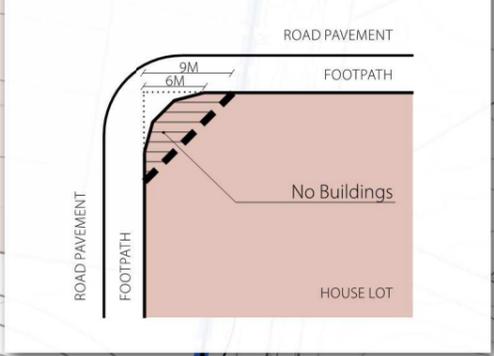
Legend

- GENERAL**
- Stage 1 Boundary
- Site Boundary
- Future Development
- Optional Built to Boundary Wall
- Future Residential Lots
- Open Space / Local Park
- BUILDING DESIGN ELEMENTS**
- ▲ Corner Lot Building Envelope Truncation¹
- Indicative Location of Private Open Space (POS)
- Building Envelope
- ▲▲ Preferred Location of Garage and Primary Frontage
- * Possible Main Pedestrian Entry

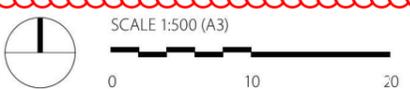
Pursuant to Section 336(b) of the Sustainable Planning Act 2009, this plan forms part of Council's approval for

Approval No: 797/17
 Date: 17 February 2017
 Signed: [Signature]
 Date: 10 April 2017

'Corner Lot Building Envelope Truncation Diagram



Site coverage for all lots must not exceed a maximum of 60%



Stage 1 | Plan of Development

WATERLEA WALLOON

Tract Consultants Landscape Architects, Planners & Urban Designers

PROJ_DRG NO 0715-0430-11 D001 REV 06 DRWN JH CHKD SG DATE 08.03.2017



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