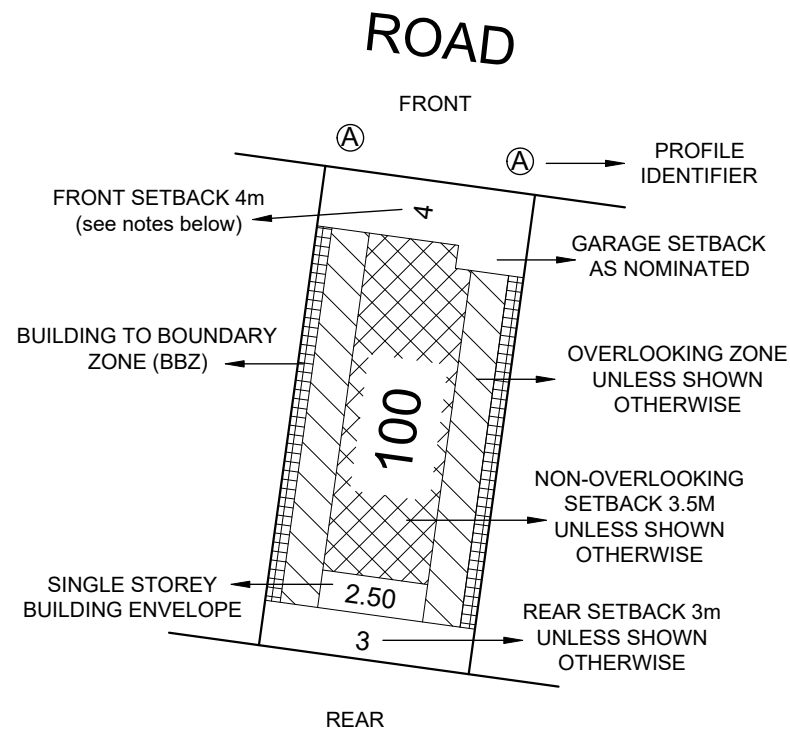






# WANDANA STAGE 4 BUILDING ENVELOPE PLAN

SEE PLAN OF SUBDIVISION PS812316U

## 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.



LyssnaGroup.com

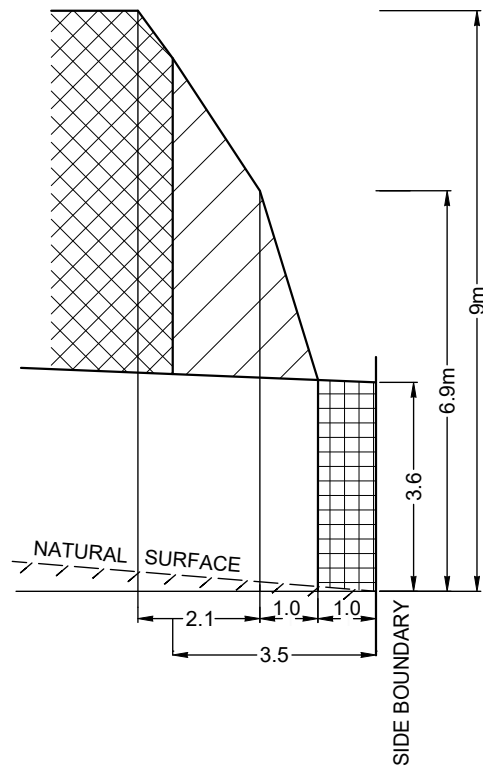
**Lyssna Group Pty Ltd**  
 ABN 18 616 811 191  
 Tel: +61 3 9516 6899  
 PO Box 1098, South Melbourne 3205  
 Suite 3, 102 Dodds Street  
 Southbank VIC 3006 Australia

Sheet 1 of 3  
 Version 2  
 Drawing Date 05/05/20  
 Job Number AA0074  
 Drawing Number BE04AE  
 Drawn By LS

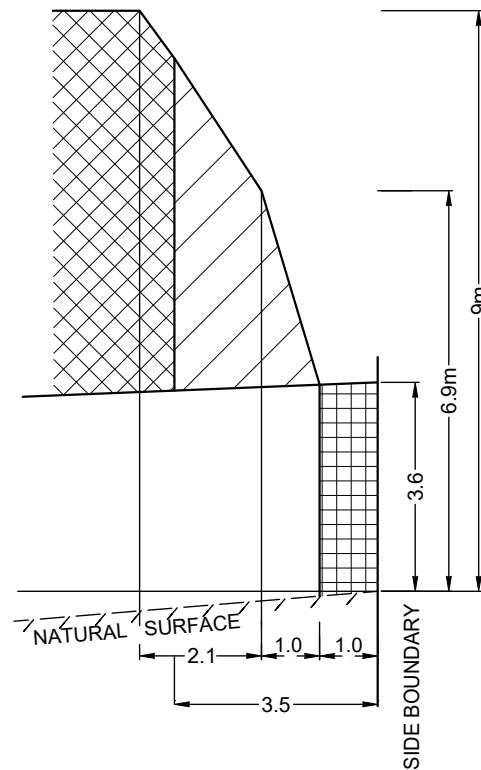
LEGEND CONTINUED

PROFILE DIAGRAM

**(A) PROFILE**

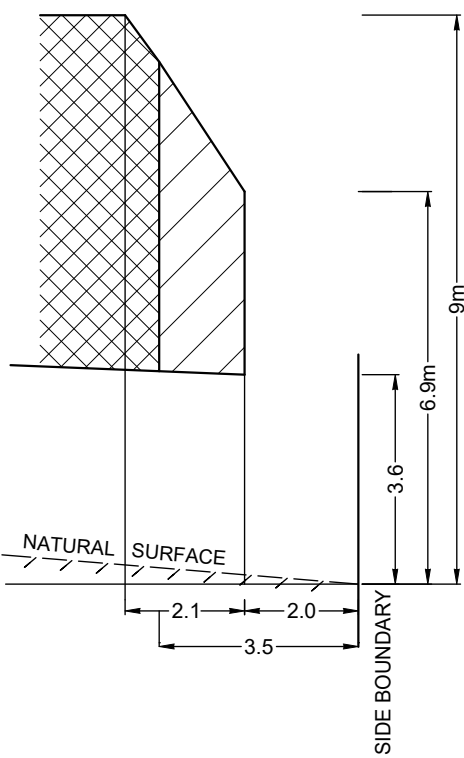


NATURAL SURFACE RISING FROM SIDE BOUNDARY

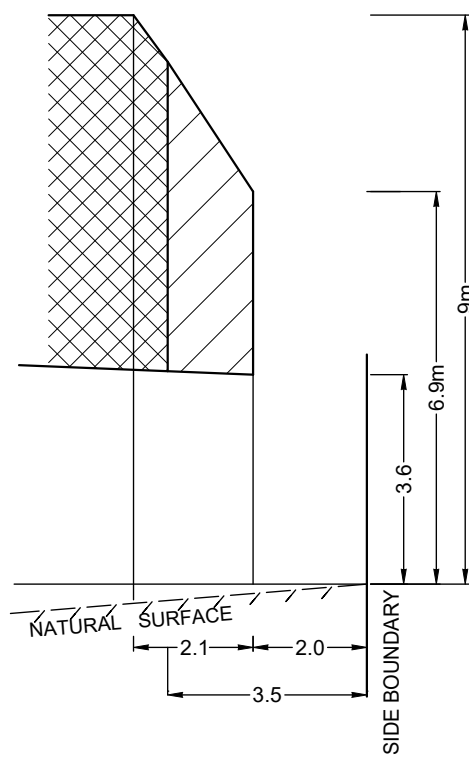


NATURAL SURFACE FALLING FROM SIDE BOUNDARY

**(B) PROFILE**

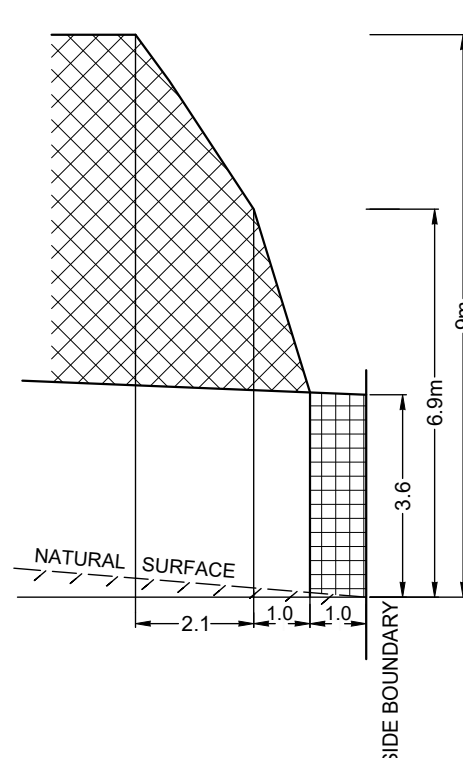


NATURAL SURFACE RISING FROM SIDE BOUNDARY

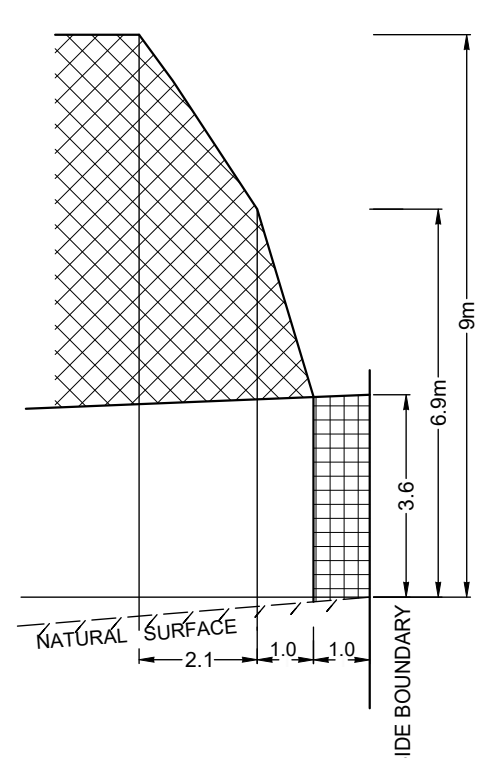


NATURAL SURFACE FALLING FROM SIDE BOUNDARY

**(C) PROFILE**

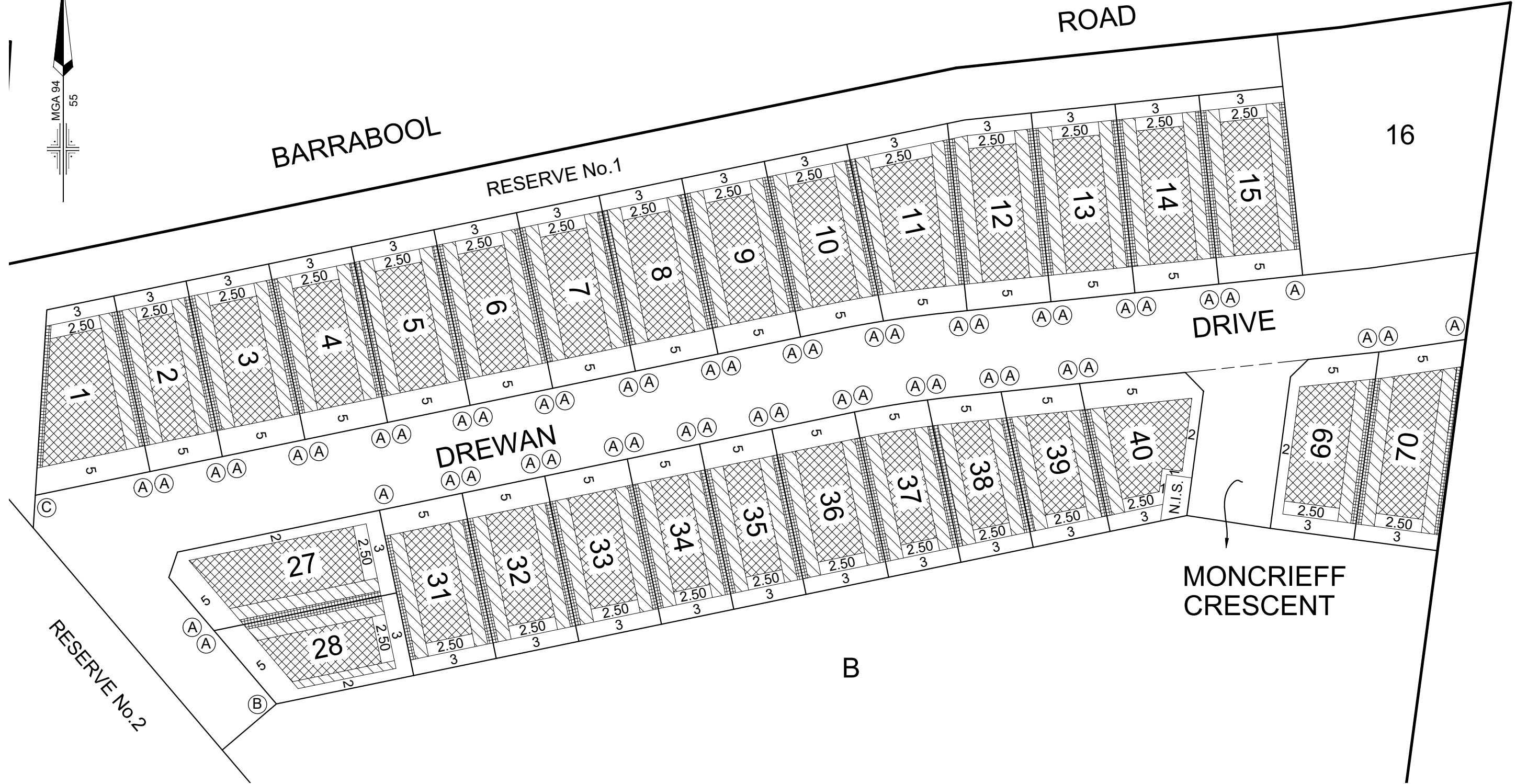


NATURAL SURFACE RISING FROM SIDE BOUNDARY



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) & (C) are contained in "Profile Diagrams" in this document.



**Lyssna Group Pty Ltd**  
 ABN 18 616 811 191  
 Tel: +61 3 9516 6899  
 PO Box 1098, South Melbourne 3205  
 Suite 3, 102 Dodds Street  
 Southbank VIC 3006 Australia

LyssnaGroup.com

## WANDANA - STAGE 4

DATE: 05/05/20 REFERENCE: BE04AE  
 DRAWING: AA0074 DRAWN BY: LS

Scale 1:750 0 7.5 15 22.5

SHEET 3 OF 3

VERSION 2