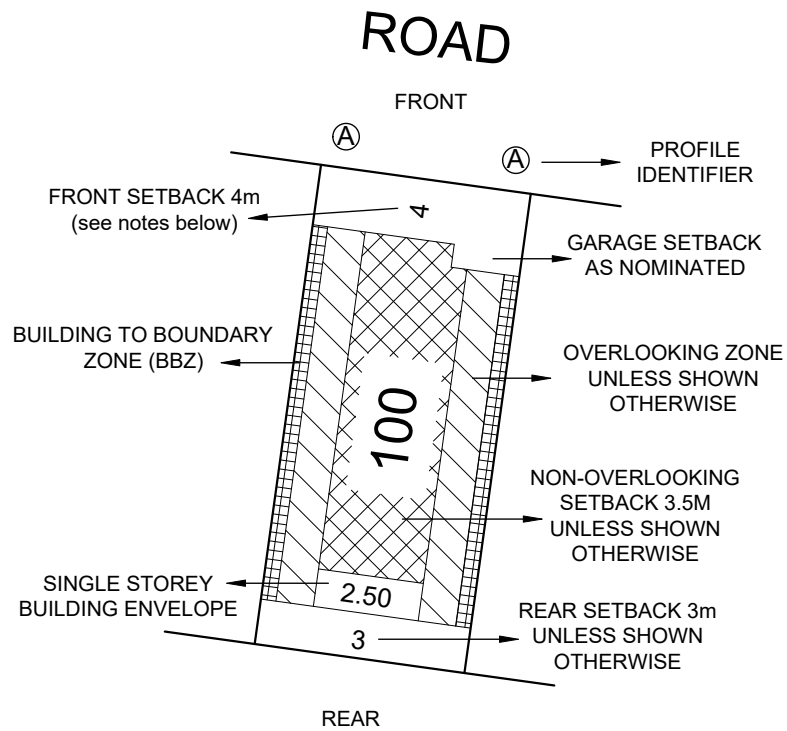


# WANDANA STAGE 3 BUILDING ENVELOPE PLAN

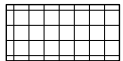
SEE PLAN OF SUBDIVISION PS816135C

## LEGEND

### EXAMPLE OF TYPICAL BUILDING ENVELOPE SETBACK



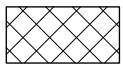
SINGLE STOREY BUILDING ENVELOPE (WALL HEIGHT NOT EXCEEDING 3.6m)



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.

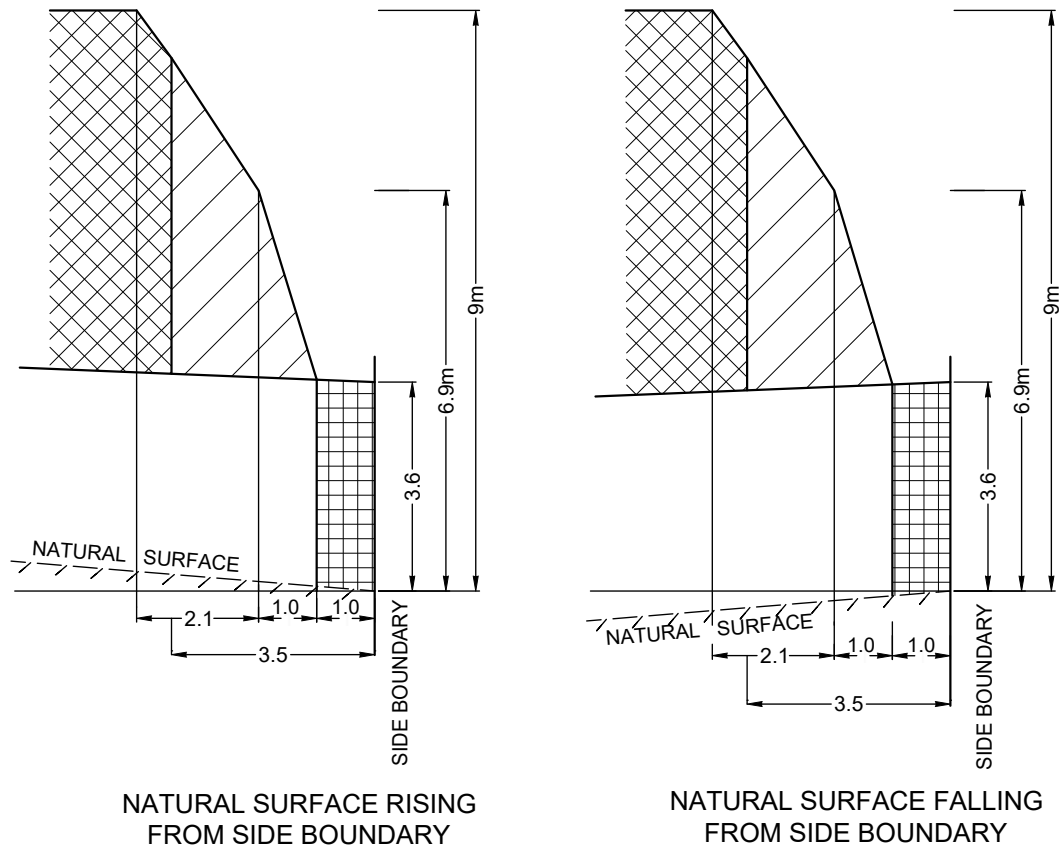
#### NOTATIONS:

- THE 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.

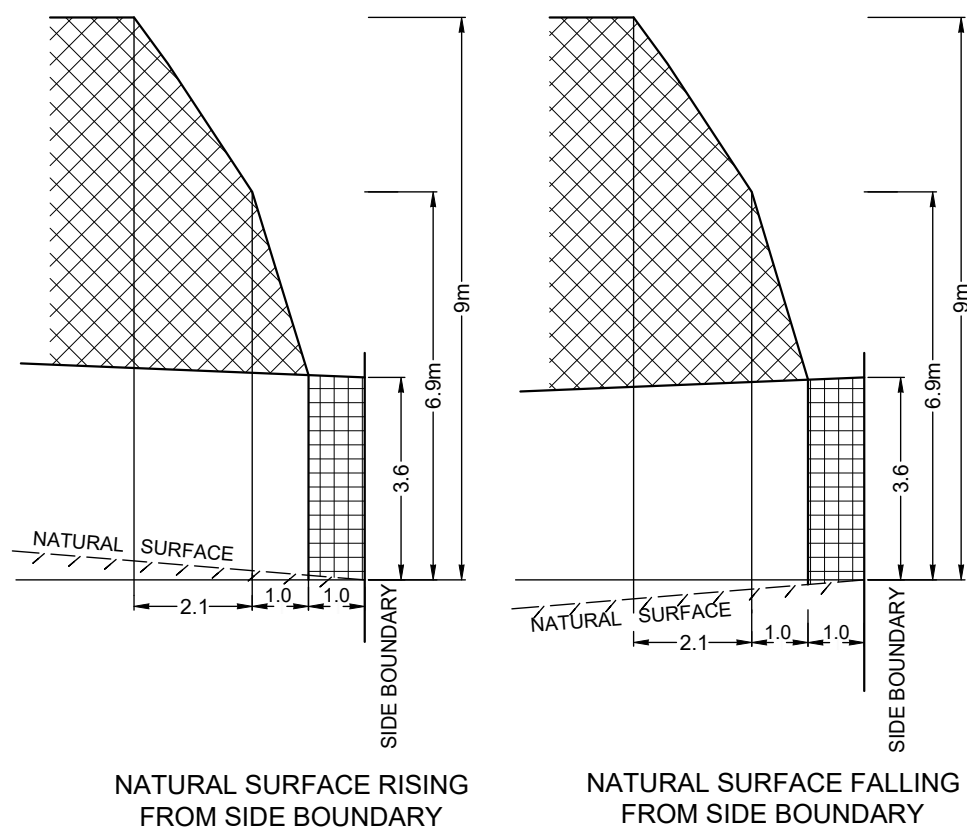
LEGEND CONTINUED

PROFILE DIAGRAM

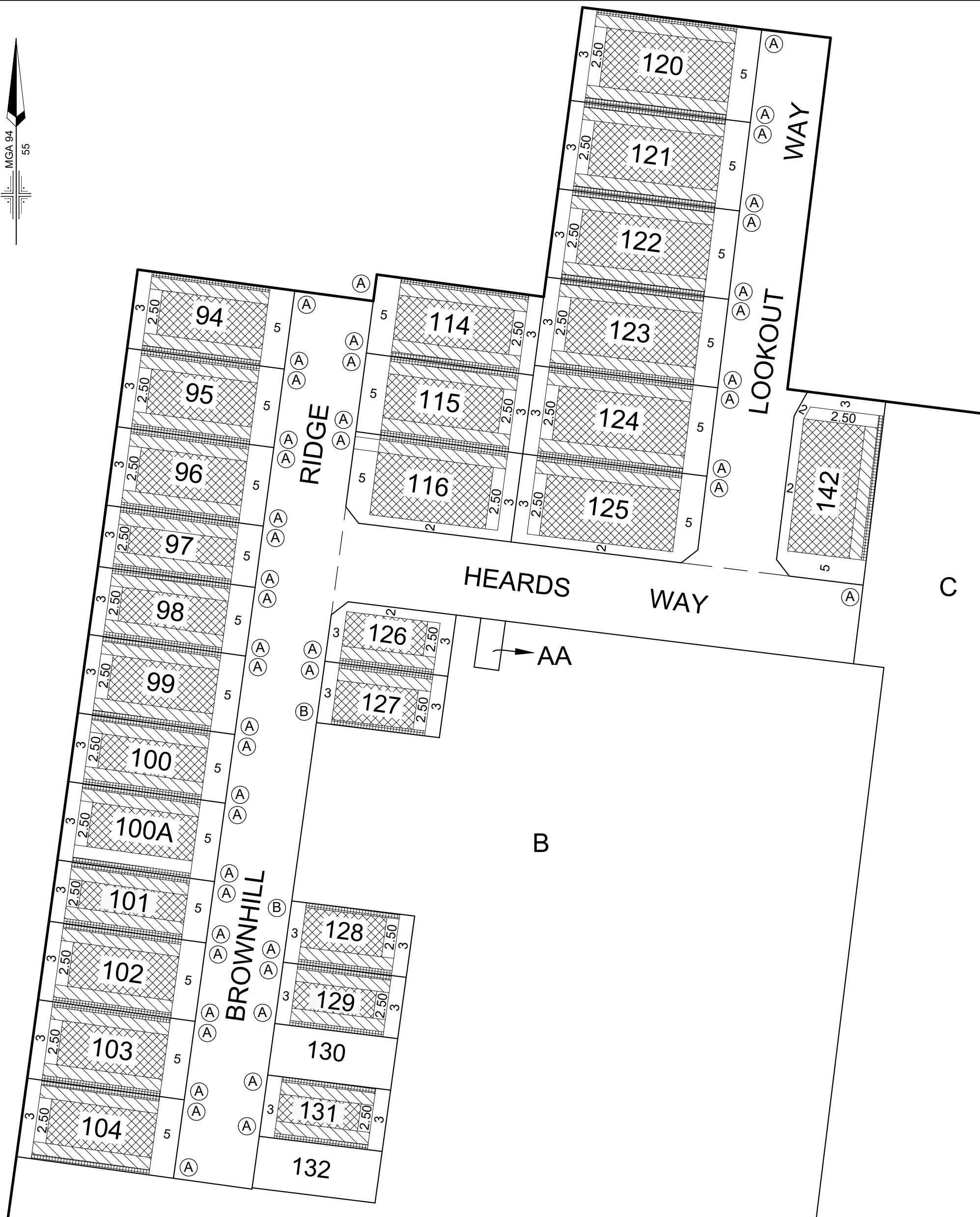
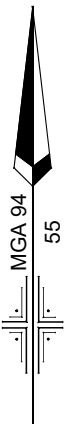
**(A) PROFILE**



**(B) PROFILE**



# 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) are contained in "Profile Diagrams" in this document.



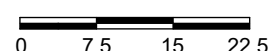
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## WANDANA - STAGE 3

DATE: 15/05/20 DRAWING: BE03AG  
 REFERENCE: AA0074 DRAWN BY: BA

Scale  
 1:750



VERSION 3  
 SHEET 3 OF 3