

Memorandum of common provisions

Section 91A Transfer of Land Act 1988

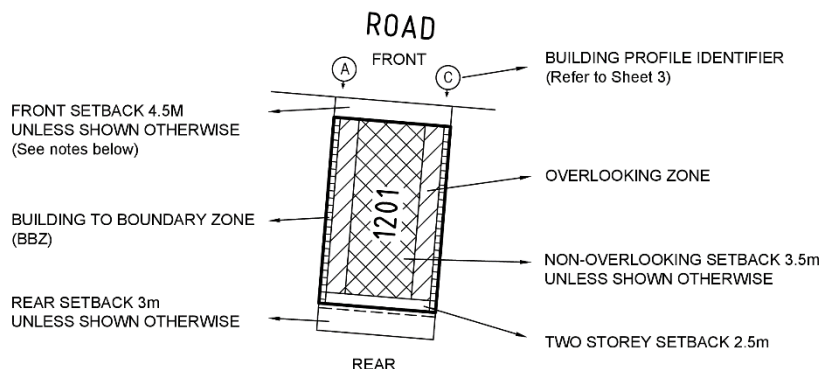
PLANNING & ENVIRONMENT ACT 1987
WHITTLESEA PLANNING SCHEME
Planning Permit No: 716630
Endorsed to show compliance with Condition (s) 11
Sheet 1 of 3 Date: 13/09/2021

Diagrams and plans:

BUILDING ENVELOPE SCHEDULE

LEGEND

EXAMPLE OF TYPICAL BUILDING ENVELOPE SETBACKS








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.

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

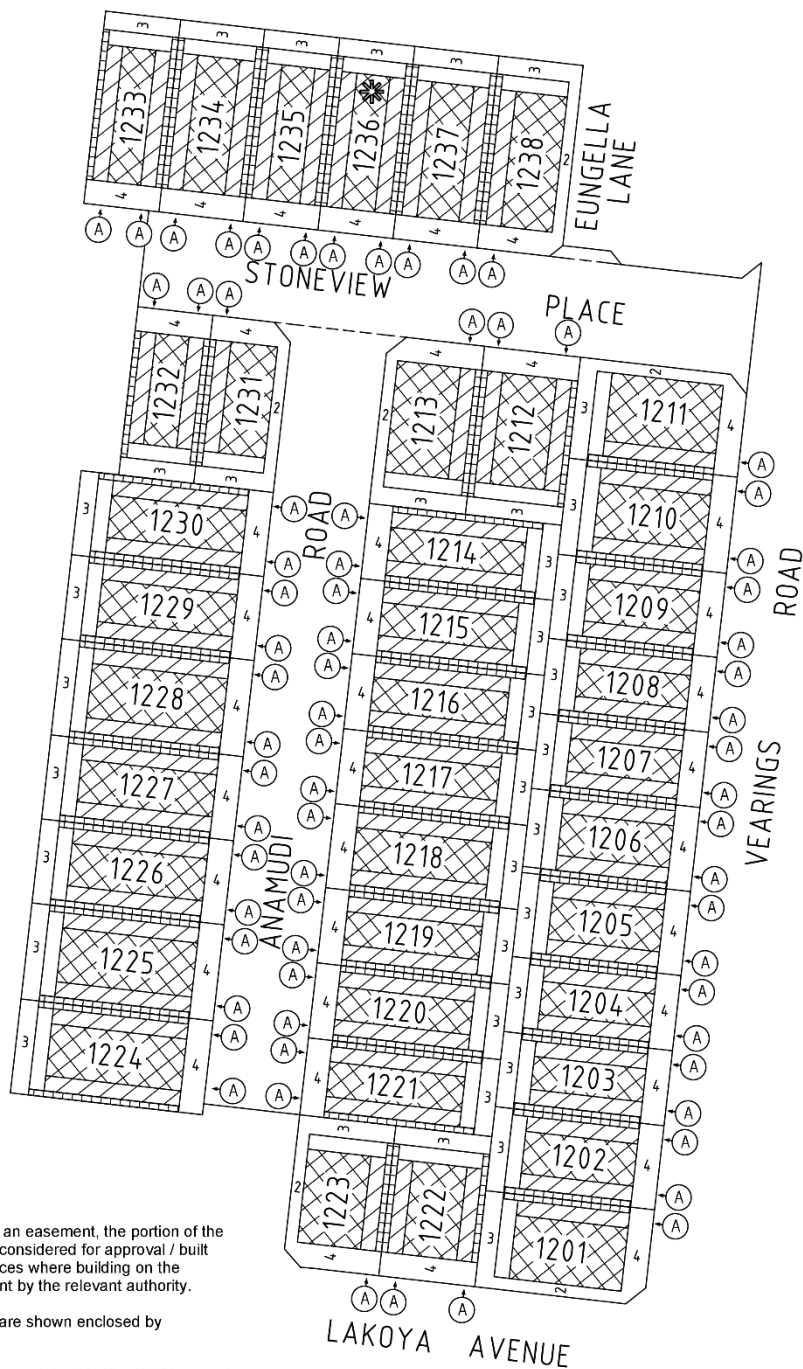
-  Single Storey Building Envelope
Note: Garages must be setback a minimum of 5m from main street frontage
-  Building to Boundary Zone
-  Overlooking Zone - Habitable room windows or raised open spaces are a source of overlooking
-  Non -Overlooking Zone - Habitable room windows or raised open spaces 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.

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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.

Lots under 300m² do not include building envelopes as they are subject to either the small lot housing code or require a specific separate permit for a dwelling. See the small lot housing code in relation to Type A lots.

PROFILE DIAGRAMS

