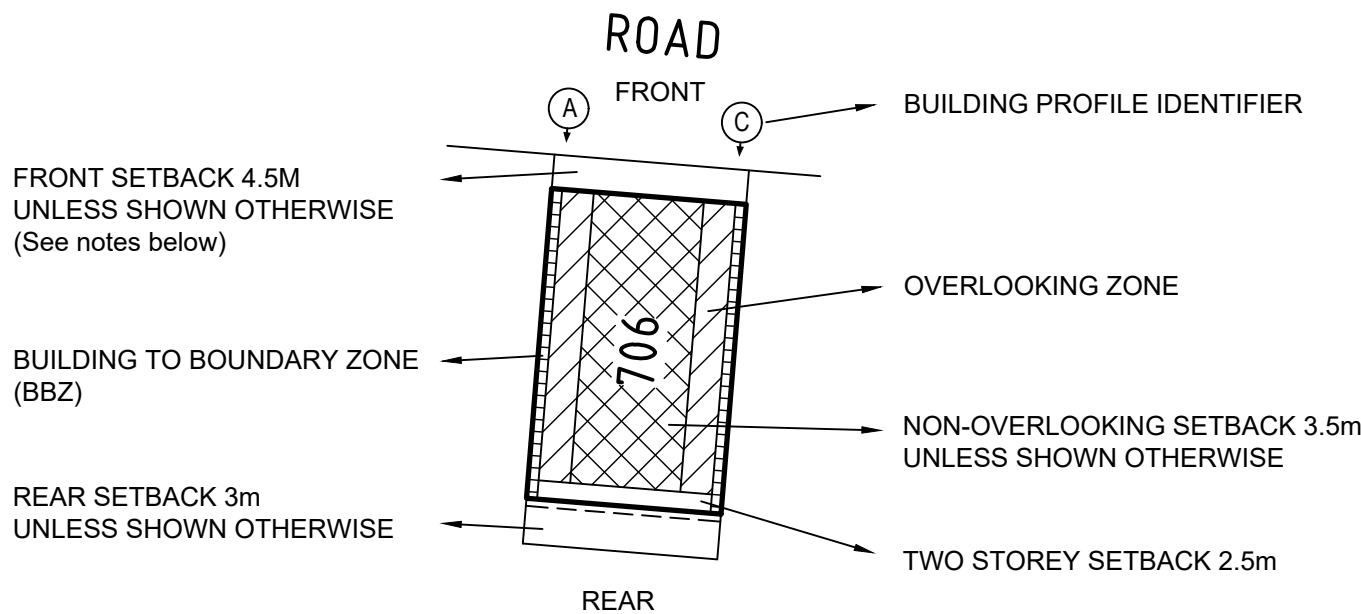


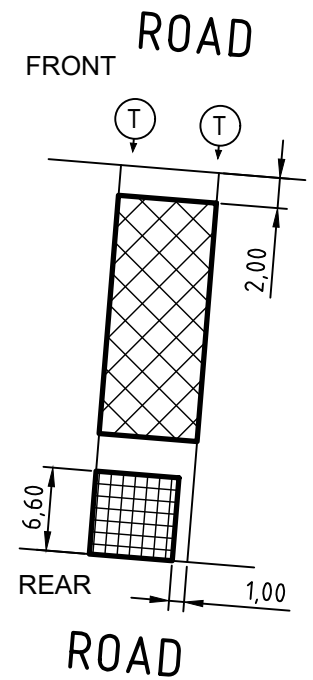
BUILDING ENVELOPE SCHEDULE

LEGEND

EXAMPLE OF TYPICAL BUILDING ENVELOPE SETBACKS



EXAMPLE OF REAR LOADED TERRACE LOT



NOTATIONS:


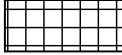



- The front and side setbacks are measured to the outermost walls of the buildings.
- Garages must be setback a minimum of 5.0m from the front street boundary unless otherwise noted.
- Walls less than 1.0m from the boundary must be within 200mm or less of the boundary.
- The setback to a side street boundary for a corner lot is 2.0m unless noted otherwise.
- Two storey setback within the building envelope at the rear of the properties is 2.5m.
- 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.
- Garages may be setback either 5.0m or more or 3.9m or less behind the front street boundary.
- Garages setback between 5.0m and 3.9m behind the front street boundary are not permitted.
- Minimum Open Space required is 25 square metres with a 3m minimum width.
- Maximum building site coverage of 70% is permitted.

**PLANNING & ENVIRONMENT ACT 1987  
WHITTLESEA PLANNING SCHEME  
Planning Permit No: 716630 (Amendment)  
ENDORSED PLAN  
Endorsed to show compliance with Condition (s) 11  
(Building Envelope Plans - Stage 7A)  
Sheet 1 of 3 Date: 16/02/2021**

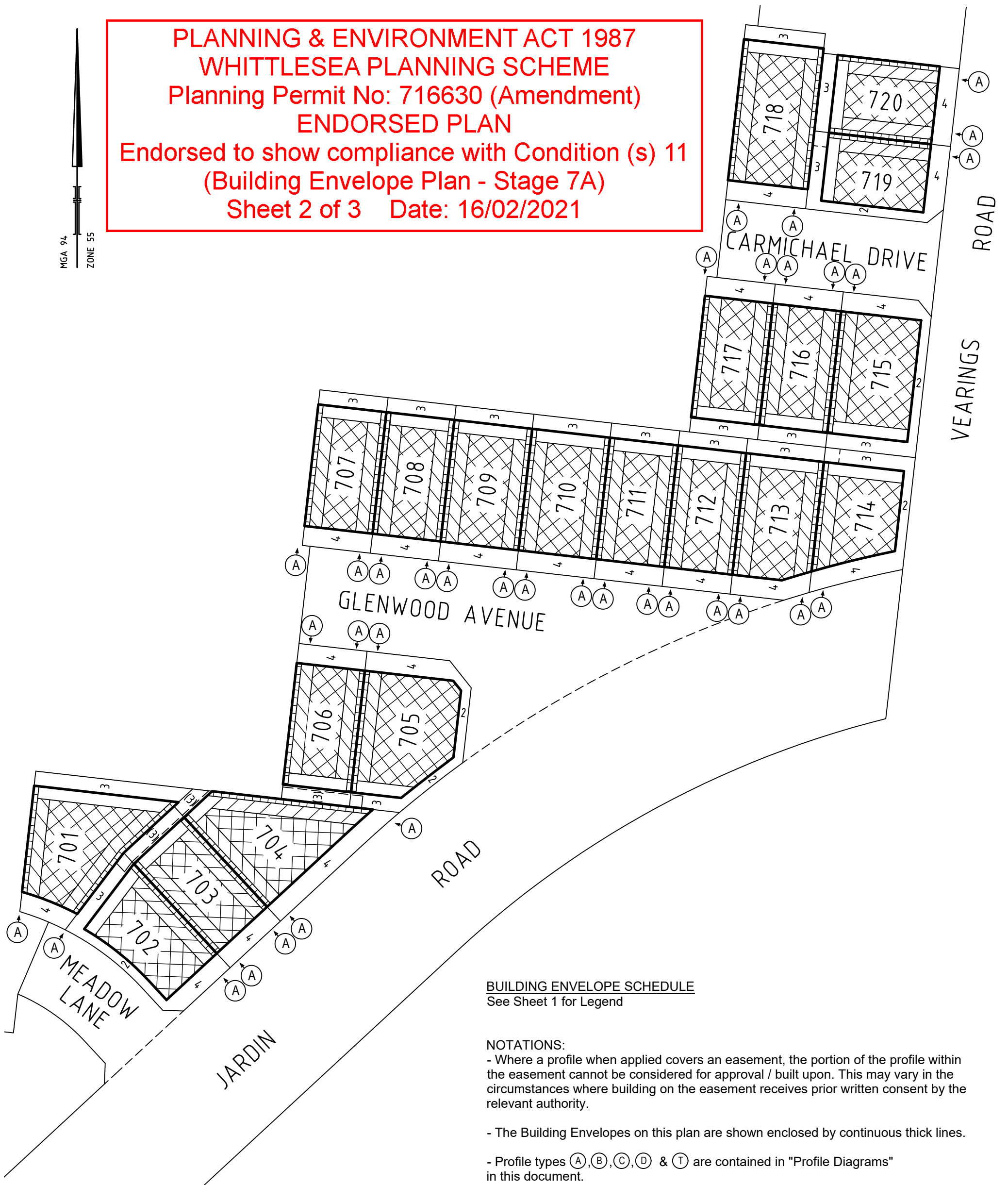
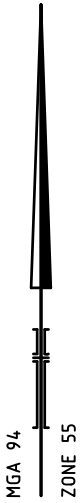
Refer "Diagrams and Plans" in this document for further definitions.

-  Single Storey Building Envelope  
Note: Garages must be setback a minimum of 5m from main street frontage
-  Building to Boundary Zone
-  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
-  Double Storey Building Requirement

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.

This plan forms part of the "Rathdowne Design Guidelines". Please refer to these Guidelines for further information.

**PLANNING & ENVIRONMENT ACT 1987**  
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 Endorsed to show compliance with Condition (s) 11  
 (Building Envelope Plan - Stage 7A)  
 Sheet 2 of 3 Date: 16/02/2021



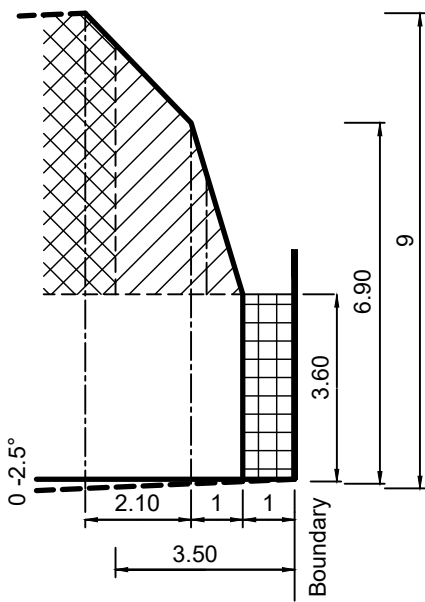
**BUILDING ENVELOPE SCHEDULE**  
 See Sheet 1 for Legend

**NOTATIONS:**

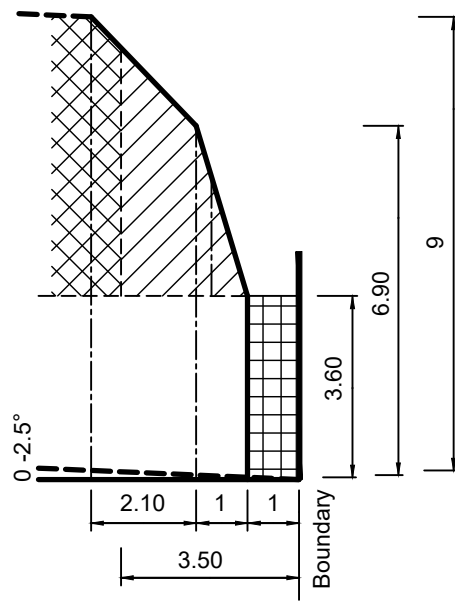
- Where a profile when applied covers an easement, the portion of the profile within the easement cannot be considered for approval / built upon. This may vary in the circumstances where building on the easement receives prior written consent by the relevant authority.
- The Building Envelopes on this plan are shown enclosed by continuous thick lines.
- Profile types (A), (B), (C), (D) & (T) are contained in "Profile Diagrams" in this document.

PROFILE DIAGRAMS

A

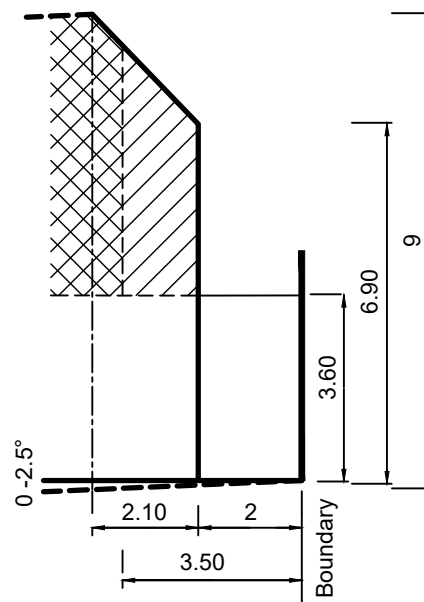


Natural surface falling from boundary

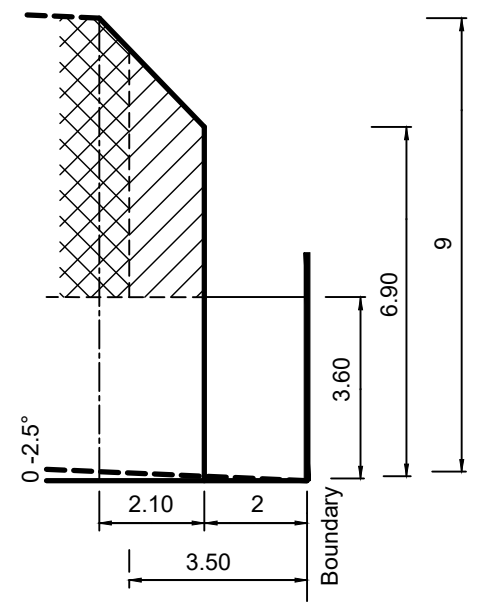


Natural surface rising from boundary

B

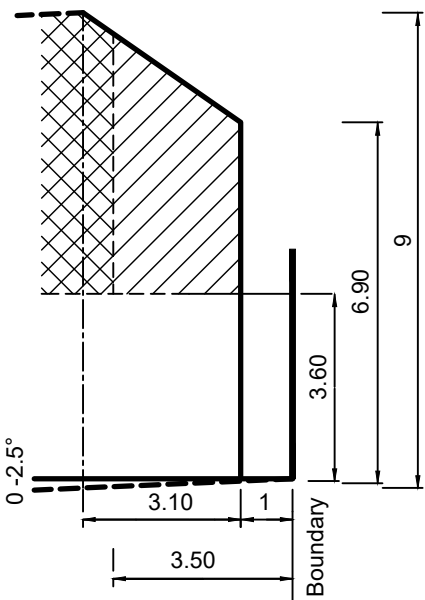


Natural surface falling from boundary

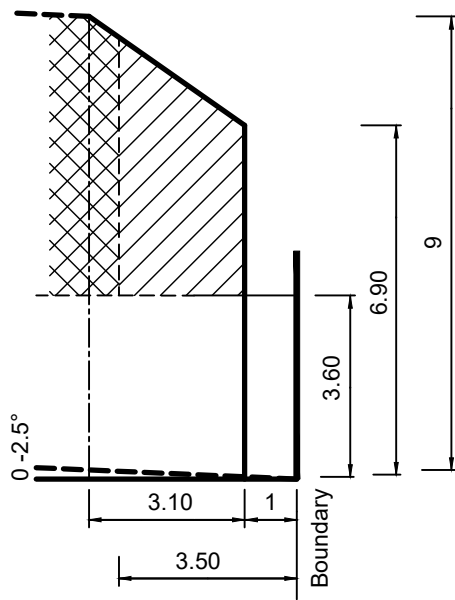


Natural surface rising from boundary

C

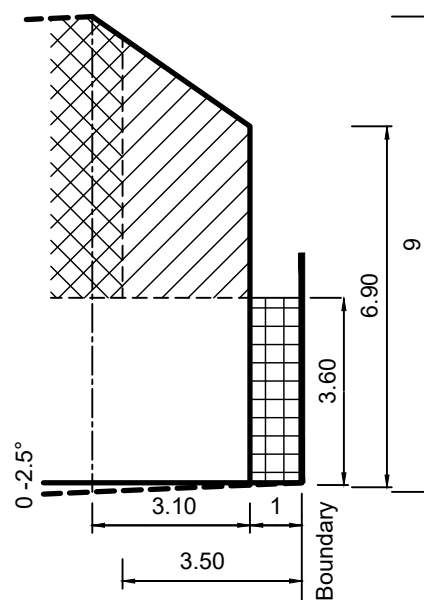


Natural surface falling from boundary

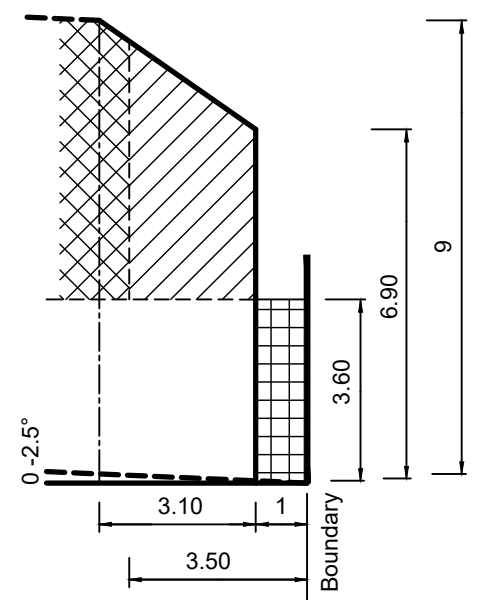


Natural surface rising from boundary

D

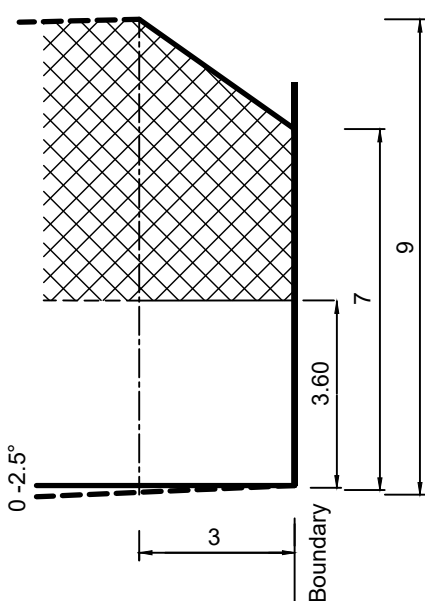


Natural surface falling from boundary

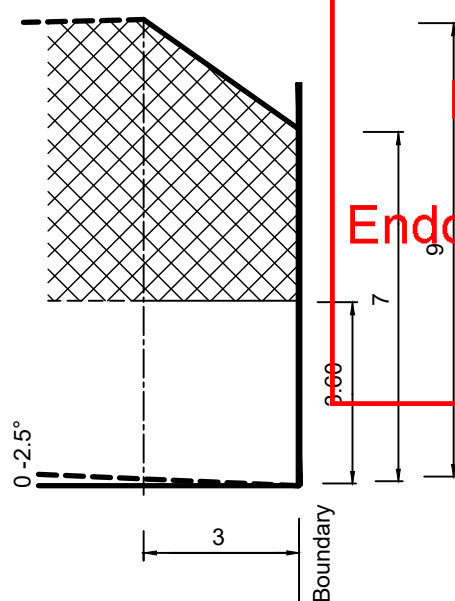


Natural surface rising from boundary

T



Natural surface falling from side boundary



Natural surface rising from side boundary

**PLANNING & ENVIRONMENT ACT 1987**  
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**ENDORSED PLAN**  
**Endorsed to show compliance with Condition (s) 11**  
**(Building Envelope Plan - Stage 7A)**  
**Sheet 3 of 3 Date: 16/02/2021**