

ARMSTRONG Mt DUNEED

BUILDING ENVELOPE PLAN STAGE 52

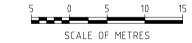
February 2024 Version:D PLANNING ENVIRONMENT ACT 1987 GREATER GEELONG PLANNING SCHEME

Endorsed Plan
Planning Permit No: 496-2012/H
Sheet 1 of 8
Approved By Erin Jones
Approved Date 22/03/2024

NOTE: THIS IS NOT A BUILDING APPROVAL

KEY TO SHEETS

REFER TO SHEETS 1 TO 7 FOR DETAIL



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 7.

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.



BUILDING ENVELOPE PLAN

STAGE 52

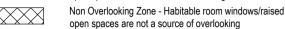
Sheet 1 of 7

February 2024

NOTATIONS

Single Storey Building Envelope (height not exceeding 3.6m)

Overlooking Zone - Habitable room windows/raised open spaces are a source of overlooking



Building to Boundary Zone

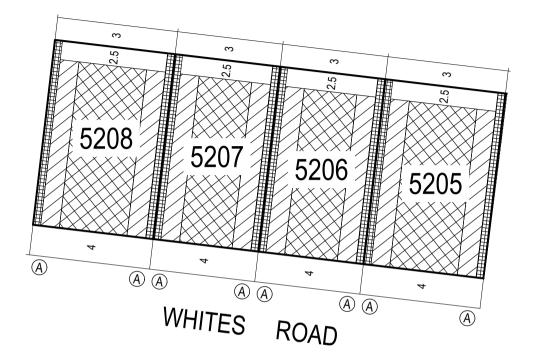
Building Envelope Boundary Profile Type

5203 Lot number

> Setback minimum required (if 0, a building 3 can be constructed on the boundary provided that the building height and length requirements are met)

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BUILDING ENVELOPE PLAN

Sheet 2 of 7

February 2024

STAGE 52

This copied document is made available for the sole purpose City of Greater Geelong, Statutory Planning - Date Received 13/03/2024 of enabling its consideration and review as part of a planning **NOTATIONS** process under the Planning and Environment Act 1987. Building Envelope Boundary Profile Type Single Storey Building Envelope (height not The document must not be used for any purpose which exceeding 3.6m) may breach copyright legislation Overlooking Zone - Habitable room windows/raised 5203 open spaces are a source of overlooking Lot number Non Overlooking Zone - Habitable room windows/raised Setback minimum required (if 0, a building 3 open spaces are not a source of overlooking can be constructed on the boundary provided Building to Boundary Zone MGA ZONE 55 that the building height and length requirements are met) 5215 5214 5213 5212 5211 5210 5209 (A)(A) (A) (A) (A) (A) (A) (A) (A) (A)(A)(A) (A) ROAD GREATER GEELONG CITY COUNCIL PLANNING ENVIRONMENT ACT 1987 SCALE OF METRESGREATER GEELONG PLANNING SCHEME **Endorsed Plan** Planning Permit No: 496-2012/H Sheet 4 of 8 This Building Envelope Plan is to be read in conjunction with **Approved By Erin Jones** the associated Building Envelope Profiles and Design Approved Date 22/03/2024 ARMSTRONG Mt DUNEED Guidelines. The registered proprietor/s of the lot are required to build in accordance with building envelopes shown hereon and in TRIOTE: THIS IS NOT A BUILDING **BUILDING ENVELOPE PLAN** PPROVAL "Profile Diagrams" in sheet 7. STAGE 52 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. Sheet 3 of 7 February 2024

KEY TO SHEETS

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MGA ZONE 55

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NOTATIONS

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

Building to Boundary Zone



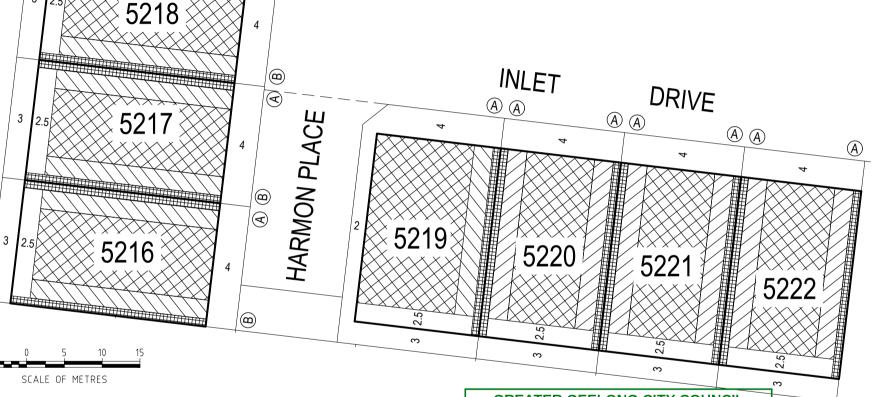
Building Envelope Boundary Profile Type

5203

3

Lot number

Setback minimum required (if 0, a building can be constructed on the boundary provided that the building height and length requirements are met)



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GREATER GEELONG CITY COUNCIL
PLANNING ENVIRONMENT ACT 1987
GREATER GEELONG PLANNING SCHAMMSTRONG Mt DUNEED

Endorsed Plan
Planning Permit No: 496-2012/H
Sheet 5 of 8
Approved By Erin Jones
Approved Date 22/03/2024

KEY TO SHEETS NOT A BUILDING APPROVAL

BUILDING ENVELOPE PLAN STAGE 52

52/4 stage sheet

Sheet 4 of 7

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Single Storey Building Envelope (height not exceeding 3.6m)

Overlooking Zone - Habitable room windows/raised open spaces are a source of overlooking

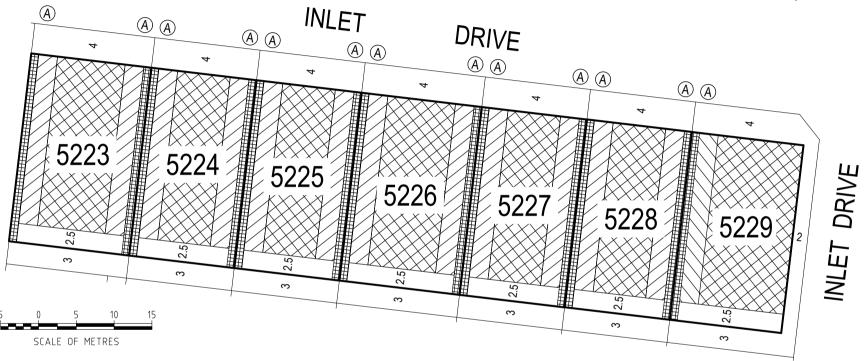
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Building to Boundary Zone

Building Envelope Boundary Profile Type

5203 Lot number

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BUILDING ENVELOPE PLAN STAGE 52

Sheet 5 of 7

February 2024

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NOTATIONS

City of Greater Geelong, Statutory Planning - Date Received 13/03/2024

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Building Envelope Boundary Profile Type

Overlooking Zone - Habitable room windows/raised open spaces are a source of overlooking

5203

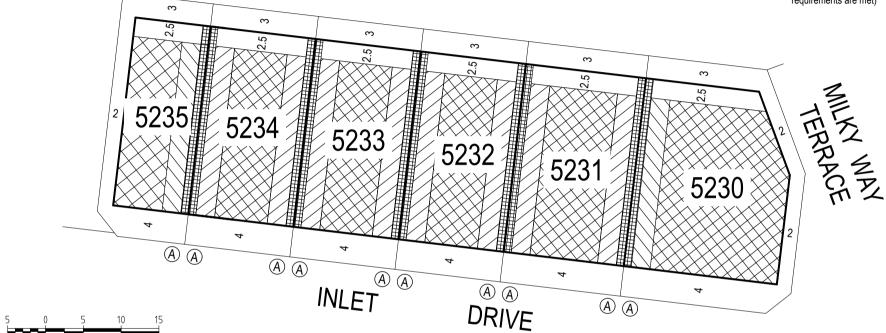
Lot number

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Setback minimum required (if 0, a building can be constructed on the boundary provided that the building height and length requirements are met)



KEY TO SHEETS



SCALE OF METRES

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MGA ZONE 55

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GREATER GEELONG CITY COUNCIL PLANNING ENVIRONMENT ACT 1987 GREATER GEELONG PLANNING SCHEME RONG Mt DUNEED

Endorsed Plan Planning Permit No: 496-2012/H Sheet 7 of 8 **Approved By Erin Jones** Approved Date 22/03/2024

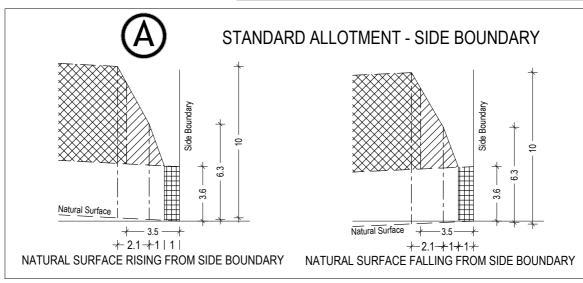
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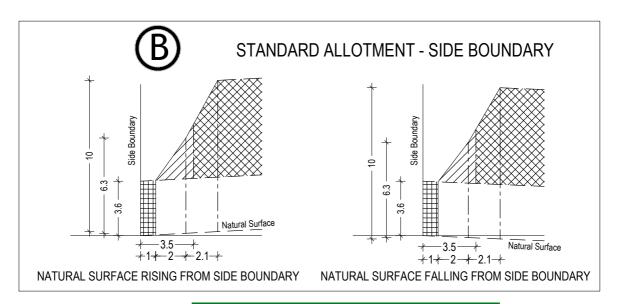
BUILDING ENVELOPE PLAN STAGE 52

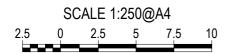
Sheet 6 of 7

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

> **Endorsed Plan** Planning Permit No: 496-2012/H Sheet 8 of 8 **Approved By Erin Jones Approved Date 22/03/2024**

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ELOPE PROFILES

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



Sheet 7 of 7

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