

Angas Views

ESTATE

DIANELLA RELEASE BUILDING ENVELOPES

CURRENT AT 19th OCTOBER 2023

■ DENOTES GARAGE CAN BE BUILT ON BOUNDARY. IF NOT ON BOUNDARY 900mm MINIMUM SETBACK TO GARAGE APPLIES UNLESS SHOWN OTHERWISE.

- MAXIMUM GARAGE LENGTH 11.5m IF BUILT ON BOUNDARY.

D DENOTES ANTICIPATED DRIVEWAY LOCATION.

- MINIMUM FRONT SETBACK TO GARAGE IS 10.0m.

REFER TO ENCUMBRANCE FOR FURTHER GUIDANCE ON GARAGE LOCATIONS AND MATERIALS.

— DENOTES SINGLE STOREY SETBACK. (NOTE: FRONT SETBACK MEASURED TO FRONT FACADE - EXCLUDING VERANDAHS OR PORTICOS).

- ENVELOPES SHOW THE MINIMUM SETBACK REQUIREMENTS AND DRIVEWAY LOCATIONS ONLY.

COUNCIL PLANNING AND DESIGN CODE REQUIREMENTS MUST ALSO BE ADHERED TO WITH RESPECT TO THE SITE COVERAGE AND PRIVATE OPEN SPACE.

- THE SETBACK TO SOUTHERN SIDE BOUNDARIES ON ALLOTMENTS 51-56, ALL INCLUSIVE, ARE NOT CONSISTENT WITH THE SETBACKS DETAILED IN THE PLANNING AND DESIGN CODE AGAINST WHICH BUILDING SCHEMES WILL BE ASSESSED BY THE BAROSSA COUNCIL. INTENDING BUILDERS HAVE THE OPTION OF SITING DWELLINGS ON THE ABOVEMENTIONED ALLOTMENTS WITH EITHER 1.9m SETBACK TO SOUTHERN BOUNDARIES FOR SINGLE STOREY DWELLINGS, OR IN CONSULTATION WITH THE BAROSSA COUNCIL REGARDING SETBACKS ALLOWABLE PURSUANT TO THIS PLAN THAT IS DEEMED AS AN INTEGRAL DOCUMENT UNDER THE BUILDING GUIDELINES FOR ANGAS VIEWS ESTATE.

