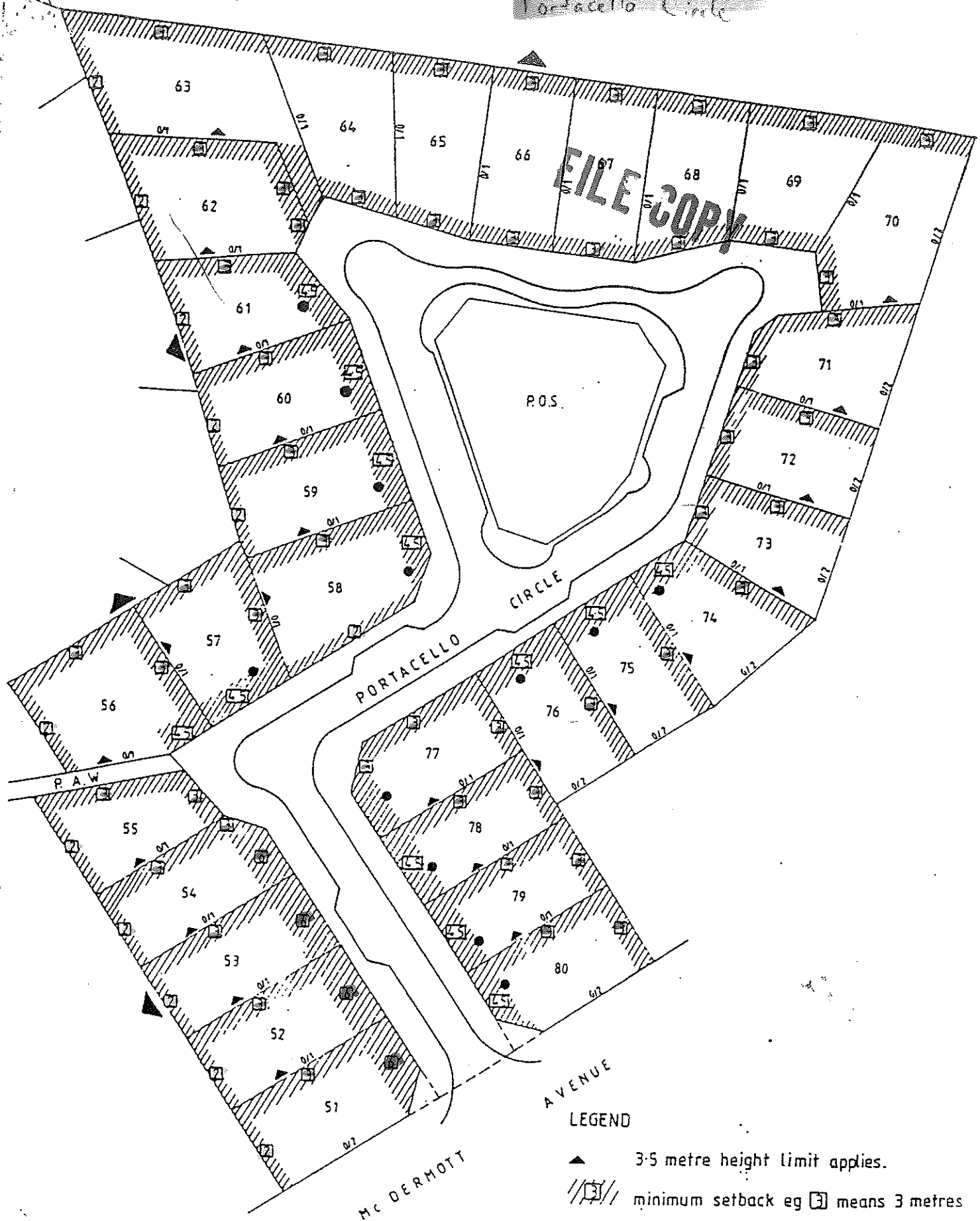


Portacello Circle

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LEGEND

- ▲ 3.5 metre height limit applies.
- /// [] /// minimum setback eg [3] means 3 metres
- setback may be averaged to a minimum of 1/2 the nominated setback.
- 0/2 means nil or 2 metre setback.
- 0/1 means nil or 1 metre setback.

PLAN. 1.

SECOND SCHEDULE

BUILDING REQUIREMENTS

Deemed to comply provisions.

Except with the permission of the Shire of Greenough Buildings will comply with the following requirements of this Present Design Plan.

1. Definitions

- Building** - any structure other than a fence or a dwelling.
- Garden Shed** - Means a building or portion of a building being used or intended, adapted or designed to be used for the purpose of human habitation on a permanent basis by -
- * a single person
 - * a single family, or
 - * no more than six (6) persons who do not comprise a single family.
- Height** - Height of a wall means the vertical distance between the top of the eaves at the wall line, parapet or flat roof whichever is the highest and the lowest level of any adjoining lot/lots at the common boundary at a point at right angles to the wall. Where a skillion roof occurs the height shall be measured as the median height of the wall or where a triangular gable roof occurs the height shall be measured as the height of the wall together with 1/3 of the vertical height of the gable.
- Garden Shed** - A building used as a shed, workshop or outhouse containing not more than 10sq metres of floor area located on the same lot but separate from a dwelling.

2. Setbacks from the Road Reserve.

Dwellings shall be setback from road reserves the minimum distance as shown on Plan No. 1, garages and carports may be located within the allotment a minimum distance from the road pavement of 5 metres or in accordance with the R-Codes. Note setback is subject to compliance with Council's driveway and crossover specifications.

3. Setbacks from other Boundaries.

No dwelling shall be located closer to other boundaries than the distances shown on Plan No. 1.

Where the option is given of siting a dwelling on the boundary or setting back the minimum alternative distance eg. 0/2 the dwelling must be located either on the boundary or setback the prescribed minimum alternative distance.

The maximum length of wall of a dwelling and garage or carport on the boundary is 66% of the boundary length or the length of an existing adjacent boundary wall, whichever is greater.

4. Setbacks from Windows.

Every window should face a minimum 3m wide x 1m deep area open to the sky.

5. Allowable encroachments into setbacks.

Encroachments and exceptions to setbacks are permitted in accordance with clauses C1. 9.5 and C1. 9.6 of the Building Code of Australia.

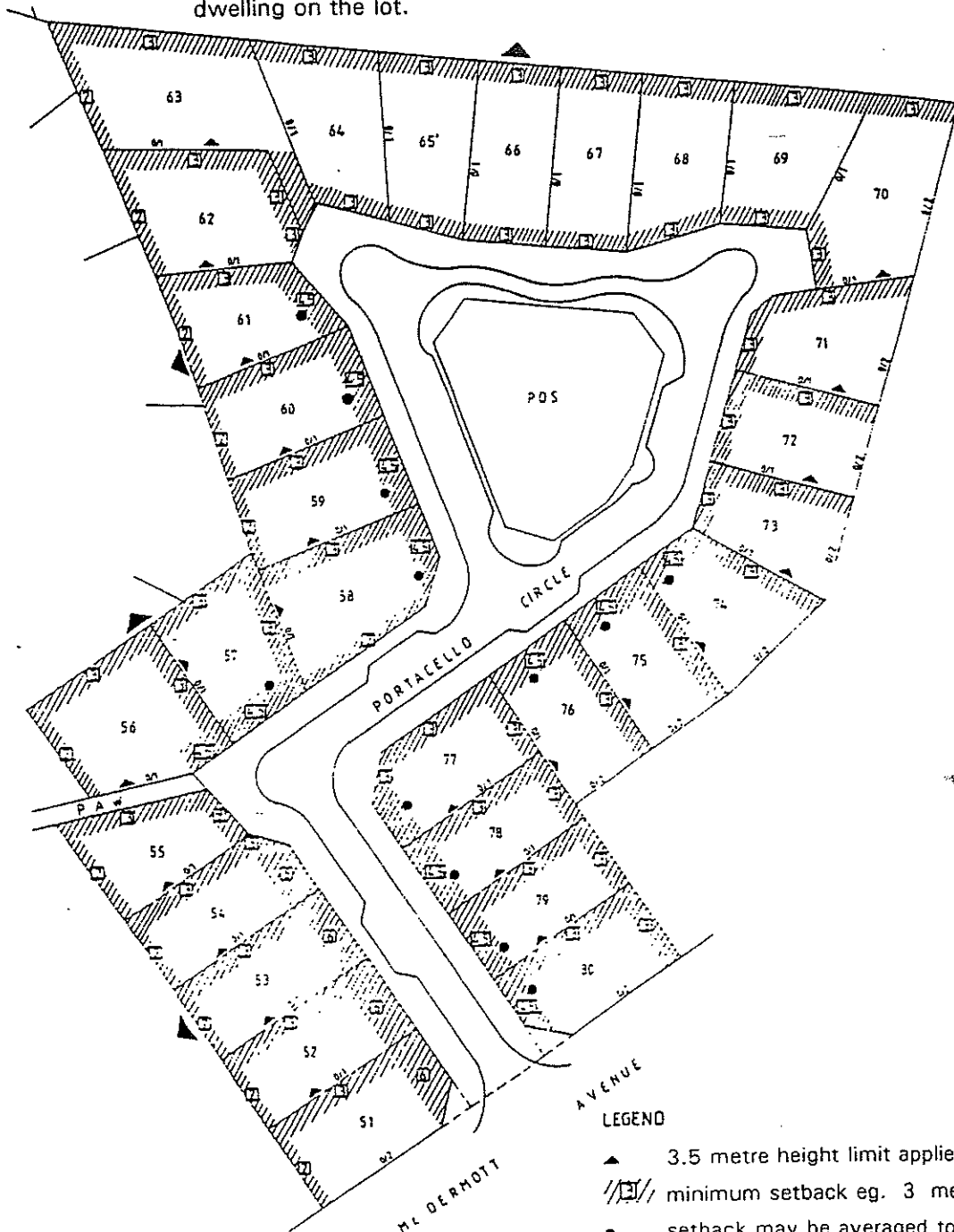
6. Height limits.

6.1(a) A height restriction of 3.5 metres applies to buildings and dwellings on those boundaries as indicated on Plan No. 1.

6.1(b) Any part of a building exceeding this designated height shall be setback either the alternative setback as shown on Plan No. 1 or shall be setback 100mm from that allotment boundary for every 50mm of additional height whichever is the greater.

6.2 On any other allotment boundary, the maximum height of a building and dwelling will be 5 metres and the maximum height of any portion of the building/dwelling built on these lots shall be 6 metres measured from the highest ground floor level of that building/dwelling.

7. Car parking.
The site of dwellings shall allow for at least one vehicle capable of being accommodated within a carport or garage. Vehicles may be parked in tandem.
8. Site coverage.
Useable open space shall have a minimum area equivalent to 20% of the lot area or 80 square metres whichever is the greater.
9. Sheds, workshops or outbuildings.
 - 9.1 Garden Sheds may be located behind the building line and within the side or rear setback areas.
 - 9.2 A maximum of one such garden shed only will be allowable on each lot.
 - 9.3 Any sheds, workshops or outbuildings in excess of 10 square metres in floor area shall:-
 - (a) be located in accordance with the setbacks as designated on Plan No. 1;
 - (b) be constructed of the same material and standard of exterior finish as the dwelling on the lot.



PLAN. 1.