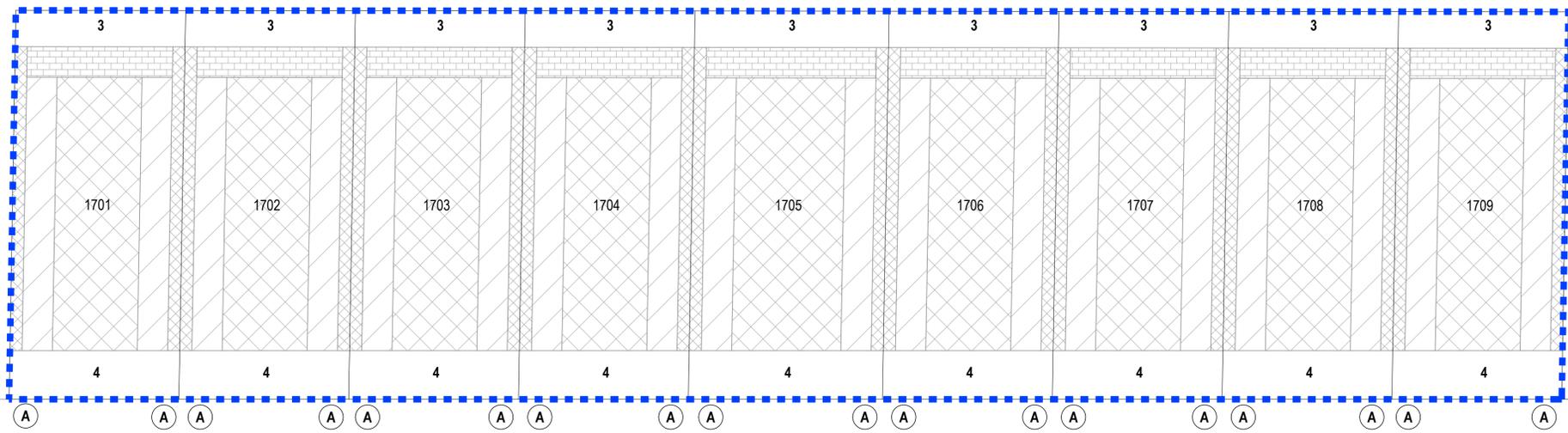
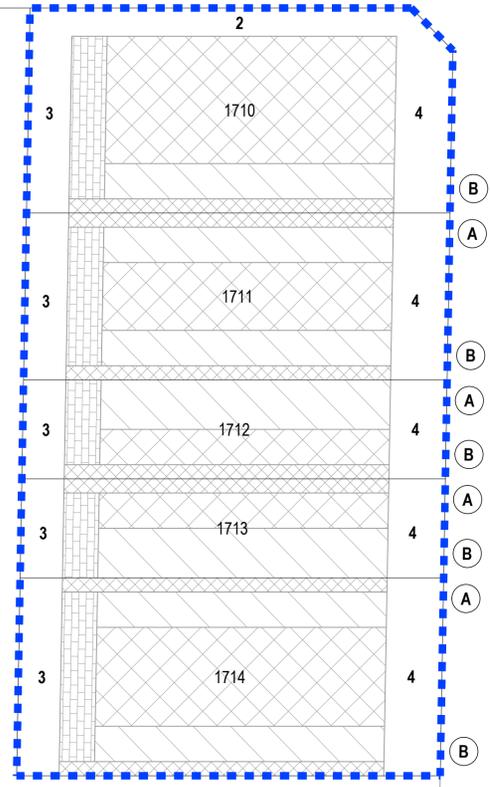


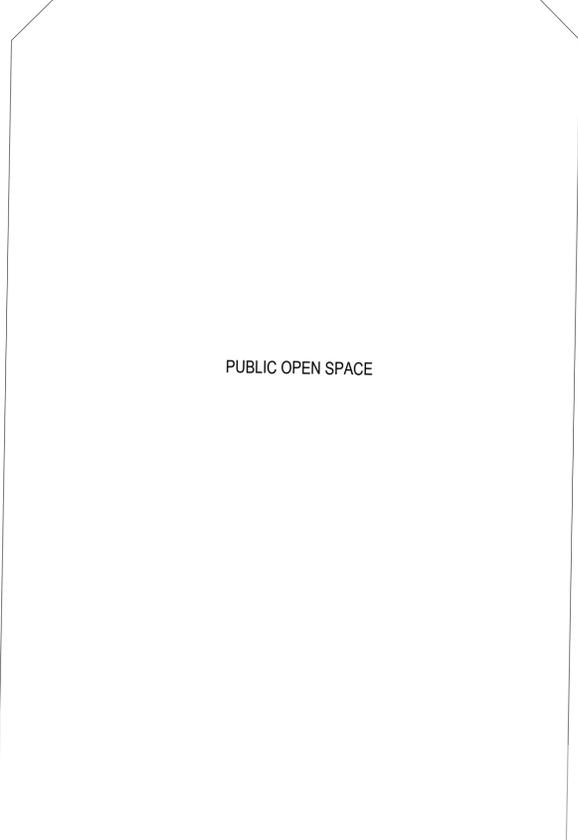
NOTE:
REFER SHEET BE220 FOR
HATCHING LEGEND



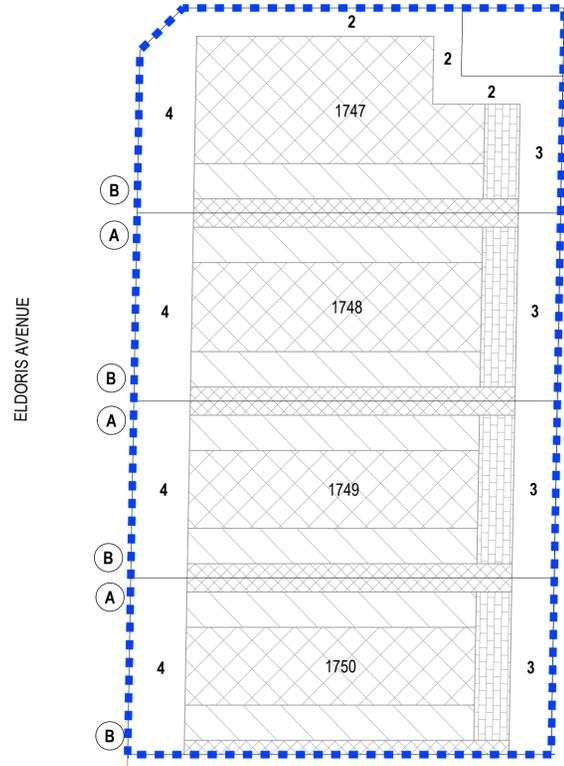
DELMARE DRIVE



HAMA AVENUE



PUBLIC OPEN SPACE



ELECTRICAL KIOSK RESERVE

ELDORIS AVENUE



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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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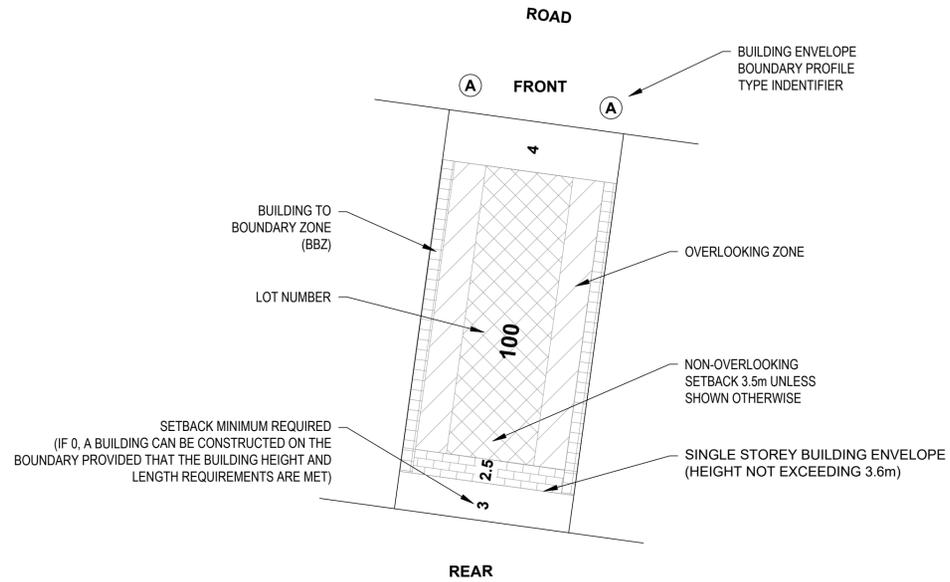
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ISO 9001 QUALITY

**ESTUARY II - NORTH
ASH ROAD, LEOPOLD
BUILDING ENVELOPE
LAYOUT PLAN - RELEASE 17C**
AUTHORITY: CITY OF GREATER GEELONG
CLIENT: ASH ROAD LEOPOLD PTY LTD
DWG STATUS: **PRELIMINARY** PROJECT & DWG No: A4041D-BE221

NOTE: THIS IS AN UNCONTROLLED DOCUMENT AND WILL NOT BE UPDATED. IT IS THE RESPONSIBILITY OF THE USER TO CONFIRM THAT THIS IS A CURRENT COPY AND SUITABLE FOR THE PROPOSED USE. THIS SHEET MUST BE READ IN CONJUNCTION WITH ALL SHEETS OF THIS SET AND ANY ACCOMPANYING DOCUMENTS. PLOT DATE: 27/02/2023 FILE: C:\112D\DATA\TOMKINSON\MG494\ZONES\55\ESTUARY II - NORTH ASH ROAD LEOPOLD - BUILDING ENVELOPE LAYOUT PLAN - RELEASE 17C (RELEASE 17C).DWG

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 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)

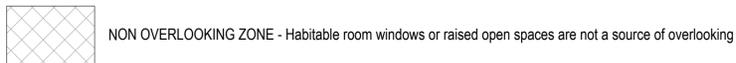


BUILDING BOUNDARY ZONE (BBZ)

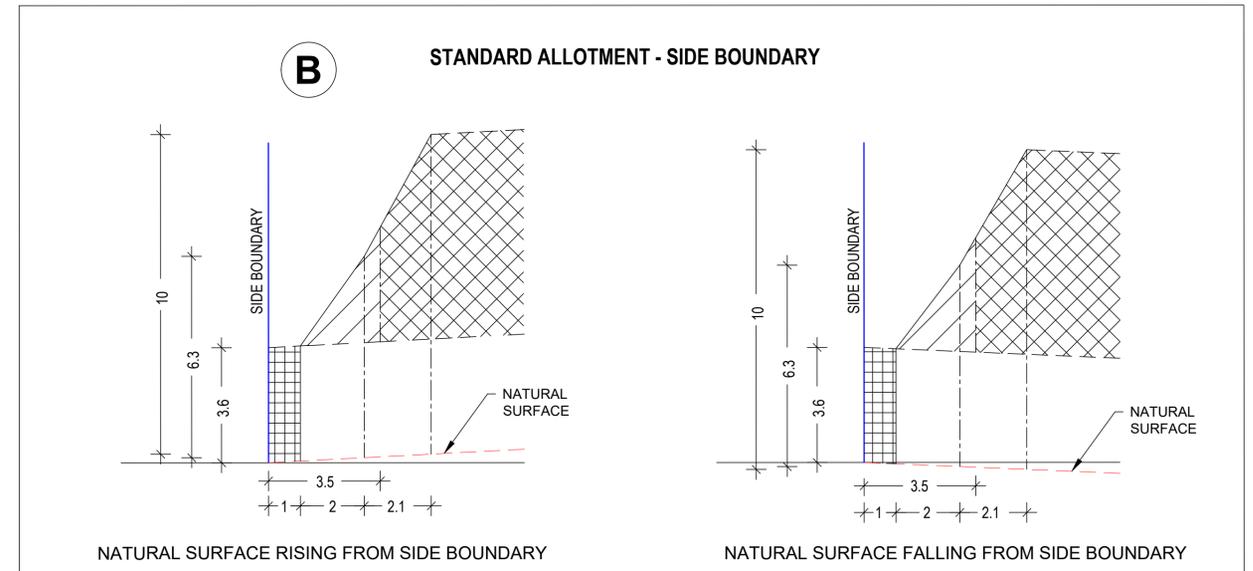
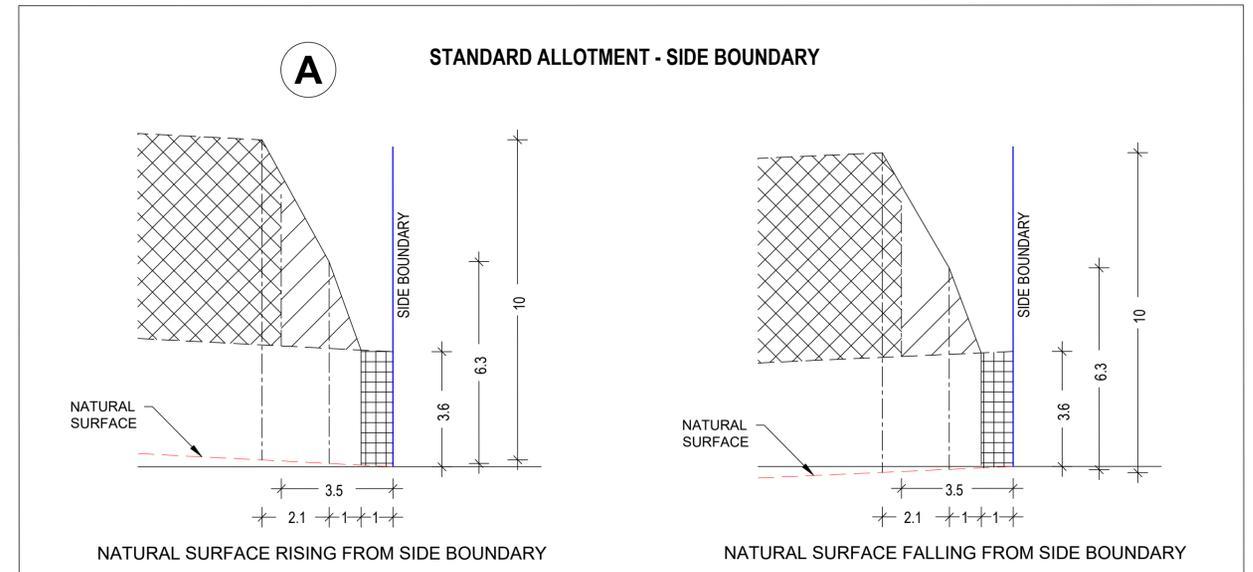
DOUBLE STOREY BUILDING ENVELOPE HATCH TYPE



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



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: PS848070Y