



**ALLOTMENT SETBACKS**

	Traditional Allotments 600m <sup>2</sup> +	
	Ground Floor	First Floor
Front Boundary Living Area Garage	6.0m * 6.0m	6.0m * ---
Rear Boundary	1.5m	2.0m
Corner Lots (Secondary Frontage)	4.5m	4.5m
Side Boundary Built to boundary wall Non built to boundary wall	0.0m (Nominal) 1.5m	1.5m  2.0m
Garage Location	Garages to be located along built to boundary wall where appropriate	
On Site Parking Requirements	2 1 space is to be covered and enclosed  50%	

\* Denotes - Large allotments which adjoin a courtyard allotment are permitted to have a reduced setback of 4.5m

**NOTES APPLICABLE TO LARGE LOT HOUSING ONLY (600m<sup>2</sup> +)**

- Setbacks are as per table unless otherwise dimensioned
- Built to boundary walls are optional, where this option is not adopted side boundary setbacks shall be in accordance with the Allotment Setbacks Table
- Built to boundary walls are a maximum length of 50% of the boundary length and a maximum height of 3.5m
- Boundary setbacks are measured from the outermost projection of the building or structure.
- Maximum building location envelopes are subject to future proposed easements and/or other underground services or trees identified for retention. This plan accounts for the potential 1.5m wide (unless otherwise shown) roofwater and sewer services easement.
- The maximum height of residential buildings shall not exceed 2 Storeys or 9.0 metres.

