

SHEPHERDS BAY URBAN RENEWAL

34. BUILDING SETBACKS

LEGEND:

- 3m Setback
- 5m Setback

The Concept Plan building envelopes have been set back from all street frontages to retain human scale and maximise solar access in the public streets. A generous setback is also required for the foreshore consistent with nearby development.

Residential buildings are to be setback a minimum of 25m from Church Street consistent with relevant standards and The Department of Planning Interim Guidelines for Development near Rail Corridors and Busy Roads.

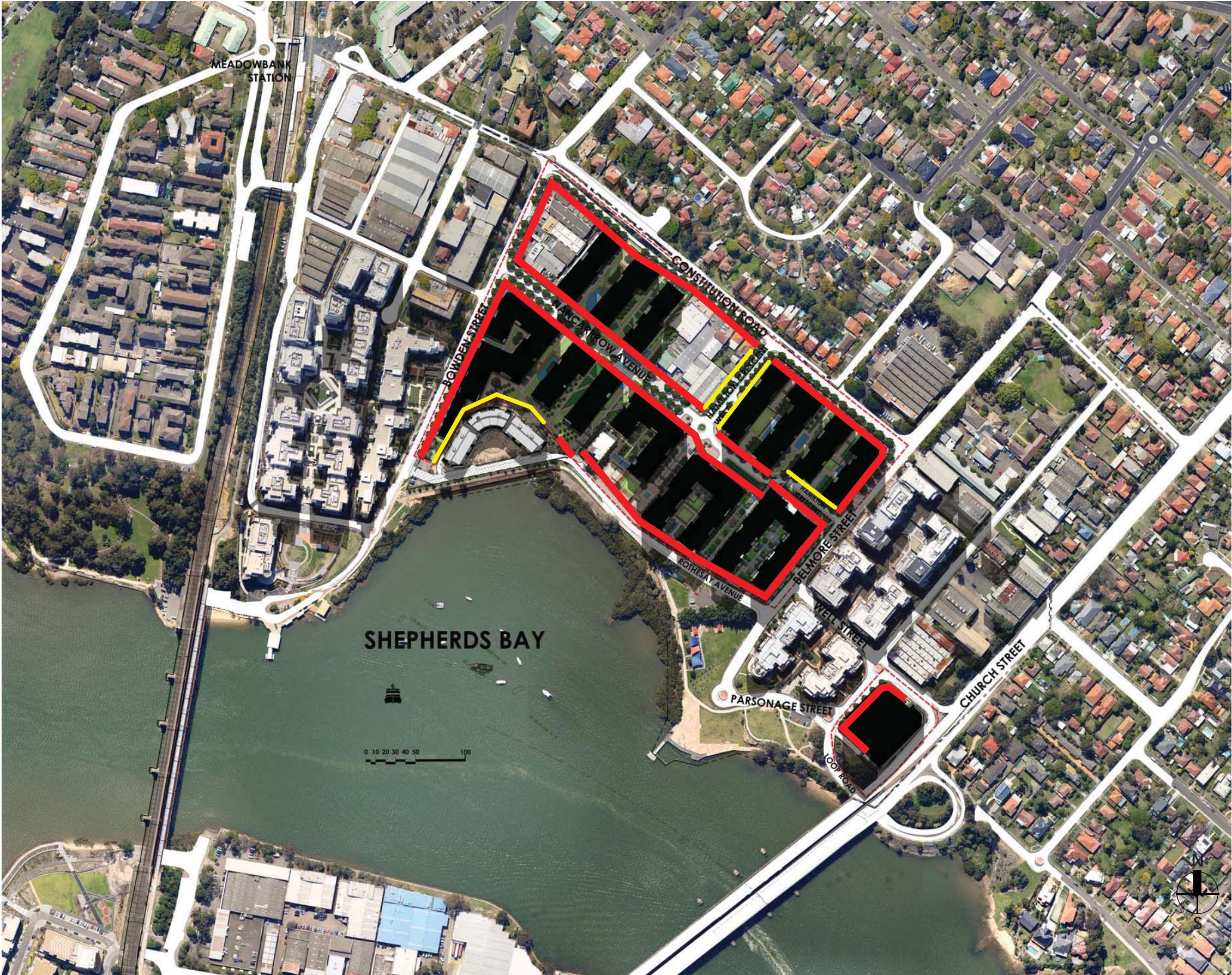


FIGURE 43. INDICATIVE BUILDING SETBACKS