

**NOTES**

This plan is the Building Envelope Plan in terms of this MCP and shows the building envelope for each particular lot.

Siting requirements for each lot must be determined by reference to this plan and the text of this MCP.

This MCP requires that a dwelling must be designed in accordance with the "Ellerton Estate Housing Design Guidelines" document included in the contract of sale documentation for a lot in this stage.

For lots 300m<sup>2</sup> and over this MCP also provides exemptions from the need for the report and consent of the relevant council for variations from the Building Regulations in relation to the particular siting matters dealt with in the MCP, in certain circumstances, in other cases the standard Building regulations siting requirements will apply.

**SETBACKS**

The applicable minimum Setback from a boundary for a Building is as specified in the table below, subject to:

- any specific modification for a particular lot as shown in this plan;
- any requirement in the text of this MCP;
- any easement, offsets for services and other infrastructure requirements
- the requirements of the Building Regulations where applicable; and
- the requirement of the Small Lot Housing Code where applicable.
- Garages on corner lots must have a setback of at least 5.5 metres from the front property boundary or 5 metres from the secondary street frontage.

**SETBACK TABLE**

FRONT STREET* (PRIMARY STREET)	Standard 4 metres from the allotment boundary unless noted on plan
SIDE STREET* (SECONDARY STREET)	2 metres from the allotment boundary
SIDE BOUNDARIES	1 metre from the allotment boundary unless noted on plan
REAR BOUNDARIES	2 metres from the allotment boundary or as restricted by an easement
GARAGES	5.5 metres from the primary street or 5 metres from the secondary street
BUILD TO BOUNDARY*	Shown by a heavy black line on a side boundary. The building must be built: - on or within less than 0.20m from the allotment boundary or - more than 1 metre from the allotment boundary

\*Terms defined in text of MCP



**LEGEND**

- Minimum building setback from lot boundary.
- ↑ Required driveway access location.
- \* Minimum two storey building required.
- Build to boundary line.
- //// Building setback.

**LOT IDENTIFIERS**

A Lot "Type A" for the purposes of the Small Lot Housing Code\*



Scale: 1:500@A2

**BUILDING ENVELOPE PLAN  
ELLERTON ESTATE  
STAGE 4**

DWG: 27563(4)1AA

Job No: 27563

Sheet: 1 OF 1



REV.	REVISION	DATE	APPD	CHECK