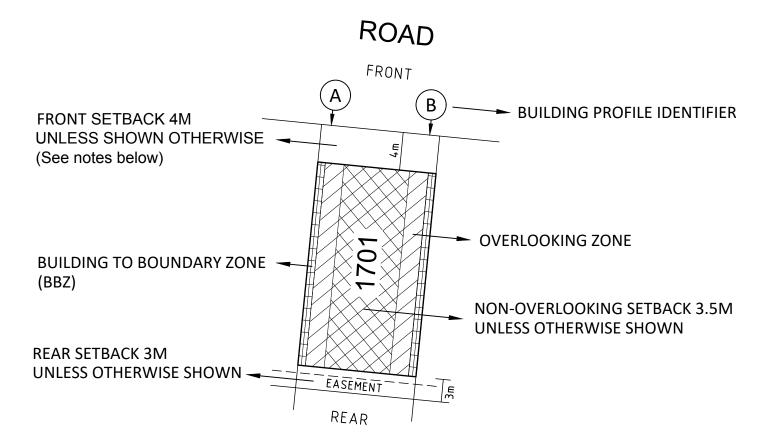
PLAN NUMBER **PS905192T/S9**

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.

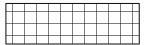
ADDITIONAL NOTATIONS (for Lots marked with **★**):

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

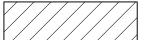
Refer "Diagrams and Plans" in this document for further definitions.



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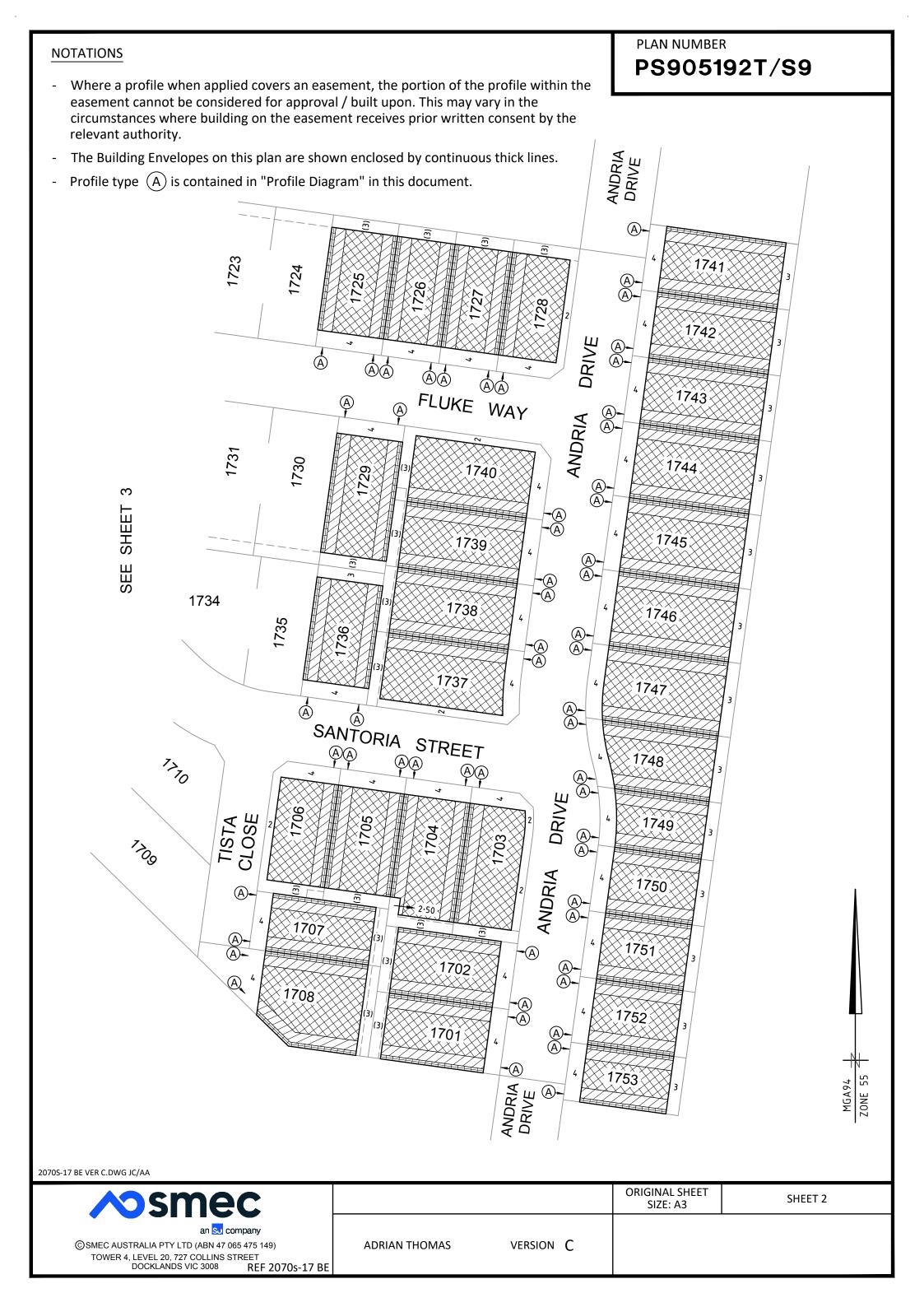
Non-Overlooking Zone - Habitable room windows or raised open spaces are not a source of overlooking



Double Storey Building Requirement

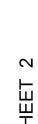
2070S-17 BE VER C.DWG JC/AA

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an SJ company © SMEC AUSTRALIA PTY LTD (ABN 47 065 475 149) TOWER 4, LEVEL 20, 727 COLLINS STREET DOCKLANDS VIC 3008 REF 2070s-17 BE	ADRIAN THOMAS	version C		



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. -TIERRA ARD BOULEVARD Ē 1721 722 SANTORIA AAA 4 Â ÂA FLUKE WAY A(A) (A) A 4 A (A)1732 A SANTORIA 5 STREET A $\widehat{\mathbb{C}}$ m

PLAN NUMBER PS905192T/S9



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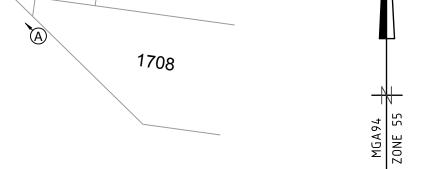
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2070S-17 BE VER C.DWG JC/AA

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PLAN NUMBER PS905192T/S9 PROFILE DIAGRAM Side Boundary Side Boundary 9.00 9.00 A 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-17 BE VER C.DWG JC/AA

			ORIGINAL SHEET SIZE: A3	SHEET 4
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