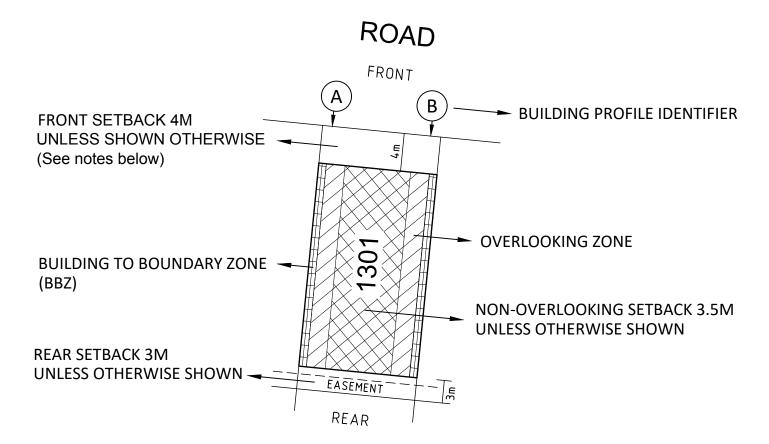
PLAN NUMBER **PS905192T/S3** 

# **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.

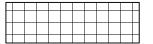
#### ADDITIONAL NOTATIONS (for Lots marked with $\star$ ):

- 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

#### 0



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



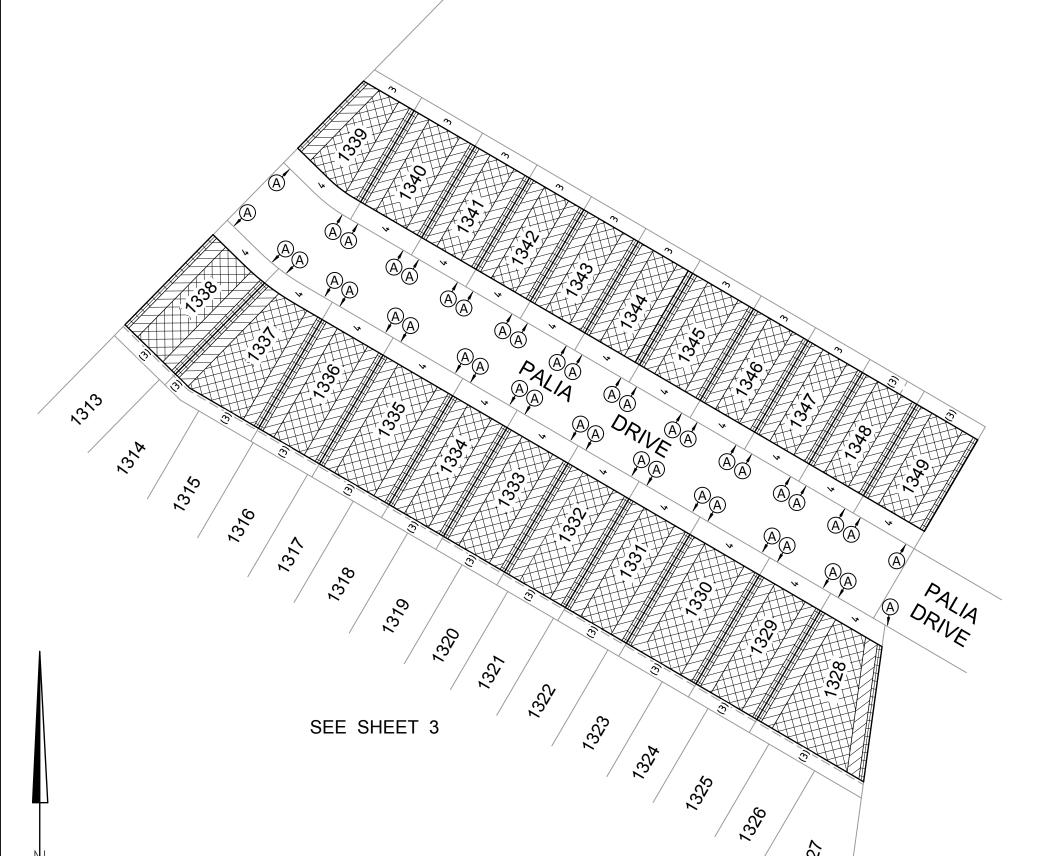
Double Storey Building Requirement

2070S-13 BE VER F.DWG JC/AA		ORIGINAL SHEET SIZE: A3	SHEET 1
Member of the Surbana Jurong Group REF 2070s-13 BE	ROHAN MICHAEL BAKKER VERSION <b>F</b>		

PLAN NUMBER PS905192T/S3

#### NOTATIONS

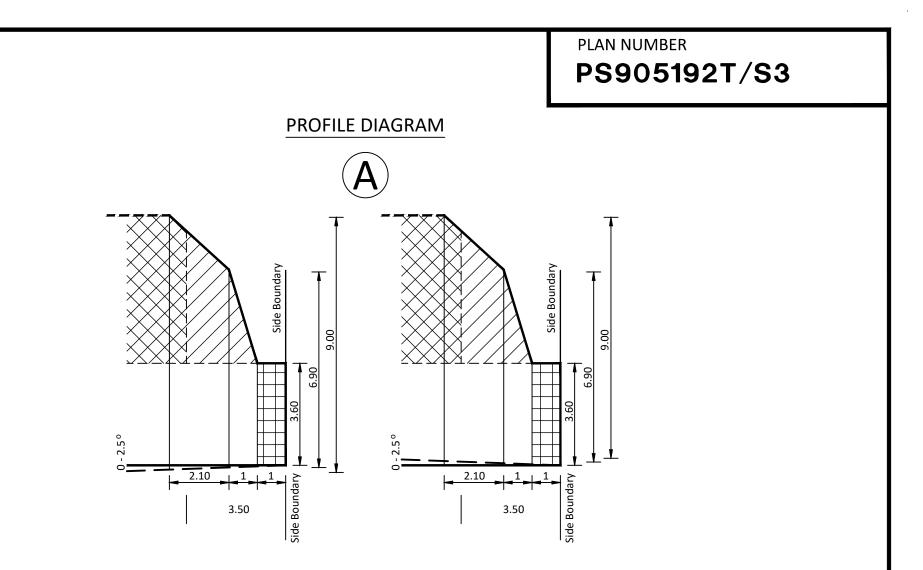
- Where a profile when applied covers an easement, the portion of the profile within the easement cannot be considered for approval / built upon. This may vary in the circumstances where building on the easement receives prior written consent by the relevant authority.
- The Building Envelopes on this 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



MGA94 ZONE 55			132	
2070S-13 BE VER F.DWG JC/AA			ORIGINAL SHEET SIZE: A3	SHEET 2
Member of the Surbana Jurong Group REF 2070s-13 BE	ROHAN MICHAEL BAKKER	VERSION F		

**PLAN NUMBER** PS905192T/S3 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 -Ś  $< e_{e}$ 7336 1335 SEE SHEET 2 1334 (A)1333 (A) 1332 1731> 1727> 1337 MOSORNE  $A_{A}$ 1330 A 1329 77,7320 77,7220 7.0 FA A L'AL 13.27 1328 CANDELLO WAY AA 0 There 132 22 S A A VANBULLA VANSTREET 14:31 MAR 132 226  $A_{\rm A}$ À A A  $A_{A}$ À  $\mathbb{A}_{\mathcal{A}}$  $A_{A}$ A  $A_{A}$ Þ

MGA94 ZONE 55			
2070S-13 BE VER F.DWG JC/AA		ORIGINAL SHEET SIZE: A3	SHEET 3
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REF 2070s-13 BE				