**Volume 4** 

# Sapphire Design Guidelines









# Guidelines

## **Lot Plans**

Lot 23 - 24



### LOT 23-24, SETBACKS

- 6m setback to northern boundary for single storey.
- 6m setback to western boundary for single storey.
- 13m setback to western boundary for second (2nd) storey.
- 0.9m setback to southern boundary for single storey.
- 4.5m setback to eastern boundary for single and
- two storeys.
  5 5m setback to garage d
- 5.5m setback to garage door from eastern boundary.
- 1.5m setback to northern boundary for second
- (2nd) storey.5.5m setback to southern boundary for second (2nd) storey.
- Garage may be built to boundary.
- 15m maximum continuous wall length for two storey section.

### LOT 23-24, HEIGHTS

- Ground floor level to be 7.5m AHD.
- Buildings on lots 23-24 may be up to two storeys to a maximum height of 6.5m above the ground floor level.
- Where ground floor level is required to be raised above the finished ground level of 7m AHD, the area between the ground floor level and 7.5m AHD to be infilled with masonry and/or timber frame with weatherboard cladding.
- Second storey terraces/balcony not permitted on roof of single storey section.
- LOT 23-24 TYPICAL PLAN

Lot 25



### LOT 25, SETBACKS

- 0.9m setback to northern boundary for single storey.
- 6m setback to western boundary for single storey. • . 13m setback to western boundary for second (2nd)
- storey.
- 4m setback to southern boundary.
- 4.5m setback to eastern boundary for single and • two storeys.
- 5.5m setback to garage door from eastern • boundary.
- 1.5m setback to northern boundary for second • (2nd) storey.3.5m setback to western boundary of hammerhead
- 1.5m setback to northern boundary of • hammerhead.
- Garage may be built to boundary. •

### LOT 25, HEIGHTS

- Ground floor level to be 7.5m AHD.Buildings on lot 25 may be up to two storeys to a maximum height of 6.5m above the ground floor level.
- Where ground floor level is required to be raised . above the finished ground level of 7m AHD, the area between the ground floor level and 7.5m AHD to be infilled with masonry and/or timber frame with weatherboard cladding.
- Second storey terraces/balcony not permitted on • roof of single storey section.





Lot Plans Lot 26



- 3m setback to northern boundary for
- 6m setback to southern boundary for
- 8.5m setback to eastern boundary for
- southern single storey section. 11m setback to northern boundary for
- 15m continuous wall length for second
- Roof level to be a maximum of 15.5m AHD
- First storey terraces/balconies not permitted on roof of single storey section.
- Building is to be one and two (2) storeys to a maximum height of 7.5m to top of roof above ground level and 3.5m to top of roof of single storey area.
- First storey terraces/balconies permitted on roof of single storey section.



Lot 27





3m setback to northern boundary for single storey. •

- 4m setback to garage door. •
- 3.5m setback to southern boundary. •
- ٠
- 3m setback to western boundary. 10m setback to northern boundary for second (2nd) • storey.
- Garage may be built to boundary. •

- Roof level to be a maximum height of 22 AHD •
- Building to be a maximum neight of 22 AND Building to be one and two storeys to a maximum height of 7.5m to top of roof above ground floor level and 3.5m to top of roof at single storey area. First storey terraces/balconies permitted on roof of aincle storey terraces/balconies permitted on roof .
- of single storey section.
- 15m maximum continuous wall length for second . storey.



Lot Plans

Lot 28





Lot 29



### LOT 29, SETBACKS

## LOT 29, HEIGHTS

- 4.5m setback to northern boundary for single storey.
- 6m setback to southern boundary.
- 1.5m setback to western boundary.10m setback to front boundary for secon
- 10m setback to front boundary for second (2nd) storeys.
- 6m setback to eastern boundary.
- Garage may be built to boundary

- Roof level to be a maximum height of 22 AHD
- Building to be one and two storeys to a maximum height of 7.5m to top of roof above ground floor level and 3.5m to top of roof at single storey area.
- First storey terraces/balconies permitted on roof of single storey section.



Lot 30







### LOT 30, SETBACKS

- 3m setback to northern boundary for single storey.
- 3m setback from western boundary for single •
- storey section. • 5m setback to garage door.
- 3.5m setback to southern boundary.
- 3m setback to western and eastern boundaries.
- • 10m setback to northern boundary for second (2nd) storey.
- Garage may be built to boundary. •
- 15m maximum continuous wall length for second • storey.

### LOT 30, HEIGHTS

- Roof level to be a maximum height of 25.5 AHD
- Building to be one and two storeys to a maximum • height of 7.5m to top of roof above ground floor level.
- First storey terraces/balconies permitted on roof of single storey section.



Lot 31



### LOT 31, SETBACKS

- 3.5m setback to northern boundary for single storey.
- 4m setback to eastern boundary.
- 3m setback to southern boundary.
- 1.5-5m setback to western boundary.
- 10m setback to northern boundary for second (2nd) storey.
- 10m setback to garage from western boundary.
- Garage may be built to boundary.
- 15m maximum continuous wall length for second storey.

### LOT 31, HEIGHTS

- Roof level to be a maximum height of 29.5 AHD
- Building to be one and two storeys to a maximum height of 7.5m to top of roof above ground floor level.
- First storey terraces/balconies permitted on roof of single storey section.



### **Lot Plans**

Lot 32

**Pesign Guidelines** 



### LOT 32, SETBACKS

- 3m setback to northern boundary for single storey.
- 4m setback to garage door.
- 6m setback to southern boundary for single storey.
- 1.5m setback to eastern and western boundaries.
- 6m setback to northern boundary for second (2nd) storey.
- 9m setback to southern boundary for second (2nd) storey.
- Garage may be built to boundary.
- 15m maximum continuous wall length for second storey.

### LOT 32, HEIGHTS

- Roof level to be a maximum height of 30
   AHD
- Building to be one and two storeys to a maximum height of 7.5m to top of roof above ground floor level.
- First storey terraces/balconies permitted on roof of single storey section.





### LOT 33, SETBACKS

storey.

storey.

two storeys.

two storeys.

(3rd) storey.

and third storey.

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•

• 20m building line from western boundary of site.

• 3m setback to northern boundary for single storey.

6m setback to southern boundary for single and

1.5m setback to eastern boundary for single and

5.5m setback to eastern boundary for third (3rd)

9m min. setback to northern boundary for third

15m maximum continuous wall length for second

6m setback to northern boundary for second (2nd)

### LOT 33, HEIGHTS

- Roof level to be a maximum height of 34 AHD
- Building may be up to three storeys to a maximum height of 10.5m to top of roof above ground floor level.
- First and second storey terraces/balconies permitted on roof of single and two storey sections.

# LOT 33 PLAN

# Lot Plans

Lot 33



Lot Plans

Lot 34



### LOT 34, SETBACKS

- 20m building line from western boundary of site.
- 3m setback to northern boundary.
- 2m setback to southern lot boundary.
- 4.5m setback to eastern boundary. 5m setback to garage door from
- eastern boundary.
- 5m setback to western building line for third (3rd) storey.
- 10.5m setback to eastern boundary for third (3rd) storey.
- Garage may be built to boundary.
- 15m maximum continuous wall length for second and third storey.

## LOT 34, HEIGHTS

- Roof level to be a maximum height of 31 AHD for two storeys (34 AHD for three storeys).
- Building may be up to three storeys to a maximum height of 10.5m to top of roof above ground floor level.
- First and second storey terraces/balconies permitted on roof of single and two storey sections.





Lot 35



### LOT 35, SETBACKS

- 20m building line from western boundary of site.
- 3m setback to northern and southern boundaries.
- 4.5m setback to eastern boundary for two storeys.
- 5m setback to garage door from eastern boundary.
- 5m setback to western building line for third (3rd) storey.
- 10.5m setback to row boundary for third (3rd) storey.
- Garage may be built to boundary.
- 15m maximum continuous wall length for second and third storey.

### LOT 35, HEIGHTS

- Roof level to be a maximum height of 33 AHD for two storeys (37.5 AHD for three storeys).
- Building may be up to three storeys to a maximum height of 11m to top of roof above ground floor level.
- First and second storey terraces/balconies permitted on roof of single and two storey sections.



# Guidelines



### LOT 36, SETBACKS

### LOT 36, HEIGHTS

- 20m building line from western boundary of site.
- 3m setback to southern boundary.
- 2m setback to northern boundary.
- 4.5m setback to eastern boundary for two storeys.
- 5m setback to garage door from eastern boundary.5m setback to western building line for third (3rd)
- storey.
  10.5m setback to eastern boundary for third (3rd) storey.
- 15m maximum continuous wall length for second and third story
- Roof level to be a maximum height of 33 AHD for
  - two storeys, 36 AHD for three storeys.Building may be up to three storeys to a maximum height of 10.5m to top of roof above ground floor
  - First and second storey terraces/balconies permitted on roof of single and two storey sections





Lot 37



### LOT 37, SETBACKS

- 3m setback to northern boundary.
- 2m setback to southern boundary.
- 10m setback to eastern boundary.
  4.5m setback to western boundary for
- two storeys.5m setback to garage door from
- western boundary.
  14.5m setback to eastern boundary for second (2nd) storey.
- 15m maximum continuous wall length for second and third storey.

### LOT 37, HEIGHTS

- Roof level to be a maximum height of 30.5m AHD.
- Building may be one or two storeys to a maximum height of 7.5m to top of roof above ground floor level.
- First storey terraces/balconies permitted on roof of single storey section.





Lot 38

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# LOT 38 PLAN



Lot 39



### LOT 39, SETBACKS

- 3m setback to southern boundary.
- 4.5m min. setback to northern boundary.
- 4.5m setback to western boundary.
- 5m setback to garage door from western boundary.
- 4.5m min. setback to eastern boundary for single storey.
- 4.5m setback to second storey from single storey on eastern facade.
- 15m maximum continuous wall length for second (2nd) storey.
- Garage may be built to boundary.

### LOT 39, HEIGHTS

- Roof level to be a maximum height of 31.5 AHD.
- Building may be one or two storeys to a maximum height of 7.5m to top of roof above ground floor level.
- First storey terraces/balconies permitted on roof of single storey section.

