

CHAPELTON DESIGN STANDARDS PHASE 1A BUILDING TYPES & PLOT CONDITIONS

NOT TO SCALE at A1

PLOT OCCUPATION

BUILDING HEIGHT

BUILDING LINE

ENCROACHMENTS

PRIVATE FRONTAGE

STEADING	HOUSE	COTTAGE	SEMI - DET.	TERRACE	MEWS	APARTMENT	MIXED USE - HOUSE	LINER BUILDING	MIXED USE BUILDING					
T2	T3	T4	T4	T4	T5	T4	T5	T4	T5					
<p>- EDGE GARDEN - PLOT COVERAGE: 20% MAX.</p>	<p>- EDGE GARDEN - PLOT COVERAGE: 60% MAX.</p>	<p>- EDGE GARDEN - PLOT COVERAGE: 70% MAX.</p>	<p>- EDGE GARDEN, SIDE GARDEN, REAR GARDEN - PLOT COVERAGE: 70% MAX.</p>	<p>- REAR GARDEN - PLOT COVERAGE: 70% MAX.</p>	<p>- REAR GARDEN - PLOT COVERAGE: 80% MAX.</p>	<p>- SIDE GARDEN, NON GARDEN - PLOT COVERAGE: 90% MAX.</p>	<p>- NON GARDEN - PLOT COVERAGE: 90% MAX.</p>	<p>- SIDE GARDEN, NON GARDEN - PLOT COVERAGE: 70% MAX.</p>	<p>- SIDE GARDEN, NON GARDEN - PLOT COVERAGE: 80% MAX.</p>	<p>- REAR GARDEN, NON GARDEN - PLOT COVERAGE: 70% MAX.</p>	<p>- REAR GARDEN, NON GARDEN - PLOT COVERAGE: 80% MAX.</p>	<p>- NON GARDEN - PLOT COVERAGE: 70% MAX.</p>	<p>- NON GARDEN - PLOT COVERAGE: 80% MAX.</p>	<p>- NON GARDEN - PLOT COVERAGE: 80% MAX.</p>
<p>- PRINCIPAL BUILDING Max. height 7.5m or 2 1/2 storeys, whichever is less</p> <p>- OUTBUILDING Max. height 4.7m or 2 storeys, whichever is less</p>	<p>- PRINCIPAL BUILDING Max. height 6m or 2 storeys, whichever is less</p> <p>- OUTBUILDING Max. height 4.7m or 2 storeys, whichever is less</p>	<p>- PRINCIPAL BUILDING Max. height 6m or 2 storeys, whichever is less</p> <p>- OUTBUILDING Max. height 4.7m or 2 storeys, whichever is less</p>	<p>- PRINCIPAL BUILDING Max. height 6m or 2 storeys, whichever is less</p> <p>- OUTBUILDING Max. height 2.6m or 1 storey, whichever is less</p>	<p>- PRINCIPAL BUILDING Max. height 6.5m or 2 1/2 storeys, whichever is less</p> <p>- OUTBUILDING Max. height 4.7m or 2 storeys, whichever is less</p>	<p>- PRINCIPAL BUILDING Max. height 9m or 3 storeys, whichever is less</p> <p>- OUTBUILDING Max. height 4.7m or 2 storeys, whichever is less</p>	<p>- PRINCIPAL BUILDING Max. height 7.5m or 2 1/2 storeys, whichever is less</p> <p>- OUTBUILDING Max. height 4.7m or 2 storeys, whichever is less</p>	<p>- PRINCIPAL BUILDING Max. height 9m or 3 storeys, whichever is less * minimum 2 storeys</p> <p>- OUTBUILDING Max. height 4.7m or 2 storeys, whichever is less</p>	<p>- PRINCIPAL BUILDING Max. height 9m or 3 storeys, whichever is less * minimum 2 storeys</p> <p>- OUTBUILDING Max. height 4.7m or 2 storeys, whichever is less</p>	<p>- PRINCIPAL BUILDING Max. height 12m or 4 storeys, whichever is less * minimum 2 storeys</p> <p>- OUTBUILDING Max. height 4.7m or 2 storeys, whichever is less</p>	<p>- PRINCIPAL BUILDING Max. height 9m or 3 storeys, whichever is less * minimum 2 storeys</p> <p>- OUTBUILDING Max. height 4.7m or 2 storeys, whichever is less</p>				
<p>- Front: 10m min. - Side: 10m total min. - Rear: 10m min. - Frontage buildout at building line: N/A * or 4.0m from ζ of lane</p>	<p>- Front: 3m min. - Side: 1.2m min. - Rear: 6m min. - Frontage buildout at building line: 40% of plot width min. * or 4.0m from ζ of lane</p>	<p>- Front: 2-6m min. - Side: 1.2m min. - Rear: 10m min. - Frontage buildout at building line: 60% of plot width min. * or 4.0m from ζ of lane</p>	<p>- Front: 1-3m min. - Side: 0m min. - Rear: 1m min. - Frontage buildout at building line: 60% of plot width min. * or 4.0m from ζ of lane</p>	<p>- Front: 1.5-6m - Side: 0m min. - Rear: 1.2m min. - Frontage buildout at building line: 100% of plot width min. * or 4.0m from ζ of lane</p>	<p>- Front: 0.5-3m - Side: 0m min. - Rear: 3m min. - Frontage buildout at building line: 100% of plot width min. * or 4.0m from ζ of lane</p>	<p>- Front: 75-100% @ 0m - Side: 0m min. - Rear: 0m min. - Frontage buildout at building line: 60% of plot width min.</p>	<p>- Front: 75-100% @ 0m - Side: 0m min. - Rear: 0m min. - Frontage buildout at building line: 60% of plot width min.</p>	<p>- Front: 1.5m or 3-6m - Side: 0m min. - Rear: 7m min. - Frontage buildout at building line: 60% of plot width min. * or 4.0m from ζ of lane</p>	<p>- Front: 1.5m or 3-6m - Side: 0m min. - Rear: 7m min. - Frontage buildout at building line: 60% of plot width min. * or 4.0m from ζ of lane</p>	<p>- Front: 0m min. - Side: 0m min. - Rear: 7m min. - Frontage buildout at building line: 60% of plot width min. * or 4.0m from ζ of lane</p>	<p>- Front: 0m min. - Side: 0m min. - Rear: 7m min. - Frontage buildout at building line: 60% of plot width min. * or 4.0m from ζ of lane</p>	<p>- Front: 0m min. - Side: 0m min. - Rear: 0m min. - Frontage buildout at building line: 60% of plot width min.</p>	<p>- Front: 0m min. - Side: 0m min. - Rear: 0m min. - Frontage buildout at building line: 60% of plot width min.</p>	<p>- Front: 0m min. - Side: 0m min. - Rear: 0m min. - Frontage buildout at building line: 80% of plot width min.</p>
<p>FRONT - 4.5m max. SIDE - 1m max.</p>	<p>FRONT - Bay windows: 25% of setback max. - Porches: 50% of setback max. SIDE - 1m max. (minimum of 1m clear to plot line)</p>	<p>FRONT - Bay windows: 50% of setback max. - Porches: 50% of setback max. SIDE - 1m max. (minimum of 1m clear to plot line)</p>	<p>FRONT - Bay windows: 50% of setback max. - Porches: 50% of setback max. SIDE - 1m max. (minimum of 1m clear to plot line)</p>	<p>FRONT - Bay windows: 50% of setback max. - Porches: 50% of setback max. SIDE - 2m max. (minimum of 1m clear to plot line)</p>	<p>FRONT - Bay windows: 50% of setback max. - Porches: 50% of setback max. SIDE - 2m max. (minimum of 1m clear to plot line)</p>	<p>N/A</p>	<p>N/A</p>	<p>FRONT - Bay windows: 50% of setback max. - Porches: 50% of setback max. SIDE - 1.8m max.</p>	<p>FRONT - Bay windows: 100% of setback max. - Porches: 100% of setback max. SIDE - 1.8m max.</p>	<p>FRONT - Bay windows: 100% of setback max. - Awnings and arcades: 100% of setback max and may encroach the footpath to within 600mm of the kerb but must clear the footpath vertically by at least 2.4m - Light court: 100% of setback max. SIDE - N/A</p>	<p>FRONT - Bay windows: 100% of setback max. - Porches: 50% of setback max. - Light court: 100% of setback max. SIDE - N/A</p>	<p>FRONT - Bay windows: 50% of setback max. - Porches: 50% of setback max. SIDE - N/A</p>	<p>FRONT - Bay windows: 100% of setback max. - Light court or terrace: 100% of setback max. SIDE - N/A</p>	<p>FRONT - Bay windows: 100% of setback max. - Light court or terrace: 100% of setback max. - Awnings and arcades: 100% of setback max and may encroach the footpath to within 600mm of the kerb but must clear the footpath vertically by at least 2.4m SIDE - N/A</p>
<p>OPEN GARDEN</p>	<p>OPEN GARDEN</p>	<p>OPEN GARDEN</p>	<p>GARDEN & WALL</p>	<p>GARDEN & WALL</p>	<p>GARDEN & WALL</p>	<p>GARDEN & WALL</p>	<p>GARDEN & WALL</p>	<p>SHOPFRONT & AWNING</p>	<p>SHOPFRONT & AWNING</p>	<p>SHOPFRONT & AWNING</p>	<p>SHOPFRONT & AWNING</p>	<p>TERRACE (OR LIGHT COURT)</p>	<p>TERRACE (OR LIGHT COURT)</p>	<p>ARCADE</p>
<p>GARDEN & WALL</p>	<p>GARDEN & WALL</p>	<p>GARDEN & WALL</p>	<p>TERRACE (OR LIGHT COURT)</p>	<p>TERRACE (OR LIGHT COURT)</p>	<p>TERRACE (OR LIGHT COURT)</p>	<p>TERRACE (OR LIGHT COURT)</p>	<p>TERRACE (OR LIGHT COURT)</p>	<p>ARCADE</p>	<p>ARCADE</p>	<p>SHOPFRONT & AWNING</p>	<p>SHOPFRONT & AWNING</p>	<p>FORECOURT</p>	<p>FORECOURT</p>	<p>FORECOURT</p>