

# PLAN OF SUBDIVISION

Stage No.  
**17**

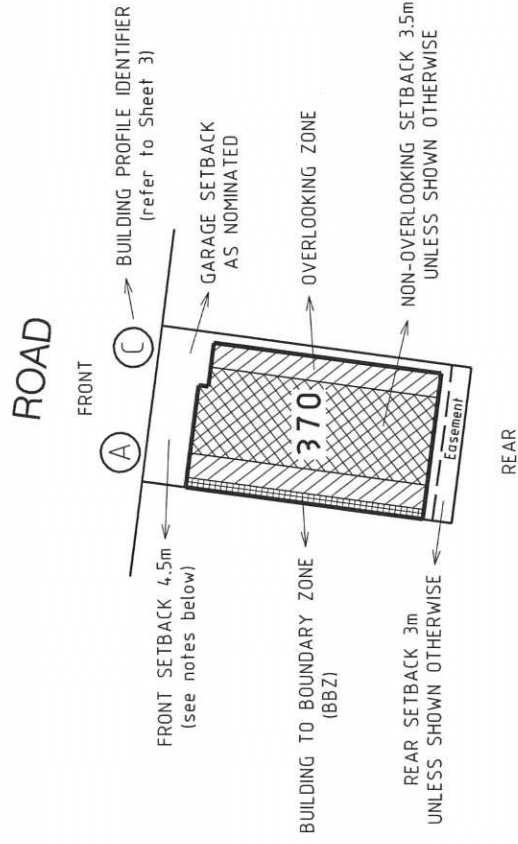
Plan Number  
**PS 649691Y**

## BUILDING ENVELOPE SCHEDULE

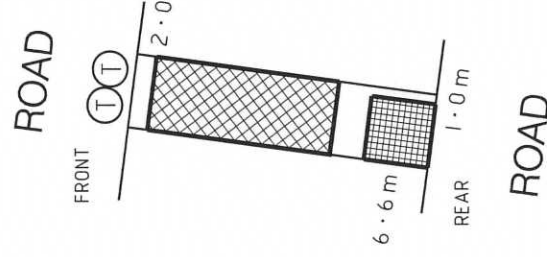
See Plan of Subdivision PS 649691Y

### LEGEND

EXAMPLE OF TYPICAL BUILDING ENVELOPE SETBACKS



EXAMPLE OF REAR LOADED TERRACE LOT



#### Notations:

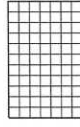
- The front and side setbacks are measured to the outermost walls of the buildings.
- Garages must be setback a minimum of 5.0m from the front street boundary unless otherwise noted.
- Walls less than 1.0m from the boundary must be within 150mm of the boundary.
- The setback to a side street boundary for a corner lot is 2m unless noted otherwise.
- Where the minimum front setback is 3.0m or more, porches, balconies, eaves, gutters, verandahs, and architectural features can encroach into the front setback by up to 1.5m at heights of up to 4.5m for a single storey home and heights of up to 9m for a two-storey home.
- Where the minimum front setback is less than 3.0m, porches, balconies, eaves, gutters, verandahs, and architectural features can encroach into the front setback by up to 1.0m at heights of up to 4.5m for a single storey home and heights of up to 9m for a two-storey home.

#### Additional Notations (for Lots marked with \*):

- With the exception of garages with access from a laneway, garages must be located or setback behind the front facade of the home.
- Garages may be setback either 5.0m or more or 3.9m or less behind the front street boundary.
- Garages setback between 5.0m and 3.9m behind the front street boundary are not permitted.
- Minimum open space required is 25 square metres with a 3m minimum width.
- Maximum building site coverage of 70% is permitted.

Refer "Diagrams and Plans" in this document for further definitions.

#### Single Storey Building Envelope hatch types



Building to Boundary Zone

#### Double Storey Building Envelope hatch types



Overlooking Zone - Habitable room windows or raised open spaces are a source of overlooking.



Non Overlooking Zone - Habitable room windows or raised open spaces are not a source of overlooking.

The registered proprietor or proprietors of the lot are required to build in accordance with the approved building envelopes shown hereon and in the "Profile Diagrams" in this document.



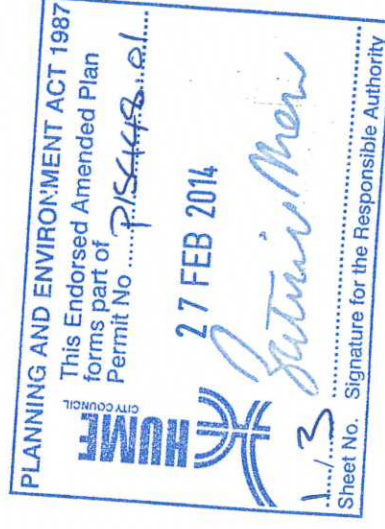
**WATSONS**  
URBAN DEVELOPMENT  
CONSULTANTS & MANAGERS

5 MAIN ST, MORNINGTON PH.(03) 5975 4644, FAX (03) 5975 3916  
THE MELBURNIAN, SUITE 2, 250 ST.KILDA RD, SOUTHBANK  
PH.(03) 9697 8000, FAX (03) 9697 8099

LICENSED SURVEYOR (PRINT) MICHAEL NEYLAN DEGG  
SIGNATURE ..... DATE .....  
REF 36182/Stg.3B VERSION 10

SHEET 1 OF 3 SHEETS

DATE / /20  
COUNCIL DELEGATE SIGNATURE  
ORIGINAL SHEET SIZE A3



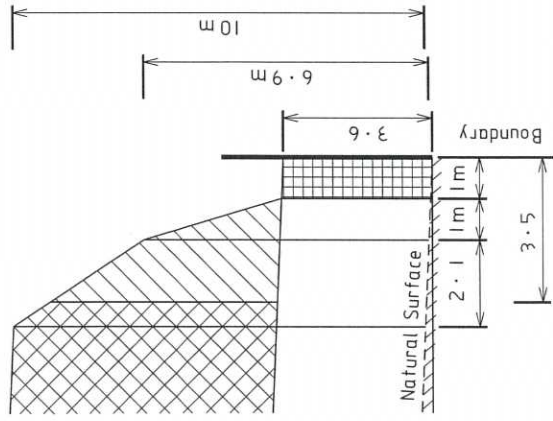
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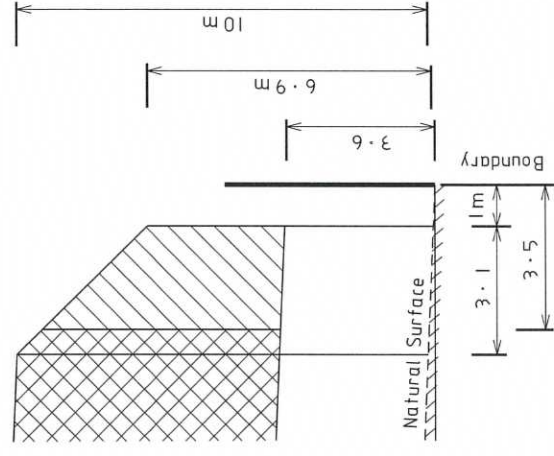
## PROFILE DIAGRAMS

**(A)** Profile



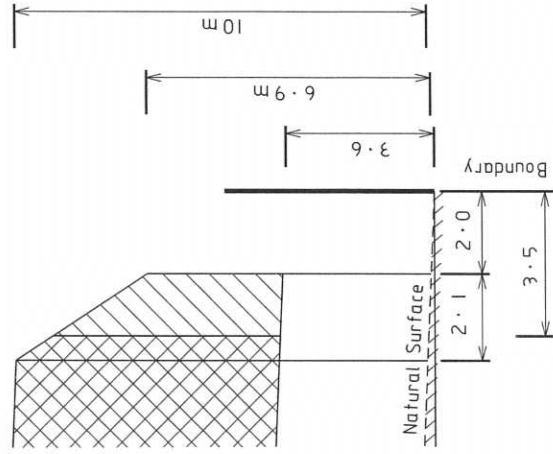
Natural surface rising from boundary

**(C)** Profile




Natural surface rising from boundary

**(B)** Profile



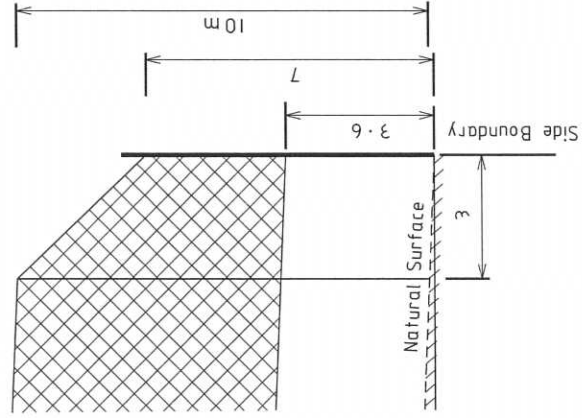
Natural surface rising from boundary


  
**HIMP**

**PLANNING AND ENVIRONMENT ACT 1987**  
 This Endorsed Amended Plan  
 forms part of  
 Permit No. **P151/14/810**  
**27 FEB 2014**  
*Michael Neylan*  
 Signature for the Responsible Authority

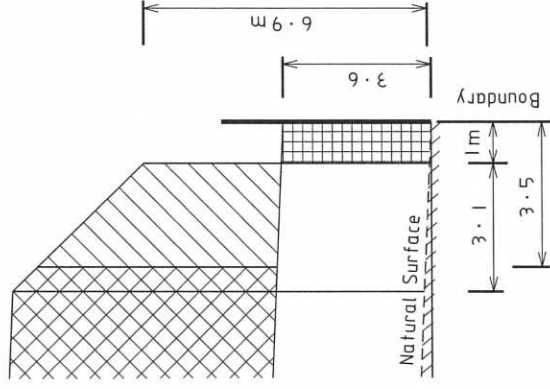
Natural surface falling from boundary

**(T)** Profile

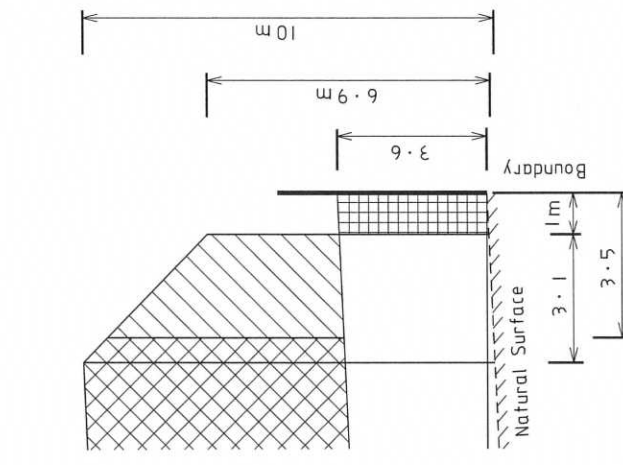


Natural surface rising from side boundary

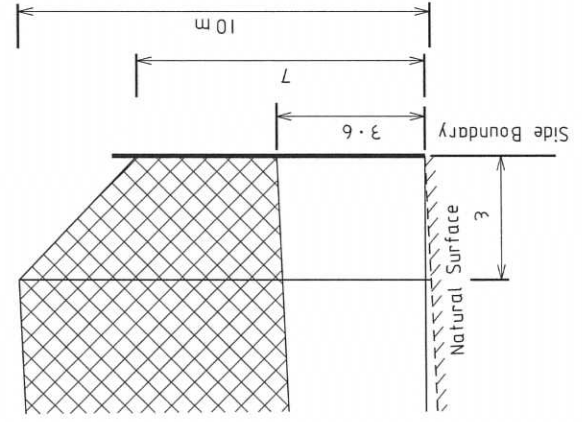
**(D)** Profile



Natural surface rising from boundary



Natural surface falling from boundary



Natural surface falling from side boundary

SHEET 3



**WATSONS**  
 URBAN DEVELOPMENT  
 CONSULTANTS & MANAGERS

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LICENSED SURVEYOR (PRINT) MICHAEL NEYLAN DEGG

SIGNATURE DIGITALLY SIGNED DATE

REF 36182/Stg.3B

VERSION 10

DATE / /20

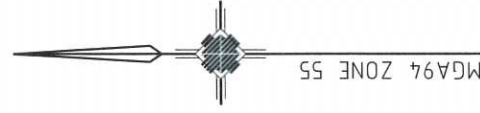
COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3

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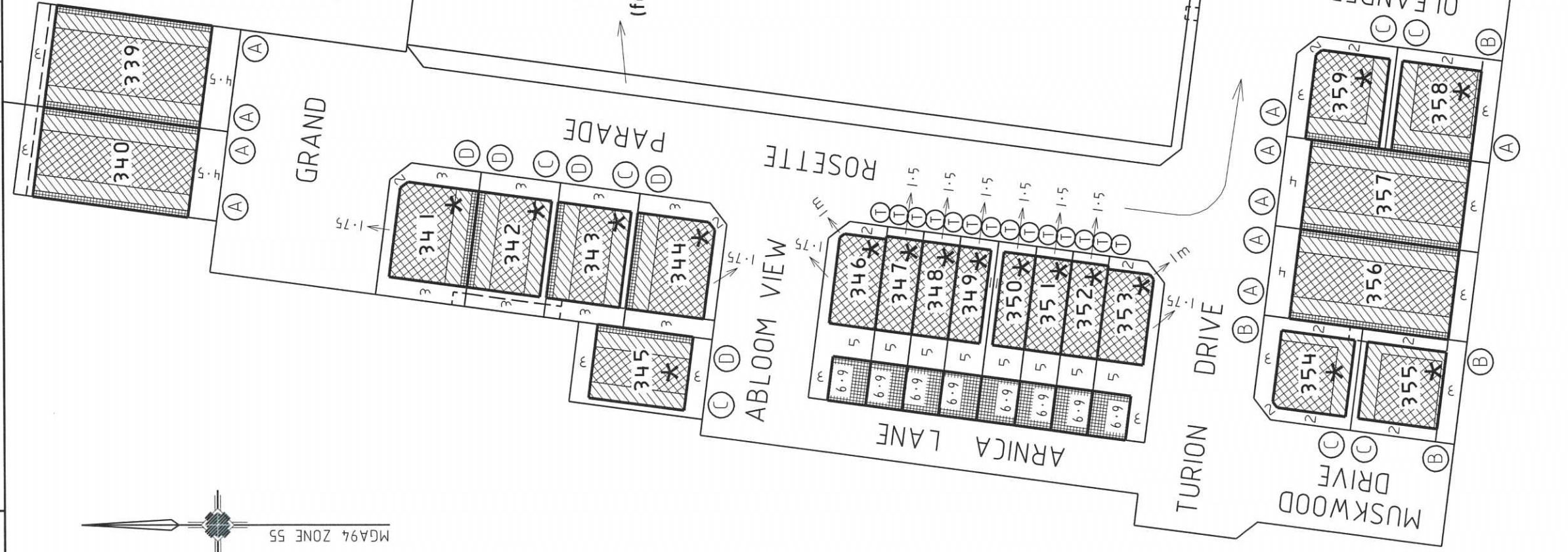
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**EASEMENT NOTATION**

-WHERE A PROFILE WHEN APPLIED COVERS AN EASEMENT, THE PORTION OF THE PROFILE WITHIN THE EASEMENT CANNOT BE CONSIDERED FOR APPROVAL / BUILT UPON. THIS MAY VARY ONLY IN THE CIRCUMSTANCES WHERE BUILDING ON THE EASEMENT RECEIVES PRIOR WRITTEN CONSENT BY HUME CITY COUNCIL.

**BUILDING ENVELOPE SCHEDULE**  
See Plan of Subdivision PS 649691Y  
SEE SHEET 1 FOR LEGEND



**PLANNING AND ENVIRONMENT ACT 1987**  
This Endorsed Amended Plan  
Permit No. ....P.15448.0.1

**HUME CITY COUNCIL**

27 FEB 2014

2.13 *Michael Neylan*  
Sheet No. Signature for the Responsible Authority

**Notations:**

- The Building Envelopes on this plan are shown enclosed by continuous thick lines.
- Profile types (A), (B), (C), (D) & (T) are contained in "Profile Diagrams" in this document.

ORIGINAL  
SCALE SHEET  
1:750 SIZE  
A3

SCALE  
0 7.5 15 22.5 30 37.5  
LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) MICHAEL NEYLAN DEGG  
SIGNATURE ..... DIGITALLY SIGNED ..... DATE .....  
REF 36182/Stdg.3B VERSION 10

SHEET 2

DATE / /20

COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3