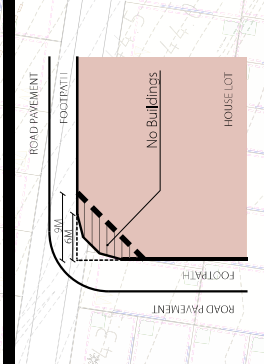


'Corner Lot Building Envelope Truncation Diagram



Legend

- GENERAL**
- Stage 4 Boundary
 - Existing Stage Boundary
 - Existing Water Easement
 - Future Residential Lots
 - Optional Built to Boundary Wall
 - Possible Main Pedestrian Entry
- BUILDING DESIGN ELEMENTS**
- Corner Lot Building Envelope Truncation
 - Indicative Location of Private Open Space (POS)
 - Building Envelope
 - Preferred Location of Garage (Primary Frontage)
 - Possible Main Pedestrian Entry

Building Envelope Requirements

ALLOTMENTS SET	
Allotment Type	Detached
Allotment Width	10.5 - 14.9m 15 - 16.9m 17m+
Typical area (m ²)	310 - 449m ² 450 - 500m ² < 500m ²
BUILDING ENVELOPE	
FRONT SETBACKS	
Front Setback (Primary Frontage)	To Front Building Line / Dwelling Wall
To Garage Door	3.5m
Ground Level Verandas / Patios	4.9m
Verandas / Patios	3.0m
Front Setback (Secondary Frontage)	To Front Building Line / Dwelling Wall
Ground Level Verandas / Patios	3.0m
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, 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
Site Cover	Max. 60%
Private Open Space (POS)	Minimum 16m ² at Ground Level (min. Dimension 4m); Min 8m ² above ground (min. Dimension 2.4m)
Maximum Length and Height of Built to Boundary Wall	15m long and max 3.5m high
Fencing Front	Primary
	Secondary
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 the conditions associated with 'rainwater' tank, otherwise the developer is to make a financial contribution to Council for each lot as per the agreed strategy, as detailed in the condition.



Pursuant to the Planning Act 2016, this plan forms part of Council's approval for

Approval No: 1740/2018/CA

Date: 24 September 2018

Signed: *W. Robinson*



Stage 4 Plan of Development

WATERLEA WALLOON