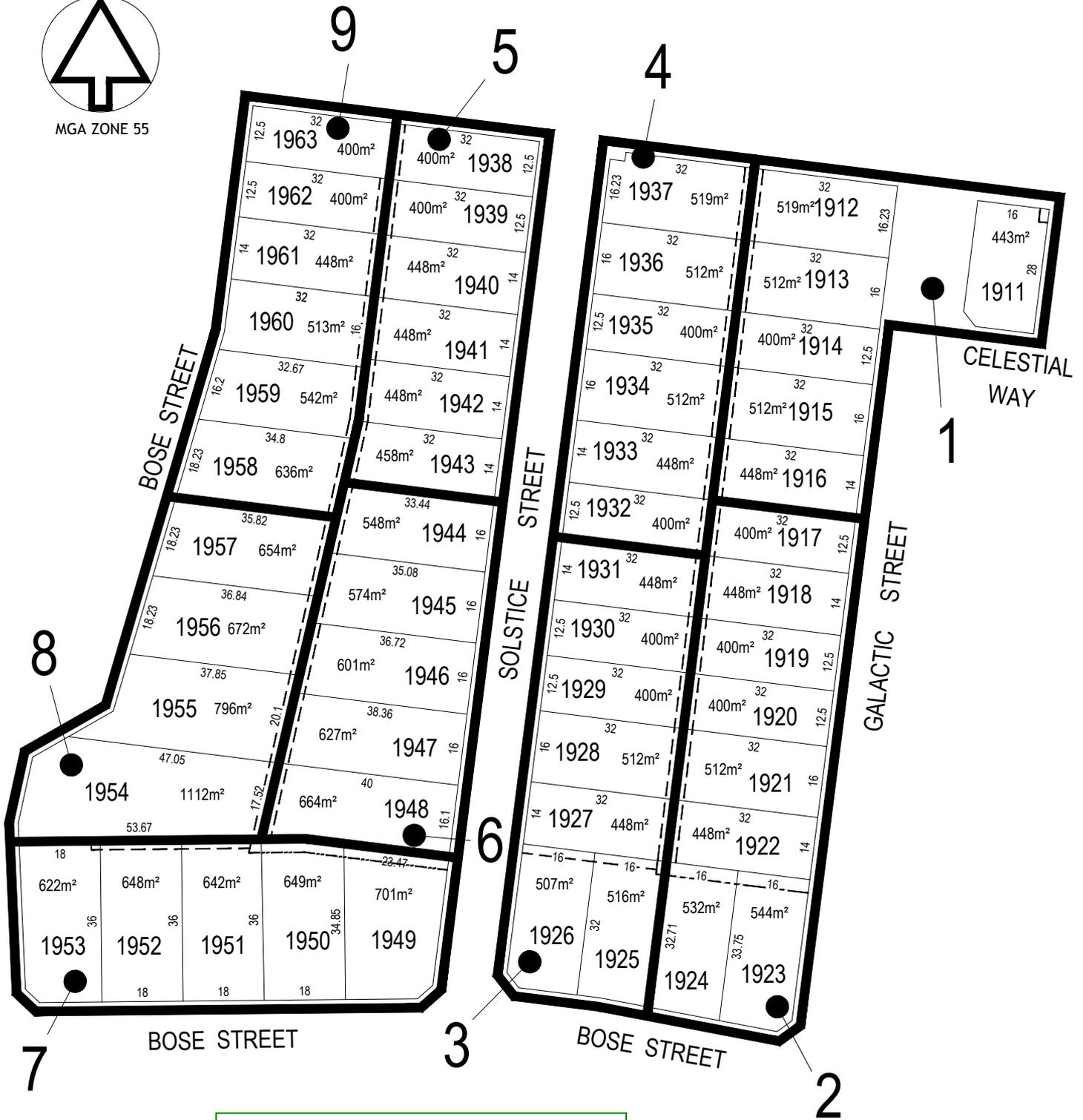


MGA ZONE 55



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

Endorsed Plan referred to in Permit No: 496/2012/G
Sheet 1 of 11 Building Envelope Stage 19 & 19A

Signed

Date 01/03/2017

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

NOTE: THIS IS NOT A BUILDING APPROVAL

KEY TO SHEETS

REFER TO SHEETS
1 TO 10
FOR DETAIL

ARMSTRONG Mt DUNEED

**BUILDING ENVELOPE PLAN
STAGES 19 & 19A**

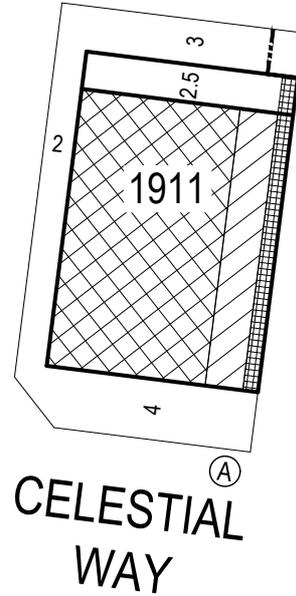
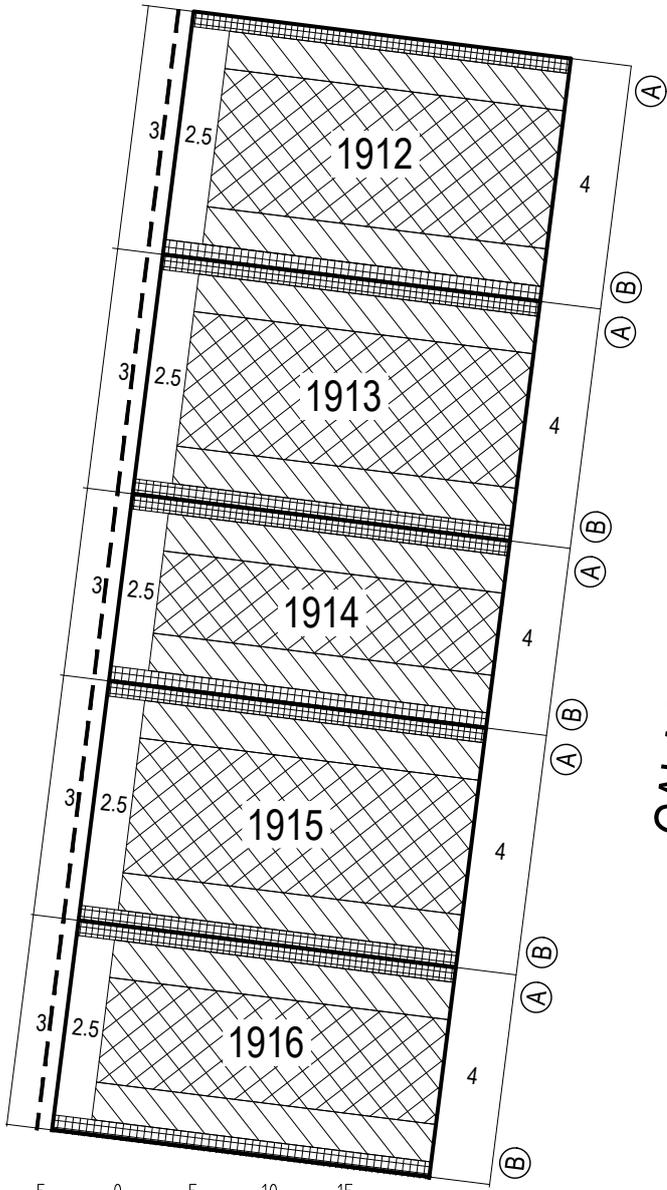


This Building Envelope Plan is to be read in conjunction with the associated Building Envelope Profiles and Design Guidelines. The registered proprietor/s of the lot are required to build in accordance with building envelopes shown hereon and in the "Profile Diagrams" in sheet 11.

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

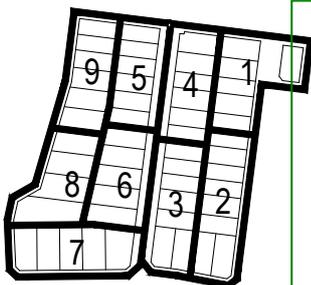
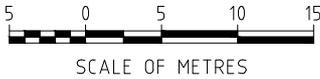
Detailed design of landscape works is provided in the relevant Landscape Plans.

All details subject to City of Greater Geelong Council approval.



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
- 1906** 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)



KEY TO SHEETS

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

Endorsed Plan referred to in Permit No: 496/2012/G
Sheet 2 of 11 Building Envelope Stage 19 & 19A

Signed Date 01/03/2017

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

NOTE: THIS IS NOT A BUILDING APPROVAL

ARMSTRONG Mt DUNEED

**BUILDING ENVELOPE PLAN
STAGES 19 & 19A**

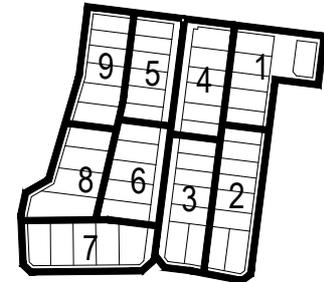
19 / 1
stage sheet



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.



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
- 1906** 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 11.



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

Endorsed Plan referred to in Permit No:496/2012/G
Sheet 3 of 11 Building Envelope Stage 19 & 19A

Signed

Date 01/03/2017

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

NOTE: THIS IS NOT A BUILDING APPROVAL

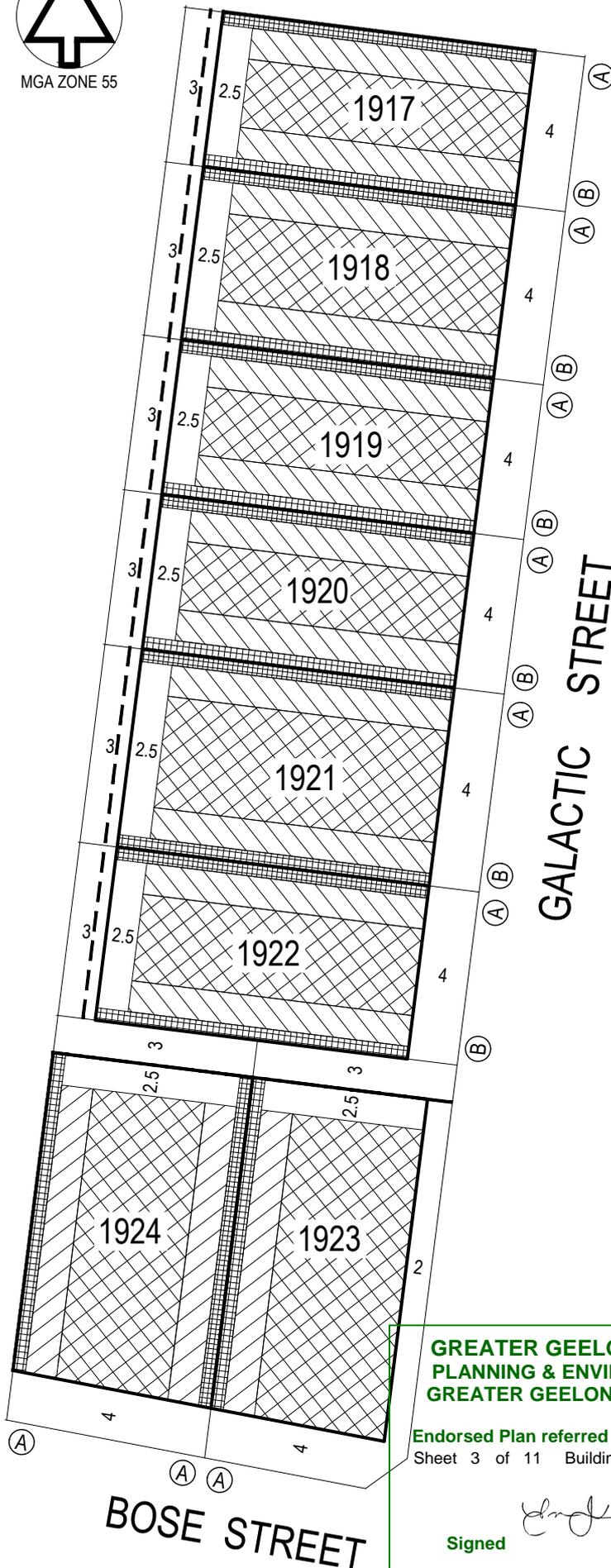
ARMSTRONG Mt DUNEED

**BUILDING ENVELOPE PLAN
STAGES 19 & 19A**

19/2
stage sheet

Sheet 2 of 10

November 2016
Version:H

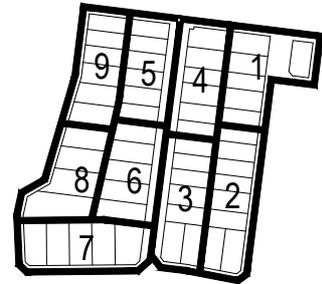
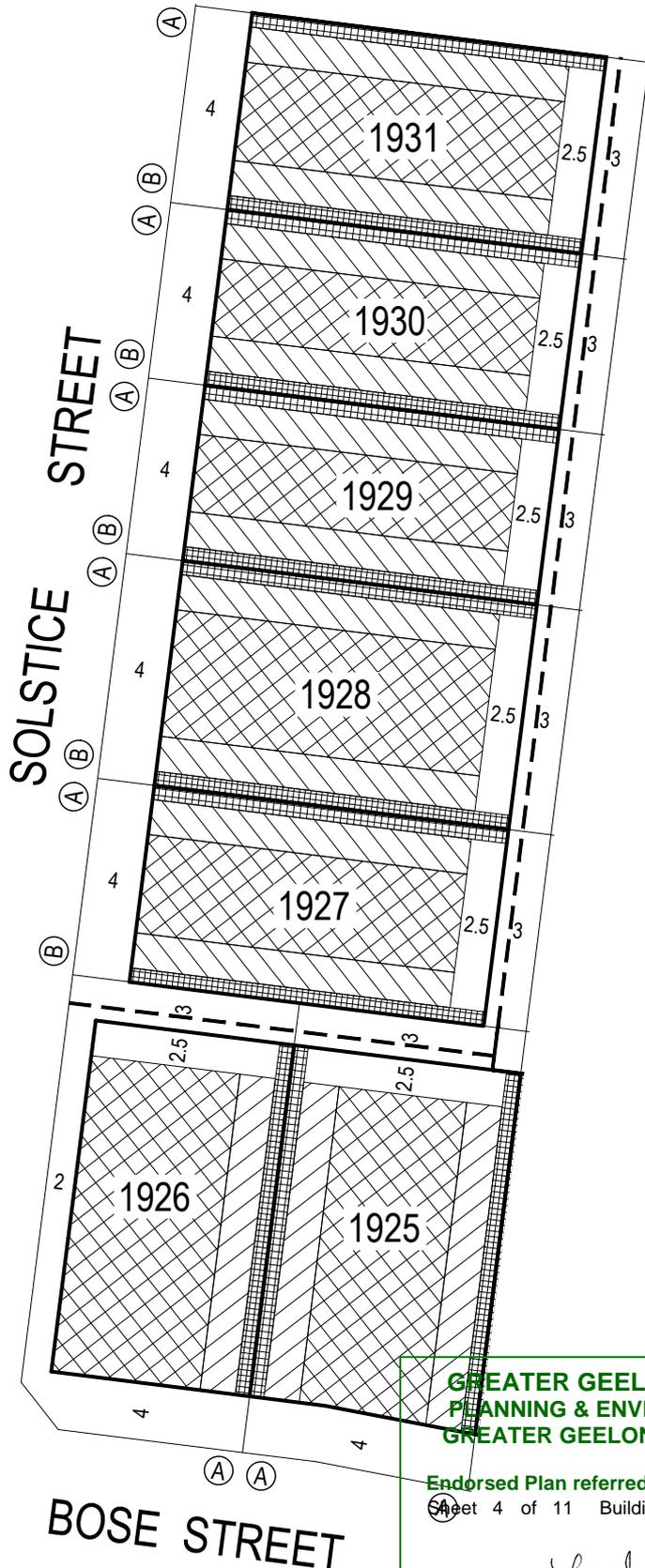




Detailed design of roads, driveways and footpaths is provided in the relevant Engineering Plans.

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

All details subject to City of Greater Geelong Council approval.

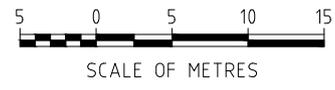


KEY TO SHEETS

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
- 1906** 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 11.



GREATER GEELONG CITY COUNCIL
PLANNING & ENVIRONMENT ACT 1987
GREATER GEELONG PLANNING SCHEME

ARMSTRONG Mt DUNED BUILDING ENVELOPE PLAN
STAGES 19 & 19A

19/3
 stage sheet

Signed Date 01/03/2017

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

NOTE: THIS IS NOT A BUILDING APPROVAL

Sheet 3 of 10 November 2016 Version:H



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

Endorsed Plan referred to in Permit No: 496/2012/G
Sheet 5 of 11 Building Envelope Stage 19 & 19A

Signed  Date 01/03/2017

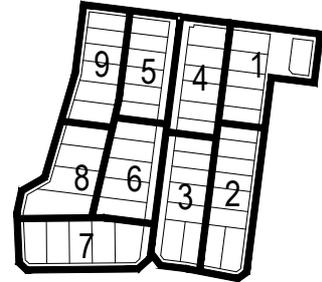
For and on behalf of the Greater Geelong City Council as the Responsible Authority

NOTE: THIS IS NOT A BUILDING APPROVAL

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

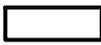
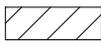
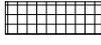
Detailed design of landscape works is provided in the relevant Landscape Plans.

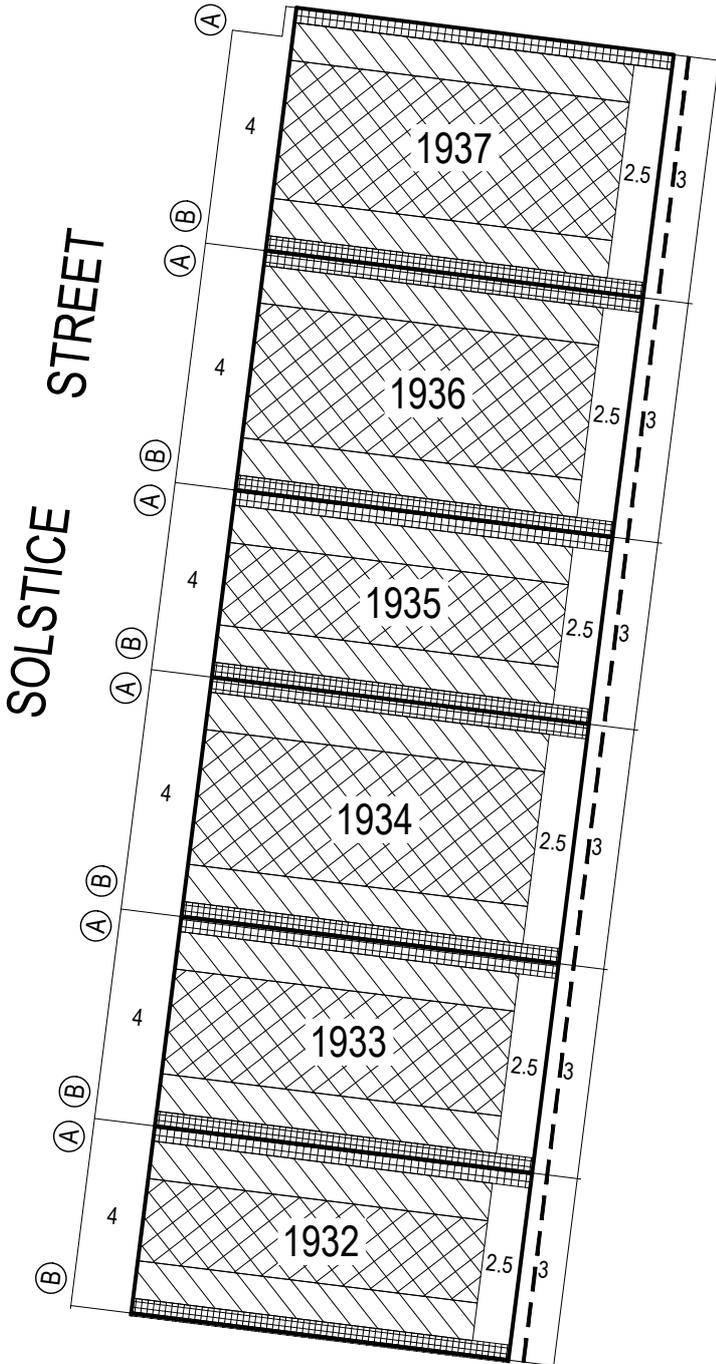
All details subject to City of Greater Geelong Council approval.



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
- 1906** 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 11.



ARMSTRONG Mt DUNEED

**BUILDING ENVELOPE PLAN
STAGES 19 & 19A**

19/4
stage sheet



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

Endorsed Plan referred to in Permit No: 496/2012/G
Sheet 6 of 11 Building Envelope Stage 19 & 19A

Signed  Date 01/03/2017

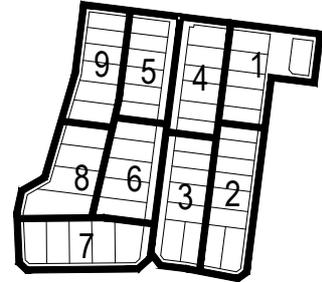
For and on behalf of the Greater Geelong City Council as the Responsible Authority

NOTE: THIS IS NOT A BUILDING APPROVAL

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

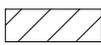
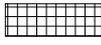
Detailed design of landscape works is provided in the relevant Landscape Plans.

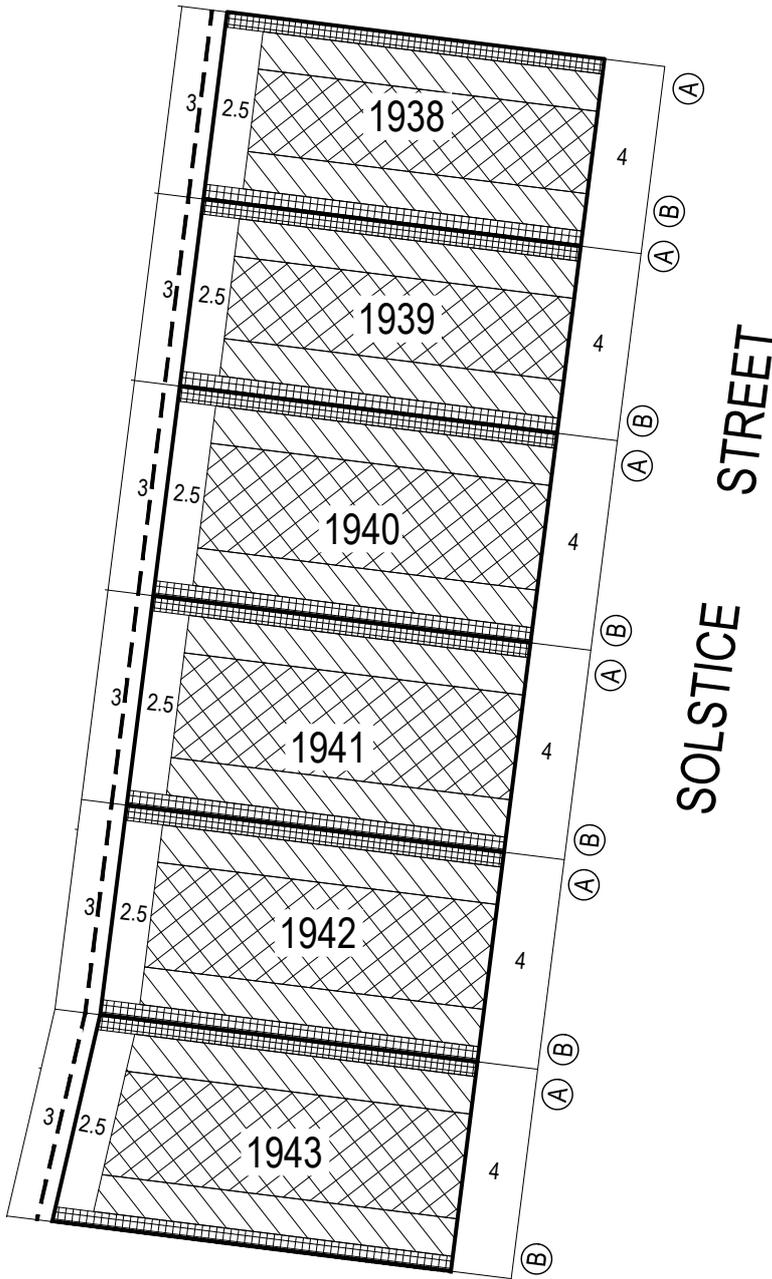
All details subject to City of Greater Geelong Council approval.



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
- 1906** 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 11.



ARMSTRONG Mt DUNEED

**BUILDING ENVELOPE PLAN
STAGES 19 & 19A**

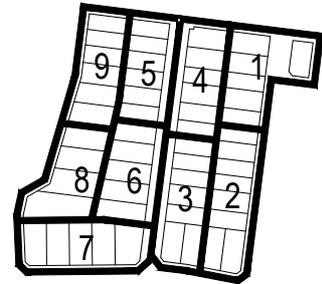
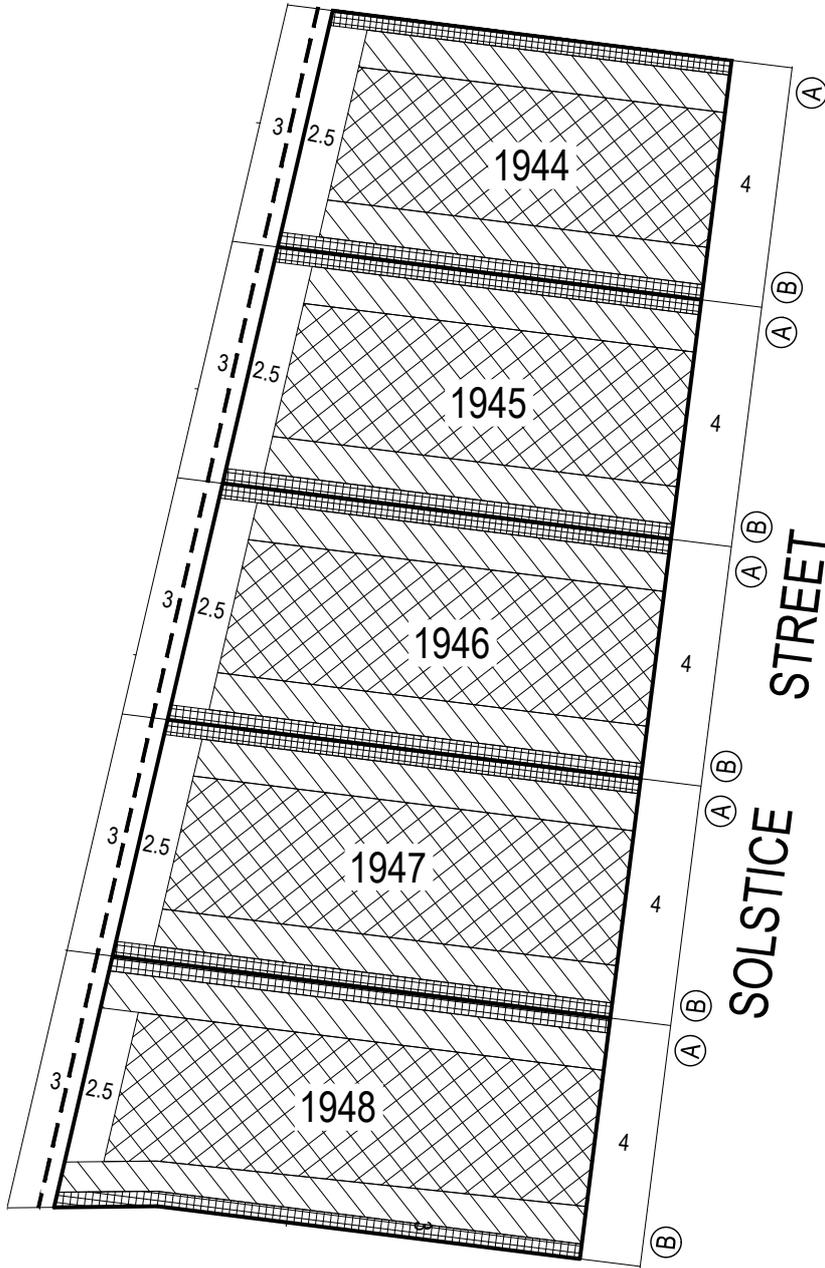
19 / 5
stage sheet



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.



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
- Lot number
- 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 11.



SCALE OF METRES

GREATER GEELONG CITY COUNCIL PLANNING & ENVIRONMENT ACT 1987 GREATER GEELONG PLANNING SCHEME

Endorsed Plan referred to in Permit No:496/2012/G
Sheet 7 of 11 Building Envelope Stage 19 & 19A

Signed Date 01/03/2017

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

NOTE: THIS IS NOT A BUILDING APPROVAL

ARMSTRONG Mt DUNEED

BUILDING ENVELOPE PLAN STAGES 19 & 19A

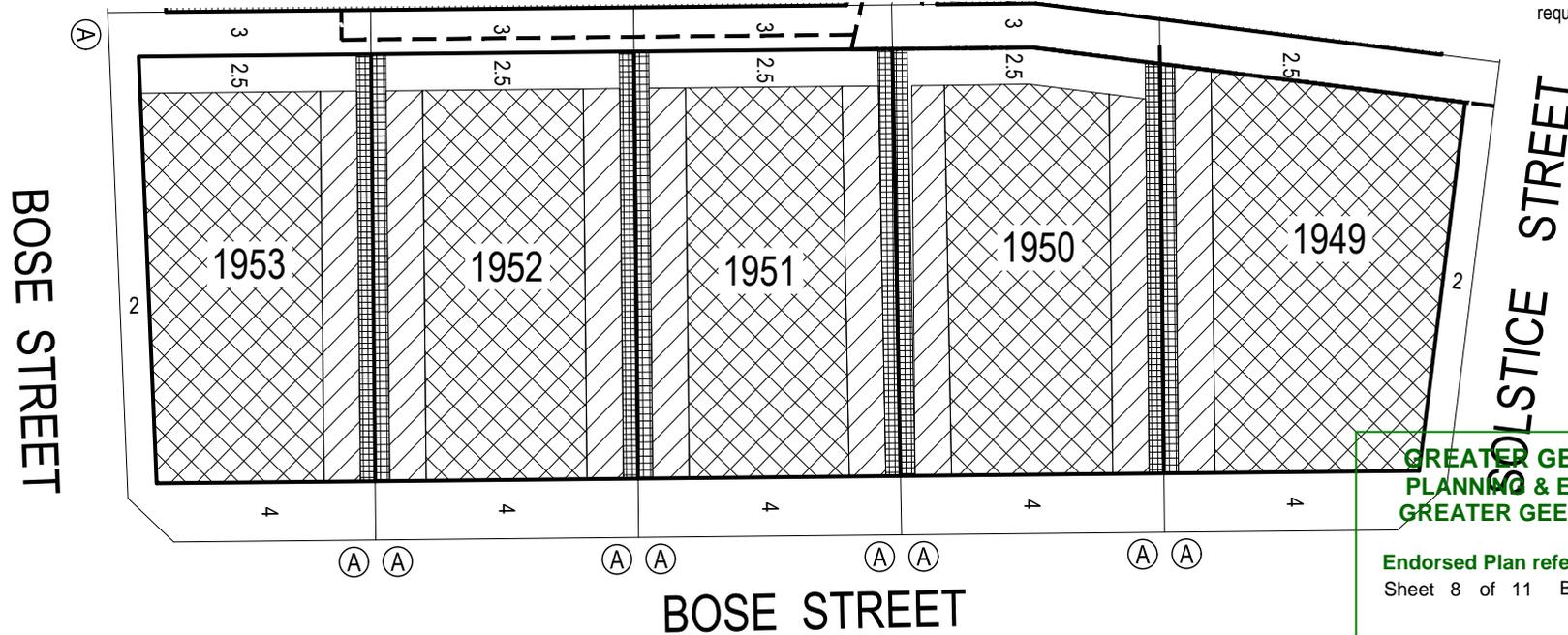
19 / 6
stage sheet



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
- 1906 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)



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

Endorsed Plan referred to in Permit No: 496/2012/G
Sheet 8 of 11 Building Envelope Stage 19 & 19A

Signed Date 01/03/2017

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

NOTE: THIS IS NOT A BUILDING APPROVAL

ARMSTRONG Mt DUNEED

**BUILDING ENVELOPE PLAN
STAGES 19 & 19A**

19/7
stage sheet

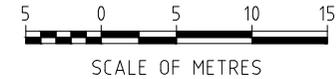
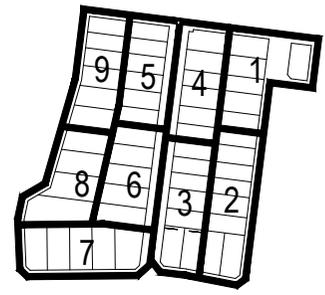
This Building Envelope Plan is to be read in conjunction with the associated Building Envelope Profiles and Design Guidelines.

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 11.

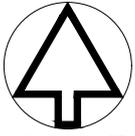
Detailed design of roads, driveways and footpaths is provided in the relevant Engineering Plans.

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

All details subject to City of Greater Geelong Council approval.



KEY TO SHEETS



MGA ZONE 55

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 11.

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.

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
- 1906** 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)

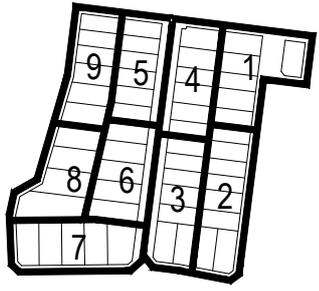
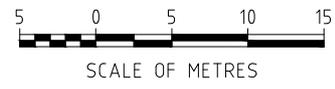
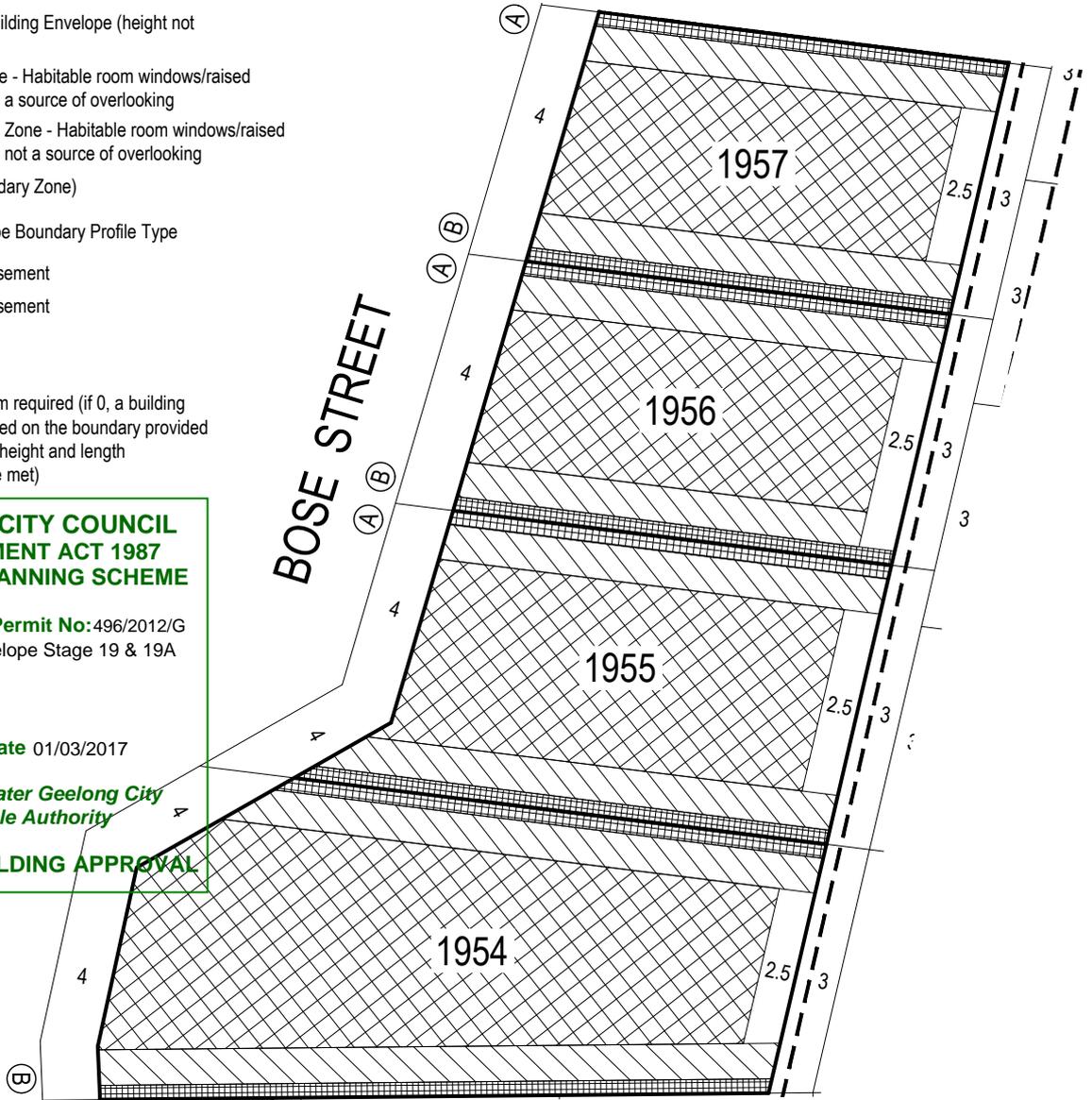
**GREATER GEELONG CITY COUNCIL
PLANNING & ENVIRONMENT ACT 1987
GREATER GEELONG PLANNING SCHEME**

Endorsed Plan referred to in Permit No:496/2012/G
Sheet 9 of 11 Building Envelope Stage 19 & 19A

Signed Date 01/03/2017

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

NOTE: THIS IS NOT A BUILDING APPROVAL



KEY TO SHEETS

ARMSTRONG Mt DUNEED

BUILDING ENVELOPE PLAN STAGES 19 & 19A

19 / 8

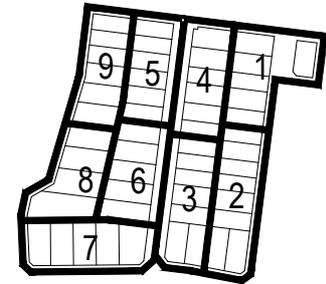
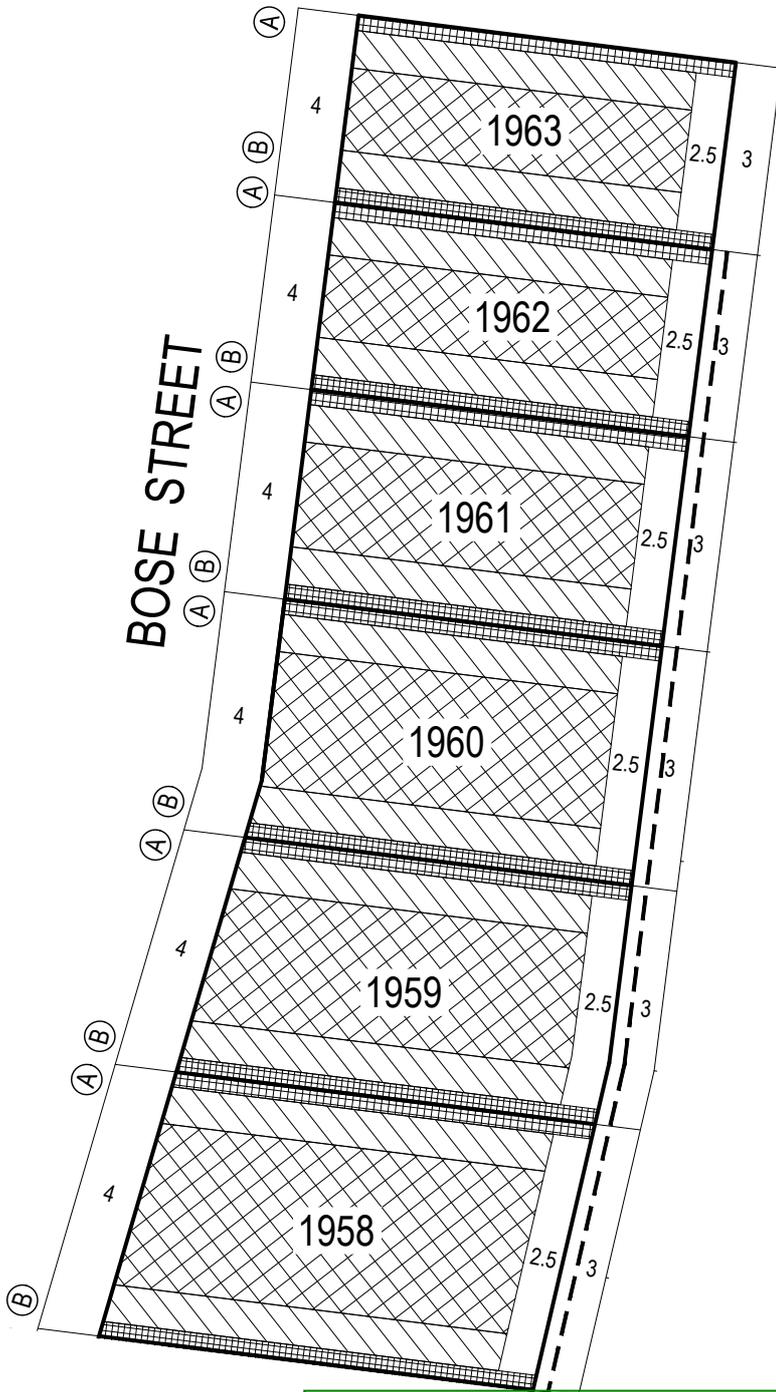
stage sheet



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.



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
- 1906** 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 11.



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

Endorsed Plan referred to in Permit No: 496/2012/G
Sheet 10 of 11 Building Envelope Stage 19 & 19A

Signed Date 01/03/2017

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

NOTE: THIS IS NOT A BUILDING APPROVAL

ARMSTRONG Mt DUNEED

**BUILDING ENVELOPE PLAN
STAGES 19 & 19A**

19/9
stage sheet

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

Endorsed Plan referred to in Permit No: 496/2012/G
Sheet 11 of 11 Building Envelope Stage 19 & 19A

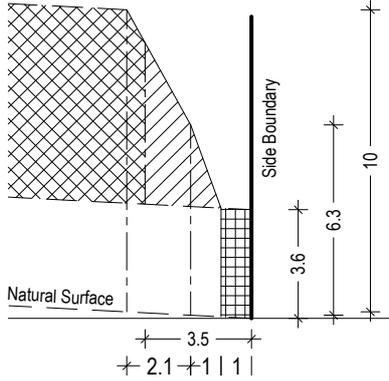
Signed  Date 01/03/2017

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

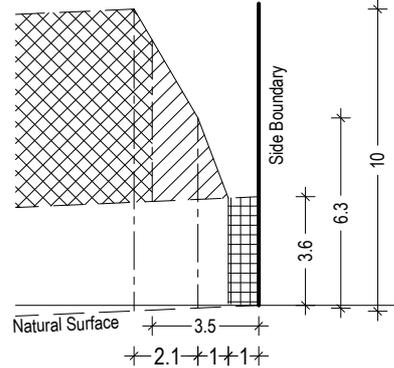
NOTE: THIS IS NOT A BUILDING APPROVAL

(A)

STANDARD ALLOTMENT - SIDE BOUNDARY



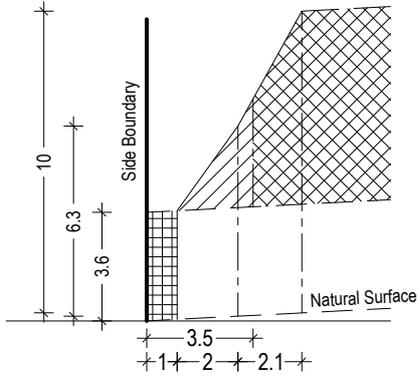
NATURAL SURFACE RISING FROM SIDE BOUNDARY



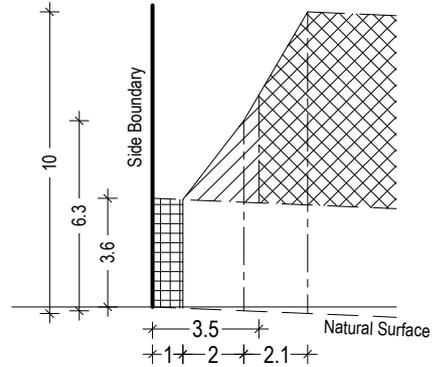
NATURAL SURFACE FALLING FROM SIDE BOUNDARY

(B)

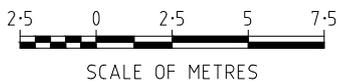
STANDARD ALLOTMENT - SIDE BOUNDARY



NATURAL SURFACE RISING FROM SIDE BOUNDARY



NATURAL SURFACE FALLING FROM SIDE BOUNDARY



ARMSTRONG Mt DUNEED

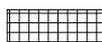
**BUILDING ENVELOPE PROFILES
STAGES 19 & 19A**

19/10
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

Building to Boundary Zone