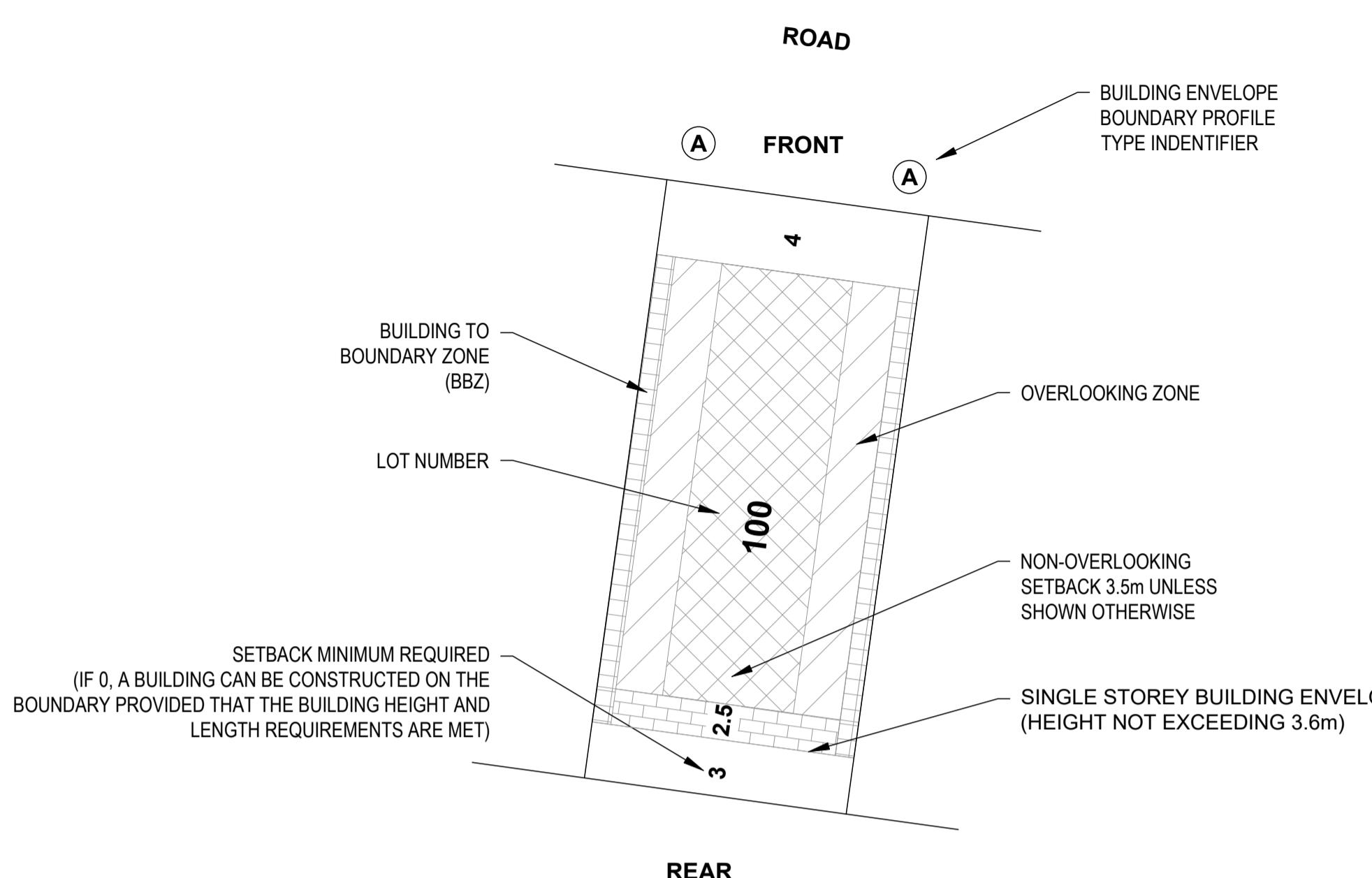


# PROFILE DIAGRAM

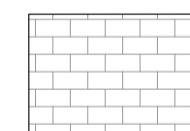


## NOTATIONS:

- THE FRONT AND SIDE SETBACKS ARE MEASURED TO THE OUTERMOST WALLS OF THE BUILDING.
- GARAGES MUST BE LOCATED OR SETBACK BEHIND THE FRONT FAÇADE 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

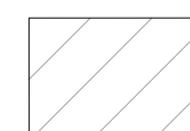


SINGLE STOREY BUILDING ENVELOPE (HEIGHT NOT EXCEEDING 3.6m)



BUILDING BOUNDARY ZONE (BBZ)

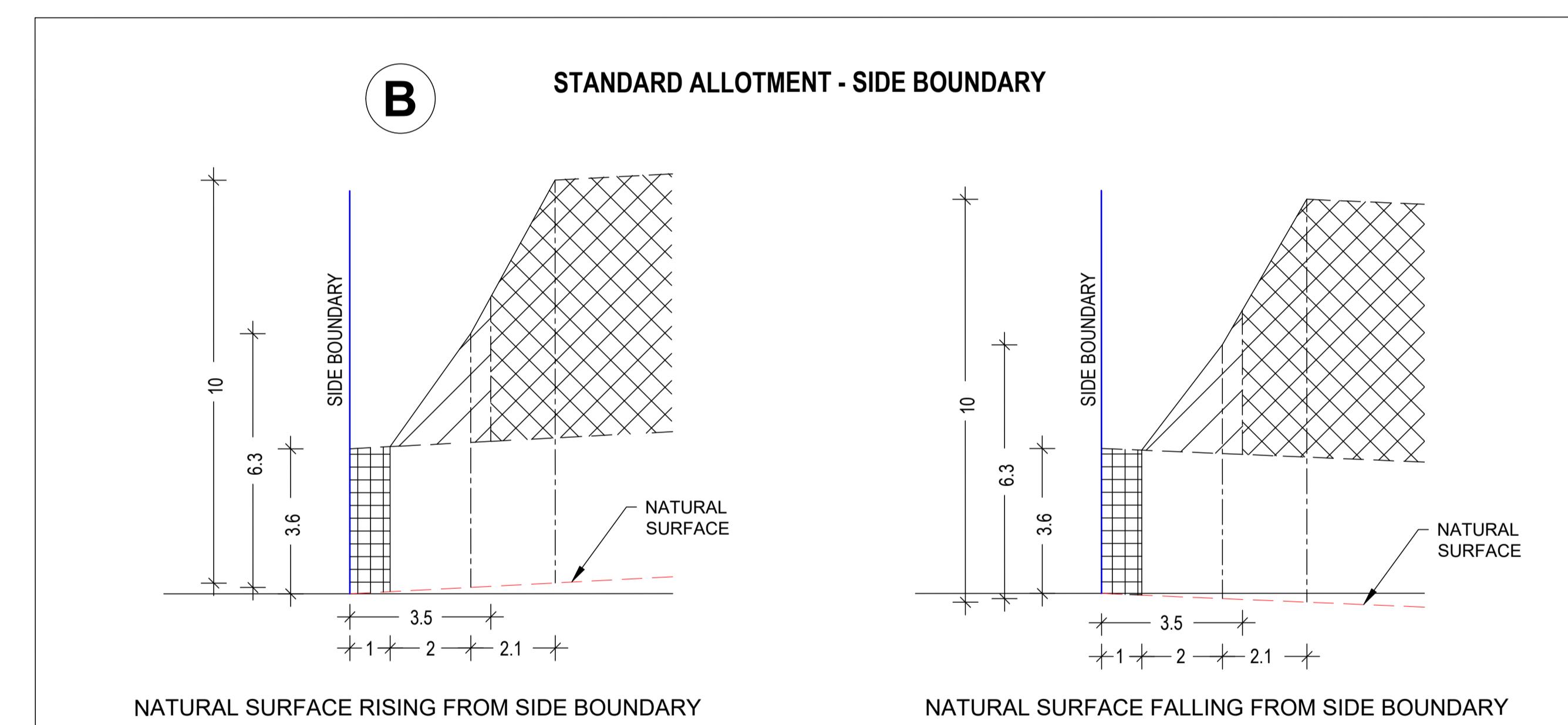
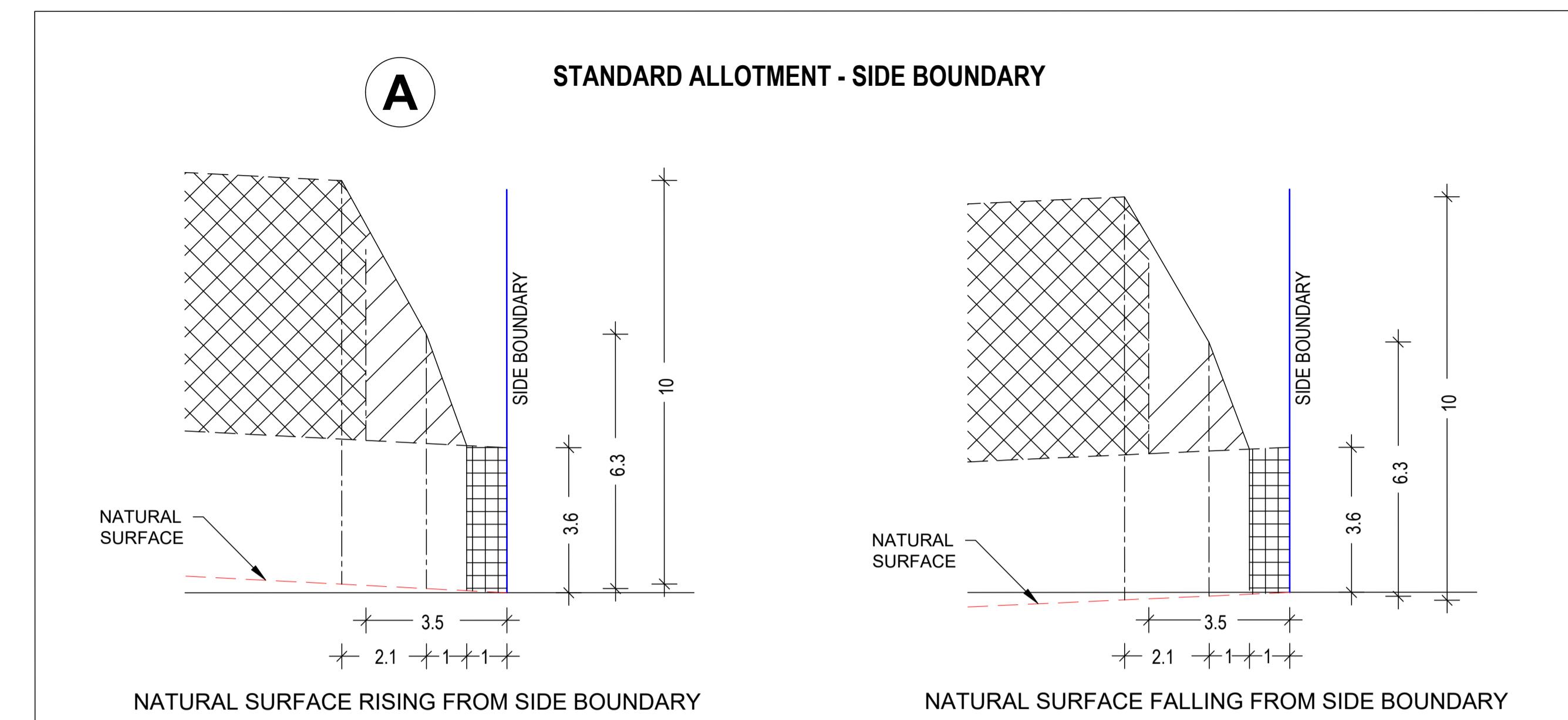
DOUBLE STOREY BUILDING ENVELOPE HATCH TYPE



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



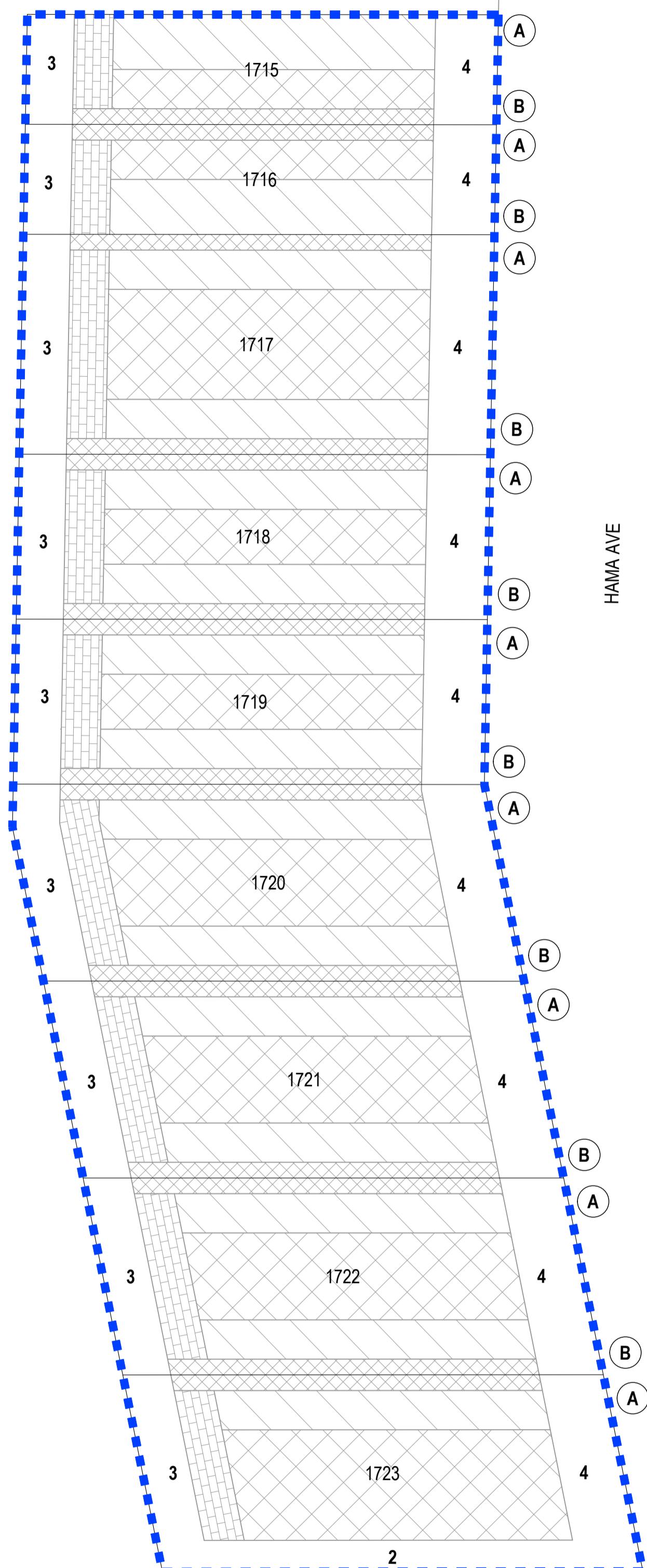
THIS BUILDING ENVELOPE PLAN IS TO BE READ IN CONJUNCTION WITH THE ASSOCIATED BUILDING ENVELOPE PROFILES AND DESIGN GUIDELINES.

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.

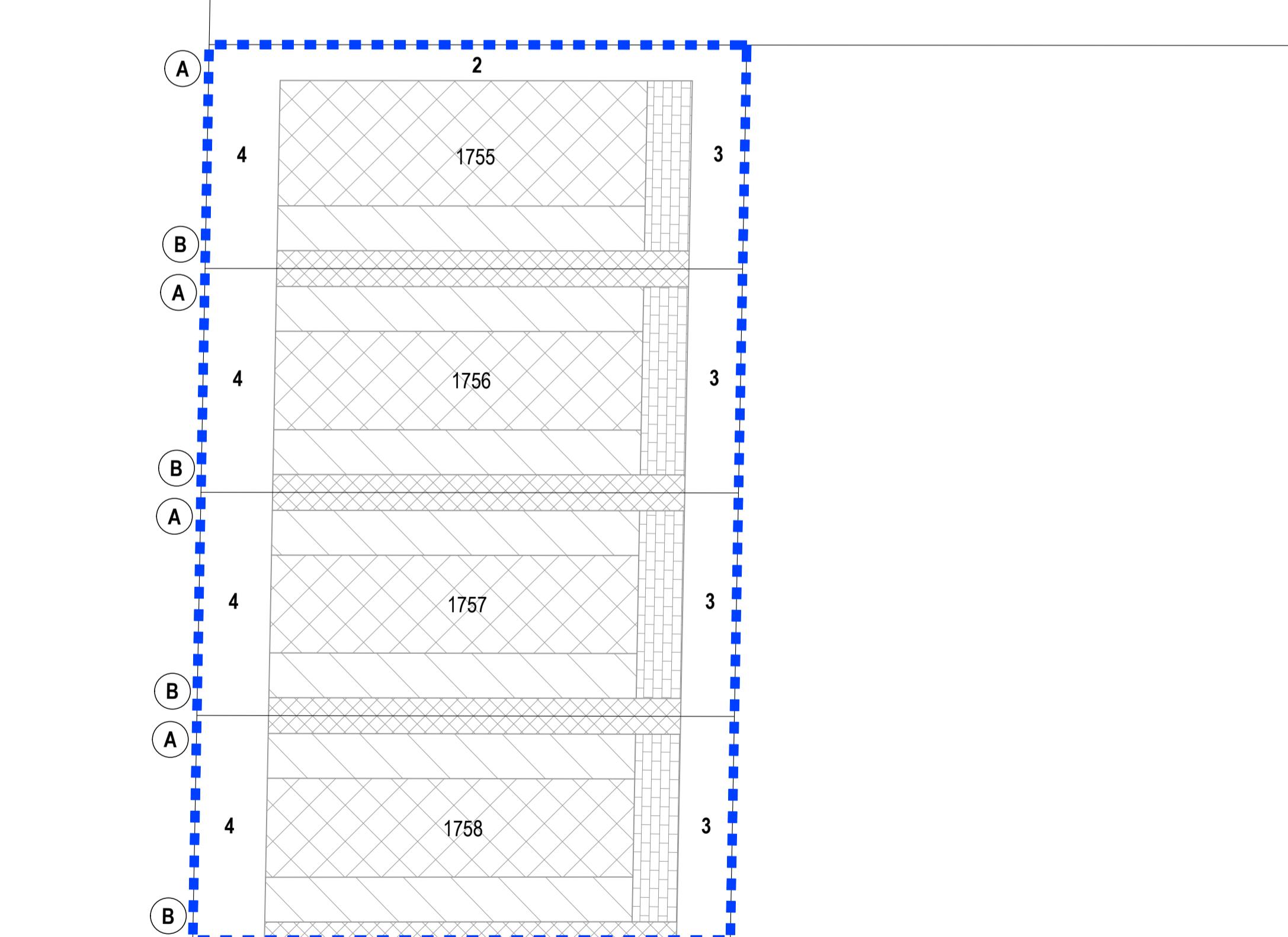
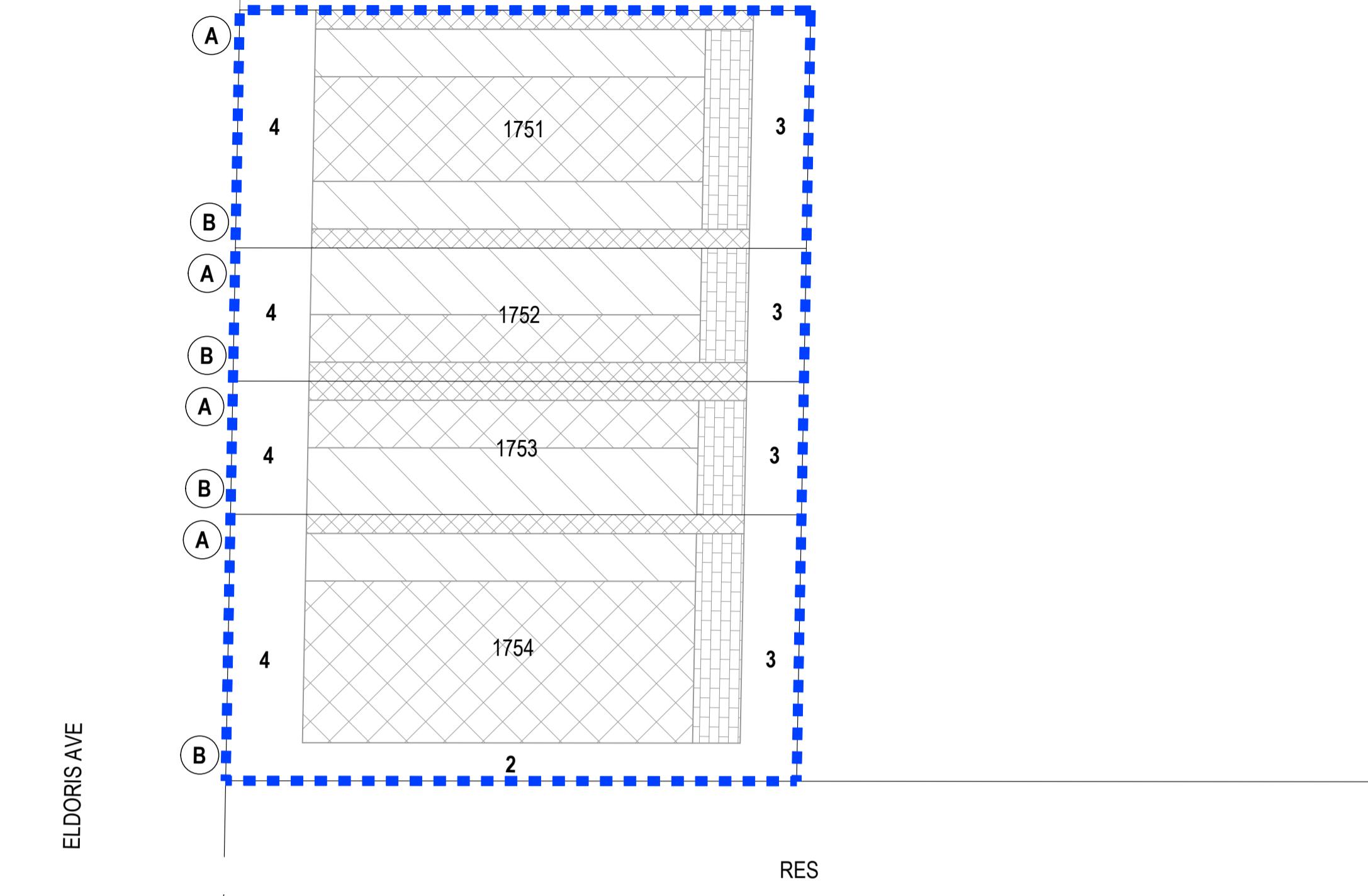
DETAILED DESIGN OF ROADS, DRIVEWAYS AND FOOTPATHS IS PROVIDED IN THE RELEVANT ENGINEERING PLANS.  
DETAILED DESIGN OF LANDSCAPE WORKS IS PROVIDED IN THE RELEVANT LANDSCAPE PLANS.  
ALL DETAILS SUBJECT TO CITY OF GREATER GEELONG COUNCIL APPROVAL.

REFER PLAN OF SUBDIVISIONS: PS848069H & PS848070Y

NOTE:  
REFER SHEET BE210 FOR  
HATCHING LEGEND



PUBLIC OPEN SPACE



A - PRELIMINARY ISSUE

REV

MM PW MM 24/01/23

DES DWG CHK DATE



12/99-101 WESTERN AVENUE, WESTMEADOWS PH 03 8746 9988  
ABN 11 103 336 358 WWW.TOMKINSON.COM

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**