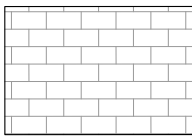


NOTATIONS:

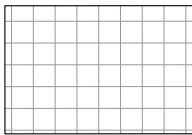
- THE FRONT AND SIDE SETBACKS ARE MEASURED TO THE OUTERMOST WALLS OF THE BUILDING.
- GARAGES MUST BE LOCATED OR SETBACK BEHIND THE FRONT FACADE OF THE HOME.
- WALLS LESS THAN 1m FROM THE BOUNDARY MUST BE WITHIN 200mm OF THE BOUNDARY.
- THE BUILDING TO BOUNDARY ZONE (BBZ) SHALL BE APPLICABLE TO ONE SIDE 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.
- PORCHES AND VERANDAHS MAY ENCROACH A MAXIMUM OF 1.5m INTO THE FRONT SETBACK TO A MAXIMUM HEIGHT OF 4.5m FOR A SINGLE STOREY HOME AND 9m FOR A TWO STOREY HOME.
- DECKS AND UNCOVERED LANDINGS OF NOT MORE THAN 2 SQUARE METERS AND LESS THAN 0.8m HIGH FROM NATURAL GROUND MAY ENCROACH A MAXIMUM OF 1.5m INTO THE FRONT SETBACK.
- EAVES MAY ENCROACH A MAXIMUM OF 1.5m INTO THE FRONT SETBACK.

LEGEND

SINGLE STOREY BUILDING ENVELOPE HATCH TYPE



SINGLE STOREY BUILDING ENVELOPE (HEIGHT NOT EXCEEDING 3.6m)

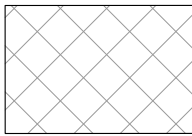


BUILDING BOUNDARY ZONE (BBZ)

DOUBLE STOREY BUILDING ENVELOPE HATCH TYPE

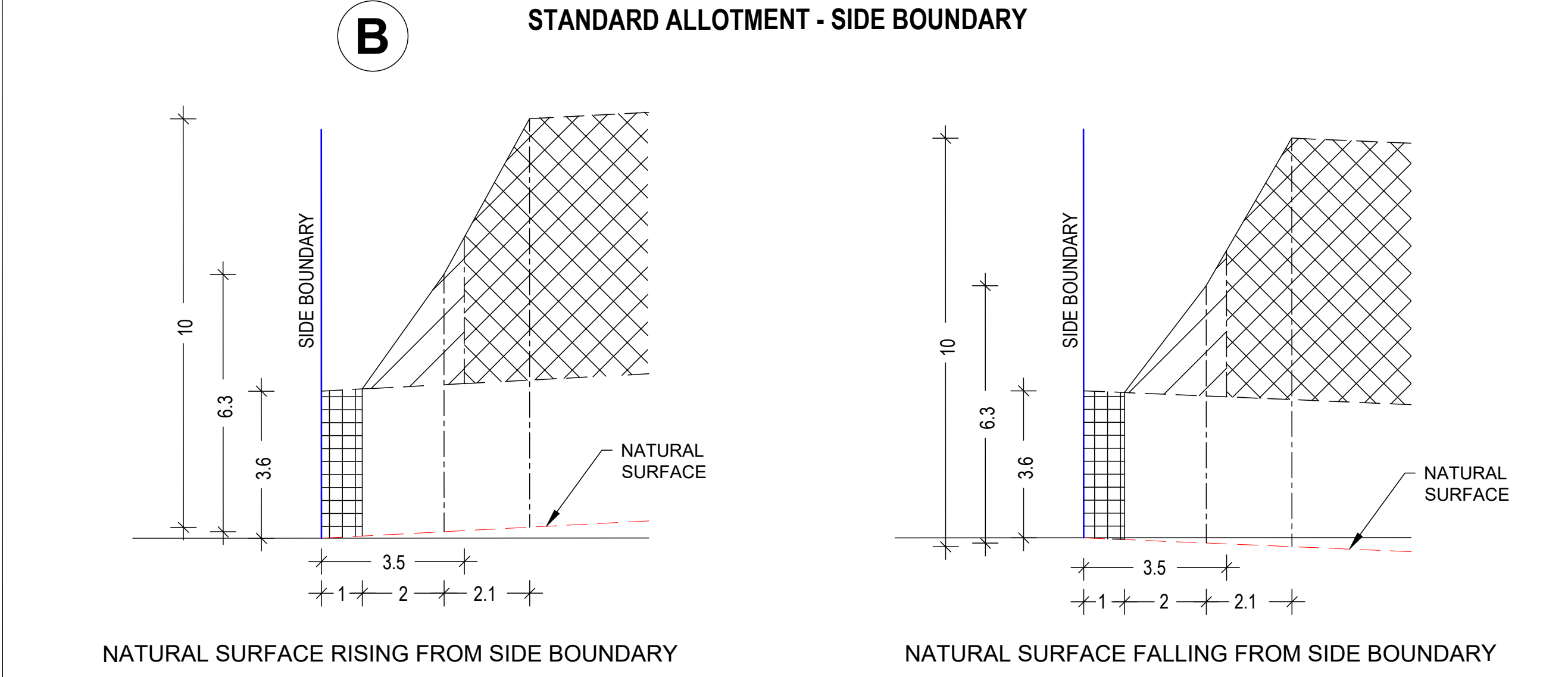
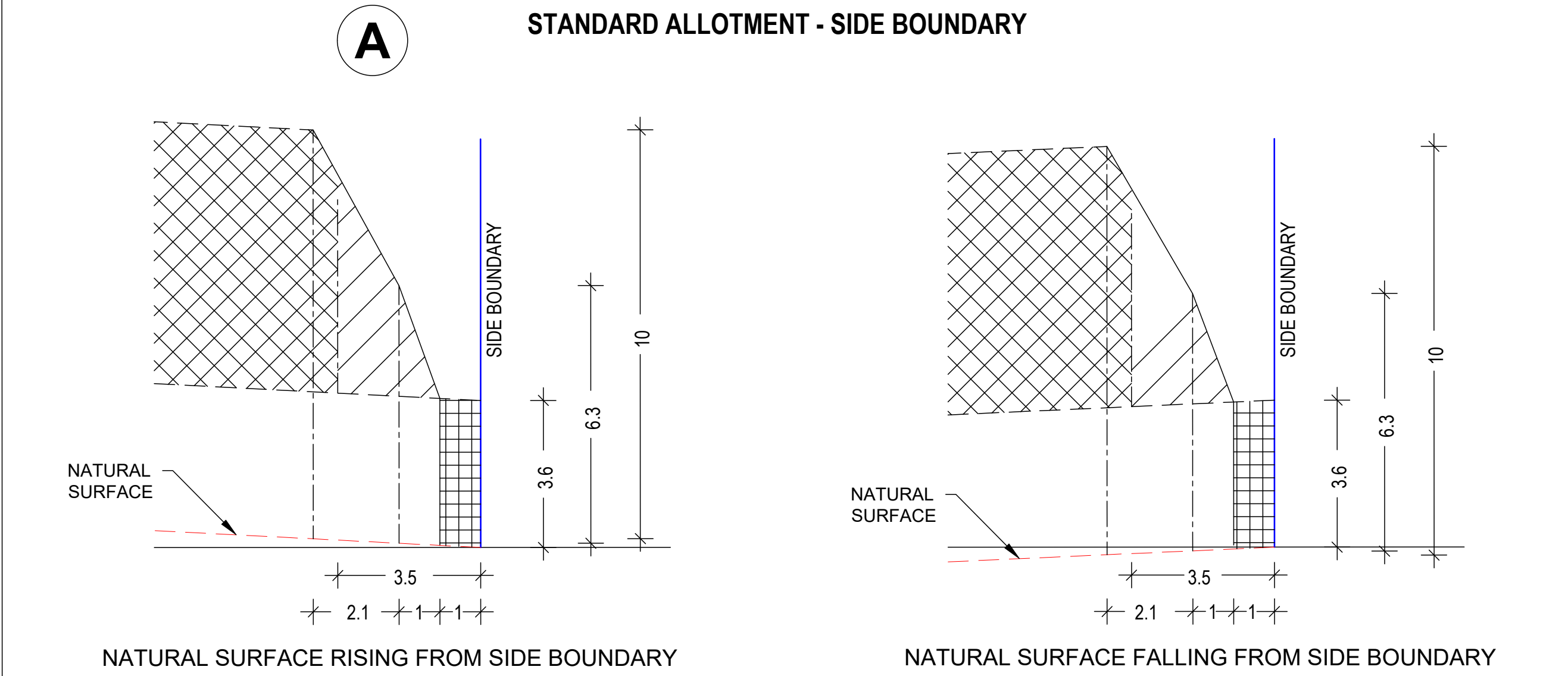


OVERLOOKING ZONE - Habitable room windows or raised open spaces are a source of overlooking



NON OVERLOOKING ZONE - Habitable room windows or raised open spaces are not a source of overlooking

PROFILE DIAGRAM



THIS BUILDING ENVELOPE PLAN IS TO BE READ IN CONJUNCTION WITH THE ASSOCIATED BUILDING ENVELOPE PROFILES AND DESIGN GUIDELINES.

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.

DETAILED DESIGN OF ROADS, DRIVEWAYS AND FOOTPATHS IS PROVIDED IN THE RELEVANT ENGINEERING PLANS.
DETAILED DESIGN OF LANDSCAPE WORKS IS PROVIDED IN THE RELEVANT LANDSCAPE PLANS.
ALL DETAILS SUBJECT TO CITY OF GREATER GEELONG COUNCIL APPROVAL.

REFER PLAN OF SUBDIVISIONS: PS848069H & PS848070Y



12/99-101 WESTERN AVENUE, WESTMEADOWS PH 03 8746 9988
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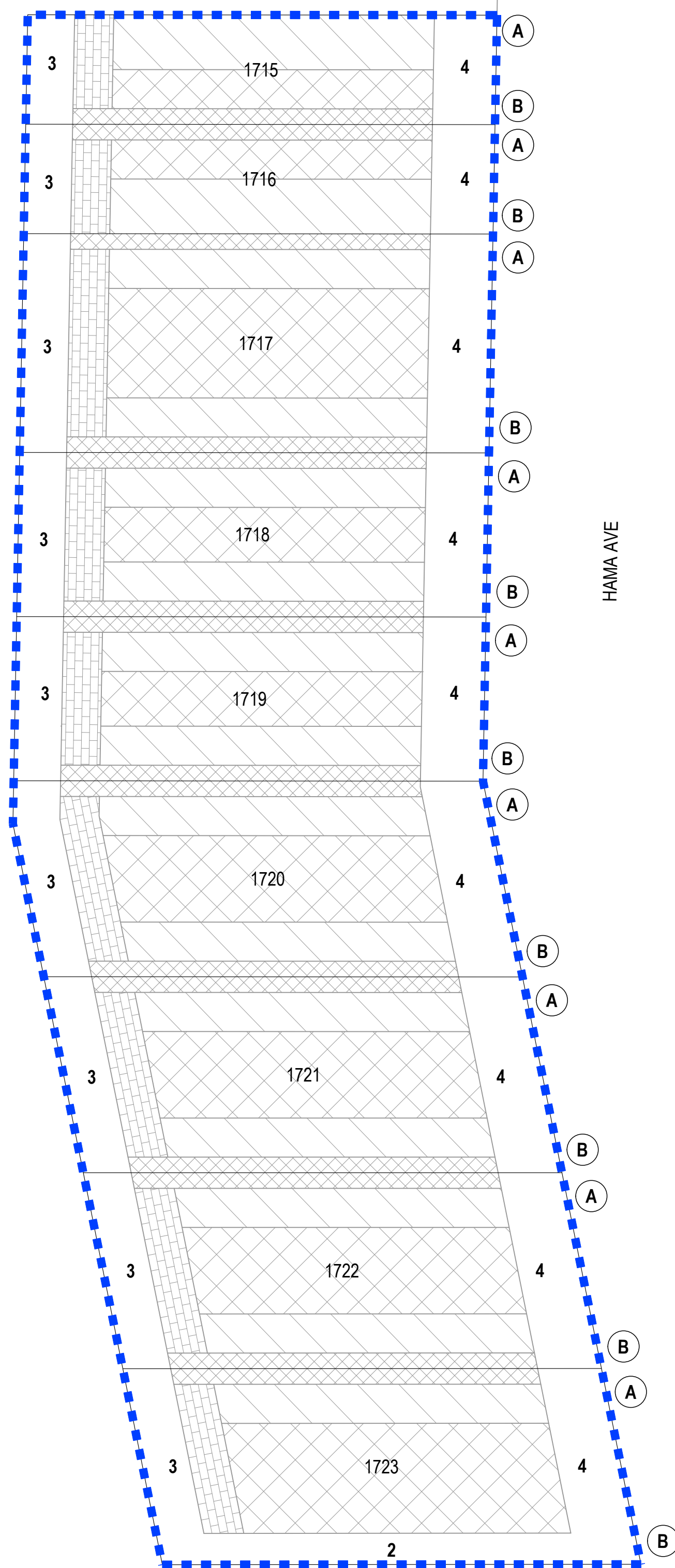


ESTUARY II - NORTH
ASH ROAD, LEOPOLD
BUILDING ENVELOPE
LEGEND- RELEASE 17B
AUTHORITY: CITY OF GREATER GEELONG
CLIENT: ASH ROAD LEOPOLD PTY LTD

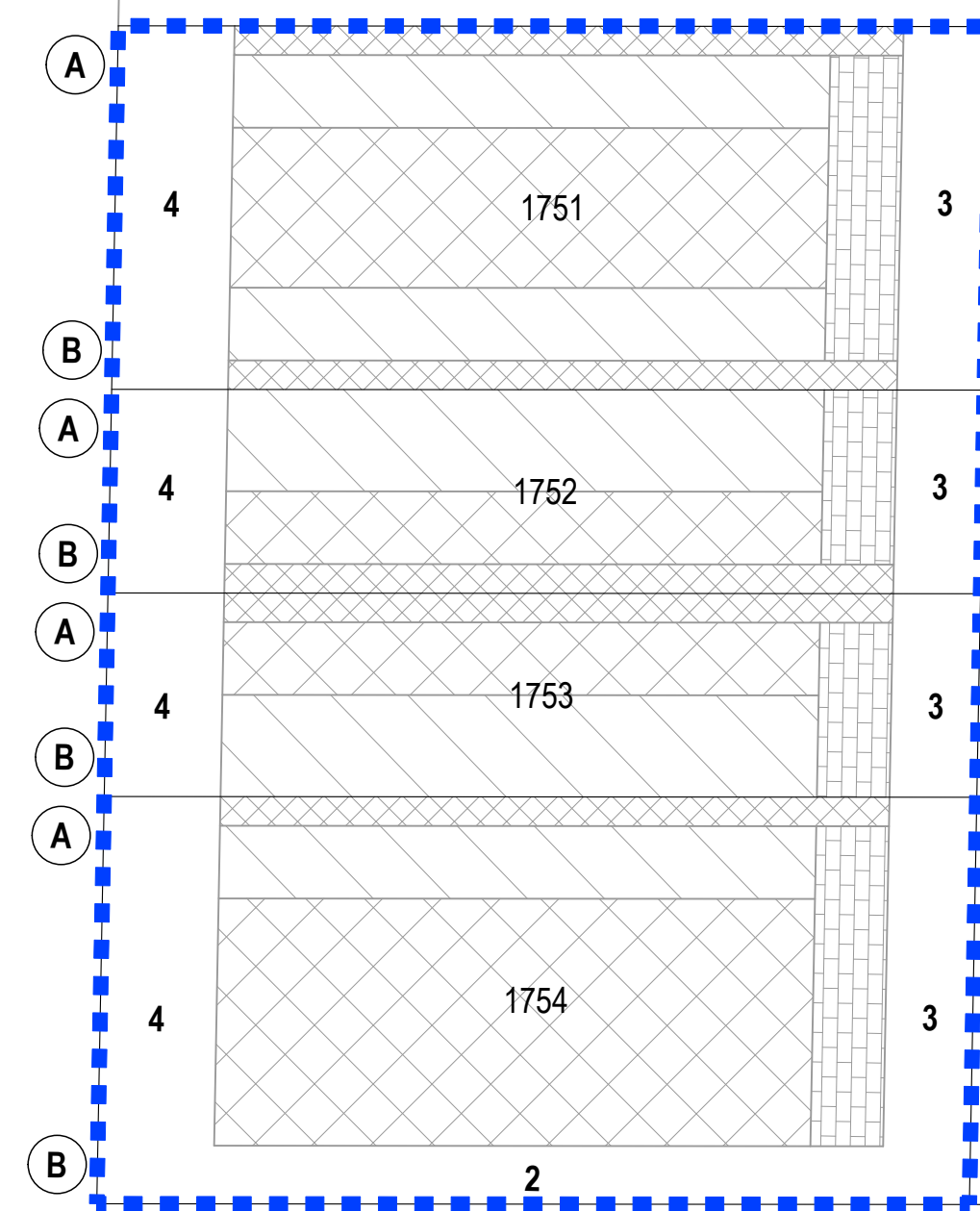
DWG STATUS: **PRELIMINARY** PROJECT & DWG No: A4041D-BE210

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REV
REVISION
MM PW MM 24/01/23
DES DWG CHK DATE

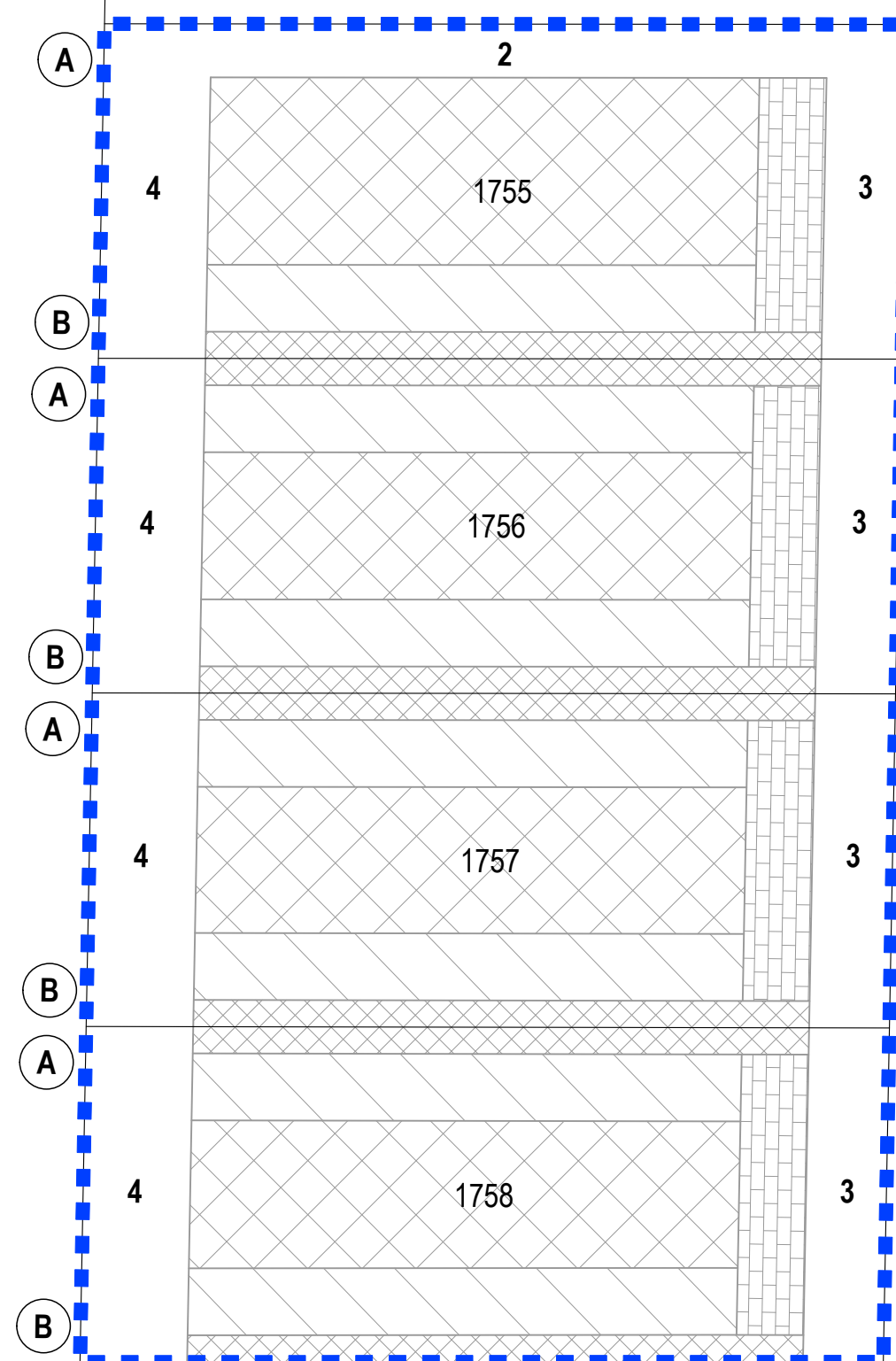
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ELDOR'S AVE



RES



NOTE:
REFER SHEET BE210 FOR
HATCHING LEGEND

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MM PW MM 24/01/23

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SCALE 1:250
2.5 0 2.5 5 7.5 10 12.5
LENGTHS ARE IN METRES - PAPER SIZE A1

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ESTUARY II - NORTH
ASH ROAD, LEOPOLD
BUILDING ENVELOPE
LAYOUT PLAN - RELEASE 17B
AUTHORITY: CITY OF GREATER GEELONG
CLIENT: ASH ROAD LEOPOLD PTY LTD

DWG STATUS:
PRELIMINARY

PROJECT & DWG No:
A4041D-BE211

REV:
A

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