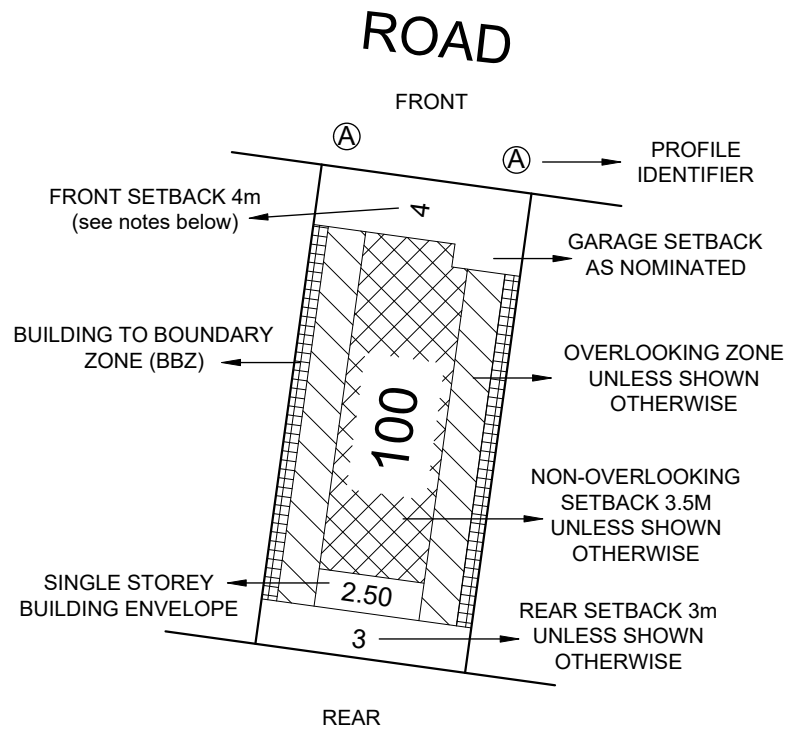


# WANDANA STAGE 2A BUILDING ENVELOPE PLAN

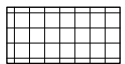
SEE PLAN OF SUBDIVISION PS827131Y

## LEGEND

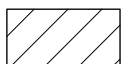
### EXAMPLE OF TYPICAL BUILDING ENVELOPE SETBACK



SINGLE STOREY BUILDING ENVELOPE (WALL HEIGHT NOT EXCEEDING 3.6m)



BUILDING TO BOUNDARY ZONE (BBZ)



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

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.

#### NOTATIONS:

- THE BUILDING HEIGHT INDICATED WITHIN THE BUILDING ENVELOPE PROFILES (SEE SHEET 2) MAY BE AFFECTED BY A RESTRICTED BUILDING HEIGHT AS DEFINED ON THE PLAN OF SUBDIVISION. THE PLAN OF SUBDIVISION 'RESTRICTION' WORDING MUST BE READ THOROUGHLY TO UNDERSTAND THE HEIGHT RESTRICTIONS WHICH APPLY TO EACH INDIVIDUAL LOT.
- THE FRONT AND SIDE SETBACKS ARE MEASURED TO THE OUTERMOST WALLS OF THE BUILDING.
- 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 2m UNLESS NOTED OTHERWISE.
- PORCHES AND VERANDAHS CAN ENCROACH INTO THE FRONT SETBACK BY UP TO 1.5m AT HEIGHTS OF UP TO 4m.



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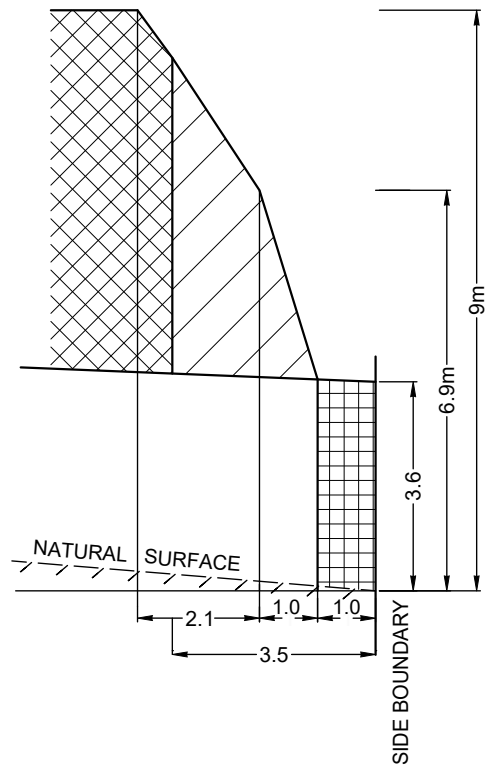
Sheet 1 of 3  
 Version 7

Drawing Date 19/01/21  
 Job Number AA0074  
 Drawing Number BE2AAM  
 Drawn By LS

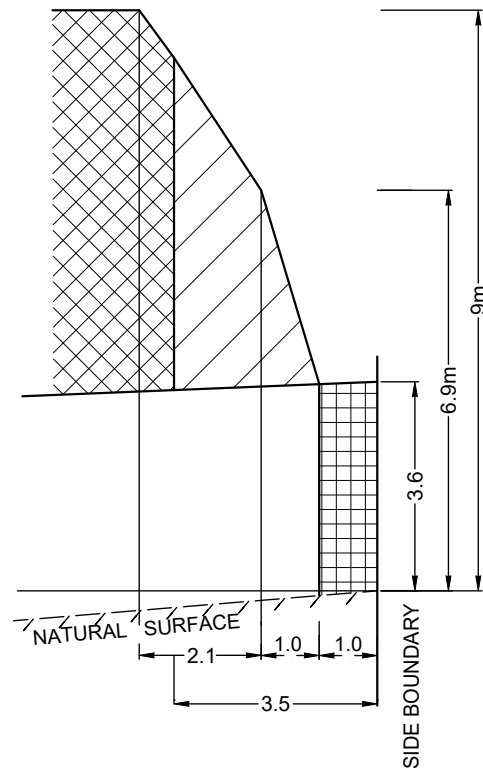
LEGEND CONTINUED

PROFILE DIAGRAMS

**(A) PROFILE**

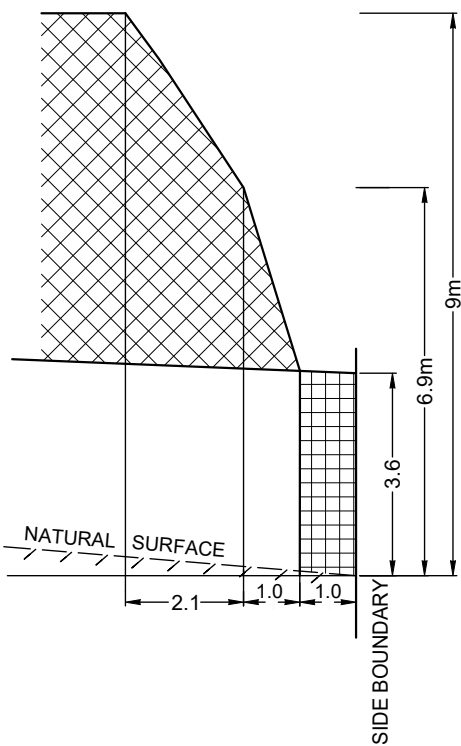


NATURAL SURFACE RISING FROM SIDE BOUNDARY

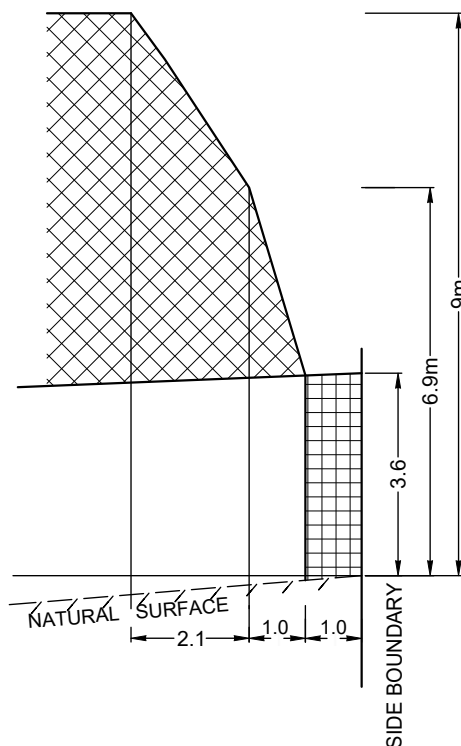


NATURAL SURFACE FALLING FROM SIDE BOUNDARY

**(B) PROFILE**

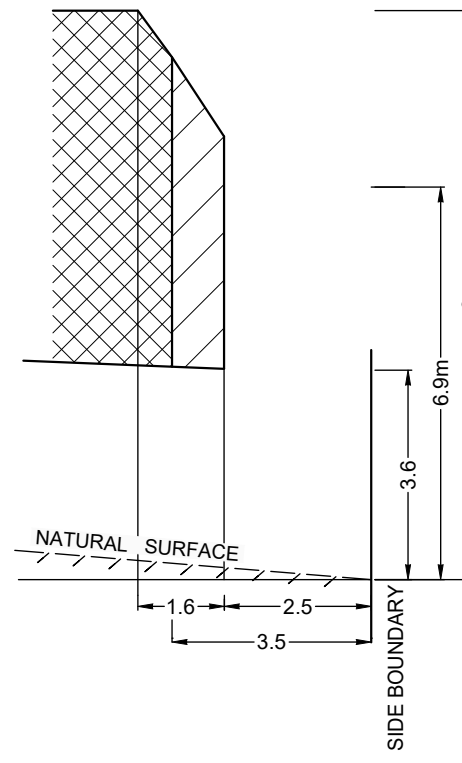


NATURAL SURFACE RISING FROM SIDE BOUNDARY

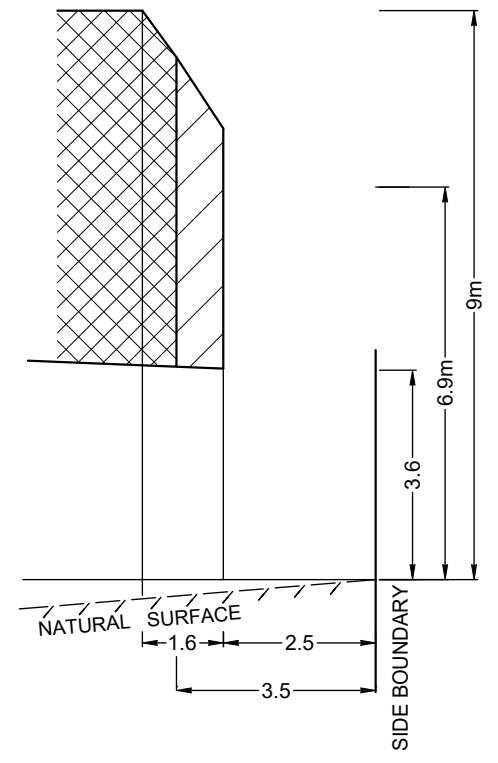


NATURAL SURFACE FALLING FROM SIDE BOUNDARY

**(C) PROFILE**

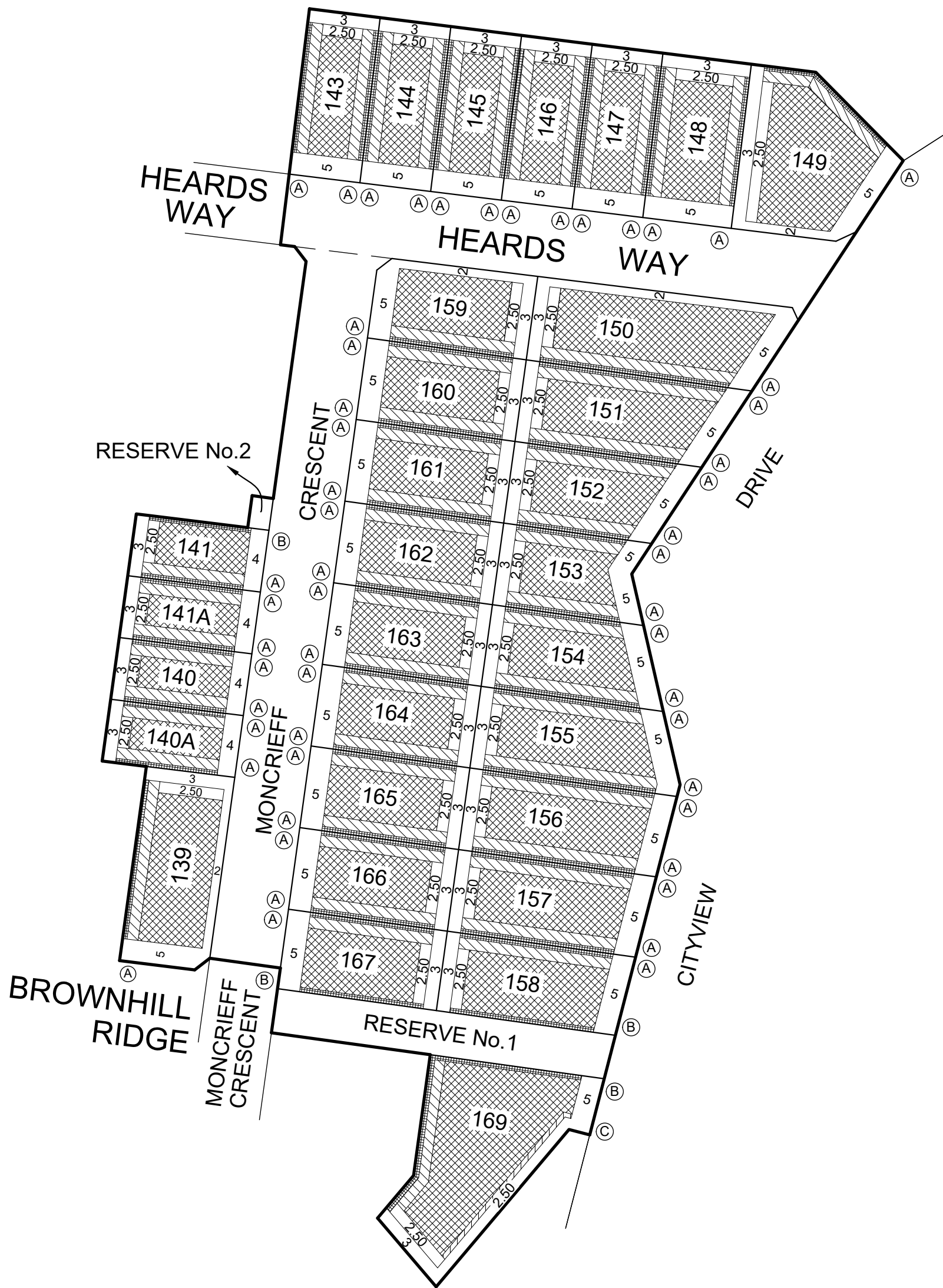


NATURAL SURFACE RISING FROM SIDE BOUNDARY



NATURAL SURFACE FALLING FROM SIDE BOUNDARY

# BUILDING ENVELOPE PLAN



**Notations:**

- 1) The Building Envelopes on this plan are shown enclosed by continuous thick lines.
- 2) This diagram is to be read in conjunction with "Profile Diagrams" in this document.
- 3) Profile types (A), (B) and (C) are contained in "Profile Diagrams" in this document.
- 4) The Building Envelope of Lot 169 is partially defined by easements. See Plan of Subdivision for dimensions.



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## WANDANA - STAGE 2A

DATE: 19/01/21 DRAWING: BE2AAM  
 REFERENCE: AA0074 DRAWN BY: LS

Scale  
 1:1000 0 10 20 30

VERSION 7  
 SHEET 3 OF 3