

**GREATER GEELONG CITY COUNCIL
PLANNING ENVIRONMENT ACT 1987
GREATER GEELONG PLANNING SCHEME**

**Endorsed Plan
Planning Permit No: PP-496-2012/H
Condition No: 7
Sheet 1 of 5
Approved By Tim Webb
Approved Date 7/06/2021**

NOTE: THIS IS NOT A BUILDING APPROVAL

- 2 or 2.5 metre wide easement
- . - . - . 3 metre wide easement

KEY TO SHEETS

REFER TO SHEETS
1 TO 4
FOR DETAIL

ARMSTRONG Mt DUNEED

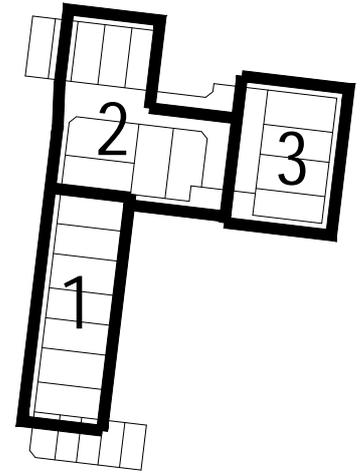
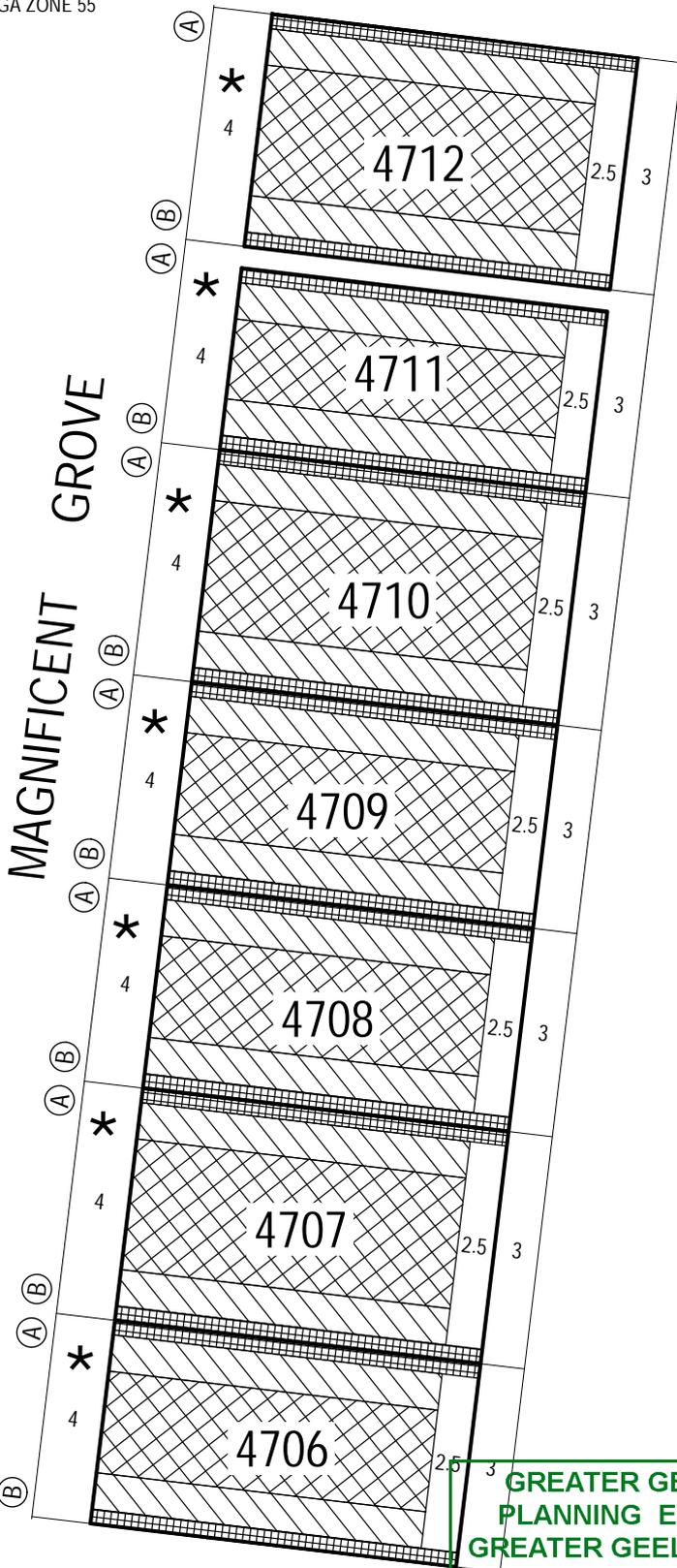
BUILDING ENVELOPE PLAN
STAGE 47A



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.

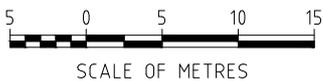


KEY TO SHEETS

NOTATIONS

- Single Storey Building Envelope (height not exceeding 3.6m)
- Overlooking Zone - Habitable room windows/raised open spaces are a source of overlooking
- Non Overlooking Zone - Habitable room windows/raised open spaces are not a source of overlooking
- Building to Boundary Zone)
- Building Envelope Boundary Profile Type
- 4705** Lot number
- 3** Setback minimum required (if 0, a building can be constructed on the boundary provided that the building height and length requirements are met)
- *** The registered proprietor or proprietors for the time being of lots identified thus must not build or permit to be built any building(s) that does not provide 1.0 metre clear horizontal access along the full length of a minimum one side boundary of the lot.

This Building Envelope Plan is to be read in conjunction with the associated Building Envelope Profiles and Design Guidelines. The registered proprietor/s of the lot are required to build in accordance with building envelopes shown hereon and in the "Profile Diagrams" in sheet 4.



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GREATER GEELONG PLANNING SCHEME **ARMSTRONG Mt DUNEED**
BUILDING ENVELOPE PLAN
STAGE 47A

Endorsed Plan
Planning Permit No: PP-496-2012/H
Condition No: 7
Sheet 2 of 5
Approved By Tim Webb
Approved Date 7/06/2021

47A/1
 stage sheet

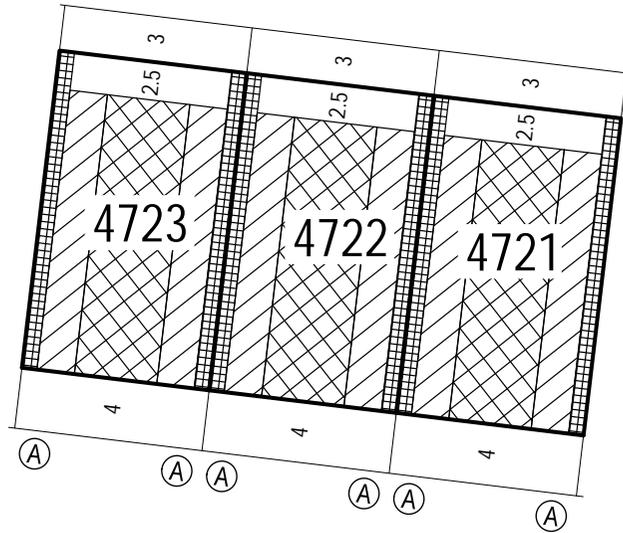
Sheet 1 of 4

March 2021
 Version:J

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MGA ZONE 55



NOTATIONS

- Single Storey Building Envelope (height not exceeding 3.6m)
- Overlooking Zone - Habitable room windows/raised open spaces are a source of overlooking
- Non Overlooking Zone - Habitable room windows/raised open spaces are not a source of overlooking
- Building to Boundary Zone

- (A)** Building Envelope Boundary Profile Type
- 4705** Lot number
- 3** Setback minimum required (if 0, a building can be constructed on the boundary provided that the building height and length requirements are met)
- *** The registered proprietor or proprietors for the time being of lots identified thus must not build or permit to be built any building(s) that does not provide 1.0 metre clear horizontal access along the full length of a minimum one side boundary of the lot.

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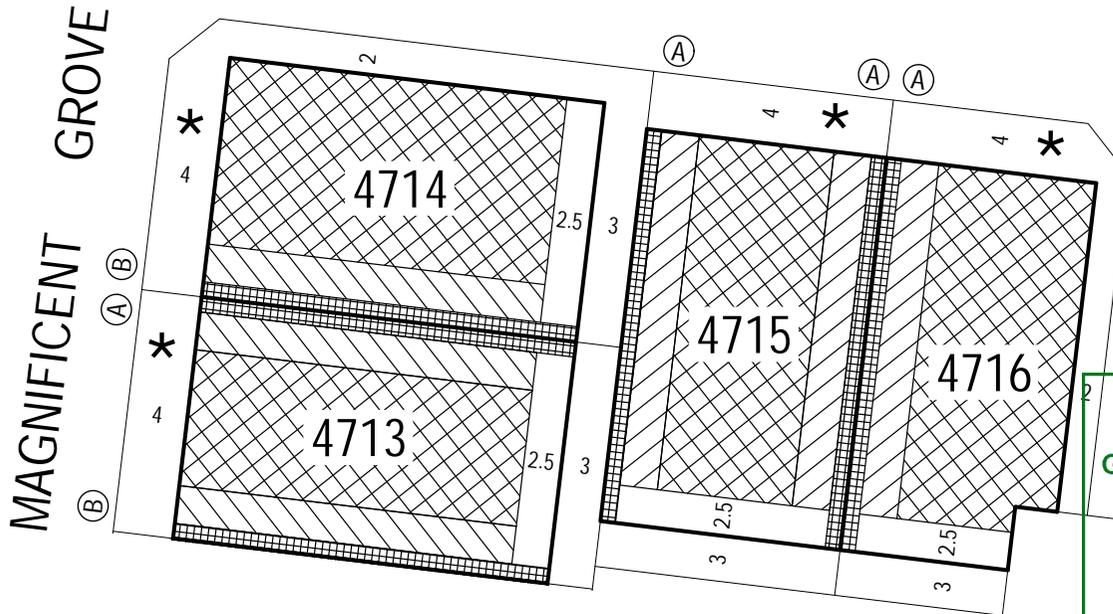
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Detailed design of landscape works is provided in the relevant Landscape Plans.

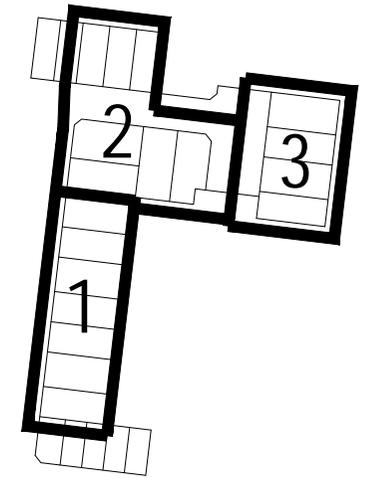
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BOTANICAL DRIVE



MAGNIFICENT GROVE

CORNFLOWER COWWAY



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Sheet 3 of 5
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Approved Date 7/06/2021

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KEY TO SHEETS
ARMSTRONG Mt DUNED
 BUILDING ENVELOPE PLAN
 STAGE 47A

47A/2
 stage sheet

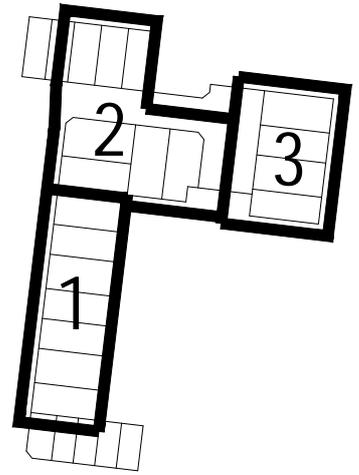


MGA ZONE 55

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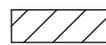
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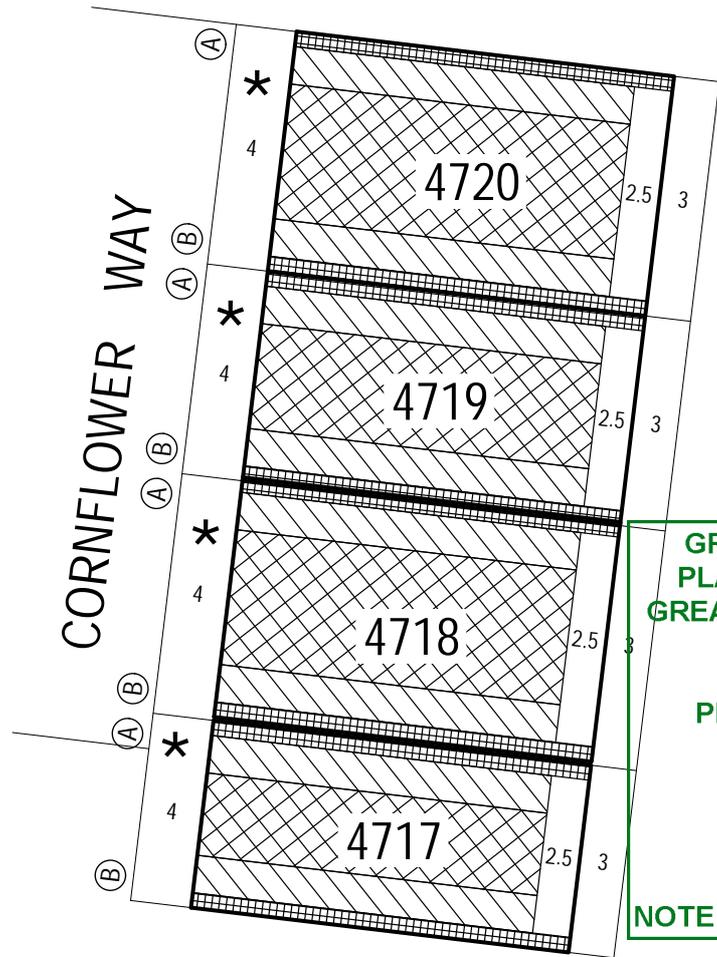
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KEY TO SHEETS

NOTATIONS

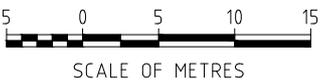
-  Single Storey Building Envelope (height not exceeding 3.6m)
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-  Non Overlooking Zone - Habitable room windows/raised open spaces are not a source of overlooking



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GREATER GEELONG PLANNING SCHEME

Lot number
4705
 Endorsed Plan
 Planning Permit No: **PP 496-2012/H**
 Condition No: **7**
 Sheet 4 of 5
 Approved By **Tim Webb**
 Approved Date **7/06/2014**

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SCALE OF METRES

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ARMSTRONG Mt DUNED

BUILDING ENVELOPE PLAN
 STAGE 47A

47A/3

stage

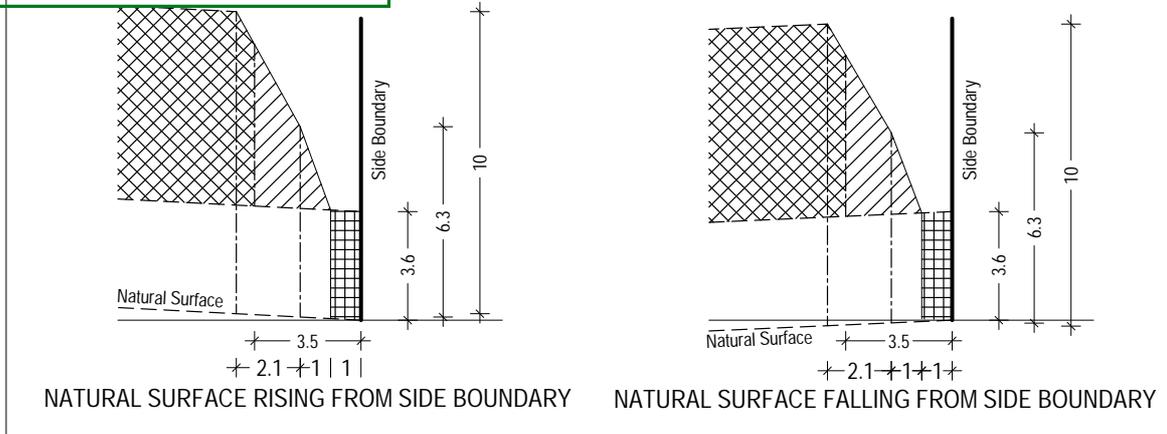
sheet

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Sheet 5 of 5
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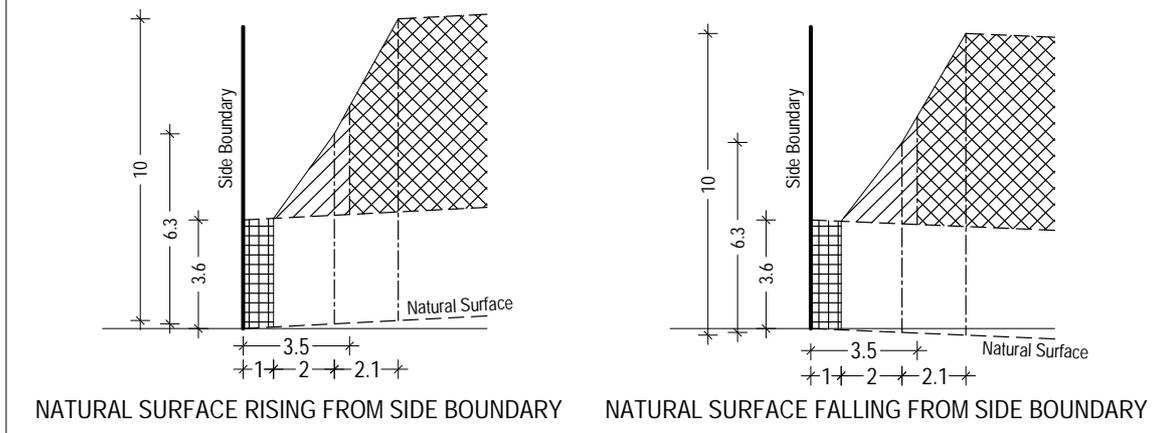


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STANDARD ALLOTMENT - SIDE BOUNDARY



STANDARD ALLOTMENT - SIDE BOUNDARY

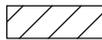


SCALE 1:250@A4



ARMSTRONG Mt DUNEED

BUILDING ENVELOPE PROFILES
STAGE 47A

-  Single Storey Building Envelope
-  Overlooking Zone
Habitable room windows/raised open spaces are a source of overlooking

-  Non Overlooking Zone
Habitable room windows/raised open spaces are not a source of overlooking
-  Building to Boundary Zone

47A / 4
stage sheet

Sheet 4 of 4

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