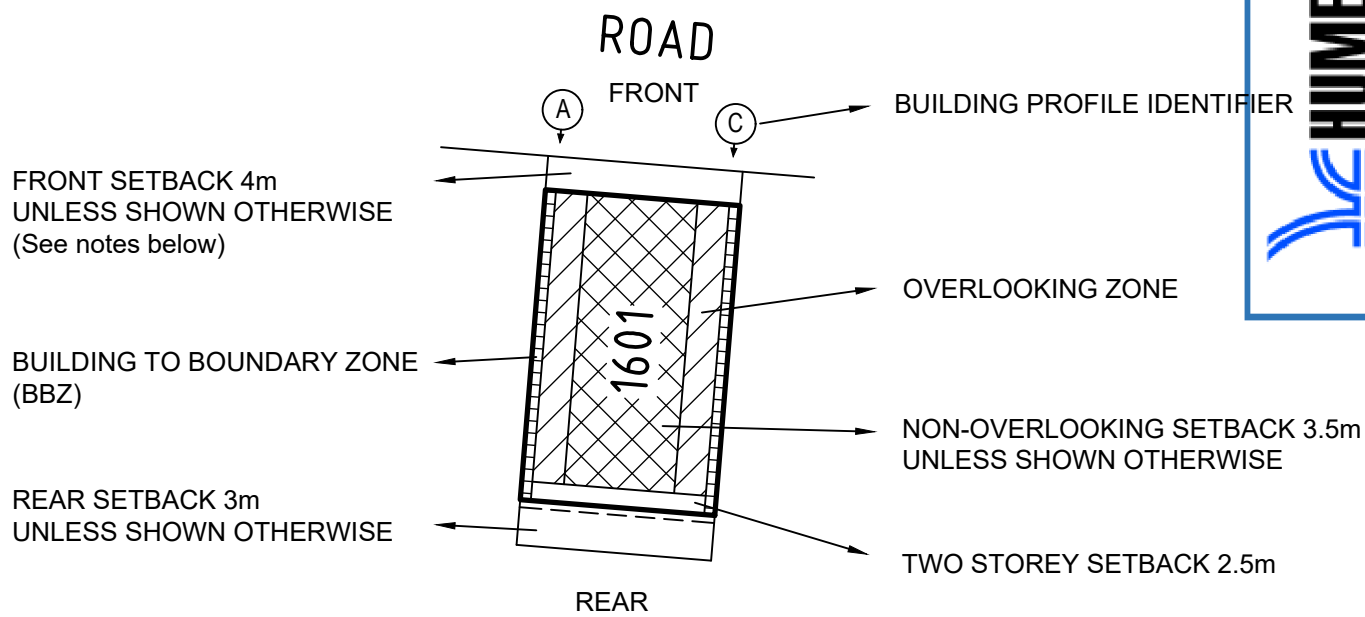


BUILDING ENVELOPE SCHEDULE

LEGEND

EXAMPLE OF TYPICAL BUILDING ENVELOPE SETBACKS



PLANNING AND ENVIRONMENT ACT 1987

This Endorsed Plan forms part of
Permit No. P22160

Sheet No. 1 of 5
Date: 14/08/2023

Signature for the Responsible
Authority:
Max Williams

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 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.
- Minimum Open Space required is 25 square metres with a 3m minimum width.
- Maximum building site coverage of 60% 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 accordance with the "Profile Diagrams" in this document.

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

SURVEYOR'S FILE REF: 310066-BE01

ORIGINAL SHEET
SIZE: A3

SHEET 1



414 La Trobe Street
PO Box 16084
Melbourne Vic 8007
T 61 3 9993 7888
spiire.com.au

Licensed Surveyor: Mark Oswald Stansfield
Version: 1

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.

PLANNING AND ENVIRONMENT ACT 1987

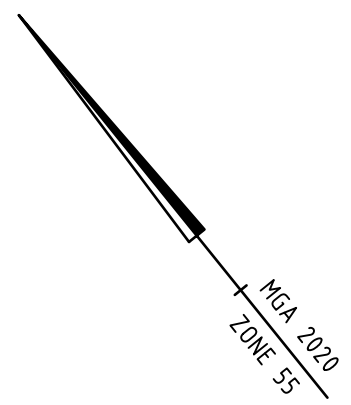
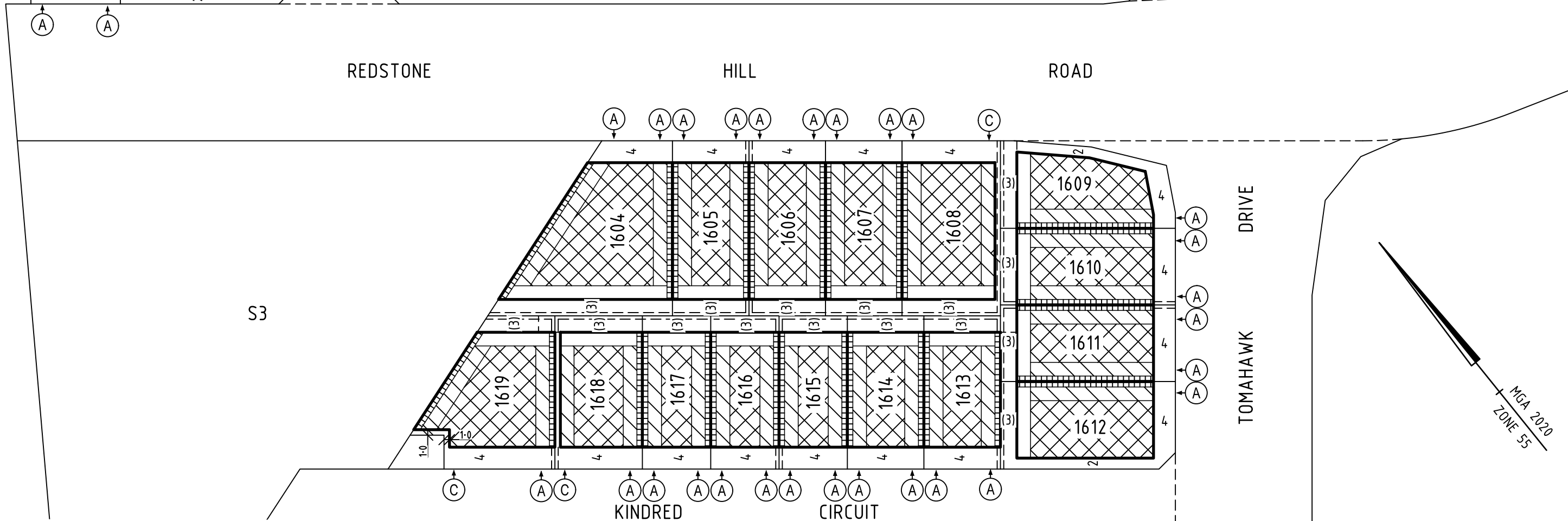
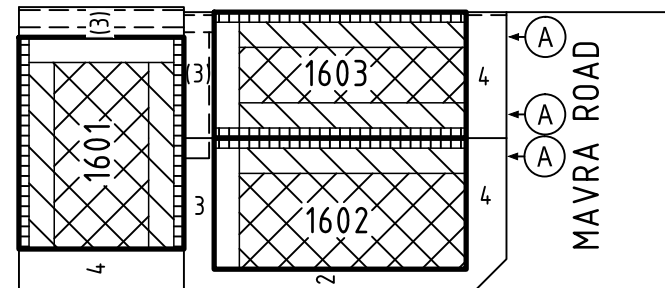
HUME
CITY COUNCIL

This Endorsed Plan forms part of
Permit No. P22168

Sheet No. 2 of 5
Date: 14/08/2023

Signature for the Responsible
Authority:
Max Williams

ODYSSSEUS DRIVE



SURVEYOR'S FILE REF: 310066-BE01

SCALE 1: 750

7.5 0 7.5 15 22.5 30

LENGTHS ARE IN METRES

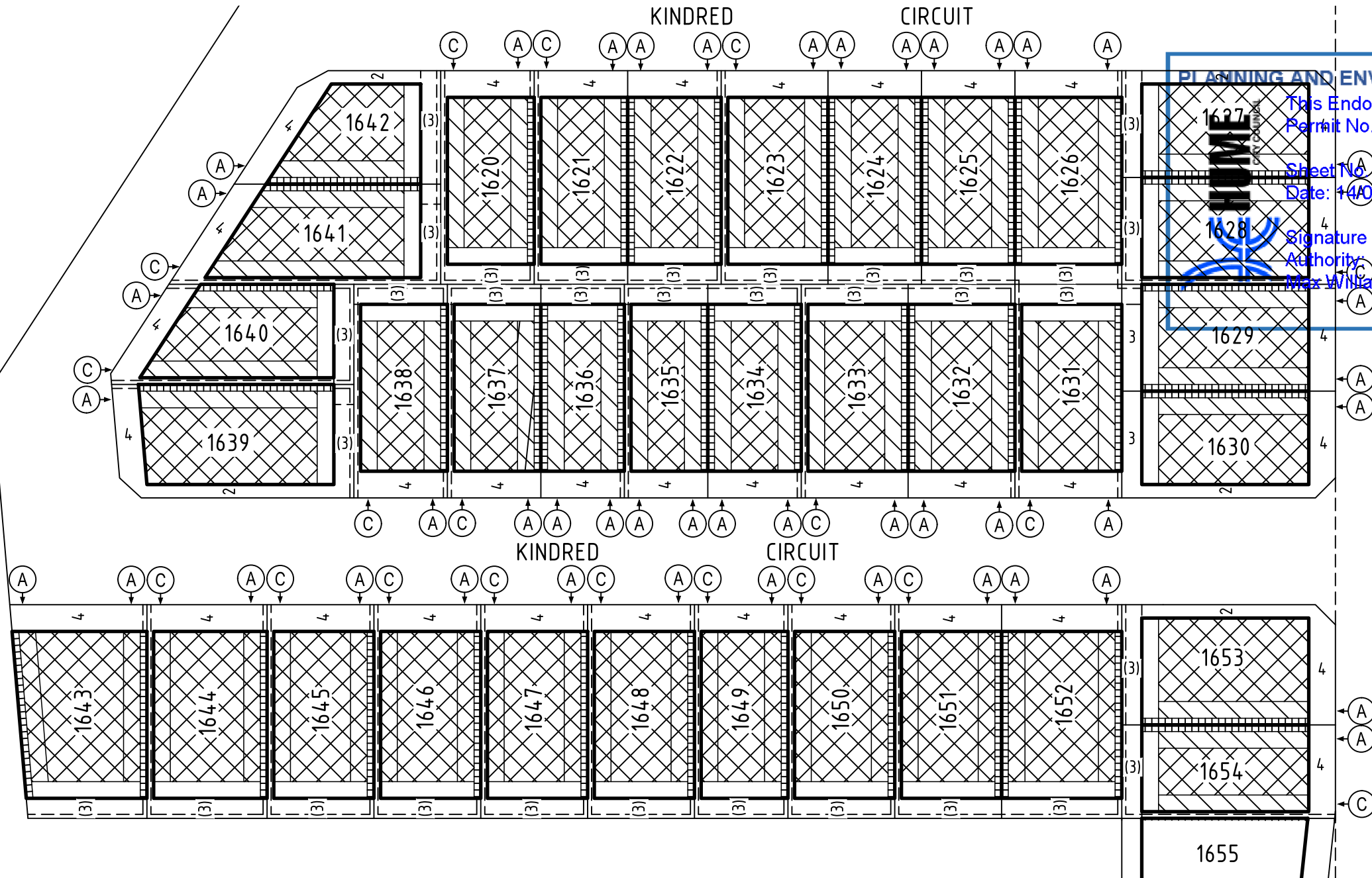
ORIGINAL SHEET SIZE: A3

SHEET 2



414 La Trobe Street
PO Box 16084
Melbourne Vic 8007
T 61 3 9993 7888
spiire.com.au

Licensed Surveyor: Mark Oswald Stansfield
Version: 1

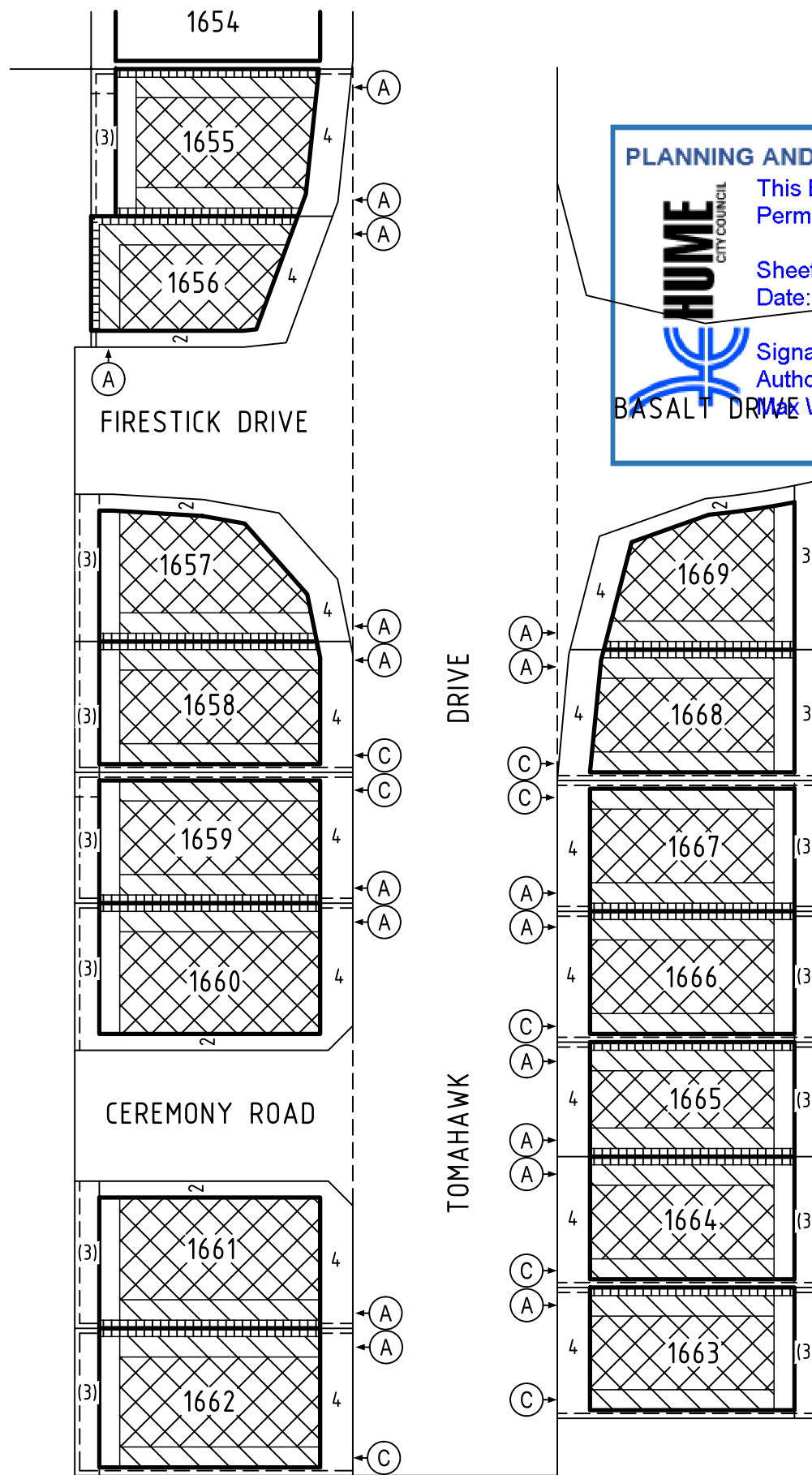


PLANNING AND ENVIRONMENT ACT 1987
 This Endorsed Plan forms part of
 Permit No. P22160
 Sheet No. 3 of 5
 Date: 14/03/2023
 Signature for the Responsible
 Authority:
 Max Williams

MGA 2020
 ZONE 55

- 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.

SURVEYOR'S FILE REF: 310066-BE01		SCALE 1: 750 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 3
414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au		Licensed Surveyor: Mark Oswald Stansfield Version: 1		



PLANNING AND ENVIRONMENT ACT 1987
 This Endorsed Plan forms part of
 Permit No. P22160
 Sheet No. 4 of 5
 Date: 14/08/2023
 Signature for the Responsible
 Authority:
 BASALT DRIVE Williams

MGA 2020
 ZONE 55

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.

SURVEYOR'S FILE REF: 310066-BE01

SCALE 1: 750
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 LENGTHS ARE IN METRES

ORIGINAL SHEET
 SIZE: A3

SHEET 4



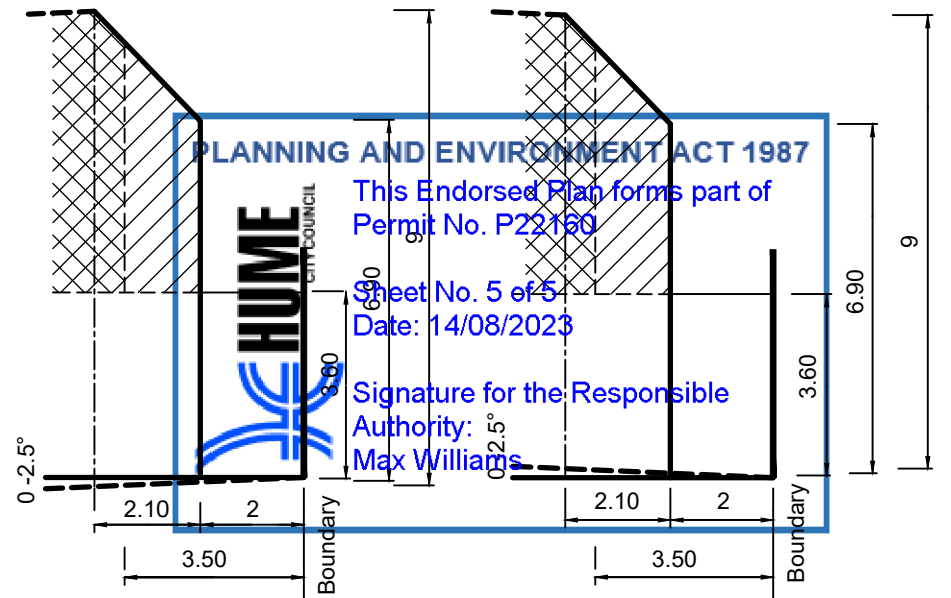
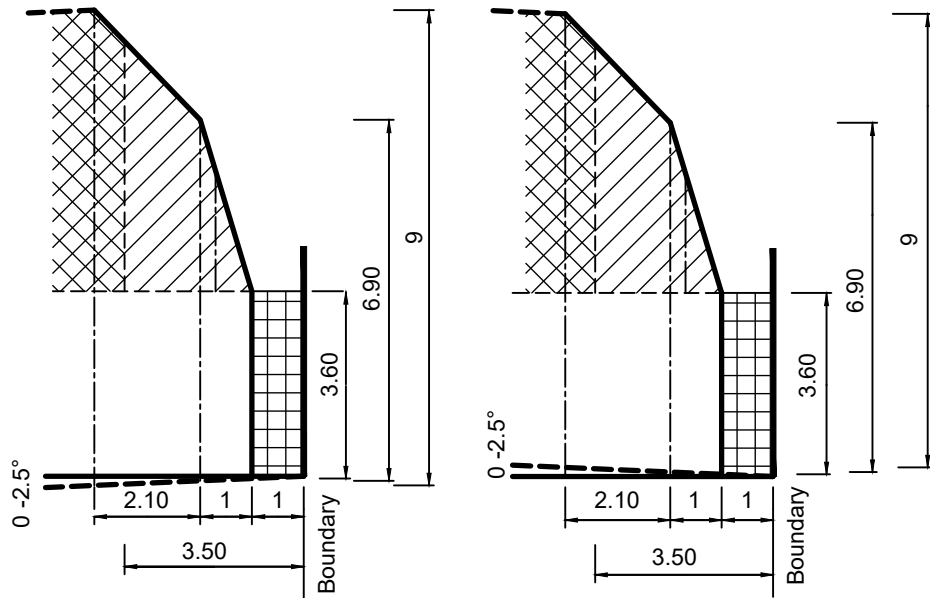
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Licensed Surveyor: Mark Oswald Stansfield
 Version: 1

PROFILE DIAGRAMS

A

B



Natural surface falling from boundary

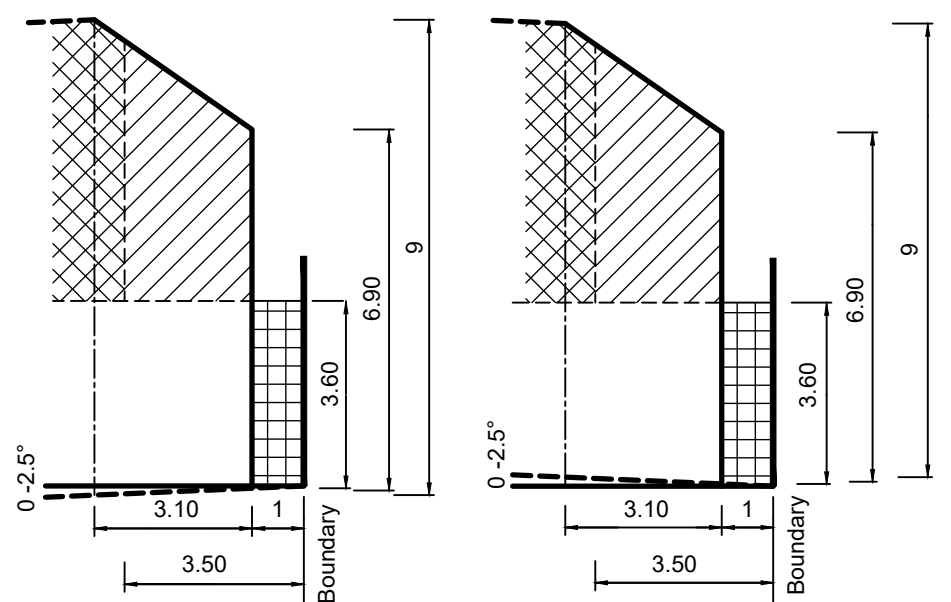
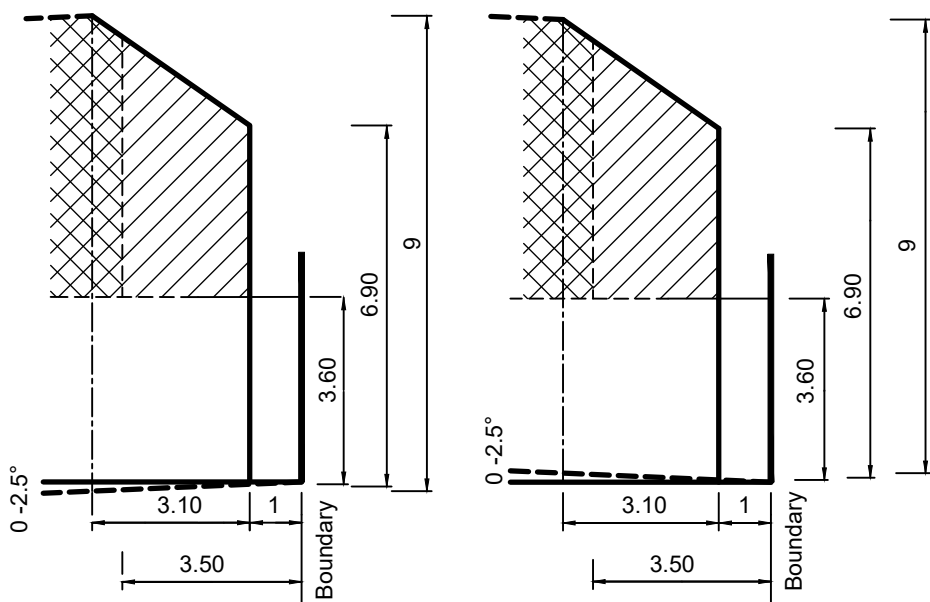
Natural surface rising from boundary

Natural surface falling from boundary

Natural surface rising from boundary

C

D



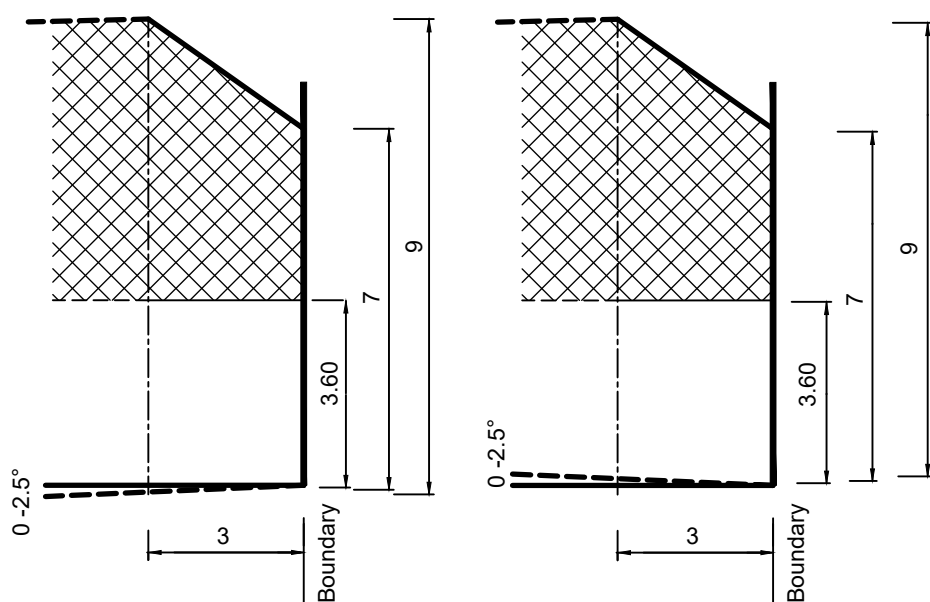
Natural surface falling from boundary

Natural surface rising from boundary

Natural surface falling from boundary

Natural surface rising from boundary

T



Natural surface falling from side boundary

Natural surface rising from side boundary