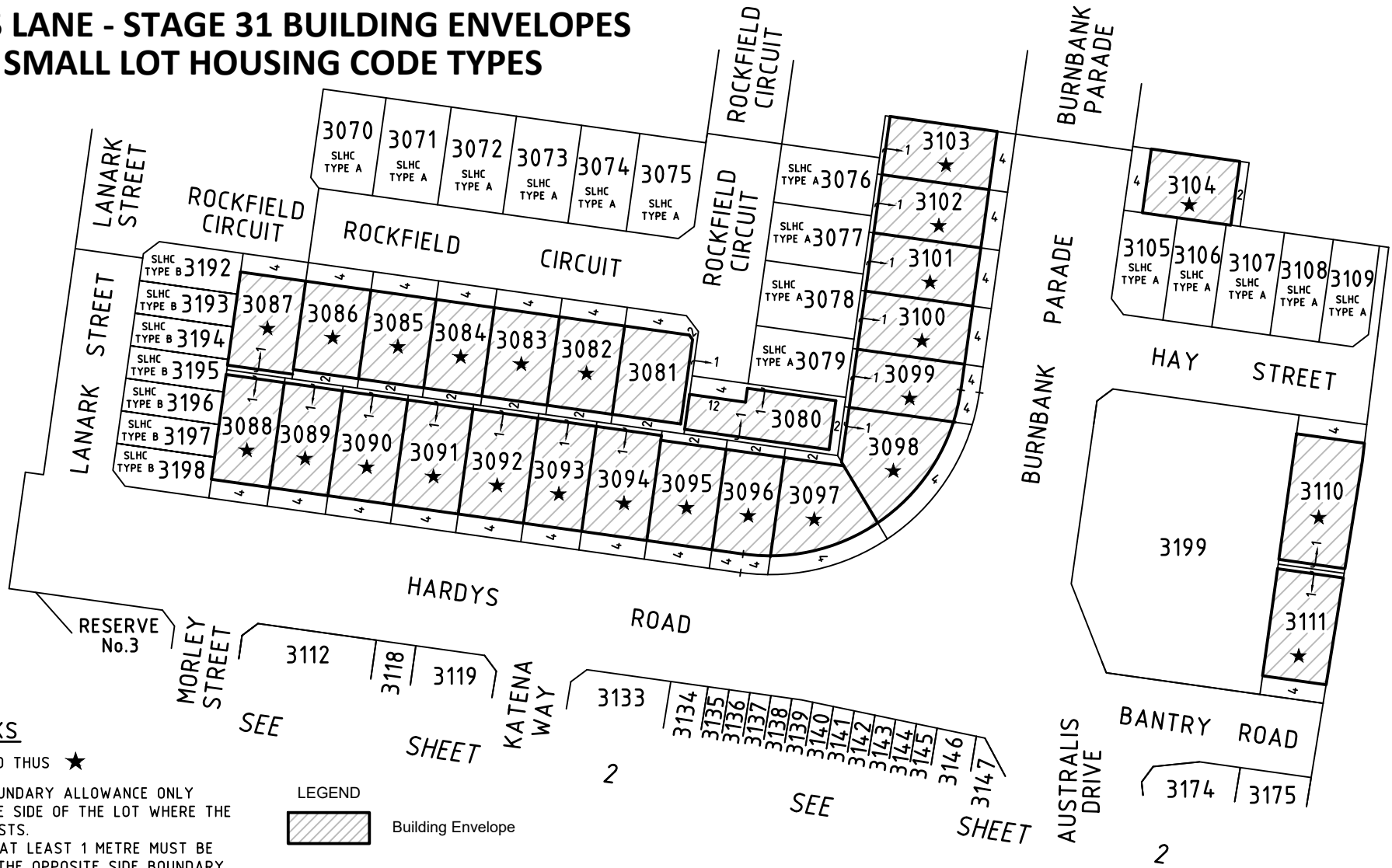


SMITHS LANE - STAGE 31 BUILDING ENVELOPES & SMALL LOT HOUSING CODE TYPES

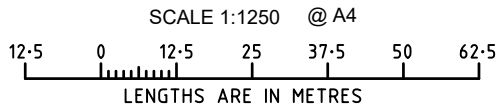
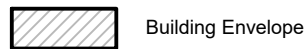


SIDE SETBACKS

FOR LOTS IDENTIFIED THUS ★

- A BUILD TO BOUNDARY ALLOWANCE ONLY APPLIES TO THE SIDE OF THE LOT WHERE THE CROSSOVER EXISTS. A SETBACK OF AT LEAST 1 METRE MUST BE PROVIDED FOR THE OPPOSITE SIDE BOUNDARY.

LEGEND



FOR LOTS 3150, 3151, 3155, 3156, 3162, 3174, 3179, 3180, 3185 & 3186 ON THIS PLAN CONTAINING BUILDING ENVELOPES:

- 1) Construction of any dwelling or structure must not occur outside the building envelope shown hereon excepting for permitted encroachments into the primary street setback allowed for under regulation 74(3) of the Building Regulations 2018.
- 2) Garage openings must not occupy more than 40% of the width of the primary frontage unless the dwelling consists of two or more storeys.
- 3) Garages must be setback a minimum of 5.50 metres from the Primary Frontage of the allotment.
- 4) At least one suitably sized canopy tree must be planted between any dwelling and the primary frontage of the allotment.

FOR LOTS ON THIS PLAN IDENTIFIED AS "SLHC TYPE A" OR "SLHC TYPE B":

- Any construction must consist of one dwelling that is compliant with the Small Lot Housing Code Type identified hereon and the Small Lot Housing Code pursuant to the Schedule to Clause 72.04 of the Casey Planning Scheme.

SMITHS LANE - STAGE 31 BUILDING ENVELOPES & SMALL LOT HOUSING CODE TYPES

FOR LOTS ON THIS PLAN IDENTIFIED AS "SLHC TYPE A" OR "SLHC TYPE B":

- Any construction must consist of one dwelling that is compliant with the Small Lot Housing Code Type identified hereon and the Small Lot Housing Code pursuant to the Schedule to Clause 72.04 of the Casey Planning Scheme.

SIDE SETBACKS

FOR LOTS IDENTIFIED THUS ★

- A BUILD TO BOUNDARY ALLOWANCE ONLY APPLIES TO THE SIDE OF THE LOT WHERE THE CROSSOVER EXISTS. A SETBACK OF AT LEAST 1 METRE MUST BE PROVIDED FOR THE OPPOSITE SIDE BOUNDARY.

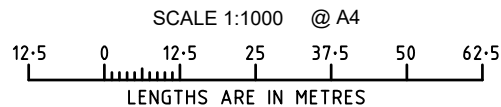
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- 4) At least one suitably sized canopy tree must be planted between any dwelling and the primary frontage of the allotment.

LEGEND



Building Envelope



SIDE STREET FENCING

NO FENCING OR GATE MAY BE BUILT, ALLOWED, OR CAUSED TO BE BUILT UPON THIS SECONDARY STREET FRONTAGE EXCEPT FOR:

- a) FENCING CONSTRUCTED OF TIMBER PALINGS WITH EXPOSED POSTS CAPPED ACROSS THE TOP, STAINED IN A NATURAL TIMBER COLOUR AND SET BACK AT LEAST 4 METRES FROM THE FRONT FACADE OF ANY DWELLING CONSTRUCTED ON THE LOT.
- b) FENCING AND GATES THAT DO NOT EXCEED 1.8 METRES IN HEIGHT, WITH ANY GATE IN THE FRONT YARD BEING OF FEATURE STYLE, STAINED TO MATCH THE FENCE, AND HAVING A MINIMUM OF 25% TRANSPARENCY.



Ref: 1101438/31 Ver L
1101438-31-BE-Ver L.dwg

