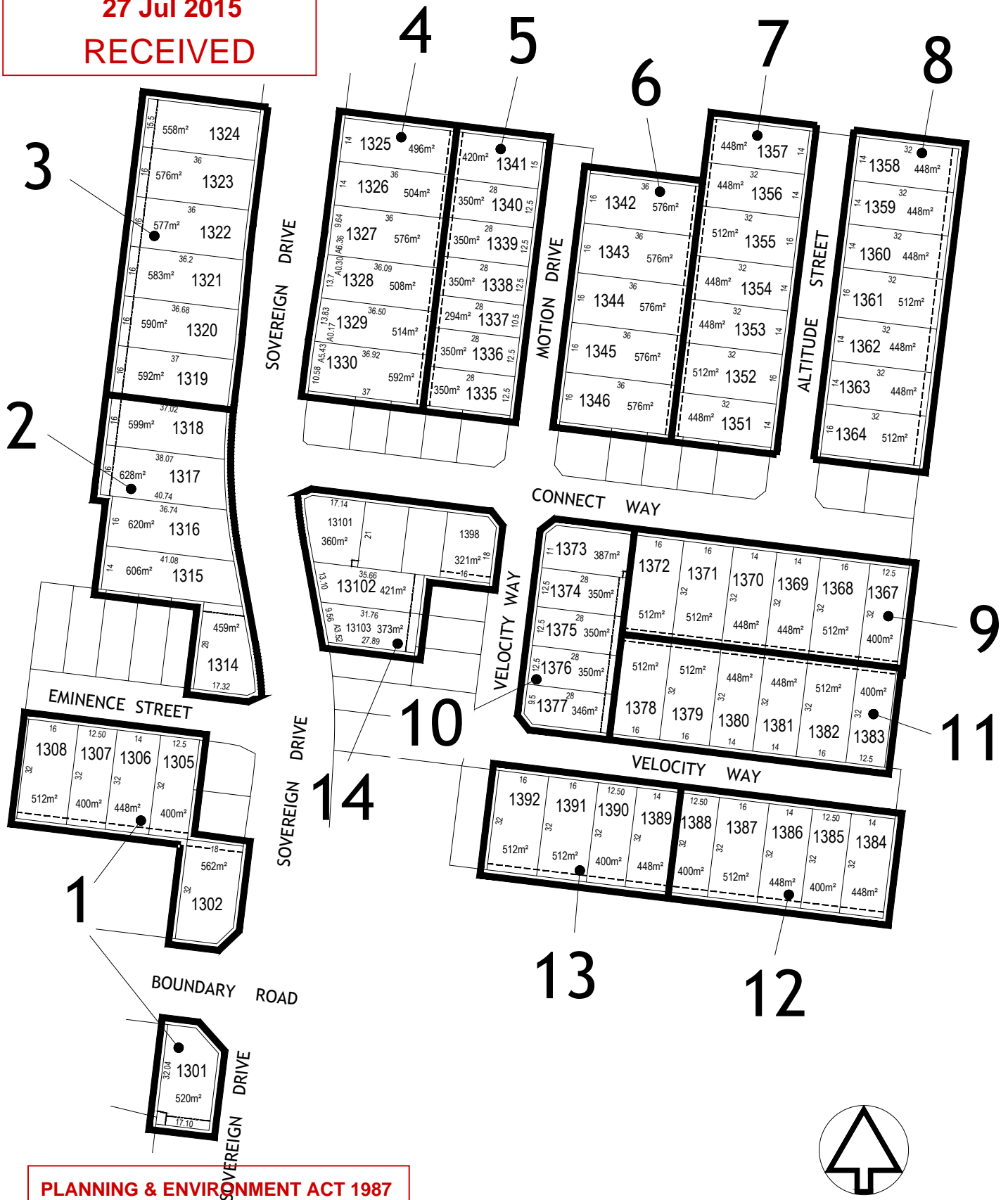


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REFER TO SHEETS  
1 TO 15  
FOR DETAIL



**PLANNING & ENVIRONMENT ACT 1987**

**GREATER GEELONG PLANNING SCHEME**

Amended Plan Endorsed Under Condition 6

of Permit 496/2012/D

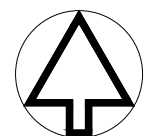
Dated 10/04/2013

Signed

Date 25/08/2015

For and on behalf of the Greater Geelong City Council  
as the Responsible Authority

Sheet No 1 of 16 sheets

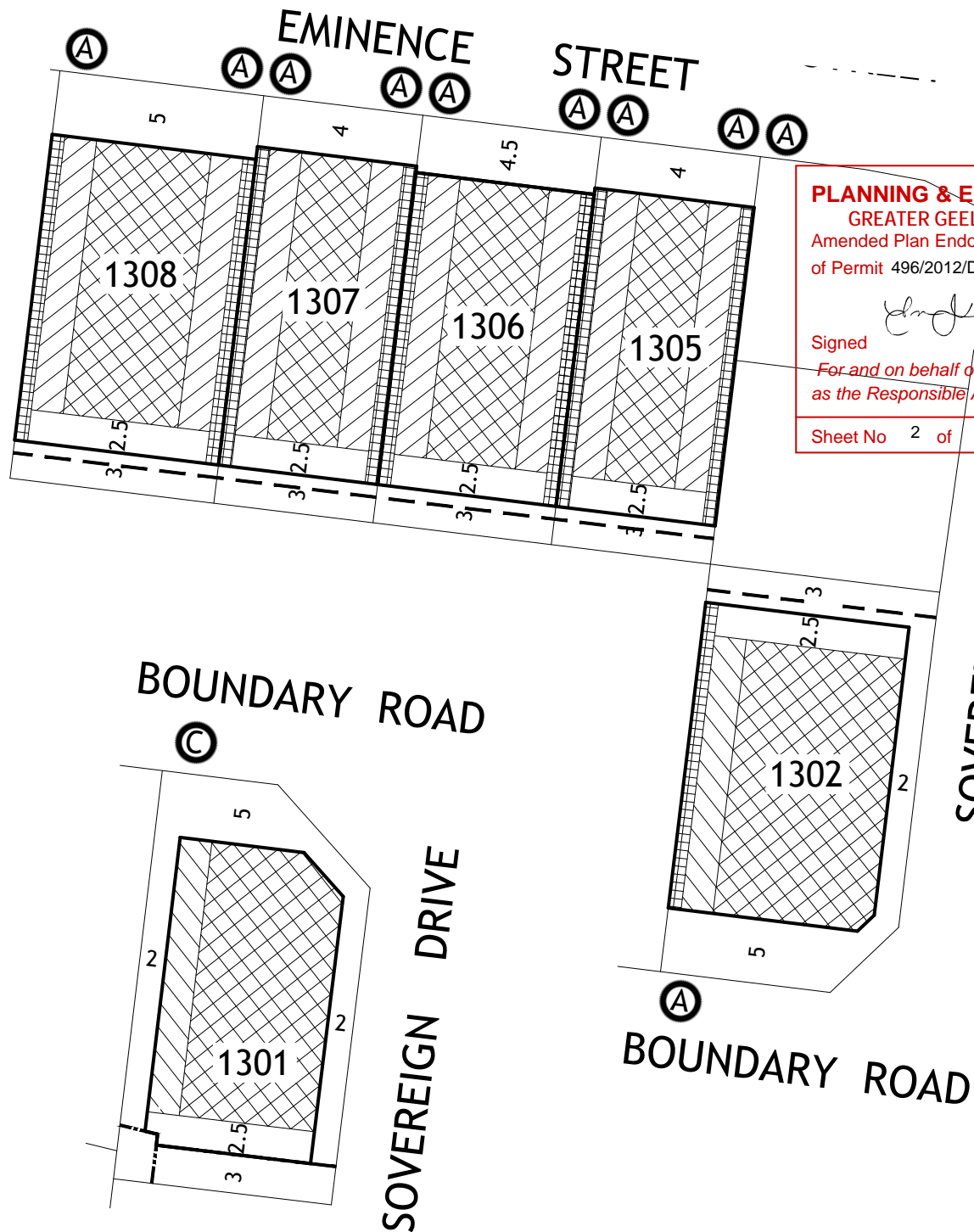


MGA ZONE 55

**ARMSTRONG Mt DUNEED**

BUILDING ENVELOPE PLAN  
STAGE 13

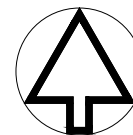
July 2015  
Version:G



**PLANNING & ENVIRONMENT ACT 1987**  
**GREATER GEELONG PLANNING SCHEME**  
 Amended Plan Endorsed Under Condition 6  
 of Permit 496/2012/D Dated 10/04/2013

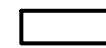
Signed  Date 25/08/2015  
 For and on behalf of the Greater Geelong City Council  
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Sheet No 2 of 16 sheets

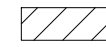


MGA ZONE 55

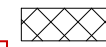
## NOTATIONS



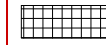
Single Storey Building Envelope (height not exceeding 3.6m)



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



Building Envelope Boundary Profile Type



2 metre wide easement



3 metre wide easement

1306

Lot number

3

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

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 15.

Detailed design of roads, driveways and footpaths is provided in the relevant Engineering Plans.

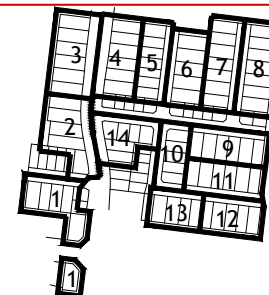
Detailed design of landscape works is provided in the relevant Landscape Plans.

All details subject to City of Greater Geelong Council approval.

This version of the building envelope plan corresponds with Version 13 of the Plan of Subdivision for stage 13.

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**STATUTORY PLANNING**

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KEY TO SHEETS

**ARMSTRONG Mt DUNEED**

BUILDING ENVELOPE PLAN  
 STAGE 13

**13/1**

stage

sheet

Sheet 1 of 15

July 2015  
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**CITY OF GREATER GEELONG  
STATUTORY PLANNING**

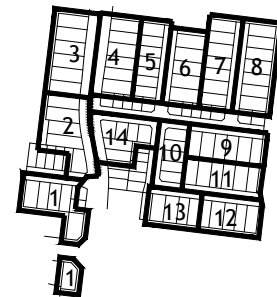
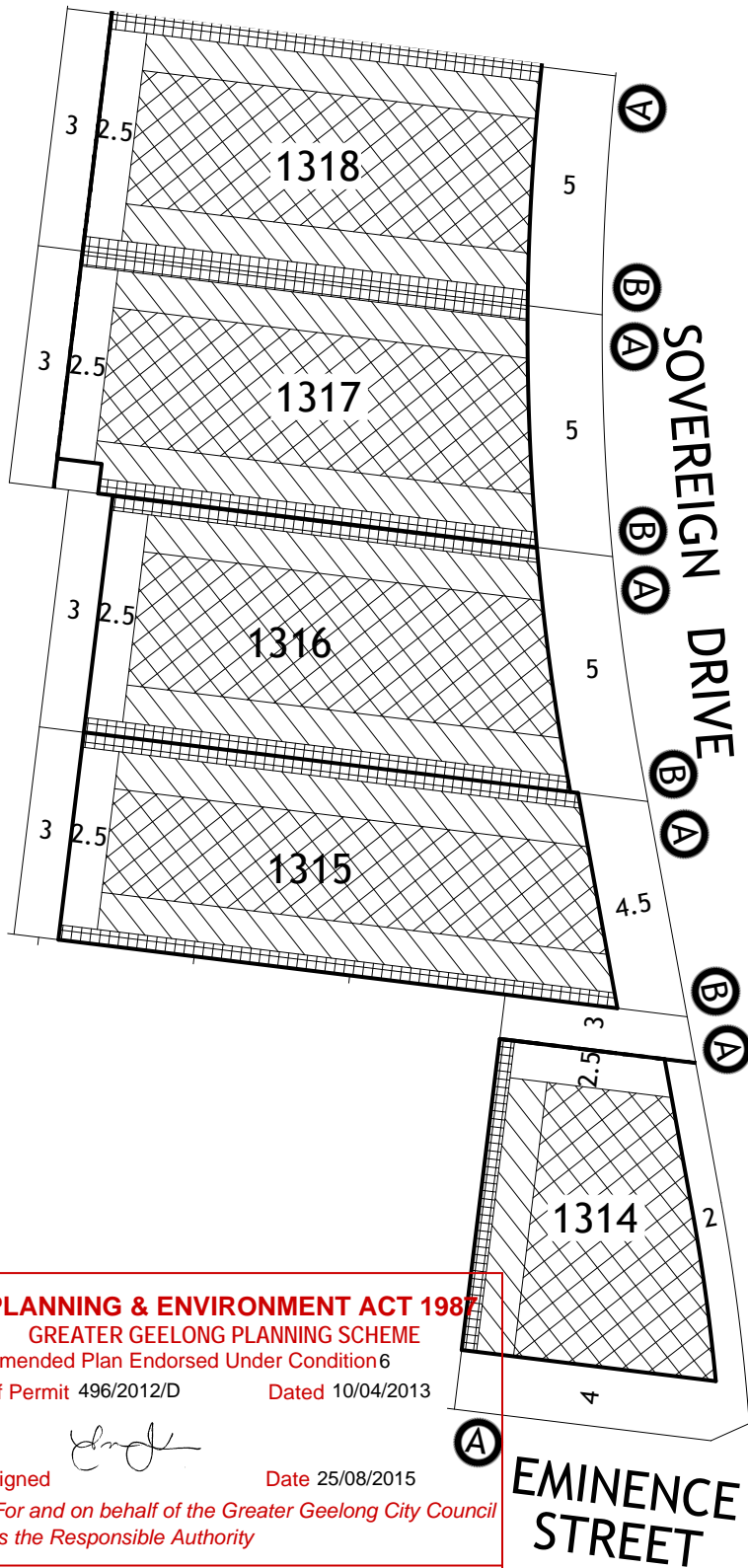
**27 Jul 2015  
RECEIVED**

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Detailed design of landscape works is provided in the relevant Landscape Plans.

All details subject to City of Greater Geelong Council approval.

This version of the building envelope plan corresponds with version E of the Plan of Subdivision for stage 13.



**KEY TO SHEETS**

**NOTATIONS**

- Single Storey Building Envelope (height not exceeding 3.6m)
- 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)
- Building Envelope Boundary Profile Type
- 2 metre wide easement
- 3 metre wide easement
- 1306** Lot number
- 3** 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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**ARMSTRONG Mt DUNED**

**BUILDING ENVELOPE PLAN  
STAGE 13**

**13/2**  
stage sheet

**PLANNING & ENVIRONMENT ACT 1987**

**GREATER GEELONG PLANNING SCHEME**

Amended Plan Endorsed Under Condition 6

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Dated 10/04/2013

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Date 25/08/2015

For and on behalf of the Greater Geelong City Council  
as the Responsible Authority

Sheet No 3 of 16 sheets

**CITY OF GREATER GEELONG  
STATUTORY PLANNING**

**27 Jul 2015**

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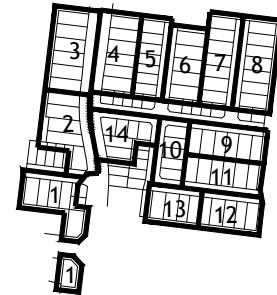
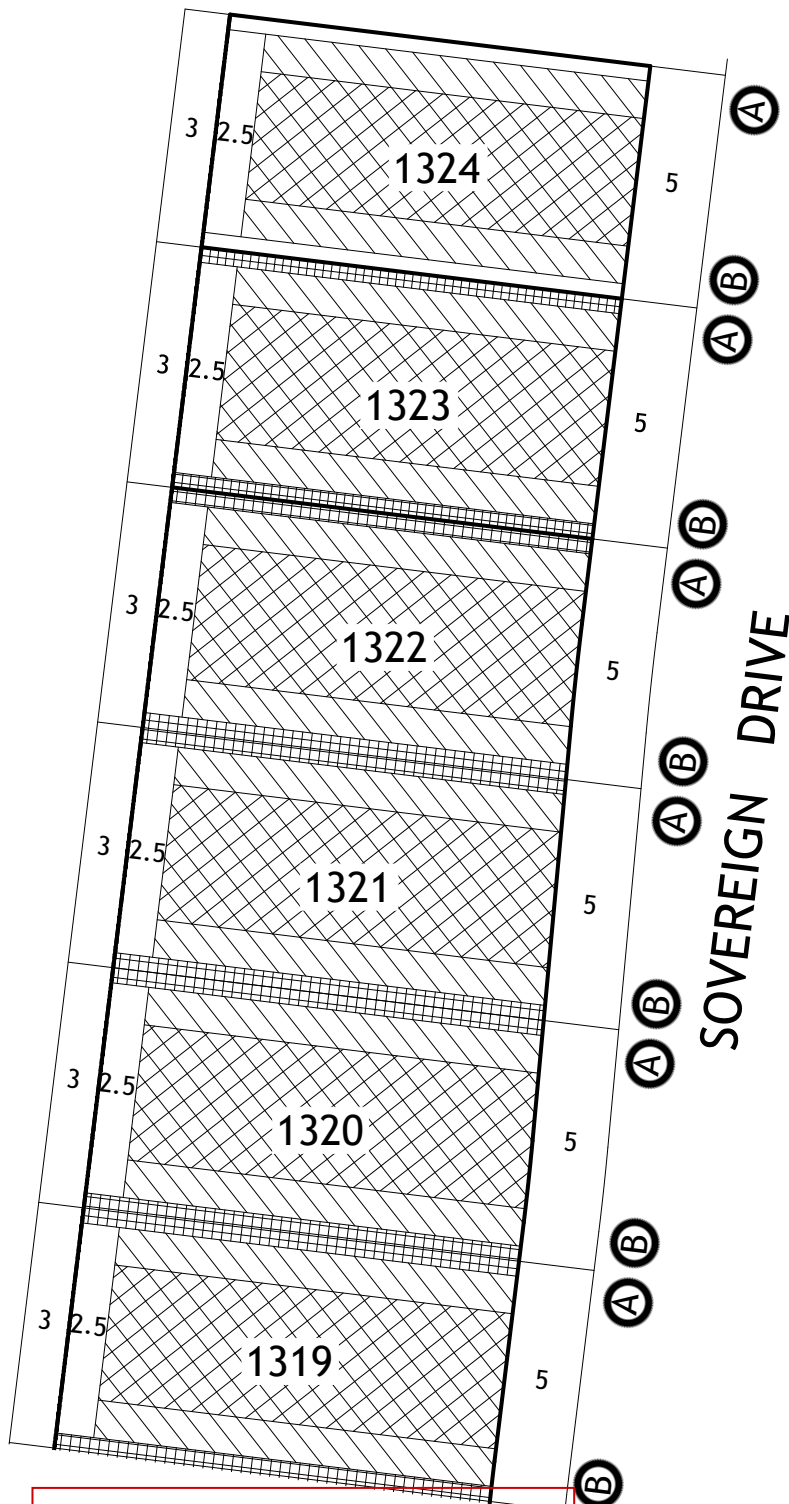
Detailed design of landscape works is provided in the relevant Landscape Plans.

All details subject to City of Greater Geelong Council approval.

This version of the building envelope plan corresponds with version E of the Plan of Subdivision for stage 13.



MGA ZONE 55



**KEY TO SHEETS**

**NOTATIONS**

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- Building to Boundary Zone)
- Building Envelope Boundary Profile Type
- 2 metre wide easement
- 3 metre wide easement
- Lot number
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**ARMSTRONG Mt DUNEED**

**BUILDING ENVELOPE PLAN  
STAGE 13**

**13/3**  
stage sheet

Sheet 3 of 15

July 2015  
Version:G

**PLANNING & ENVIRONMENT ACT 1987**

**GREATER GEELONG PLANNING SCHEME**

Amended Plan Endorsed Under Condition 6

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Sheet No 4 of 16 sheets



**CITY OF GREATER GEELONG**  
STATUTORY PLANNING

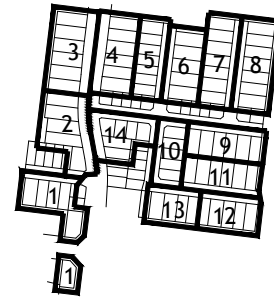
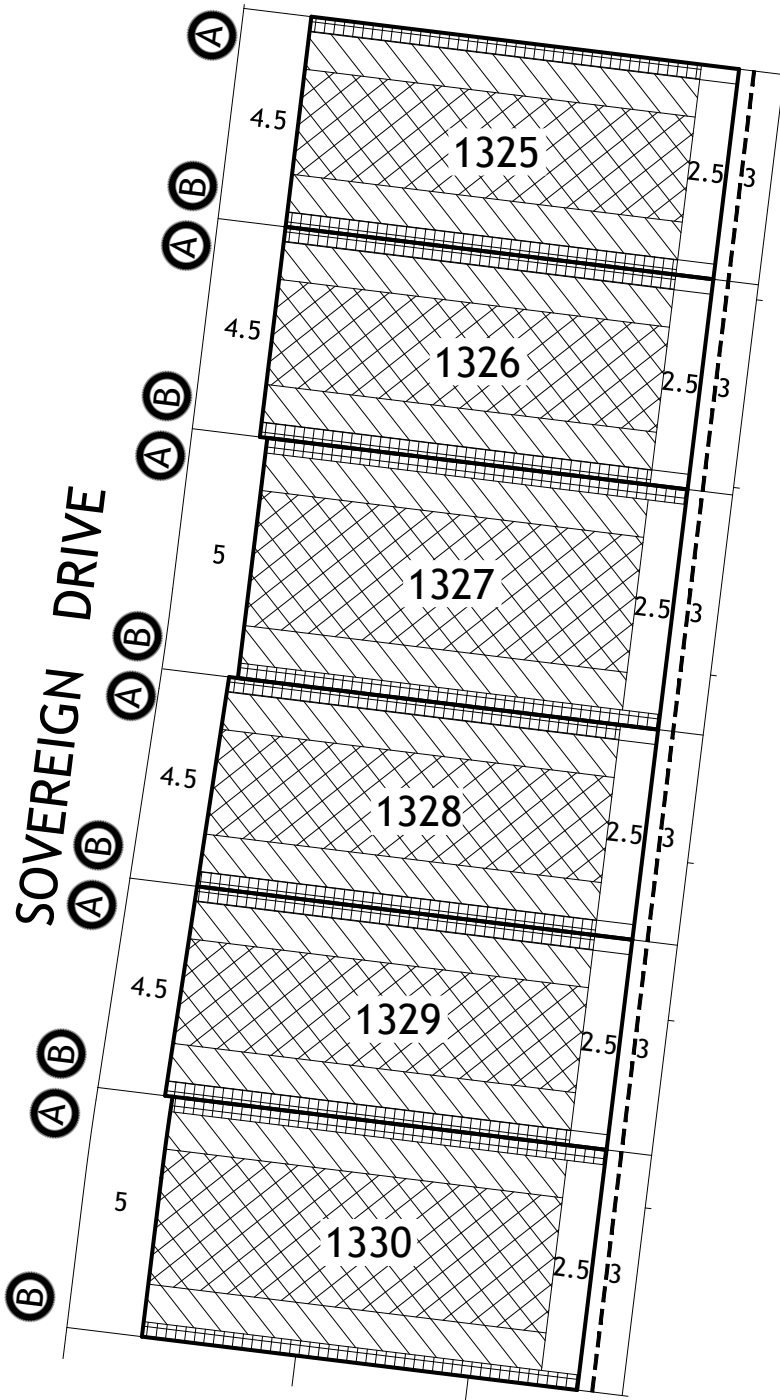
**27 Jul 2015**  
**RECEIVED**

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Detailed design of landscape works is provided in the relevant Landscape Plans.

All details subject to City of Greater Geelong Council approval.

This version of the building envelope plan corresponds with version E of the Plan of Subdivision for stage 13.



**KEY TO SHEETS**

**NOTATIONS**

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- Building to Boundary Zone)
- Building Envelope Boundary Profile Type
- 2 metre wide easement
- 3 metre wide easement
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**GREATER GEELONG PLANNING SCHEME**  
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Sheet No 5 of 16 sheets

**ARMSTRONG Mt DUNEED**

**BUILDING ENVELOPE PLAN**  
**STAGE 13**

**13/4**  
stage sheet

Sheet 4 of 15

July 2015  
Version:G

**CITY OF GREATER GEELONG  
STATUTORY PLANNING**

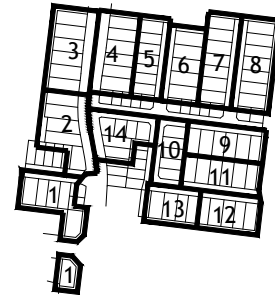
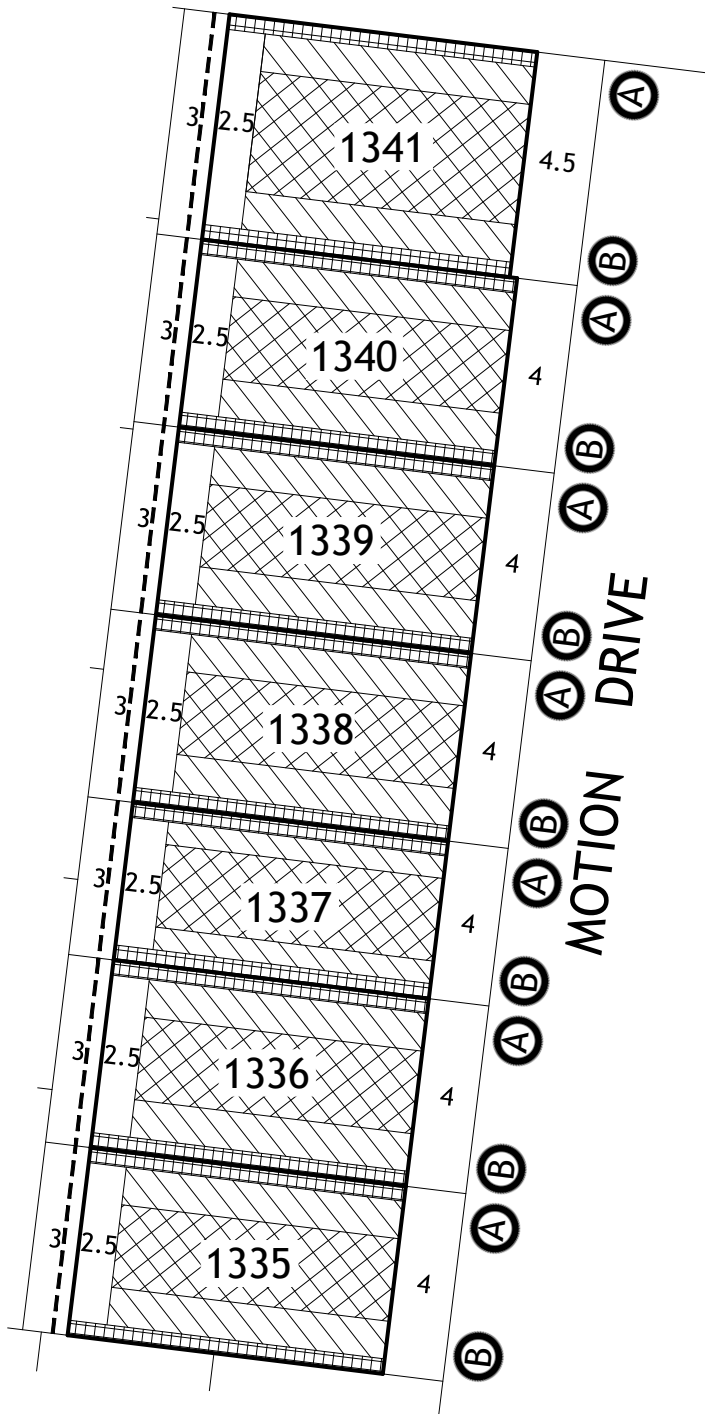
**27 Jul 2015  
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All details subject to City of Greater Geelong Council approval.

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**KEY TO SHEETS**

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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
- 2 metre wide easement
- 3 metre wide easement
- Lot number
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**ARMSTRONG Mt DUNEED**

**BUILDING ENVELOPE PLAN  
STAGE 13**

**13/5**  
stage sheet

Sheet 5 of 15

July 2015  
Version:G

**PLANNING & ENVIRONMENT ACT 1987  
GREATER GEELONG PLANNING SCHEME**

Amended Plan Endorsed Under Condition 6  
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For and on behalf of the Greater Geelong City Council  
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Sheet No 6 of 16 sheets

**CITY OF GREATER GEELONG  
STATUTORY PLANNING**

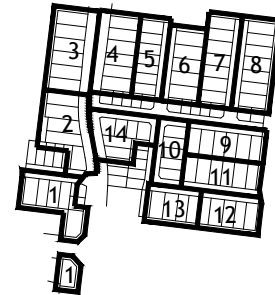
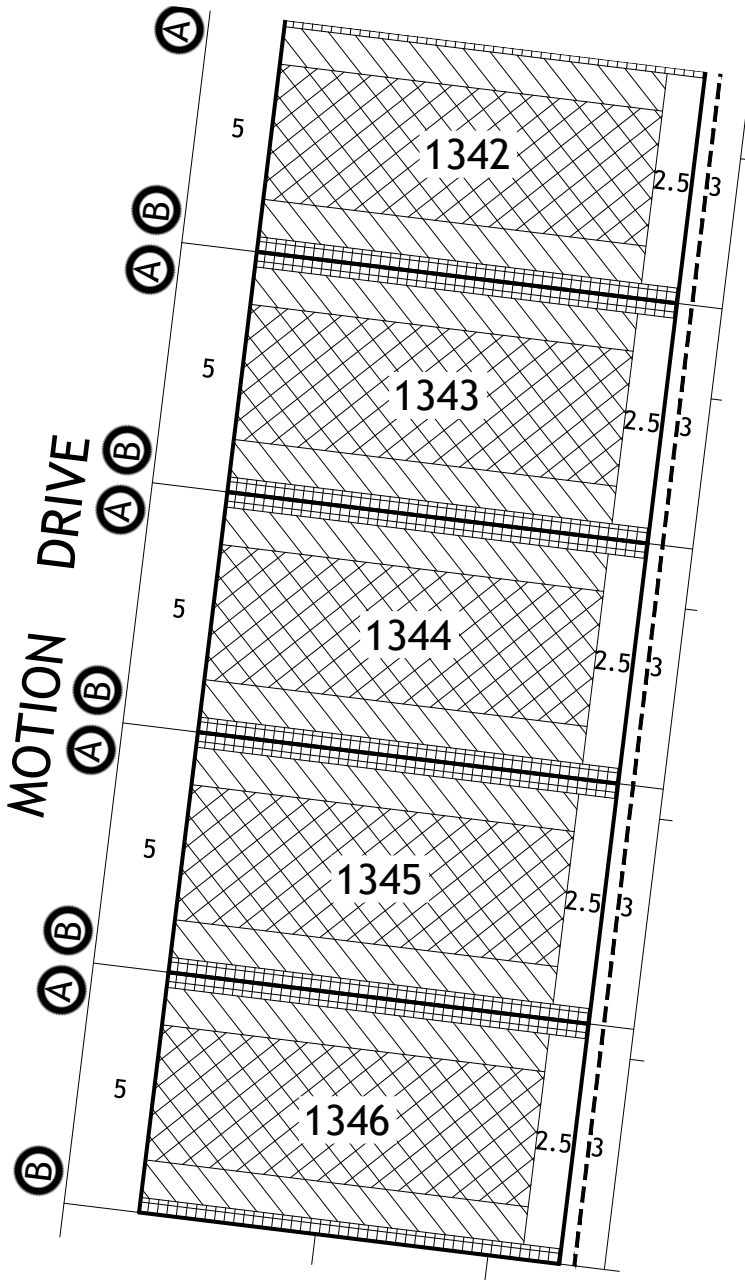
**27 Jul 2015  
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All details subject to City of Greater Geelong Council approval.

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**KEY TO SHEETS**

**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
- 2 metre wide easement
- 3 metre wide easement
- 1306** Lot number
- 3** 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 PLANNING SCHEME**  
Amended Plan Endorsed Under Condition 6  
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For and on behalf of the Greater Geelong City Council  
as the Responsible Authority

Sheet No 7 of 16 sheets

**ARMSTRONG Mt DUNED**

**BUILDING ENVELOPE PLAN  
STAGE 13**

**13/6**  
stage sheet

**CITY OF GREATER GEELONG  
STATUTORY PLANNING**

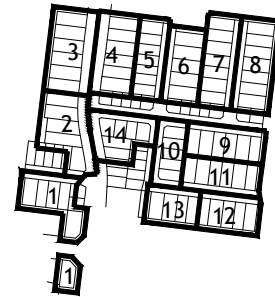
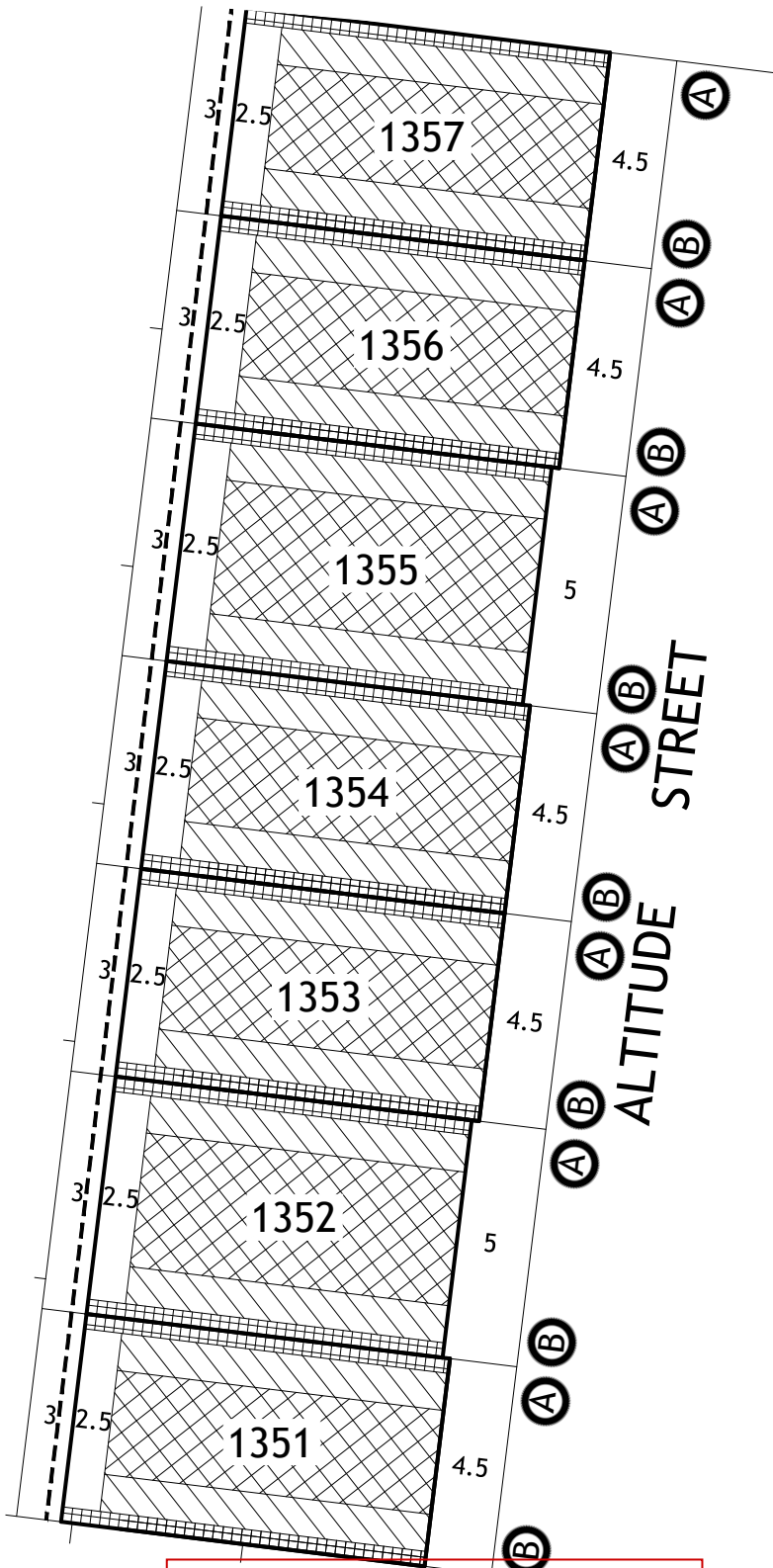
**27 Jul 2015  
RECEIVED**

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All details subject to City of Greater Geelong Council approval.

This version of the building envelope plan corresponds with version E of the Plan of Subdivision for stage 13.

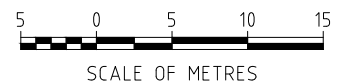


**KEY TO SHEETS**

**NOTATIONS**

- Single Storey Building Envelope (height not exceeding 3.6m)
- 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)
- Building Envelope Boundary Profile Type
- 2 metre wide easement
- 3 metre wide easement
- 1306
- 3

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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 15.



**ARMSTRONG Mt DUNED**

**BUILDING ENVELOPE PLAN  
STAGE 13**

**13/7**  
stage sheet

Sheet 7 of 15

July 2015  
Version:G

**PLANNING & ENVIRONMENT ACT 1987  
GREATER GEELONG PLANNING SCHEME**

Amended Plan Endorsed Under Condition 6  
of Permit 496/2012/D Dated 10/04/2013

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Date 25/08/2015

For and on behalf of the Greater Geelong City Council  
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Sheet No 8 of 16 sheets



**CITY OF GREATER GEELONG  
STATUTORY PLANNING**

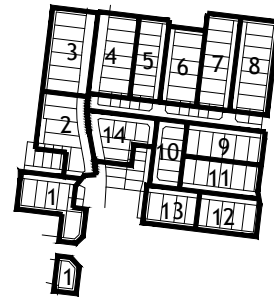
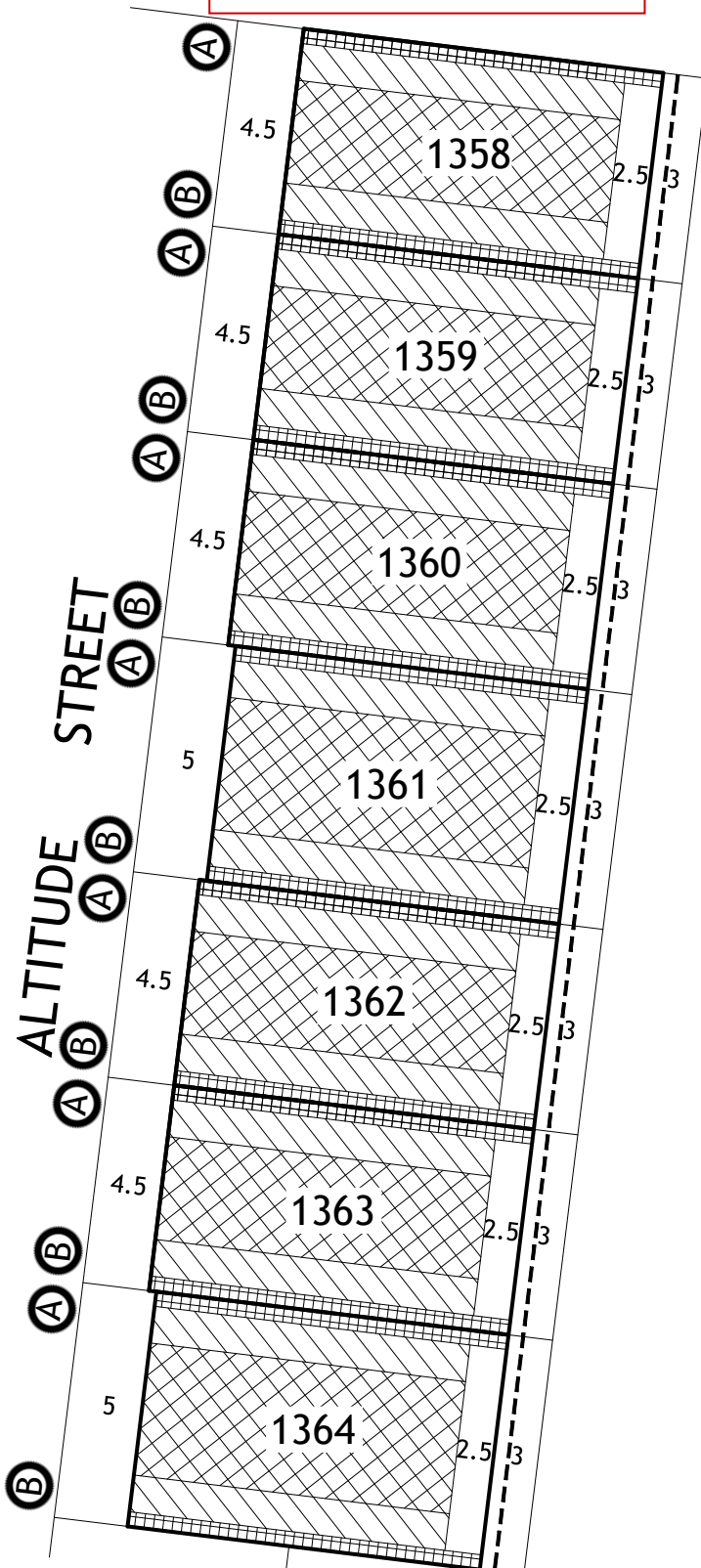
**27 Jul 2015  
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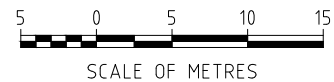


**KEY TO SHEETS**

**NOTATIONS**

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- 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
- 2 metre wide easement
- 3 metre wide easement
- Lot number
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**ARMSTRONG Mt DUNEED**

**BUILDING ENVELOPE PLAN  
STAGE 13**

**13/8**  
stage sheet

Sheet 8 of 15

July 2015  
Version:G

**PLANNING & ENVIRONMENT ACT 1987**

**GREATER GEELONG PLANNING SCHEME**  
Amended Plan Endorsed Under Condition 6  
of Permit 496/2012/D Dated 10/04/2013

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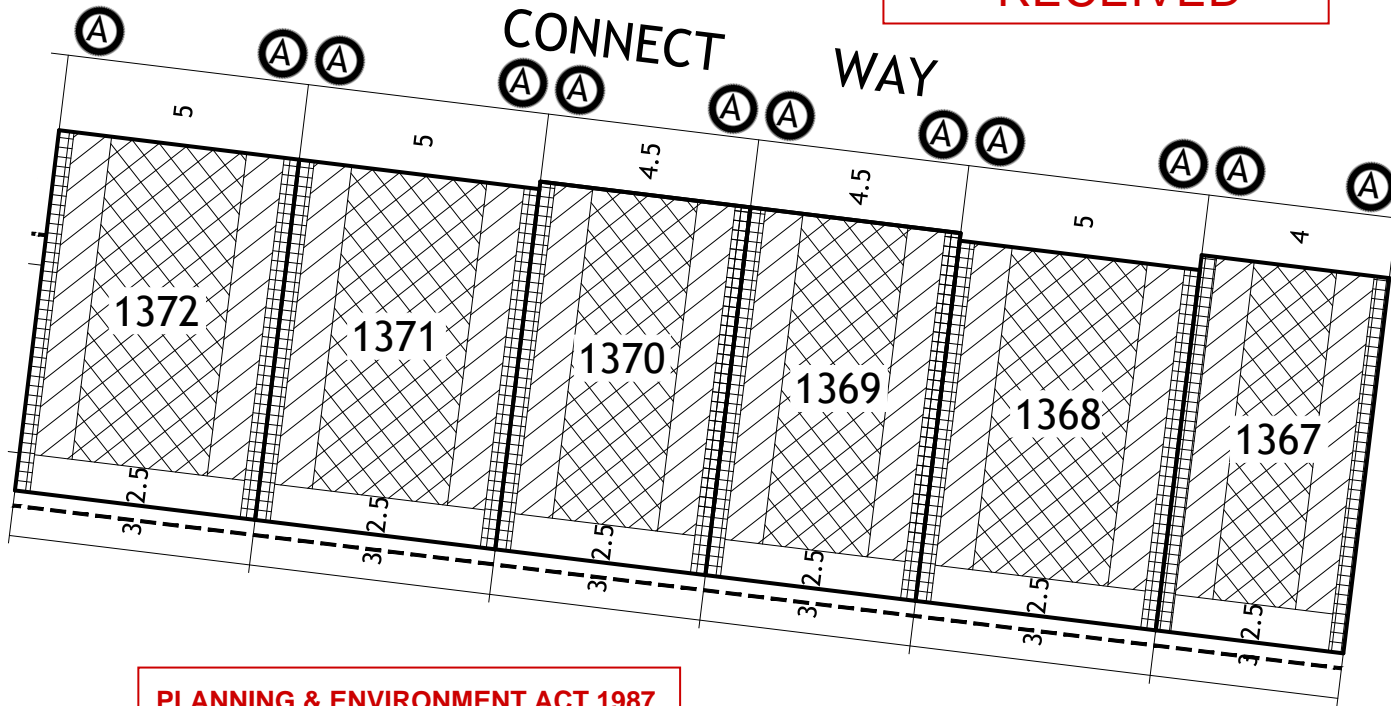
Date 25/08/2015

For and on behalf of the Greater Geelong City Council  
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Sheet No 9 of 16 sheets

**CITY OF GREATER GEELONG  
STATUTORY PLANNING**

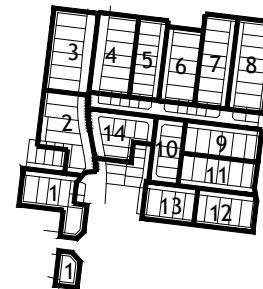
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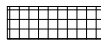



**PLANNING & ENVIRONMENT ACT 1987**  
GREATER GEELONG PLANNING SCHEME  
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Signed  Date 25/08/2015  
For and on behalf of the Greater Geelong City Council  
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Sheet No 10 of 16 sheets



**NOTATIONS**

-  Single Storey Building Envelope (height not exceeding 3.6m)
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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
-  2 metre wide easement
-  3 metre wide easement
- 1306** Lot number
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**ARMSTRONG Mt DUNEED**

BUILDING ENVELOPE PLAN  
STAGE 13

**13/9**  
stage sheet

Sheet 9 of 15

July 2015  
Version:G

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Detailed design of landscape works is provided in the relevant Landscape Plans.

All details subject to City of Greater Geelong Council approval.

This version of the building envelope plan corresponds with version E of the Plan of Subdivision for stage 13.

**CITY OF GREATER GEELONG**  
**STATUTORY PLANNING**

**27 Jul 2015**  
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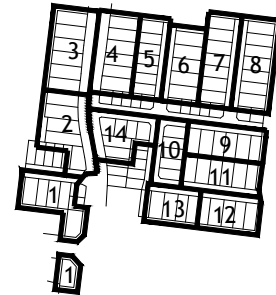
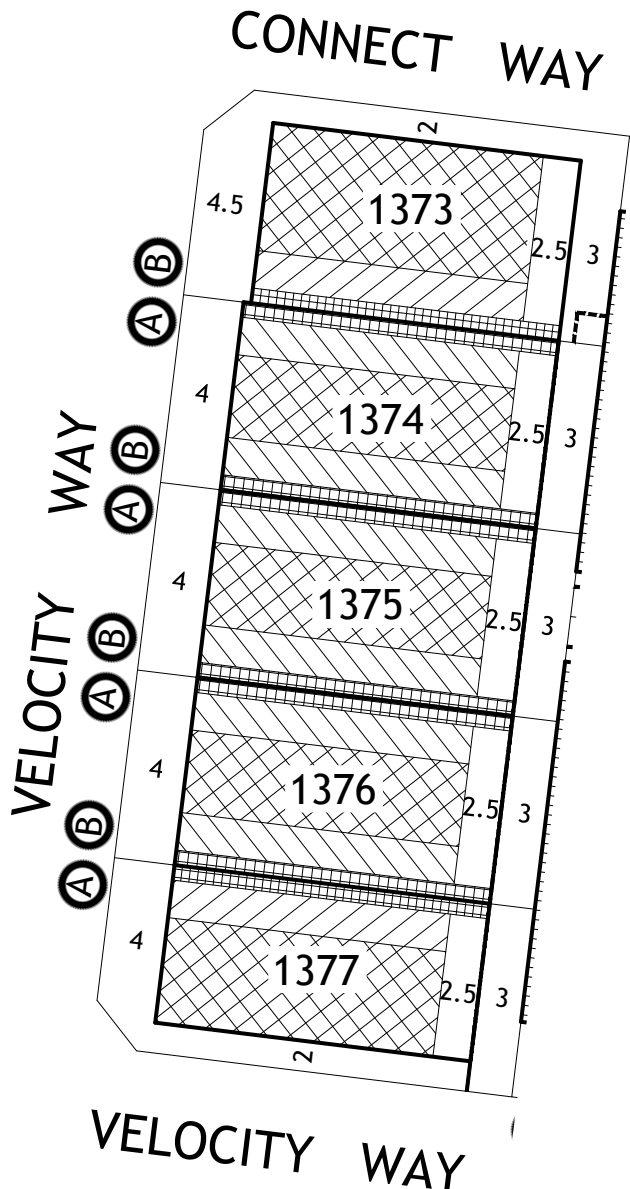
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This version of the building envelope plan corresponds with version E of the Plan of Subdivision for stage 13.



MGA ZONE 55



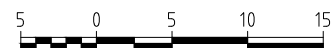
## KEY TO SHEETS

### NOTATIONS

	Single Storey Building Envelope (height not exceeding 3.6m)
	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)
	Building Envelope Boundary Profile Type
	2 metre wide easement
	3 metre wide easement
1306	Lot number
3	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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SCALE OF METRES

## ARMSTRONG Mt DUNEED

### BUILDING ENVELOPE PLAN STAGE 13

**13/10**  
stage sheet

Sheet 10 of 15

July 2015  
Version:G

### PLANNING & ENVIRONMENT ACT 1987

GREATER GEELONG PLANNING SCHEME  
Amended Plan Endorsed Under Condition 6

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Dated 10/04/2013

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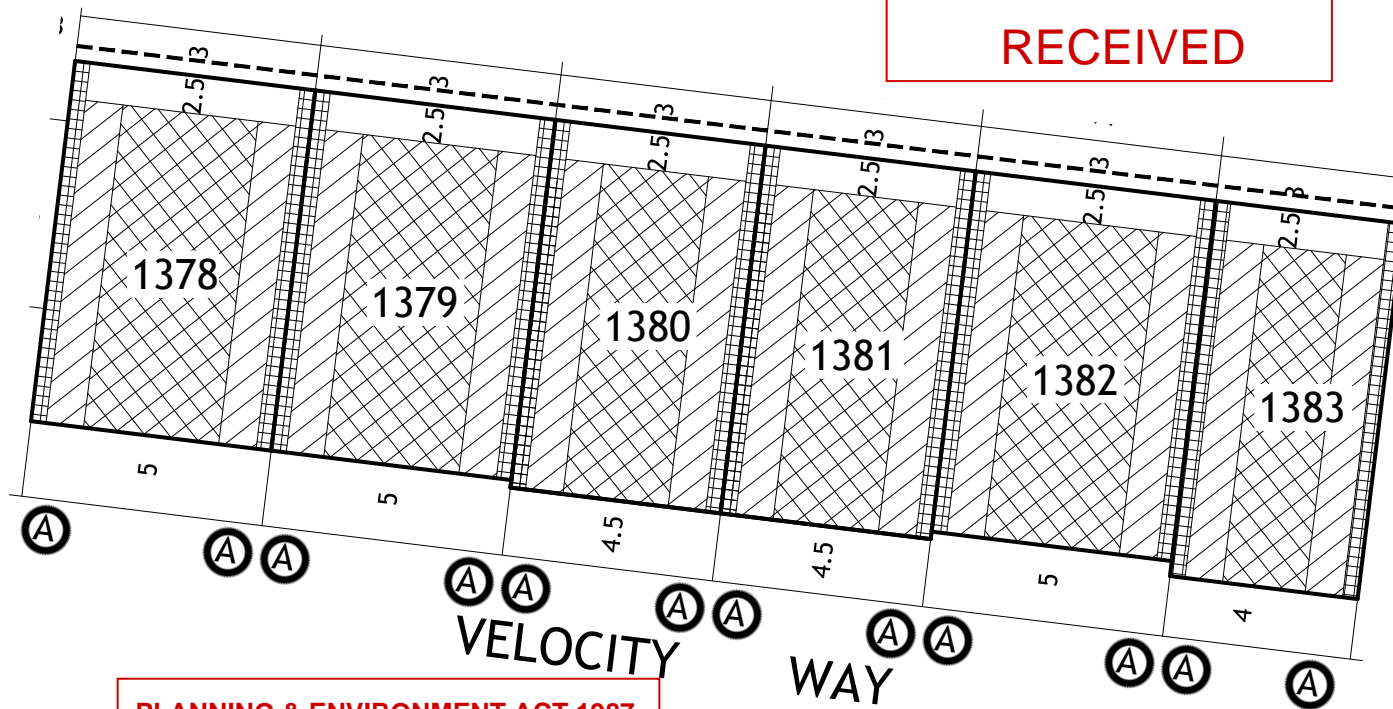
Date 25/08/2015

For and on behalf of the Greater Geelong City Council  
as the Responsible Authority

Sheet No 11 of 16 sheets

**CITY OF GREATER GEELONG  
STATUTORY PLANNING**

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**GREATER GEELONG PLANNING SCHEME**

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Signed

Date 25/08/2015

For and on behalf of the Greater Geelong City Council  
as the Responsible Authority

Sheet No 12 of 16 sheets

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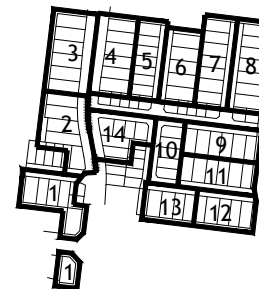
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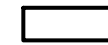


MGA ZONE 55



KEY TO SHEETS

**NOTATIONS**



Single Storey Building Envelope (height not exceeding 3.6m)



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



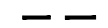
Non Overlooking Zone - Habitable room windows/raised open spaces are not a source of overlooking



Building to Boundary Zone



Building Envelope Boundary Profile Type



2 metre wide easement



3 metre wide easement

1306

Lot number

3

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SCALE OF METRES

**ARMSTRONG Mt DUNEED**

BUILDING ENVELOPE PLAN

STAGE 13

**13/11**

stage

sheet

Sheet 11 of 15

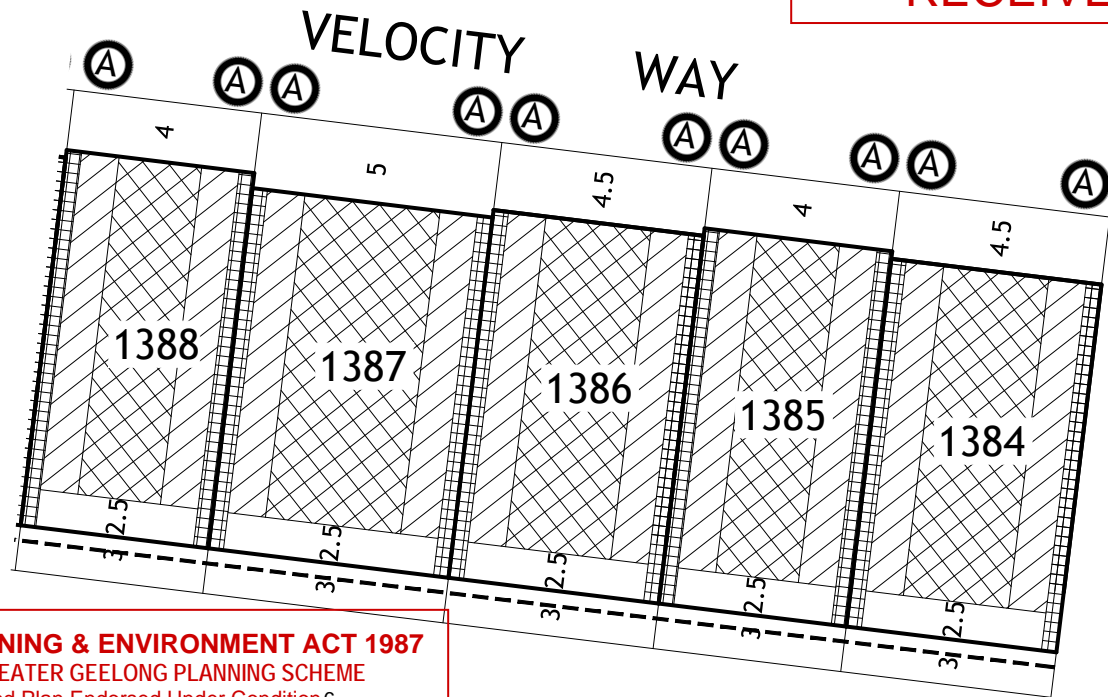
July 2015  
Version:G



**CITY OF GREATER GEELONG  
STATUTORY PLANNING**

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**PLANNING & ENVIRONMENT ACT 1987  
GREATER GEELONG PLANNING SCHEME**

Amended Plan Endorsed Under Condition 6  
of Permit 496/2012/D Dated 10/04/2013

Signed  Date 25/08/2015

For and on behalf of the Greater Geelong City Council  
as the Responsible Authority

Sheet No 13 of 16 sheets

Detailed design of roads, driveways and footpaths is provided  
in the relevant Engineering Plans.

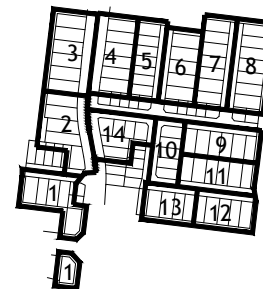
Detailed design of landscape works is provided in the relevant  
Landscape Plans.

All details subject to City of Greater Geelong Council approval.

This version of the building envelope plan corresponds with  
version E of the Plan of Subdivision for stage 13.

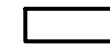


MGA ZONE 55

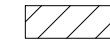


KEY TO SHEETS

**NOTATIONS**



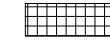
Single Storey Building Envelope (height not  
exceeding 3.6m)



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



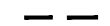
Non Overlooking Zone - Habitable room windows/raised  
open spaces are not a source of overlooking



Building to Boundary Zone



Building Envelope Boundary Profile Type



2 metre wide easement



3 metre wide easement

1306

Lot number

3

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

This Building Envelope Plan is to be read in conjunction with the associated  
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The registered proprietor/s of the lot are required to build in accordance with  
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SCALE OF METRES

**ARMSTRONG Mt DUNEED**

BUILDING ENVELOPE PLAN  
STAGE 13

**13/12**

stage

sheet

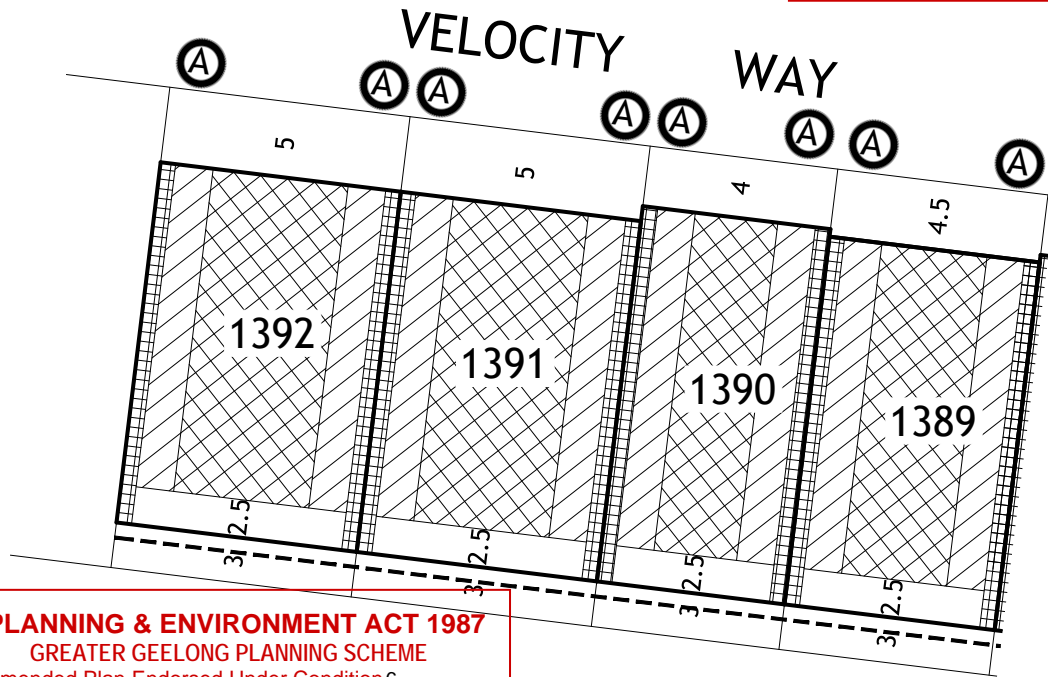
Sheet 12 of 15

July 2015  
Version:G

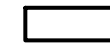
**CITY OF GREATER GEELONG**  
STATUTORY PLANNING

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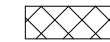
**NOTATIONS**



Single Storey Building Envelope (height not exceeding 3.6m)



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



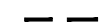
Non Overlooking Zone - Habitable room windows/raised open spaces are not a source of overlooking



Building to Boundary Zone



Building Envelope Boundary Profile Type



2 metre wide easement



3 metre wide easement

**1306**

Lot number

**3**

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**PLANNING & ENVIRONMENT ACT 1987**

**GREATER GEELONG PLANNING SCHEME**

Amended Plan Endorsed Under Condition 6  
of Permit 496/2012/D Dated 10/04/2013

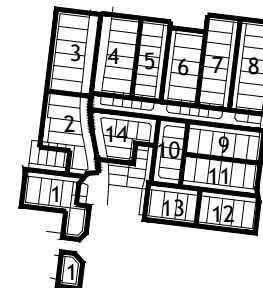
Signed Date 25/08/2015

For and on behalf of the Greater Geelong City Council  
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Sheet No 14 of 16 sheets



MGA ZONE 55



**KEY TO SHEETS**



SCALE OF METRES

**ARMSTRONG Mt DUNEED**

BUILDING ENVELOPE PLAN  
STAGE 13

**13/13**

stage

sheet

Sheet 13 of 15

July 2015  
Version:G

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Date 25/08/2015

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Sheet No 15 of 16 sheets

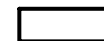
**CITY OF GREATER GEELONG**

**STATUTORY PLANNING**

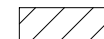
**27 Jul 2015**

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**NOTATIONS**



Single Storey Building Envelope (height not exceeding 3.6m)



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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



2 metre wide easement



3 metre wide easement

**1306**

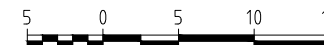
Lot number

**3**

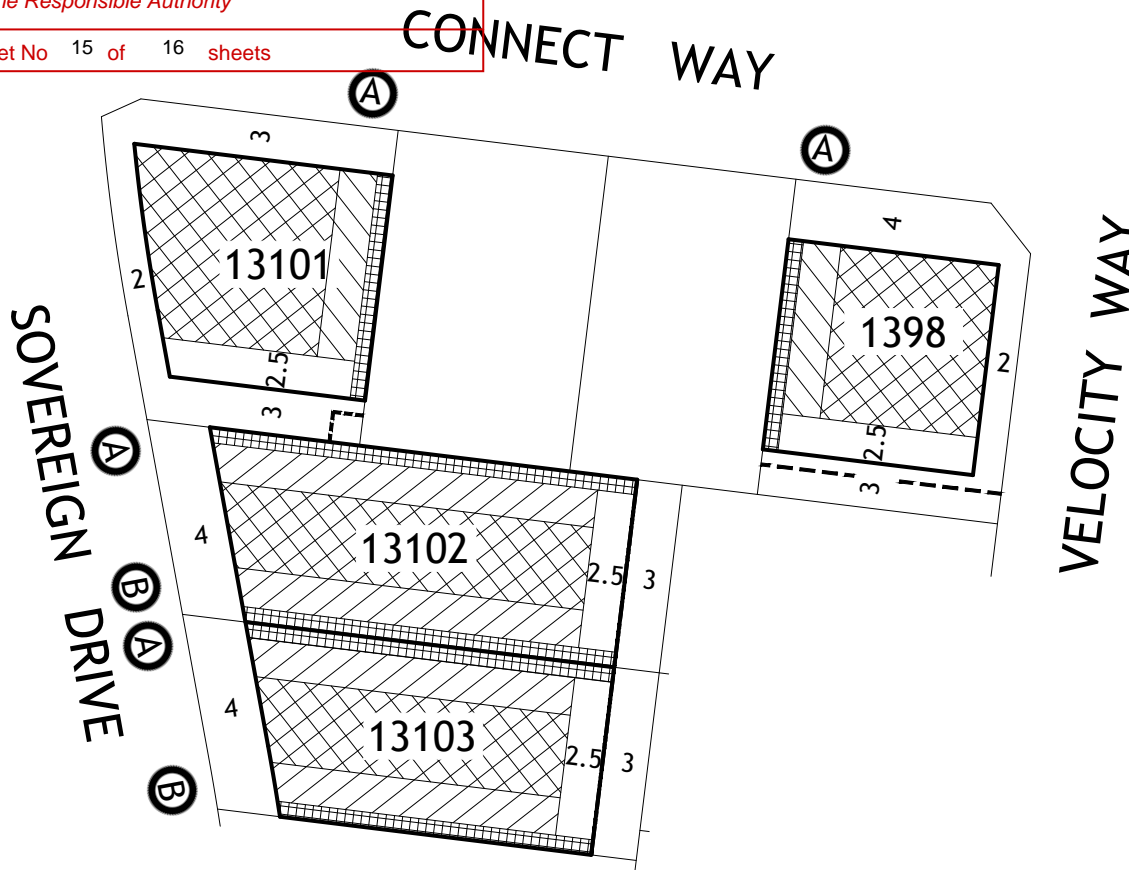
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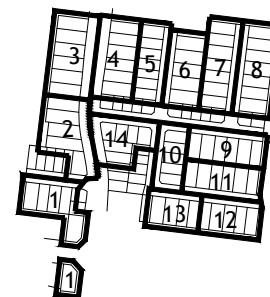
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SCALE OF METRES



MGA ZONE 55



**KEY TO SHEETS**

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**ARMSTRONG Mt DUNEED**

**BUILDING ENVELOPE PLAN**

**STAGE 13**

**13/14**

stage

sheet

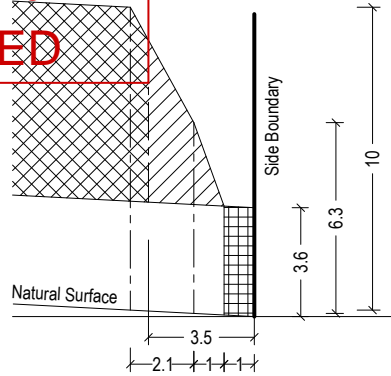
Sheet 14 of 15

July 2015  
Version:G

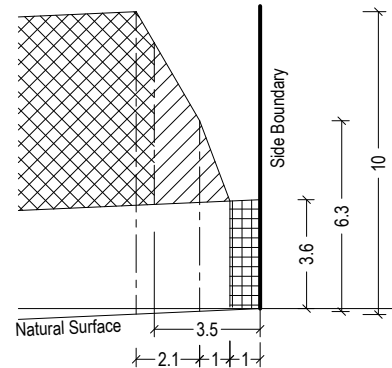
27 Jul 2015  
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(A)

STANDARD ALLOTMENT - SIDE BOUNDARY



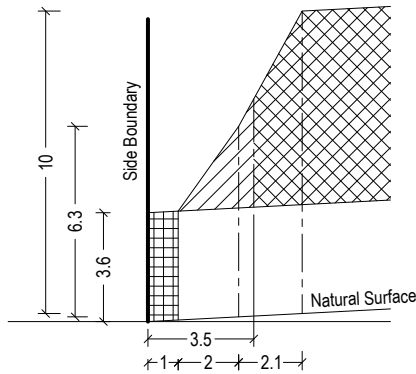
NATURAL SURFACE RISING FROM SIDE BOUNDARY



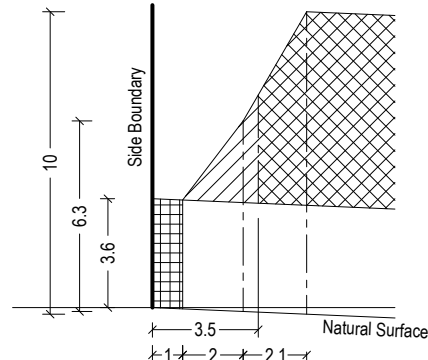
NATURAL SURFACE FALLING FROM SIDE BOUNDARY

(B)

STANDARD ALLOTMENT - SIDE BOUNDARY



NATURAL SURFACE RISING FROM SIDE BOUNDARY



NATURAL SURFACE FALLING FROM SIDE BOUNDARY

PLANNING & ENVIRONMENT ACT 1987

GREATER GEELONG PLANNING SCHEME

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Signed

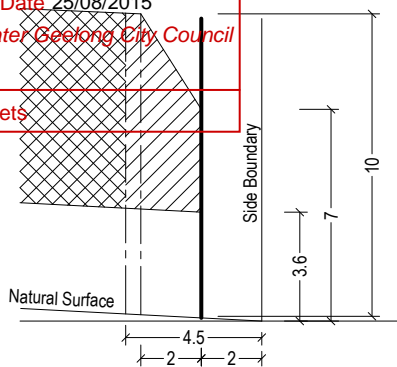
Date 25/08/2015

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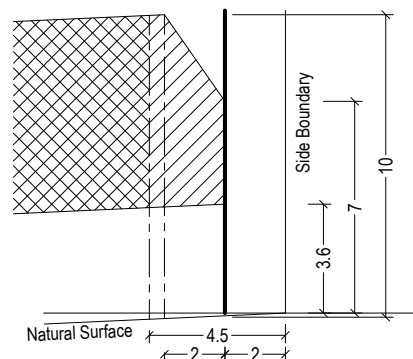
Sheet No 16 of 16 sheets

(C)

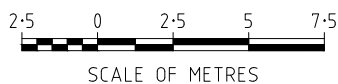
STANDARD ALLOTMENT - SIDE BOUNDARY



NATURAL SURFACE RISING FROM SIDE BOUNDARY



NATURAL SURFACE FALLING FROM SIDE BOUNDARY



SCALE OF METRES

ARMSTRONG Mt DUNEED

BUILDING ENVELOPE PROFILES  
STAGE 13

13/15

stage

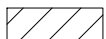
sheet



Single Storey Building Envelope



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



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



Building to Boundary Zone

Sheet 15 of 15

July 2015  
Version:G