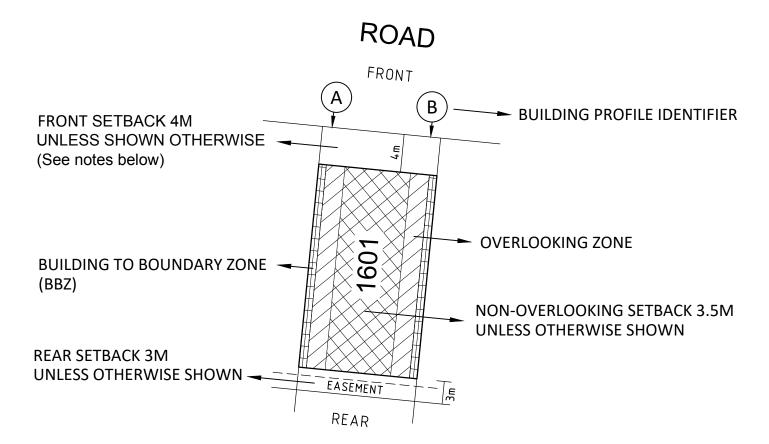
PLAN NUMBER **PS905192T/S10**

BUILDING ENVELOPE PLAN

LEGEND

EXAMPLE OF TYPICAL BUILDING ENVELOPE SETBACKS



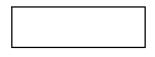
NOTATIONS

- 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 200mm of the boundary.
- Building to Boundary Zone to one boundary only unless terrace profile nominated.

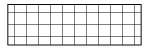
ADDITIONAL NOTATIONS (for Lots marked with **★**):

- With the exception of garages with access from a laneway, garages must be located or setback behind the front facade of the home.

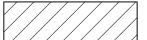
Refer "Diagrams and Plans" in this document for further definitions.



Single Storey Building Envelope Note: Garages must be setback a minimum 5m from main street frontage



Building to Boundary Zone



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

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



Double Storey Building Requirement

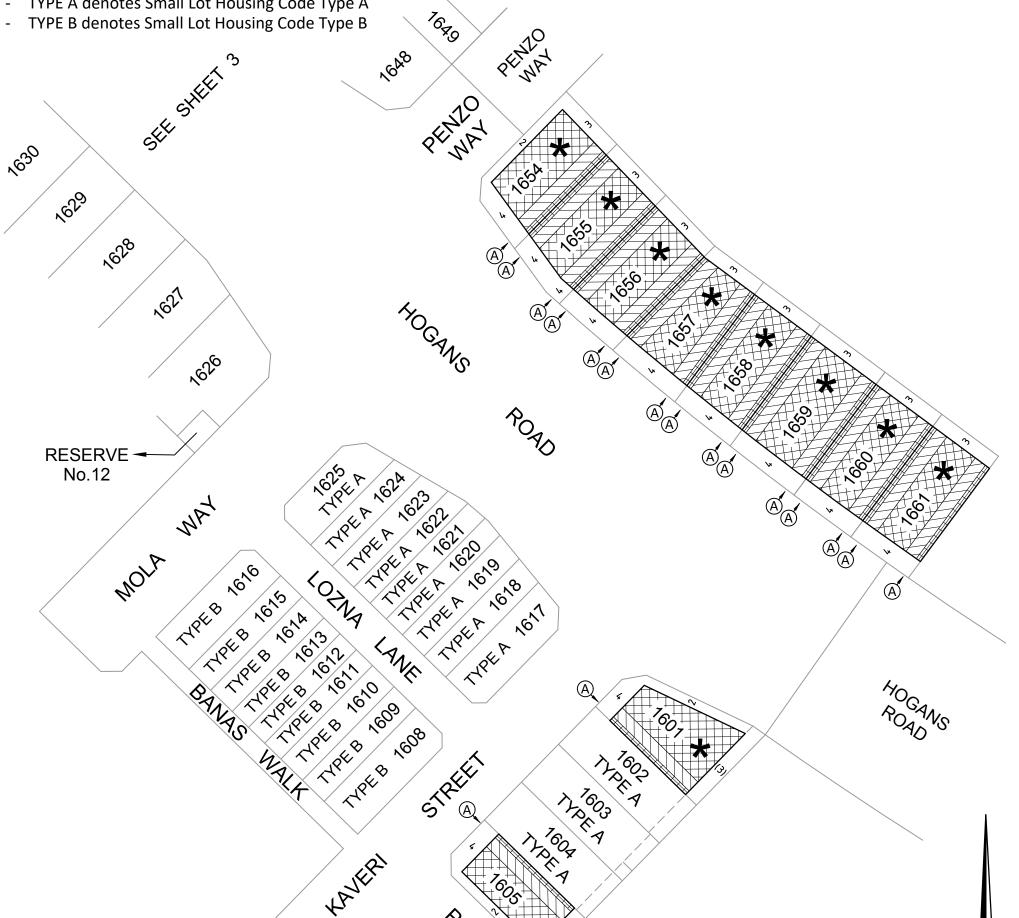
2070S-16 BE VER B.DWG JC/AA

			ORIGINAL SHEET SIZE: A3	SHEET 1
an SJ company © SMEC AUSTRALIA PTY LTD (ABN 47 065 475 149) TOWER 4, LEVEL 20, 727 COLLINS STREET DOCKLANDS VIC 3008 REF 2070s-16 BE	ADRIAN THOMAS	version B		

PLAN NUMBER PS905192T/S10

NOTATIONS

- 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 in the circumstances where building on the easement receives prior written consent by the relevant authority.
- The Building Envelopes on this plan are shown enclosed by continuous thick lines.
- Profile type (A) is contained in "Profile Diagram" in this document.
- TYPE A denotes Small Lot Housing Code Type A
- TYPE B denotes Small Lot Housing Code Type B -



20705-16 BE VER B.DWG JC/AA						
∧>smec			ORIGINAL SHEET SIZE: A3	SHEET 2		
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PLAN NUMBER PS905192T/S10

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NOTATIONS

- 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 in the circumstances where building on the easement receives prior written consent by the relevant authority.
- The Building Envelopes on this plan are shown enclosed by continuous thick lines.

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Profile type (A) is contained in "Profile Diagram" in this document.

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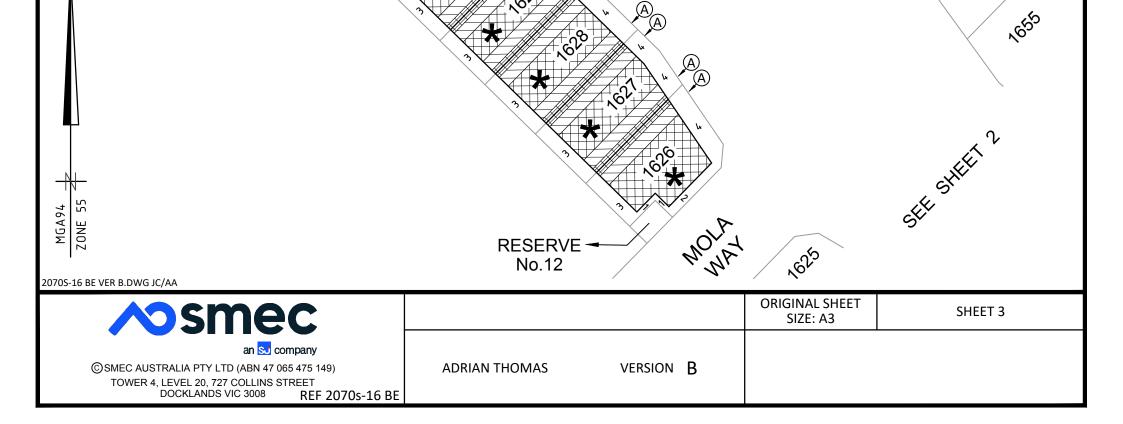
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- TYPE A denotes Small Lot Housing Code Type A
- TYPE B denotes Small Lot Housing Code Type B -



PLAN NUMBER PS905192T/S10 PROFILE DIAGRAM Side Boundary Side Boundary 9.00 9.00 6.90 4 6.90 3.60 0 - 2.5 ° 0 - 2.5 ° 3.50 2.10 Natural surface falling from boundary Natural surface rising from boundary

2070S-16 BE VER B.DWG JC/AA

			ORIGINAL SHEET SIZE: A3	SHEET 4
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DOCKLANDS VIC 3008 REF 2070s-16 BE				