

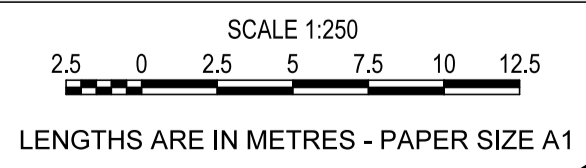
LEGEND	
	STAGE BOUNDARY
	LOT FALL
	CUT
	FILL 300 - 600
	LOW RETAINING WALL (0.2-0.5m)
	BATTER LINE
B99.99	BATTER LEVEL
FS99.99	FINISHED SURFACE LEVEL
ES99.99	EXISTING SURFACE LEVEL

- NOTES:
- CUT/FILL HATCHING ASSUMES TOPSOIL STRIPPING OF 200mm.
 - LEVELS ARE SUBJECT TO DETAILED DESIGN.
 - FILL LEVELS 300mm AND ABOVE REQUIRE LEVEL 1 SUPERVISION.

A PRELIMINARY ISSUE
 REV _____ REVISION _____
 MM PW MM 08/04/22
 DES DWG CHK DATE _____



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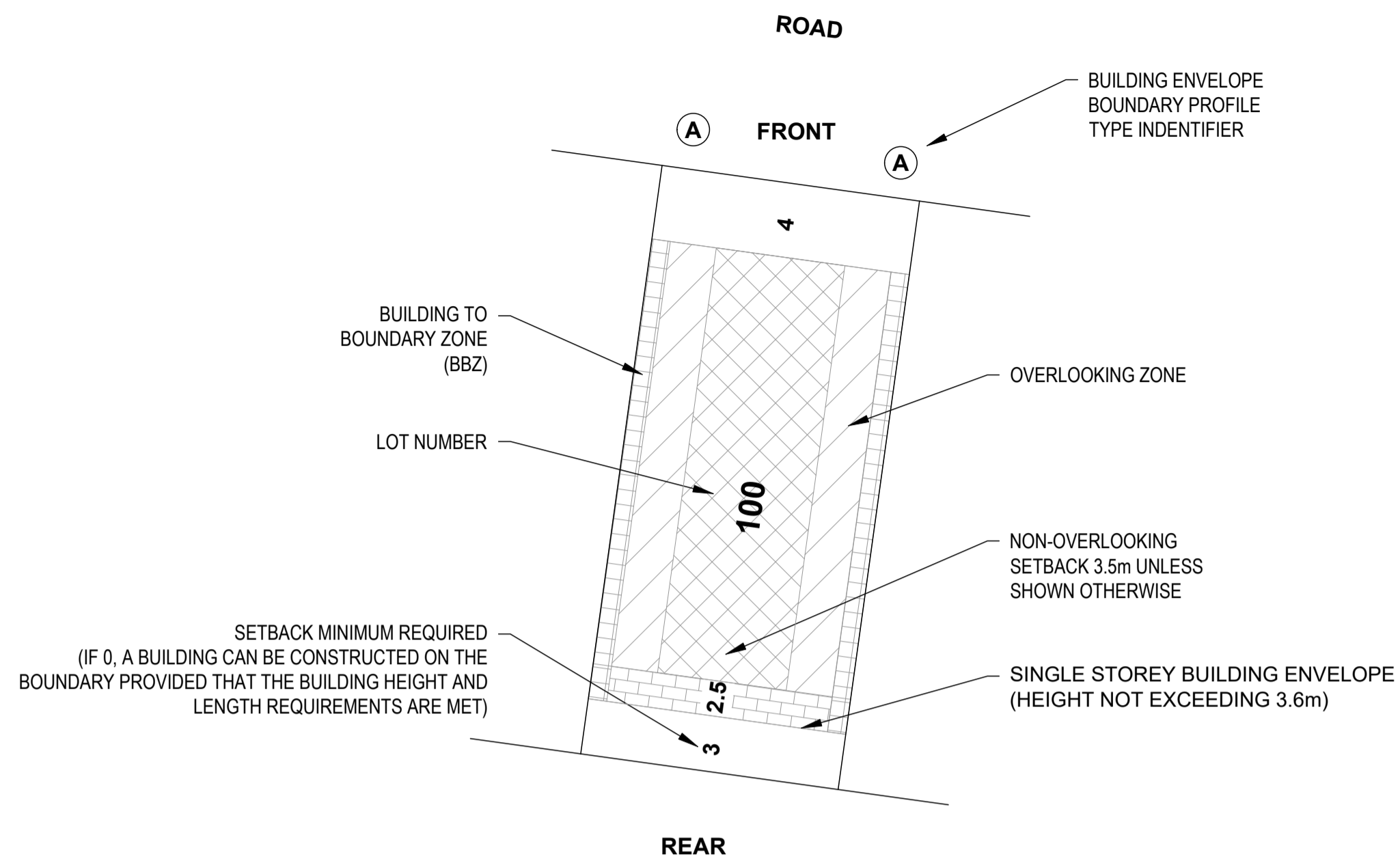


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**ESTUARY II - NORTH
 ASH ROAD, LEOPOLD
 SALES PLAN
 LOT LEVELS - RELEASE 18C**
 AUTHORITY: CITY OF GREATER GEELONG
 CLIENT: ASH ROAD LEOPOLD PTY LTD
 DWG STATUS: _____ PROJECT & DWG No: _____
PRELIMINARY A4041D-SP320

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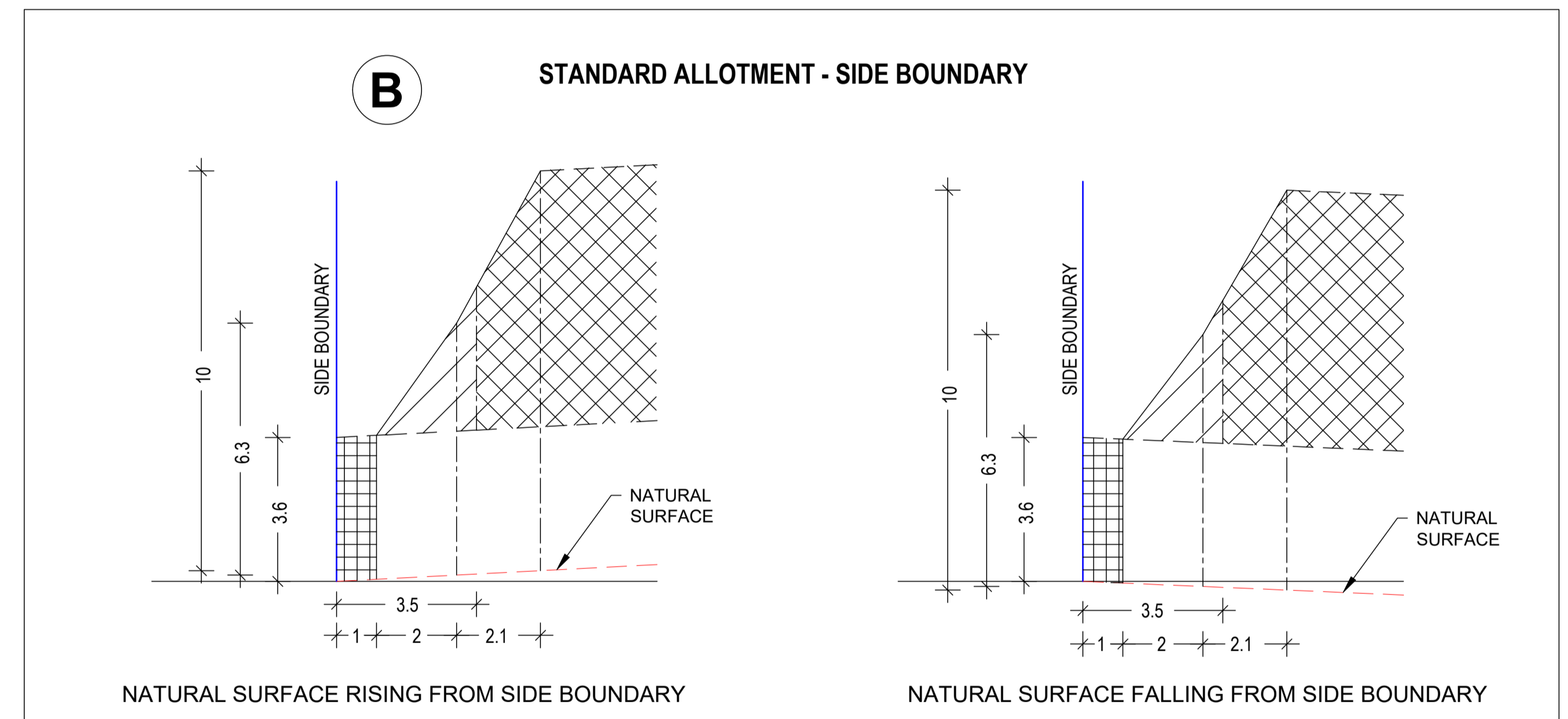
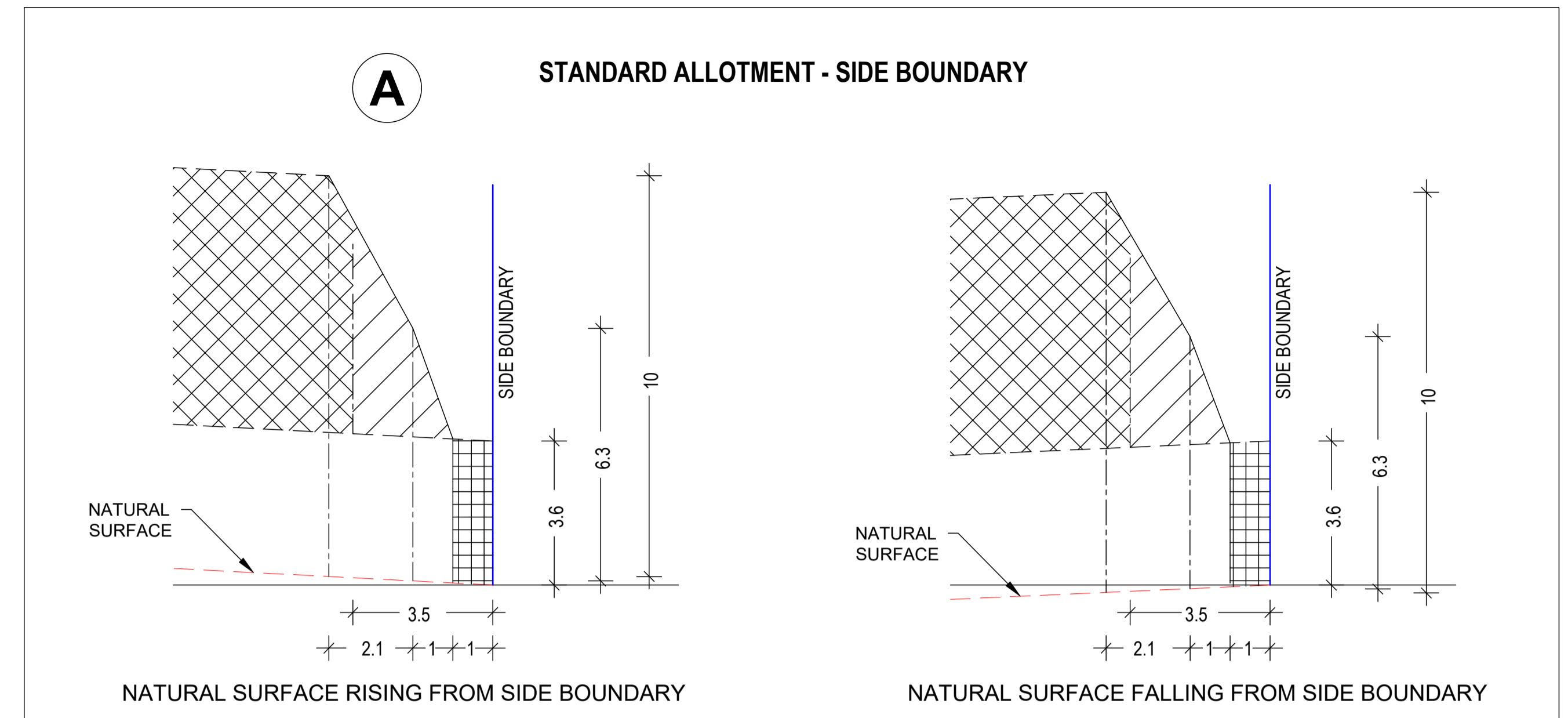
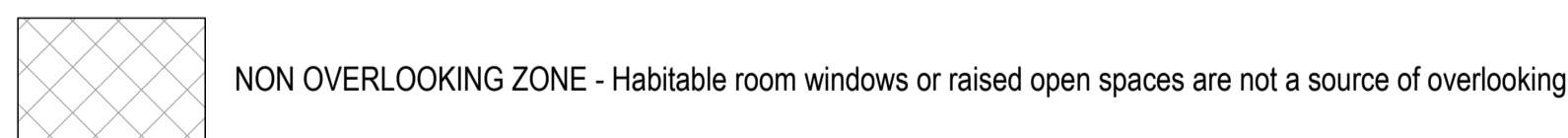
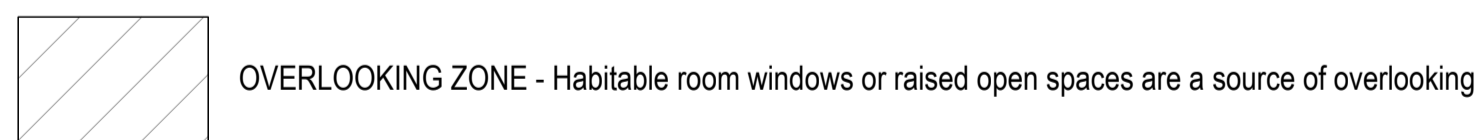
NOTATIONS:

- THE FRONT AND SIDE SETBACKS ARE MEASURED TO THE OUTERMOST WALLS OF THE BUILDING.
- GARAGES MUST BE LOCATED OR SETBACK BEHIND THE FRONT FACADE OF THE HOME.
- WALLS LESS THAN 1m FROM THE BOUNDARY MUST BE WITHIN 200mm OF THE BOUNDARY.
- THE BUILDING TO BOUNDARY ZONE (BBZ) SHALL BE APPLICABLE TO ONE SIDE BOUNDARY ONLY, ONE SIDE BOUNDARY MUST BE KEPT CLEAR OF BUILDINGS. TERRACE STYLE LOTS ARE EXEMPT FROM THIS REQUIREMENT.
- THE SETBACK TO A SIDE STREET BOUNDARY FOR A CORNER LOT IS 2m UNLESS NOTED OTHERWISE.
- PORCHES AND VERANDAHS MAY ENCROACH A MAXIMUM OF 1.5m INTO THE FRONT SETBACK TO A MAXIMUM HEIGHT OF 4.5m FOR A SINGLE STOREY HOME AND 9m FOR A TWO STOREY HOME.
- DECKS AND UNCOVERED LANDINGS OF NOT MORE THAN 2 SQUARE METERS AND LESS THAN 0.8m HIGH FROM NATURAL GROUND MAY ENCROACH A MAXIMUM OF 1.5m INTO THE FRONT SETBACK.
- EAVES MAY ENCROACH A MAXIMUM OF 1.5m INTO THE FRONT SETBACK.

SINGLE STOREY BUILDING ENVELOPE HATCH TYPE



DOUBLE STOREY BUILDING ENVELOPE HATCH TYPE



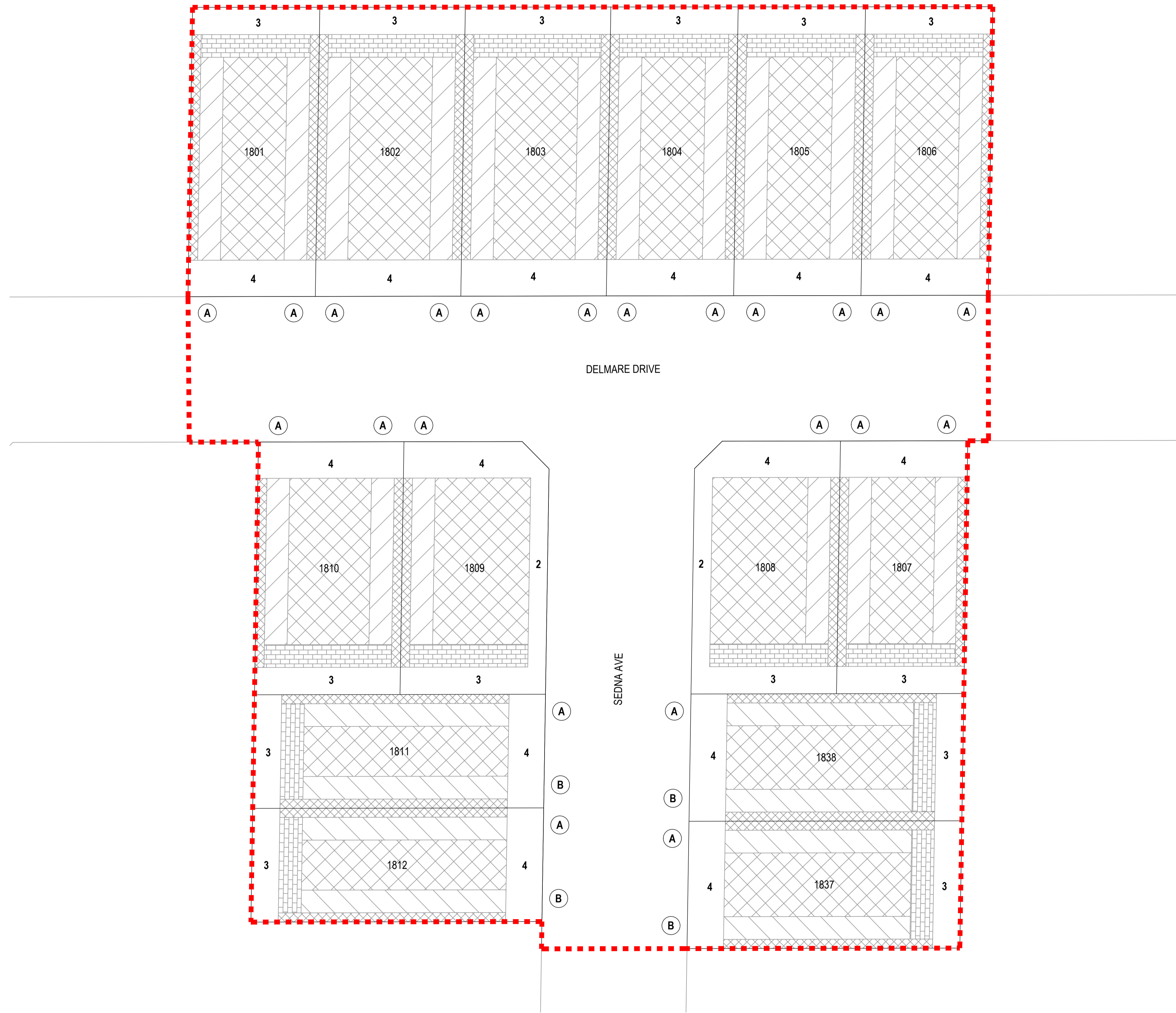
THIS BUILDING ENVELOPE PLAN IS TO BE READ IN CONJUNCTION WITH THE ASSOCIATED BUILDING ENVELOPE PROFILES AND DESIGN GUIDELINES.

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.

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.

REFER PLAN OF SUBDIVISIONS: PS848064T

NOTE:
REFER SHEET BE320 FOR
HATCHING LEGEND



A PRELIMINARY ISSUE

MM PW MM 28/04/22



12/99-101 WESTERN AVENUE, WESTMEADOWS PH 03 8746 9988
ABN 11 103 336 358 WWW.TOMKINSON.COM

SCALE 1:250
2.5 0 2.5 5 7.5 10 12.5

LENGTHS ARE IN METRES - PAPER SIZE A1

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**ESTUARY II - NORTH
ASH ROAD, LEOPOLD
BUILDING ENVELOPE
LAYOUT PLAN - RELEASE 18C**

AUTHORITY: CITY OF GREATER GEELONG
CLIENT: ASH ROAD LEOPOLD PTY LTD








DWG STATUS:

PROJECT & DWG No:

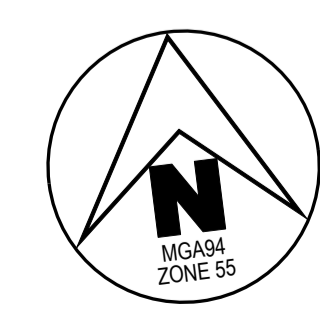
PRELIMINARY A4041D-BE321

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LEGEND

-  PROPOSED DRAIN
-  PROPOSED SEWER MAIN
-  PROPOSED WATER MAIN
-  PROPOSED GAS MAIN
-  PROPOSED ELECTRICITY MAIN
-  PROPOSED TELECO MAIN
-  LOW RETAINING WALL (0.2m-0.5m) IN NEIGHBOURING LOT



- NOTES:
- LEVELS AND PROPERTY SERVICE CONNECTIONS ARE SUBJECT TO DETAILED DESIGN.
 - FILL LEVELS 300mm AND ABOVE REQUIRE LEVEL 1 SUPERVISION.



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SCALE 1:250
 2.5 0 2.5 5 7.5 10 12.5
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**ESTUARY II - NORTH
 ASH ROAD, LEOPOLD
 FUNCTIONAL PLAN
 LAYOUT PLAN - RELEASE 18C**

AUTHORITY: CITY OF GREATER GEELONG
 CLIENT: ASH ROAD LEOPOLD PTY LTD

DWG STATUS: **PRELIMINARY** PROJECT & DWG No: A401D-FP320

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