

# Building Envelope Requirements

## ALLOTMENTS SET

Allotment Type	Detached		
Allotment Width	12.0 - 14.9m	15 - 16.9m	17m+
Typical area (m <sup>2</sup> )	360 - 447 m <sup>2</sup>	448 - 499m <sup>2</sup>	Min. 500m <sup>2</sup>

## BUILDING ENVELOPE

### FRONT SETBACKS

Front Setback (Primary Frontage)	To Front Building line / Dwelling Wall	3.5m
	To Garage Door	4.9m
	Outermost Projection	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
	First Floor (if applicable) above 4.5m	1.5m
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, WATER TANKS

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	Max. 60%	Max. 60%	Max. 60%
Private Open Space (POS)	Minimum 16m <sup>2</sup> at Ground Level (min. Dimension 4m); Min 8m <sup>2</sup> 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 must 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	
Rainwater Tank	Each single residential dwelling, on each lot is to be connected to a rainwater tank as per the specifications and requirements detailed in Condition 7 'Rainwater Tank', otherwise the developer is to make a financial contribution to Council for each lot as per the agreed strategy, as also detailed in Condition 7 'Rainwater Tank'.		

