

NOTES:

BUILDING ENVELOPE

- **Large Blocks** (Greater than 500m²)
- This rule applies to side and rear boundaries
 - Building Envelope Fence Height - 3.5 m
 - Angle of projection from Building Envelope Fence - 45 Degrees
- **Mid-Sized Blocks Approved after 5 July 2013** (250 m² to 500m²)
- This rule applies to side and rear boundaries
 - Building Envelope Fence Height - 3.5 m
 - Angle of projection from Building Envelope Fence - 45 Degrees
- **Mid-Sized Blocks Approved before 5 July 2013** (250 m² to 500m²)
- For North Facing Boundaries of Adjoining Residential Blocks (see below definition)
 - Building Envelope Fence Height
 - Primary Building Zone - 2m
 - Rear Zone - 2m
 - Angle of Projection from Building Envelope Fence
 - Primary Building Zone - 45 Degrees
 - Rear Zone - 30 Degrees
 - Note: if we are building on the boundary there can be different rules. Consult with Plannin Approvals Manager
- For all other boundaries of adjoining residential blocks
- Building Envelope Fence Height
 - Primary Building Zone - 4.5m
 - Rear Zone - 3.5m
 - Angle of Projection from Building Envelope Fence
 - Primary Building Zone - 45 Degrees
 - Rear Zone - 30 Degrees

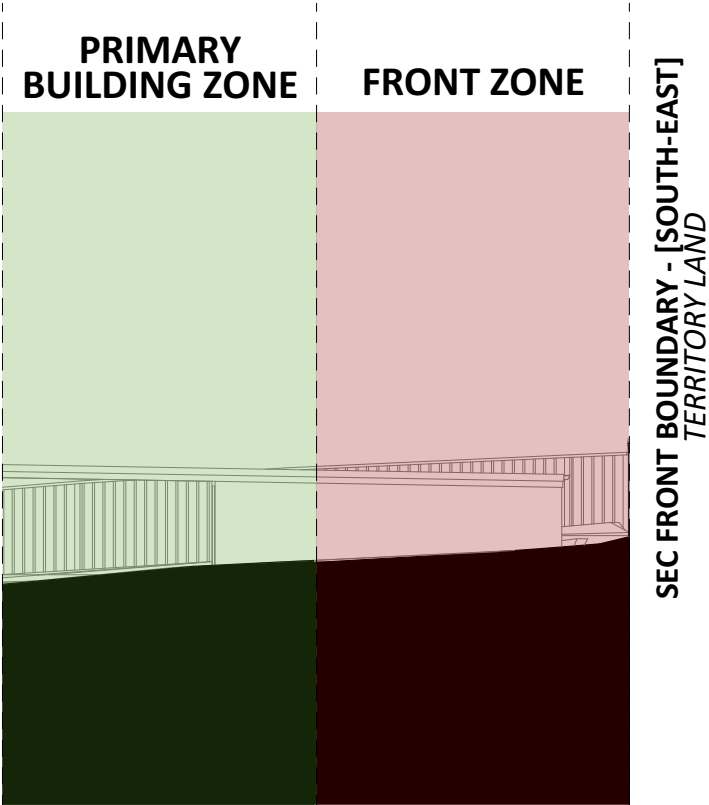
● For this rule: North Facing Boundary means a boundary of a block where a line drawn perpendicular to the boundary outwards is orintated between 30 degrees east of north and 20 degrees west of norht. This is only for Mid-Sized Blocks Approved before the 5 july 2013

SOLAR BUILDING ENVELOPE

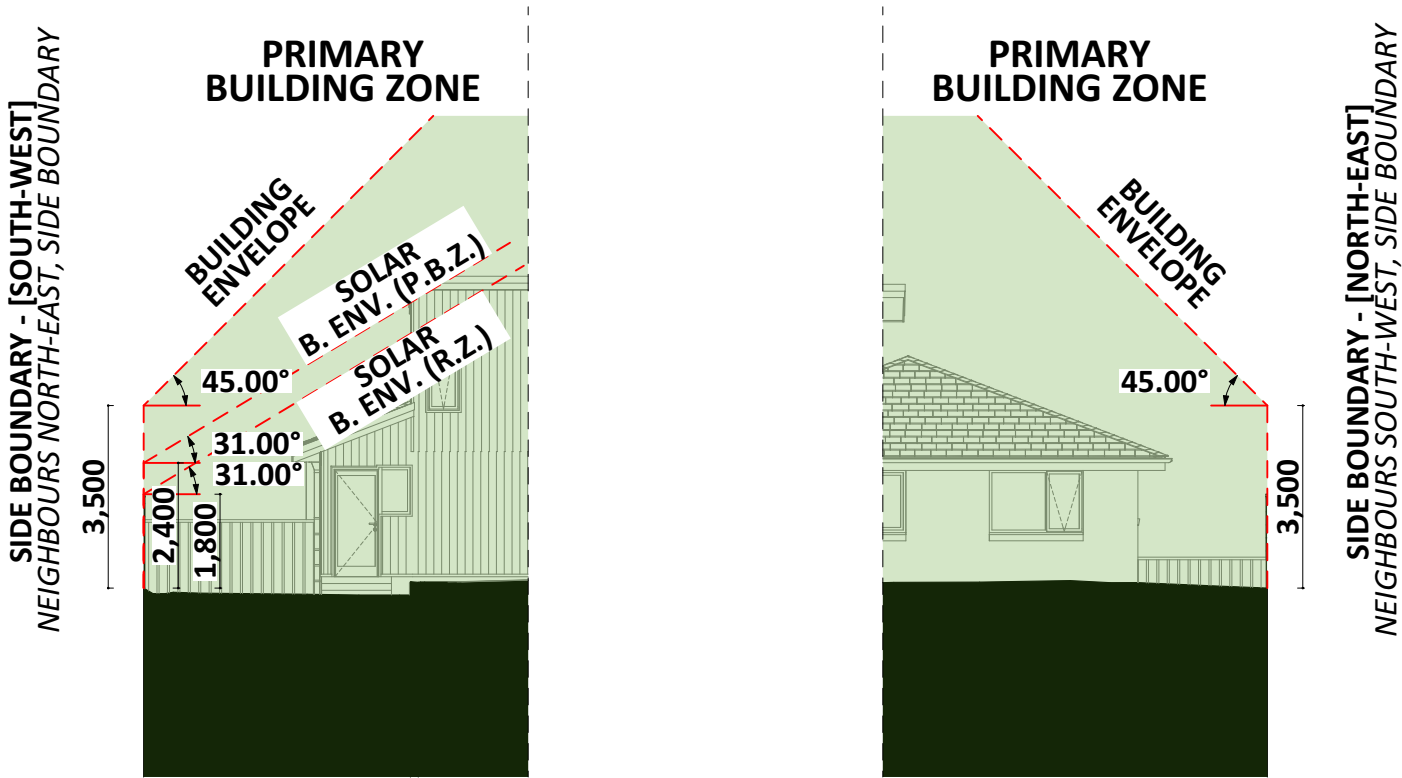
- **Large Blocks if Approved before 5 July 2013**
- The Solar Building Envelope Rule applies to any Northern Boundary of an adjoining residential block.
 - Height of the Solar Fence is:
 - In the Ffront and Primary Building Zone - 2.4m
 - On all other parts of the boundary - 1.8m
- **All Blocks if Approved after 5 July 2013**
- The Solar Building Envelope Rule applies to any Northern Boundary of an adjoining residential block.
 - Height of the Solar Fence is:
 - In the Ffront and Primary Building Zone - 3m
 - On all other parts of the boundary - 2.3m

Table 1 – Apparent sun angle (X) at noon on the winter solstice (21 June)

Aspect of <i>northern boundary</i> (bearing of line drawn perpendicular to the boundary)	Angle (X)
North 0° to <10° East	31°
North 0° to <10° West	
North 10° to <20° East	32°
North 10° to <20° West	
North 20° to <30° East	34°
North 20° to <30° West	
North 30° to <40° East	36°
North 30° to <40° West	
North 40° to 45° East	39°
North 40° to 45° West	



S1 BLOCK PROFILE



S2 BLOCK PROFILE

S3 BLOCK PROFILE

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PROJECT DETAILS

Customer Name: Megan Leahy and Tobias Seldon
Project Address: 53 Mackenzie Street, Hackett ACT 2602
Block № 8
Section № 38

ARCHITECT	DESIGNER	TEMPLATE	BLOCK TYPE
Dmitry	Adam	v.19.8	LARGE

Proposed Structure GFA - Ground Level - Class 147.48 m2
Proposed Structure GFA - Upper Level - Class 141.08 m2
Proposed Structure total GFA - Class 188.56 m2
Proposed Roof Area - Class 168.72 m2
Block Area905.00 m2
Actual Block Ratio30.46 %
Actual POS [(GFA + Gar. GFA + Dr'way) - Block area]583.51 m2
Minimum Private Open Space (Block area x 0.60)543.00 m2
Site Coverage (LARGE / max 40% = 362.00 m2)245.65 m2 = 27.14 %

REV	PROJECT PHASE	DATE	DRAWING NAME			MAIN CHECKLIST NR. 1199
P1.3	PROJECT PLANS	07/11/2024	SOLAR AND BUILDING ENVELOPE			
CUSTOMER APPROVAL						RENOVATION CHECKLIST NR. 10248
NAME		SIGNATURE	DATE	DRAWING SCALE 1:145	SHEET SIZE A3	DRAWING NUMBER 4.14