



NOTES:

Front Zone

- The Front Zone is usually the area between the Front Boundary and the Building Line. The Building Line can be determined using the rule below
- If the minimum setback requirement is greater than the distance to the building line, then it is this distance that will determine the Front Zone. This is rare. Typically, the minimum setback from the front boundary is 6m
- The Front Zone can also not have a length greater than 10 metres into the block. Again this is rare.

Building Line

- This is a line drawn parallel to the front boundary along the front face of a building, or trough the point on the building which is closest to the front boundary.
- A terrace, landing, porch, balcony, deck or verandah taht is more than 1.5 metres above finished ground level or is covered by a roof is deemed to be part of the building. A fence, courtyard wall or retaining wall is not deemed to be part of the building.

Primary Building Zone

- The area between the front zone and a line projected 12 metres from this zone.

Rear zone

- The area of the block behind the Primary Building Zone

Perpendicular line from boundaries

- A line drawn at a right angle (90 degrees) from the boundary
- This does not need to be completed if there is no adjoining residential block

Line with a bearing of North

- A line drawn that goes directly North
- This should be drawn from the same point that the Perpendicular line from the Boundary is drawn
- This does not need to be completed if there is no adjoining residential block

Angle between the Line with a Bearing of North and Perpendicular Line from Boundary

- The angle measured between these two lines
- This angle should always be less than 180 degrees

LEGEND

SYMBOL	DESCRIPTION
<div></div>	BUILDING LINE
<div>S1</div>	PLOT PROFILE LINE FOR SOLAR AND BUILDING ENVELOPE. PERPENDICULAR TO THE RELEVANT BOUNDARY LINE
<div></div>	FRONT ZONE
<div></div>	PRIMARY BUILDING ZONE
<div></div>	REAR ZONE
<div>Point to North</div>	LINE WITH A BEARING OF NORTH TO ESTABLISH SOLAR BOUNDARY ENVELOPE