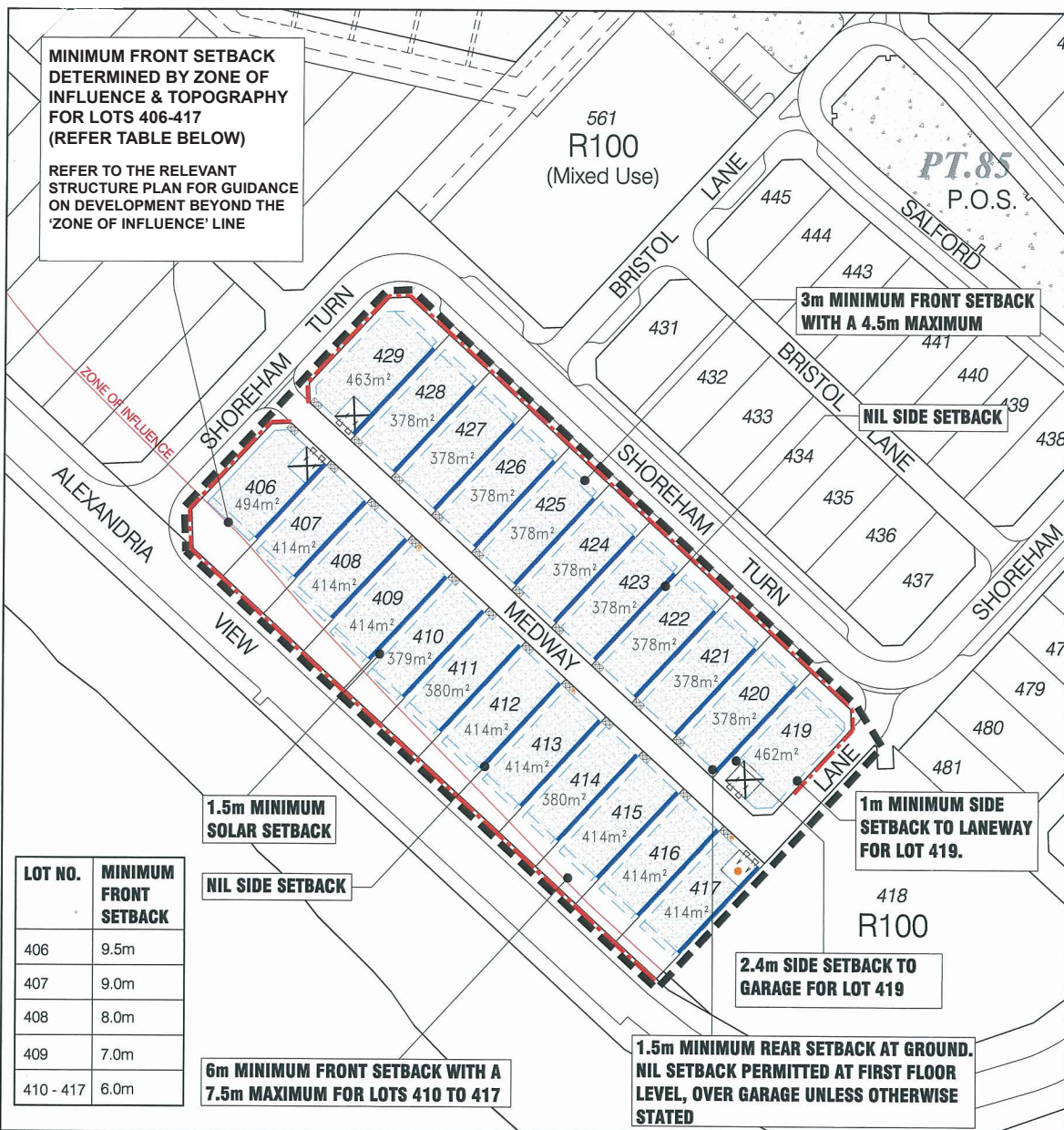


MINIMUM FRONT SETBACK DETERMINED BY ZONE OF INFLUENCE & TOPOGRAPHY FOR LOTS 406-417 (REFER TABLE BELOW)

REFER TO THE RELEVANT STRUCTURE PLAN FOR GUIDANCE ON DEVELOPMENT BEYOND THE 'ZONE OF INFLUENCE' LINE



LOT NO.	MINIMUM FRONT SETBACK
406	9.5m
407	9.0m
408	8.0m
409	7.0m
410 - 417	6.0m

1.5m MINIMUM SOLAR SETBACK

NIL SIDE SETBACK

6m MINIMUM FRONT SETBACK WITH A 7.5m MAXIMUM FOR LOTS 410 TO 417

1.5m MINIMUM REAR SETBACK AT GROUND. NIL SETBACK PERMITTED AT FIRST FLOOR LEVEL, OVER GARAGE UNLESS OTHERWISE STATED

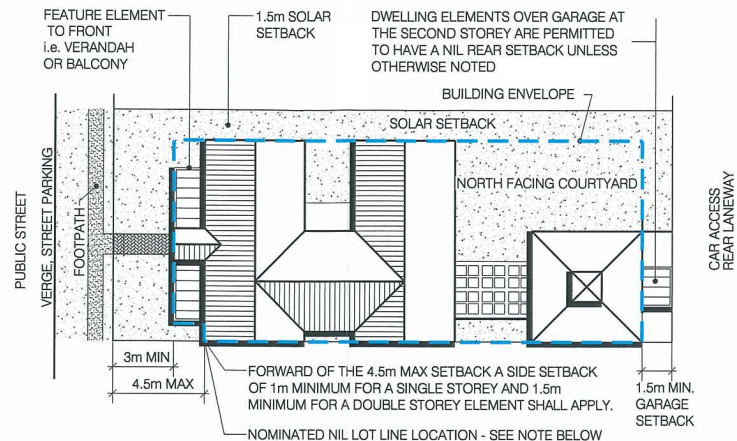
3m MINIMUM FRONT SETBACK WITH A 4.5m MAXIMUM

NIL SIDE SETBACK

1m MINIMUM SIDE SETBACK TO LANEWAY FOR LOT 419.

2.4m SIDE SETBACK TO GARAGE FOR LOT 419

TYPICAL SITE LAYOUT



*** NOTE - NOMINATED NIL LOT LINE LOCATION:**

A WALL BUILT UP TO THE NOMINATED NIL LOT LINE IS PERMITTED TO BE:

- NOT HIGHER THAN 3.5m WITH AN AVERAGE OF 3m FOR 2/3 THE LENGTH OF THE BALANCE OF THE BOUNDARY BEHIND THE FRONT SETBACK.

- NOT HIGHER THAN 6.5m AND 12m MAXIMUM LENGTH SUBJECT TO DEMONSTRATION THAT THE SHADOW CAST BY THE DEVELOPMENT AT MIDDAY, 21 JUNE ONTO ANY OTHER ADJOINING LOT CODED R30/60 DOES NOT EXCEED 35% OF THE SITE AREA WHERE THE LOT IS LESS THAN 1800sqm, AND DOES NOT EXCEED 50% OF THE SITE AREA WHERE THE LOT IS 1800sqm OR MORE OR IS A LOT CODED R100 (LOT 418).

LEGEND

- LDP NO. 4 SHEET 2 BOUNDARY
- DESIGNATED GARAGE LOCATION
- NO NIL REAR SETBACK PERMITTED AT FIRST FLOOR LEVEL ABOVE GARAGE
- BUILDING ENVELOPE
- STREET LIGHT LOCATION
- EASEMENT
- NO VEHICULAR ACCESS PERMITTED
- PERMITTED NIL SIDE SETBACK LOCATION