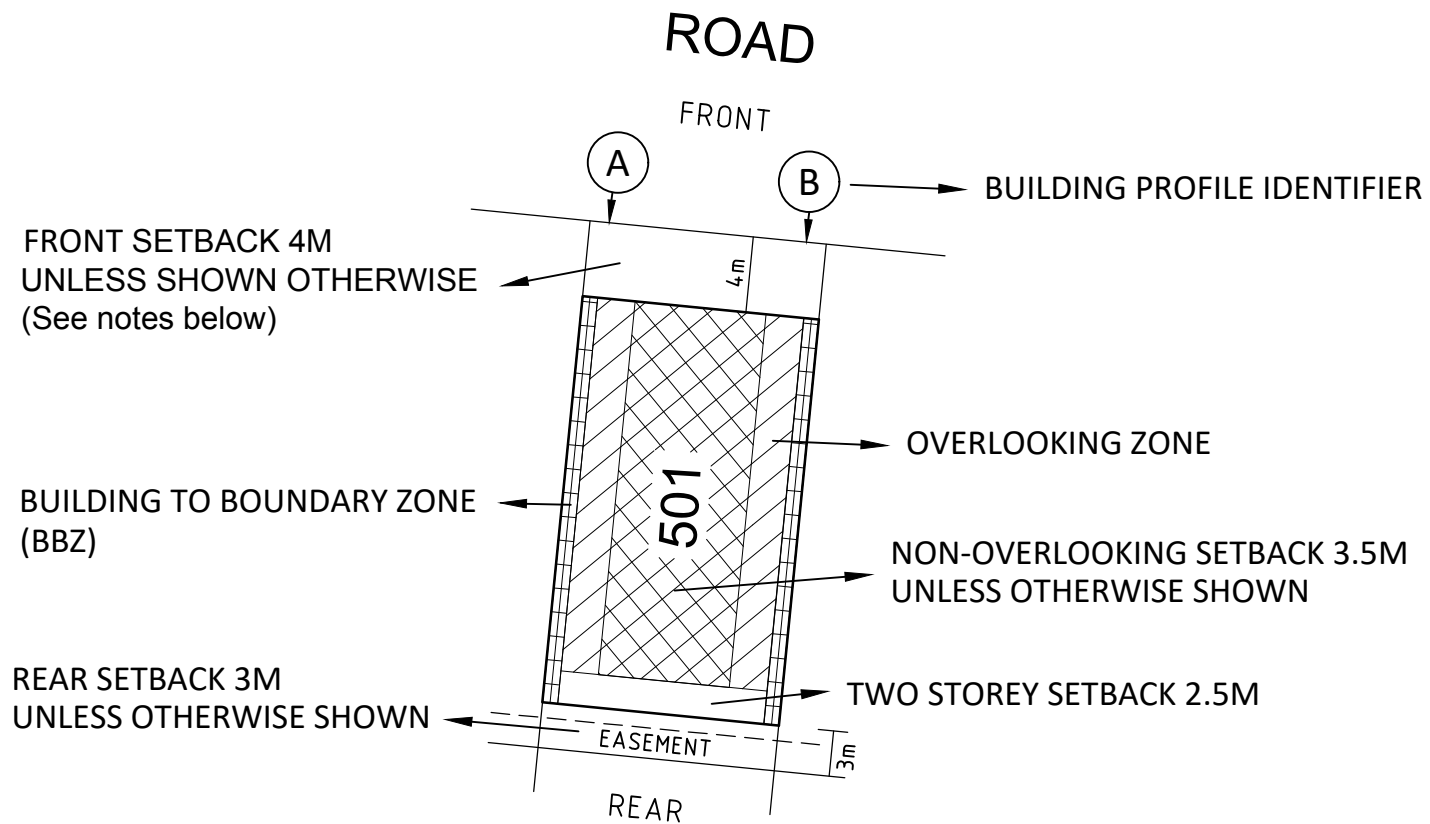


BUILDING ENVELOPE PLAN

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.
- Two storey setback within the building envelope at the rear of the properties is 2.5m
- Building to Boundary Zone to one boundary only.

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



NOTATIONS

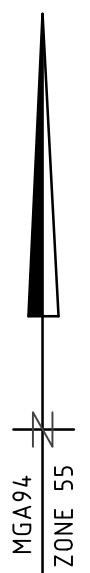
PLAN NUMBER

PS841640V/S5

- 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



SEE SHEET 3



2070S05 BE VER G.DWG SB/----



SMEC
Melbourne Survey T 9869 0813 REF 2070s05 BE

GABRIELLE MCCARTHY VERSION G

ORIGINAL SHEET
SIZE: A3

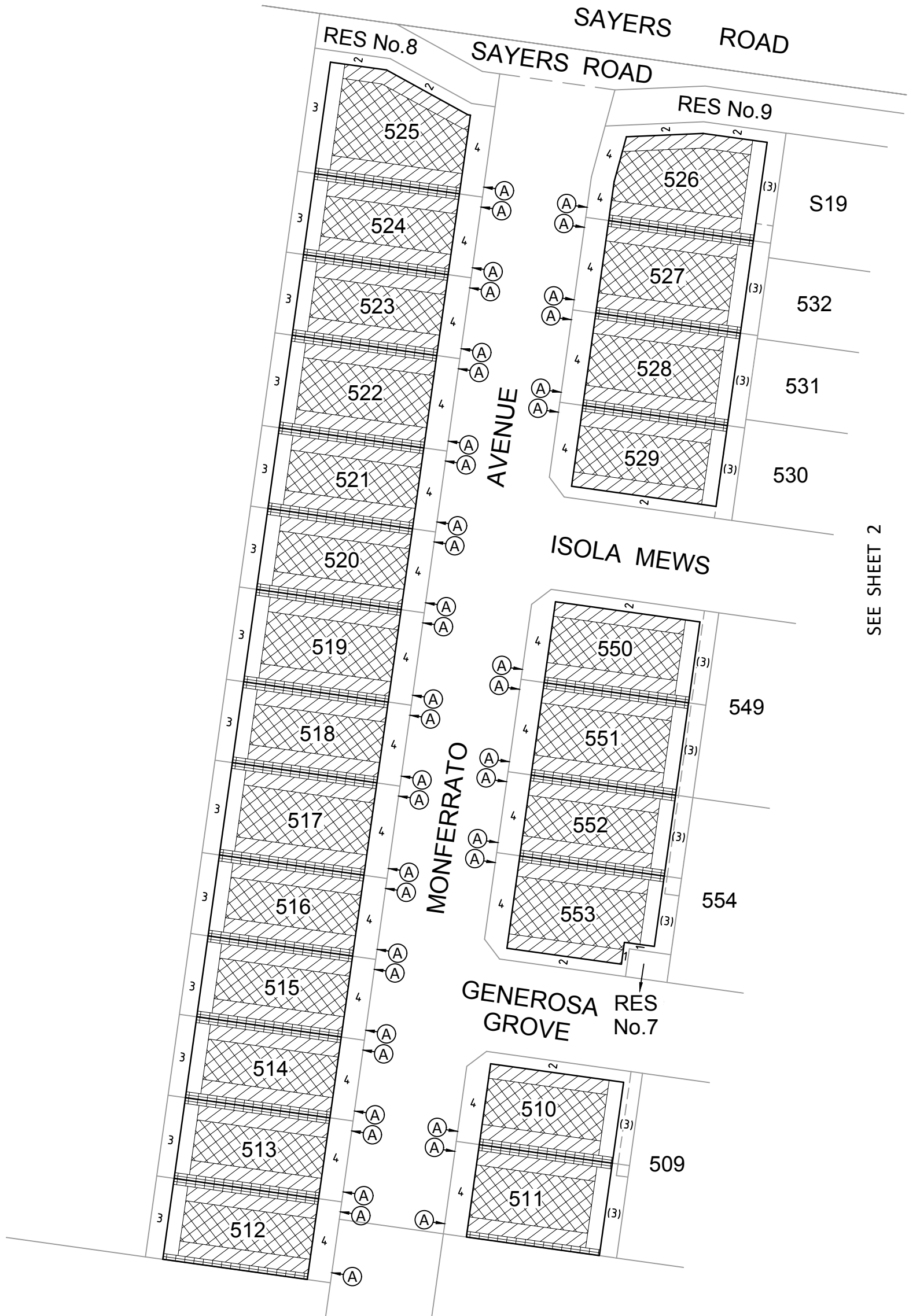
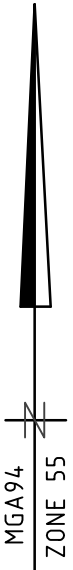
SHEET 2

NOTATIONS

PLAN NUMBER

PS841640V/S5

- 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



SEE SHEET 2



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REF 2070s05 BE

GABRIELLE MCCARTHY

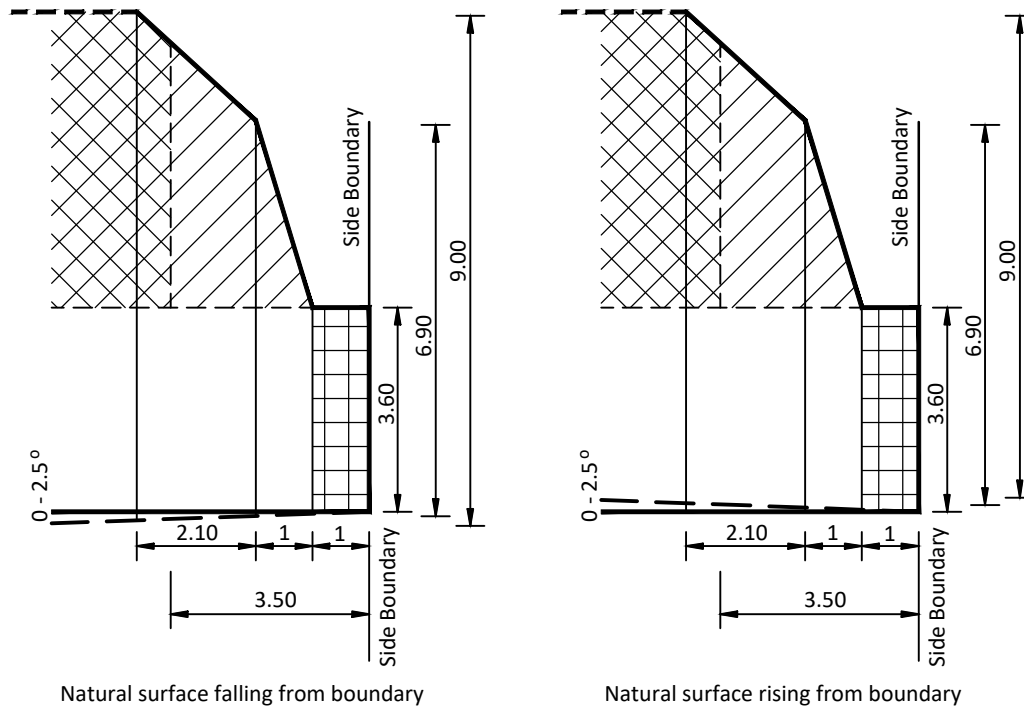
VERSION G

ORIGINAL SHEET
SIZE: A3

SHEET 3

PROFILE DIAGRAM

A



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REF 2070s05 BE

GABRIELLE MCCARTHY

VERSION G

ORIGINAL SHEET
 SIZE: A3

SHEET 4