

ALLOTMENT GUIDELINES

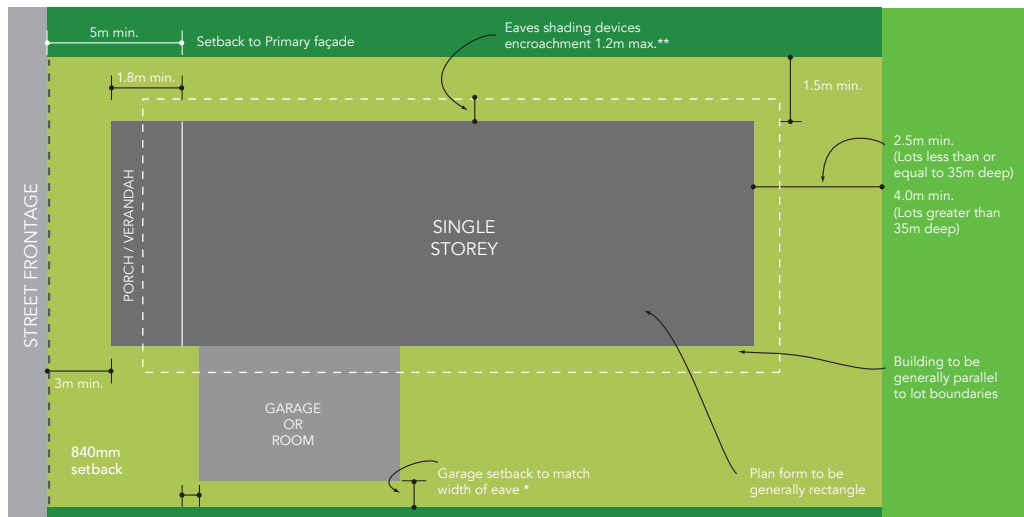


EYNESBURY

ALLOTMENT GUIDELINES

SITING DIAGRAMS

Design Controls for Type A: Standard Allotments

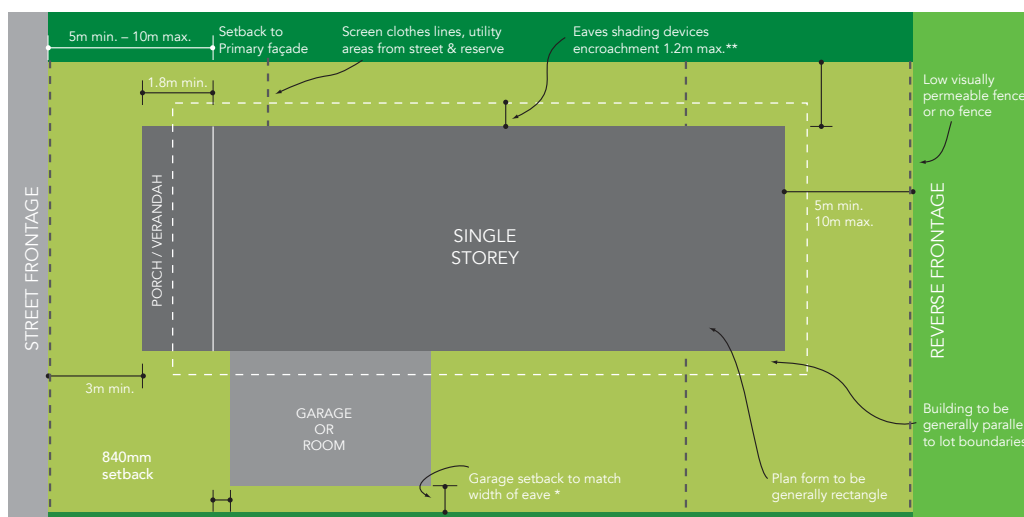


- Two storey walls to be set back minimum 2.5m from the side boundary.
- Two storey walls to be set back minimum 3m from secondary street boundary.
- Single storey walls to be set back minimum 2m from secondary street boundary.

* Garage setbacks may be zero for designs without eaves, or where the garage aligns exactly with an adjoining garage on the adjoining allotment. Length on boundary not more than 10 metres. Height on boundary 3.6 metres max.

** Encroachments into the setbacks may include eaves overhangs, shade canopies over windows or openings, shade louvres, retractable awnings or other projections not substantially enclosed at the sides.

Design Controls For Type C: Dual Frontage Allotments



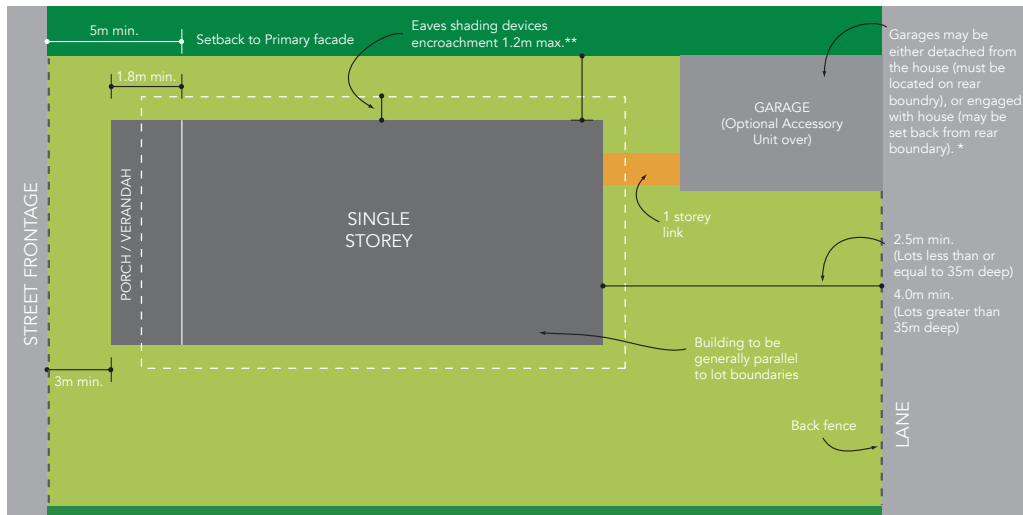
- Two storey walls to be set back minimum 2.5m from the side boundary.
- Two storey walls to be set back minimum 3m from secondary street boundary.
- Single storey walls to be set back minimum 2m from secondary street boundary.

* Garage setbacks may be zero for designs without eaves, or where the garage aligns exactly with an adjoining garage on the adjoining allotment. Length on boundary not more than 10 metres. Height on boundary 3.6 metres maximum.

** Encroachments into the setbacks may include eaves overhangs, shade canopies over windows or openings, shade louvres, retractable awnings or other projections not substantially enclosed at the sides.

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Design Controls For Type D: Rear Loaded Allotments



- Two storey walls to be set back minimum 2.5m from the side boundary.
- Two storey walls to be set back minimum 3m from secondary street boundary.
- Single storey walls to be set back minimum 2m from secondary street boundary.

* Garage setback may be zero for designs without eaves, or where the garage aligns exactly with an adjoining garage on the adjoining allotment. Length on or within 1.5 metres of boundary not more than 10 metres. Walls on common boundary not more than 3.6 metres high.

** Encroachments into the setbacks may include eaves overhangs, shade canopies over windows or openings, shade louvres, retractable awnings or other projections not substantially enclosed at the sides.

- Accessory units (granny flats, self contained flats, studio spaces) may be positioned above garages on the lane, but the total area excluding an access stair and associated circulation areas, should not exceed the area of the garage or 7 metres x 7 metres, whichever is the lesser. These structures must meet ResCode setback requirements, and site setback requirements as described above, except that the two storey wall in the lane may be located on the boundary.

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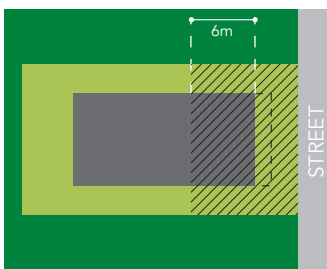
CONTROLLED ZONES

Controlled Zones: Parts of the building subject to controls

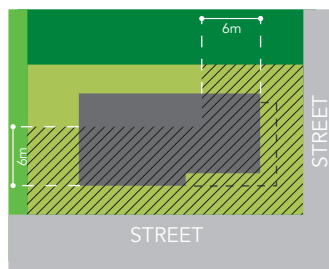
The parts of a residence subject to these controls is called the Controlled Zone.

The Controlled Zone is defined as the area of the building in plan and elevation which is required to comply with the Eynesbury Design Guidelines. The extent of the Controlled Zone varies according to whether the residence is constructed on a Premium or Classic Allotment (see diagrams).

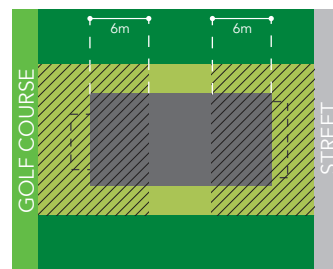
PREMIUM ALLOTMENTS



Single Frontage



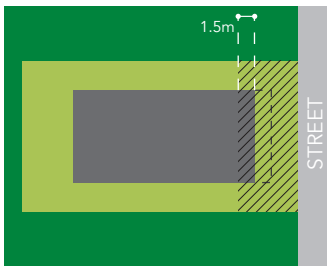
Corner Allotment



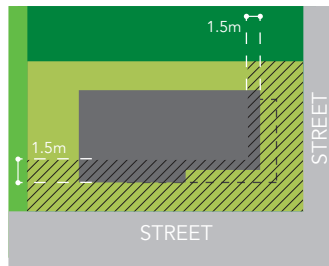
Dual Frontage

 Controlled Zone

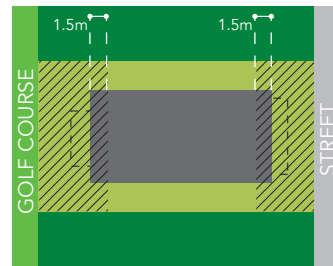
CLASSIC ALLOTMENTS



Single Frontage



Corner Allotment



Dual Frontage

 Controlled Zone



EYNESBURY

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