





**WOODBIDGE
BUILDING ENVELOPES
EMERALD PRECINCT**



Lot 76 driveway (by owner) will not be on boundary due to SEP.

Lot 77 driveway (by owner) to suit location of light pole.

The above is not an exhaustive list of services in front of blocks

-  Denotes garage can be built on boundary. If not on boundary 900mm minimum setback applies.
-  Denotes single storey setback. (Note: Front setback taken from main building line, minor protrusions can extend forward).
-  Denotes second storey setback (or if side wall greater than 3m high).
-  Denotes preferred driveway location.

Minimum front setback to garage 5.5 metres. Maximum garage length 8.0m if built on boundary.

Envelopes show the minimum setback requirements and driveway locations only. Council and Development Plan requirements must also be adhered to with respect to site coverage and private open space.



Dwg: A033915BEP ST 4 EMERALD REV A
Rev: A
Date: 13.9.2017