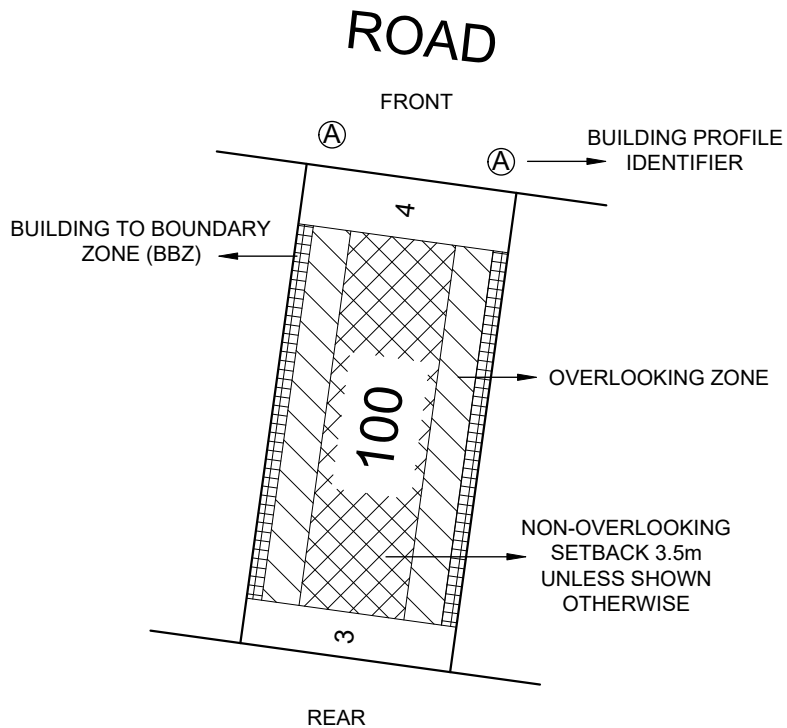


# CORIDALE STAGE 5 BUILDING ENVELOPE PLAN

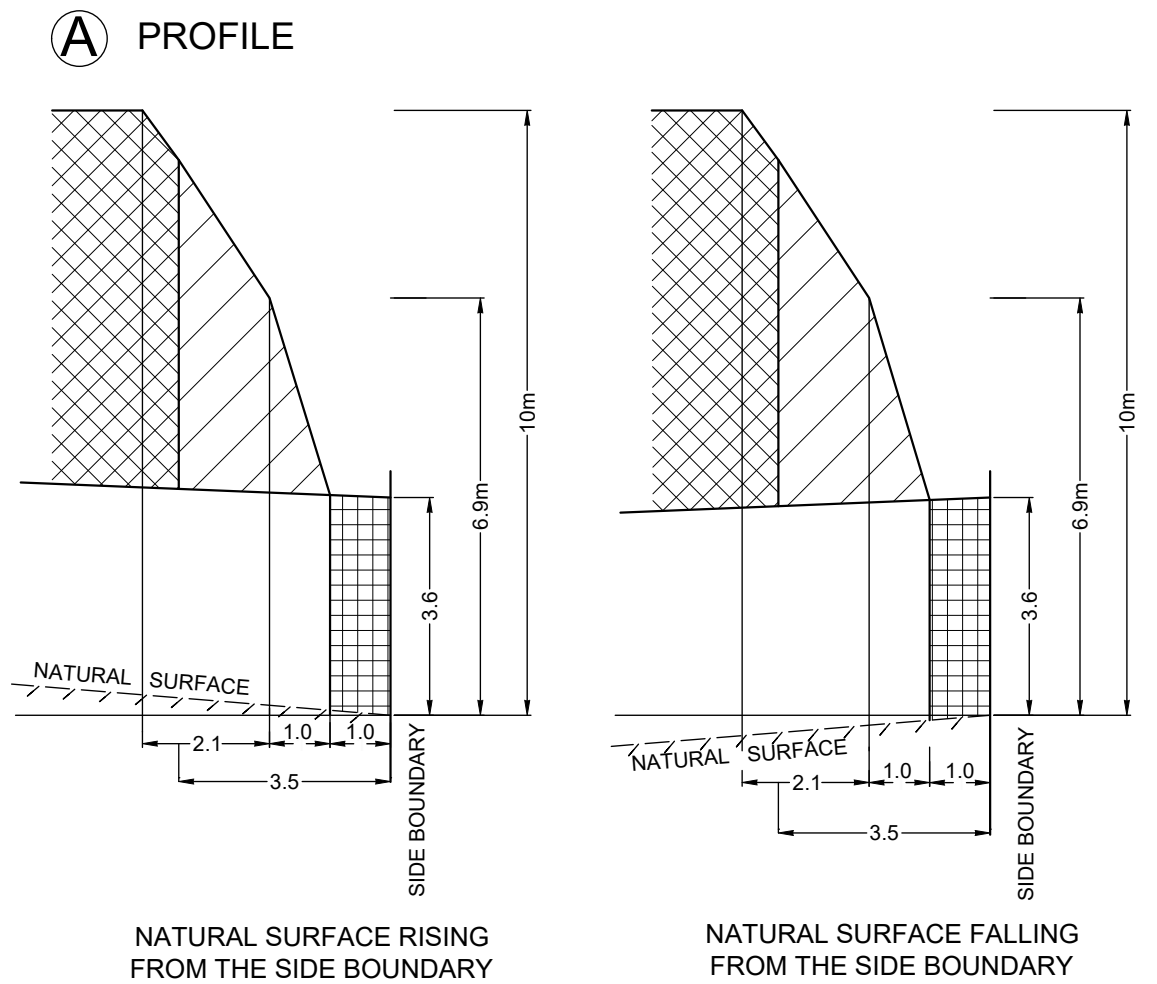
SEE PLAN OF SUBDIVISION PS821033G / S5

## LEGEND

### EXAMPLE OF TYPICAL BUILDING ENVELOPE SETBACK




### PROFILE DIAGRAM



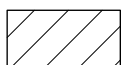
#### NOTATIONS:


- THE FRONT AND SIDE SETBACKS ARE MEASURED TO THE OUTERMOST WALLS OF THE BUILDING.
- GARAGES MUST BE SETBACK A MINIMUM OF 5.0m FROM THE FRONT STREET BOUNDARY UNLESS OTHERWISE NOTED.
- WALLS LESS THAN 1m FROM THE BOUNDARY MUST BE WITHIN 200mm OF THE BOUNDARY.
- THE BBZ SHALL BE APPLICABLE TO ONE SIDE BOUNDARY ONLY, ONE SIDE BOUNDARY MUST BE KEPT CLEAR OF BUILDINGS. TERRACE STYLE LOTS ARE EXEMPT FROM THIS REQUIREMENT.
- 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, 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 9.0m FOR A TWO-STOREY HOME.
- WHERE THE MINIMUM FRONT SETBACK IS LESS THAN 3.0m PORCHES, 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 9.0m FOR A TWO-STOREY HOME.
- TWO-STOREY DWELLINGS MUST BE SETBACK A MINIMUM OF 5.5m FROM THE FRONT STREET BOUNDARY UNLESS OTHERWISE NOTED.

#### SINGLE STOREY BUILDING ENVELOPE HATCH TYPE

 BUILDING BOUNDARY ZONE (BBZ)

#### DOUBLE STOREY BUILDING ENVELOPE HATCH TYPE

 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.

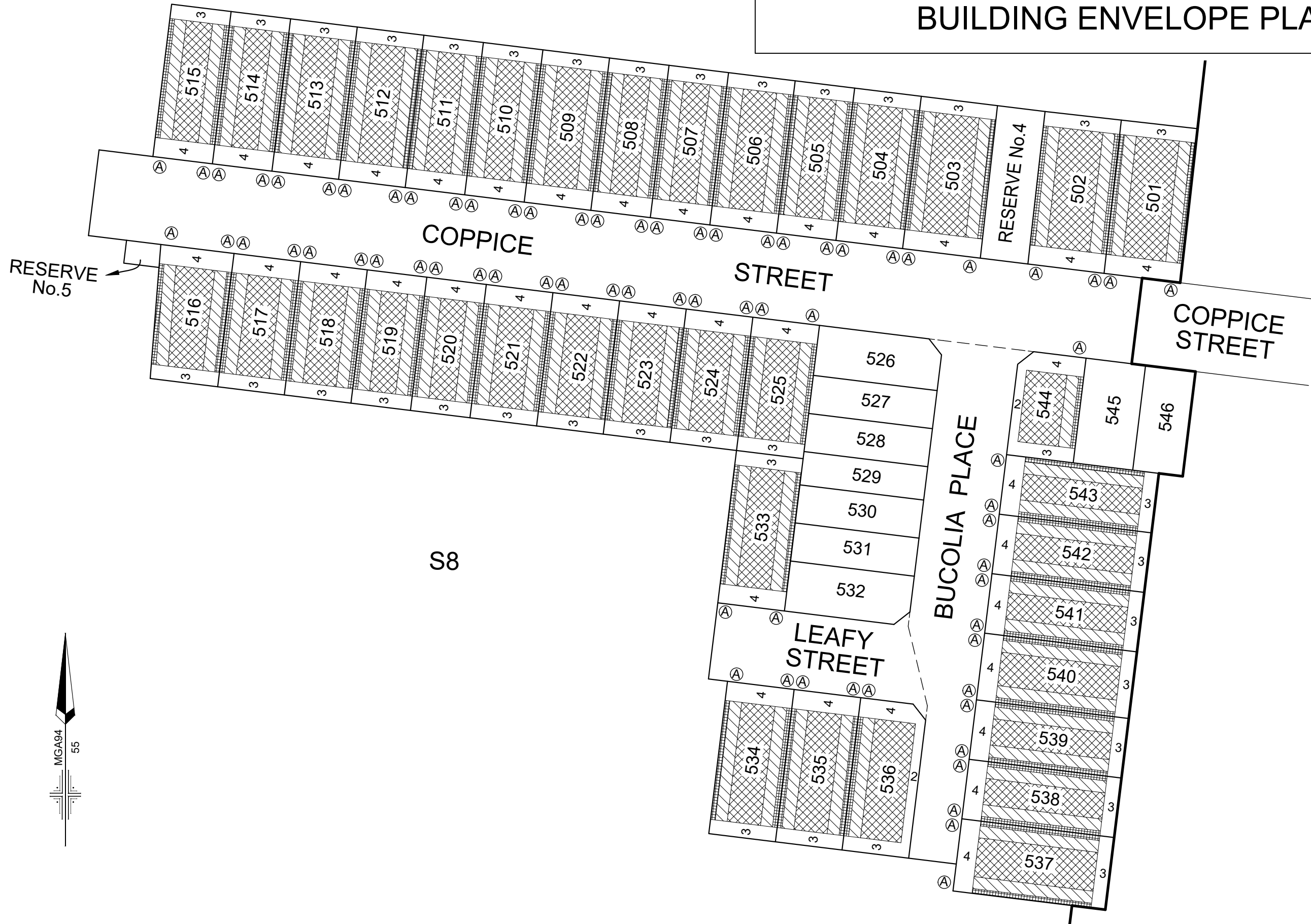


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Sheet 1 of 2  
 Version 3  
 Drawing Date 25/06/20  
 Job Number AA0047  
 Drawing Number BE05AC  
 Drawn By BA

# BUILDING ENVELOPE PLAN



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## CORIDALE ESTATE STAGE 5

DATE: 25/06/20 REFERENCE: BE05AC  
 DRAWING: AA0047 DRAWN BY: BA

Scale 1:800 0 8 16 24

SHEET 2 OF 2