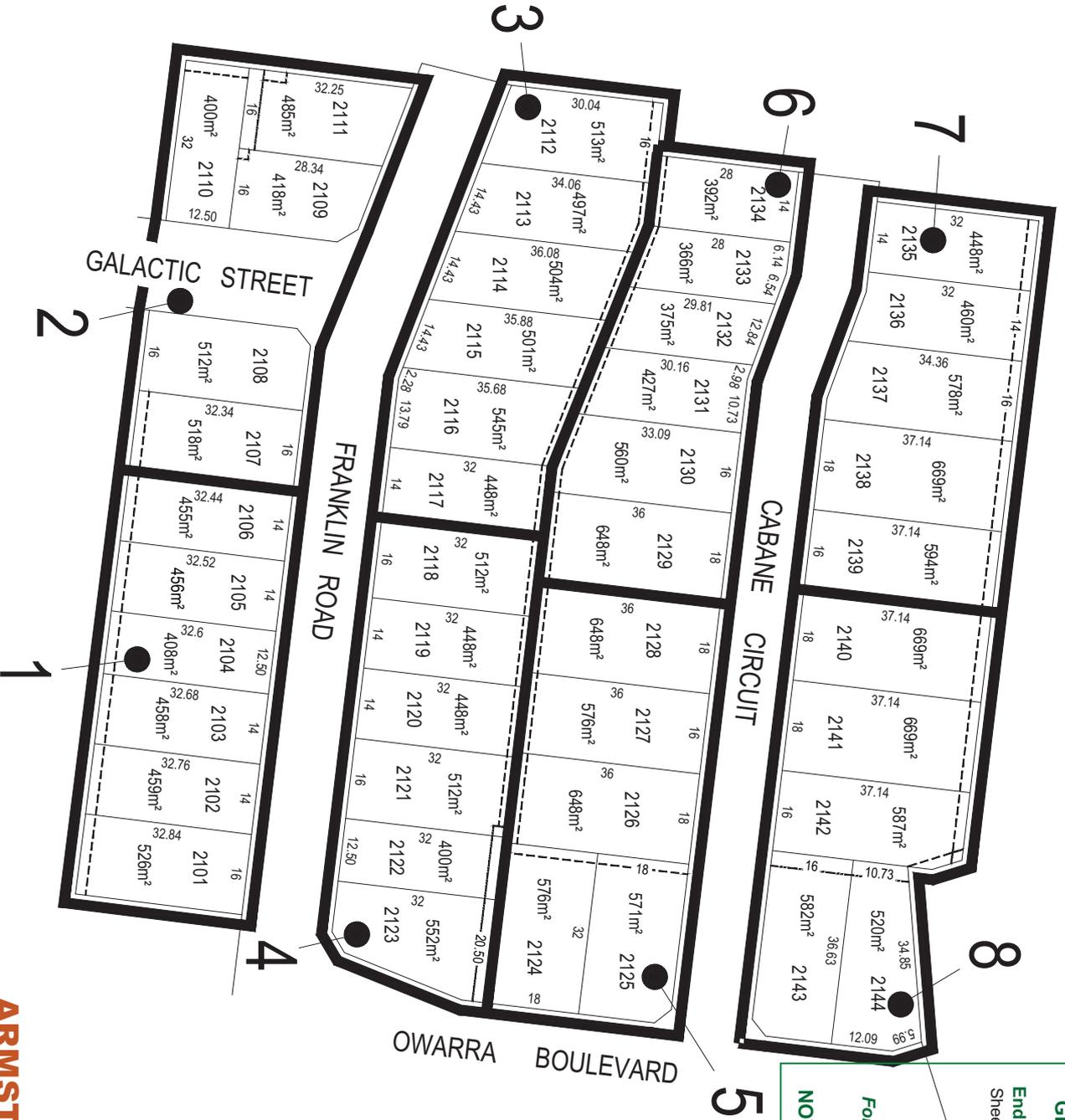




MGA ZONE 55



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

Endorsed Plan referred to in Permit No:496/2012/G  
Sheet 1 of 10 Stage 21 Building Envelopes

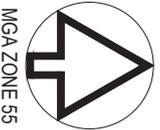
Signed  Date 06/03/2018

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

**NOTE: THIS IS NOT A BUILDING APPROVAL**

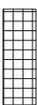
**KEY TO SHEETS**  
REFER TO SHEETS  
1 TO 9  
FOR DETAIL

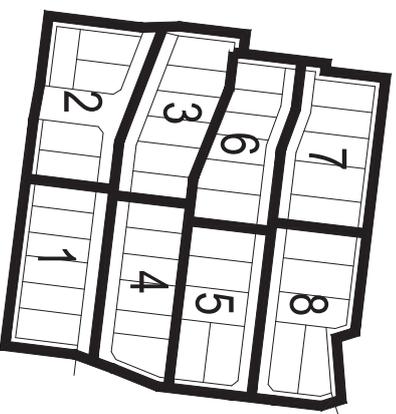
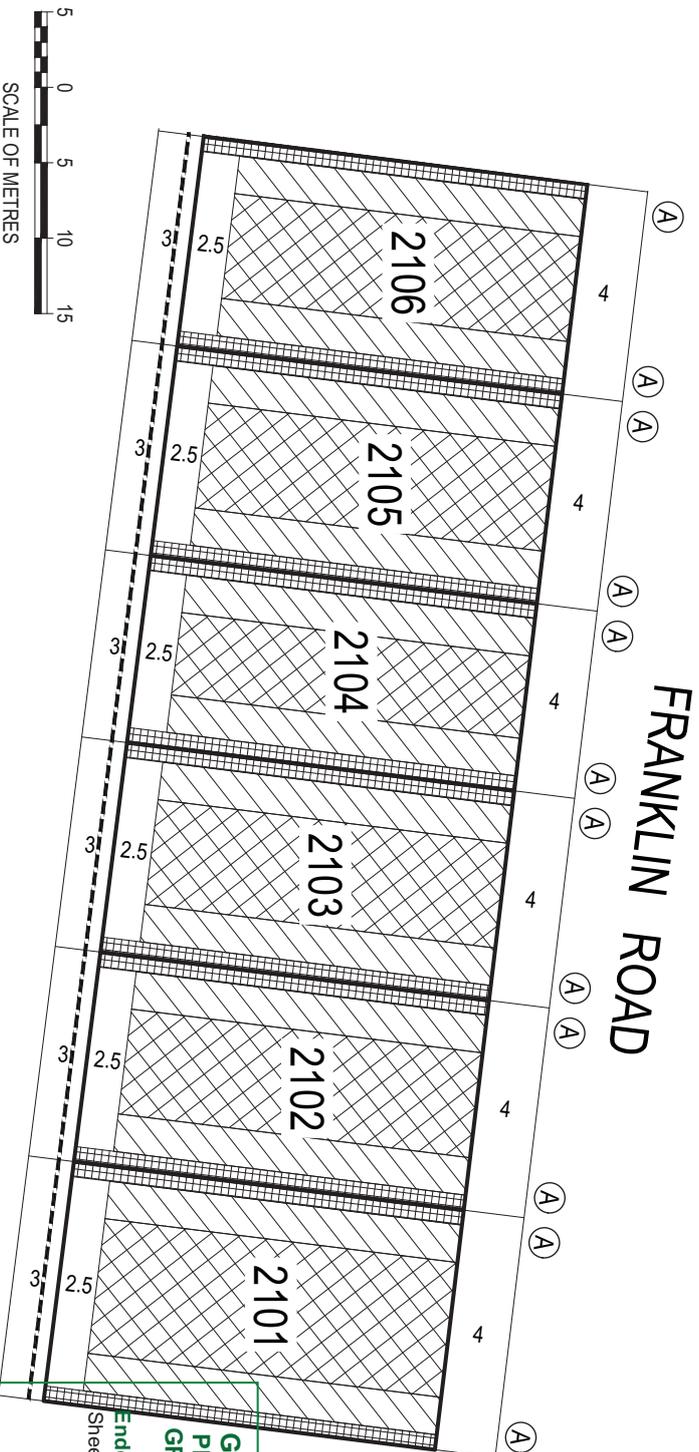
**ARMSTRONG Mt DUNEED**  
**BUILDING ENVELOPE PLAN**  
**STAGE 21**  
October 2017  
Version:B



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
-  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)



**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 10 Stage 21 Building Envelopes

Signed  Date 06/03/2018

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

**NOTE: THIS IS NOT A BUILDING APPROVAL**

**ARMSTRONG Mt DUNNEED**

**BUILDING ENVELOPE PLAN  
STAGE 21**

**21/1**

stage sheet

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

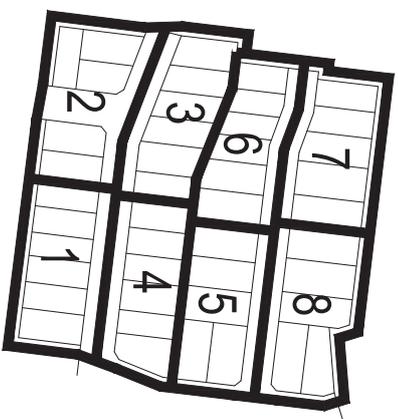
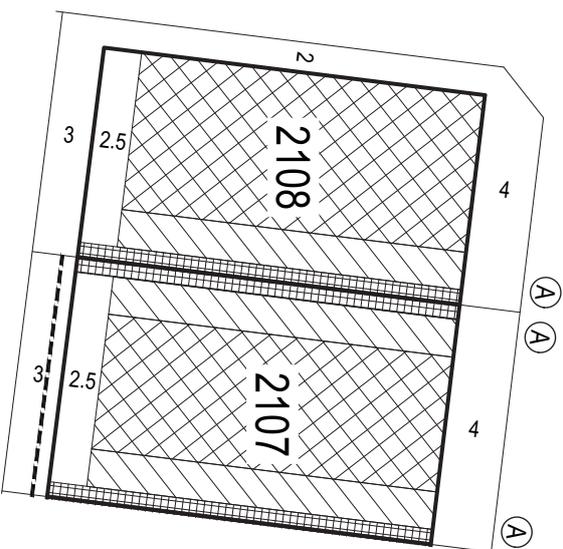
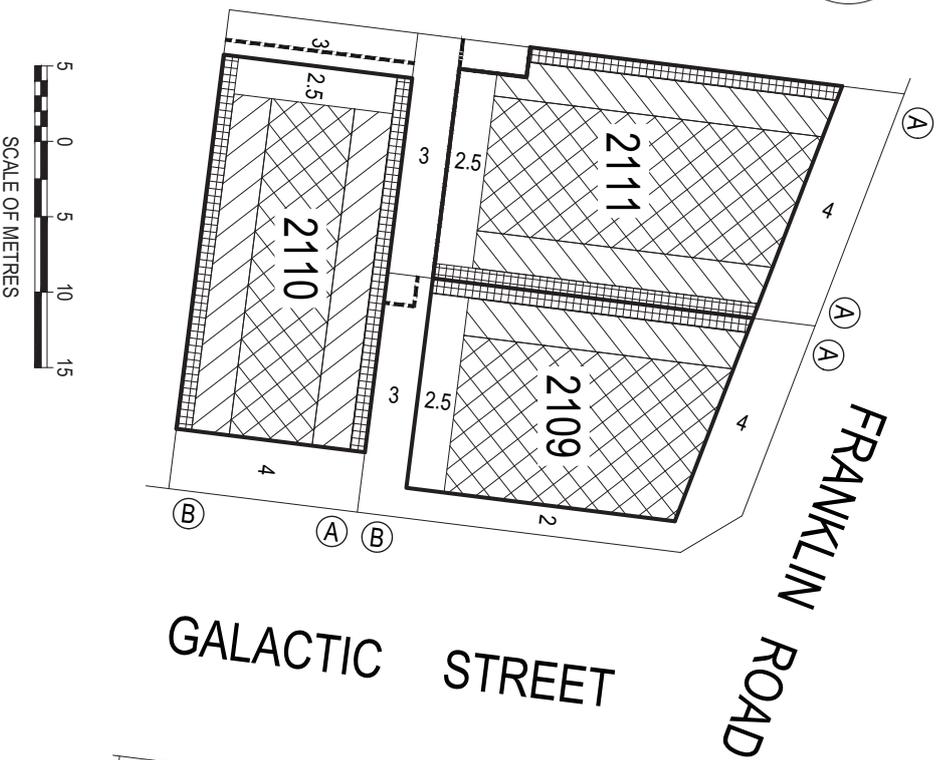
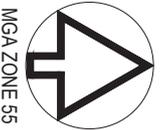
The registered proprietor/s of the lot are required to build in accordance with building envelopes shown hereon and in the "Profile Diagrams" in sheet 9.

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

3 Setback minimum required (if 0, a building can be constructed on the boundary provided it complies with the Building Envelope Guidelines)

**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 10 Stage 21 Building Envelopes

Signed 

Date 06/03/2018

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

**NOTE: THIS IS NOT A BUILDING APPROVAL  
ARMYSTRONG MITCHELL**

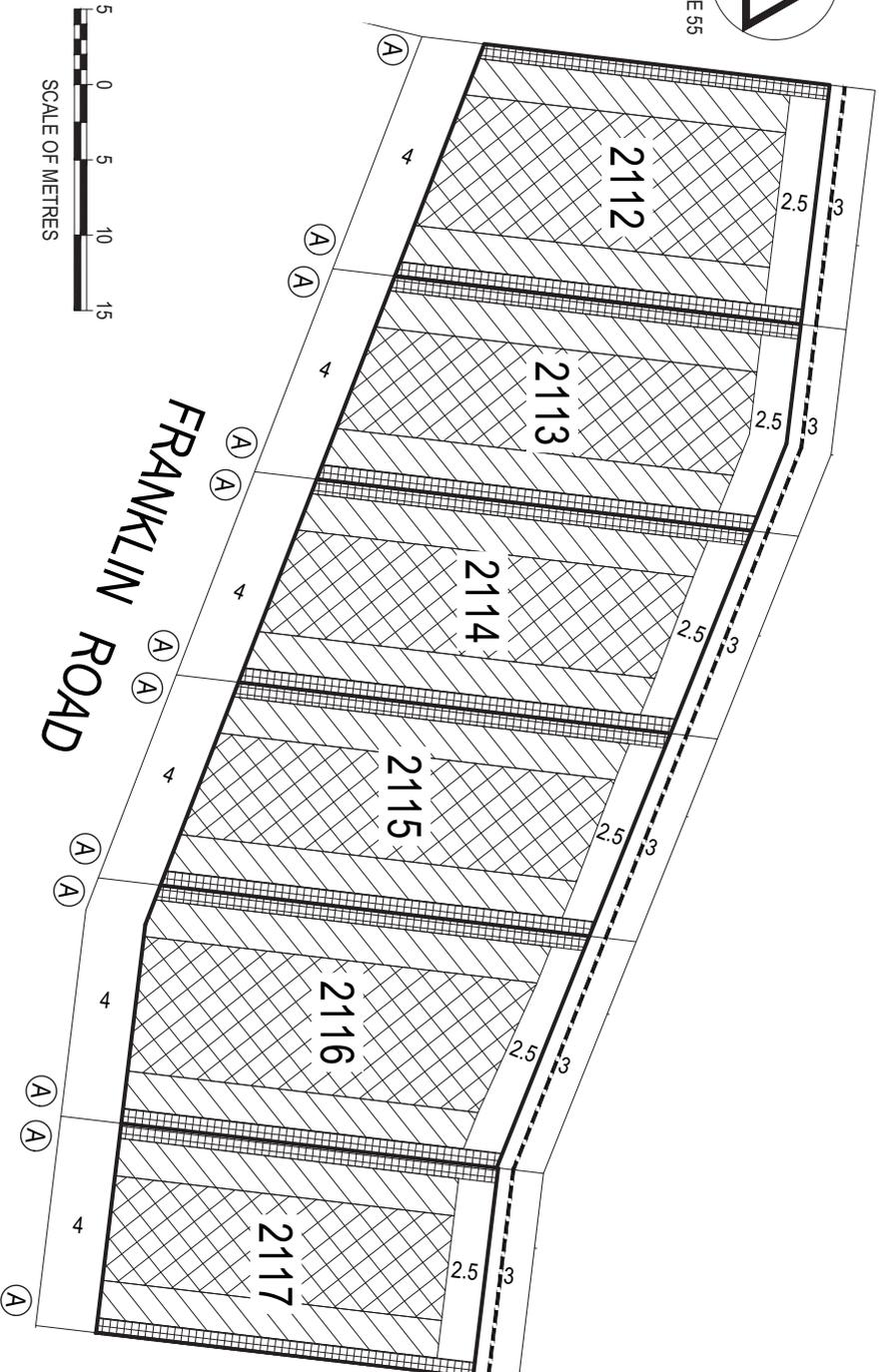
**BUILDING ENVELOPE PLAN  
STAGE 21**

**21/2**

stage sheet

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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.

**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

(A) Building Envelope Boundary Profile Type

----- 2 metre wide easement

- - - - - 3 metre wide easement

**2105** 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 4 of 10 Stage 21 Building Envelopes

Signed  Date 06/03/2018

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

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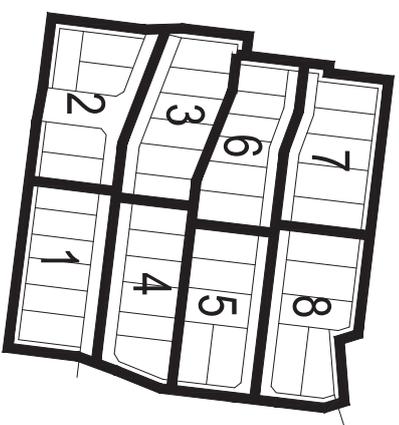
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**KEY TO SHEETS**

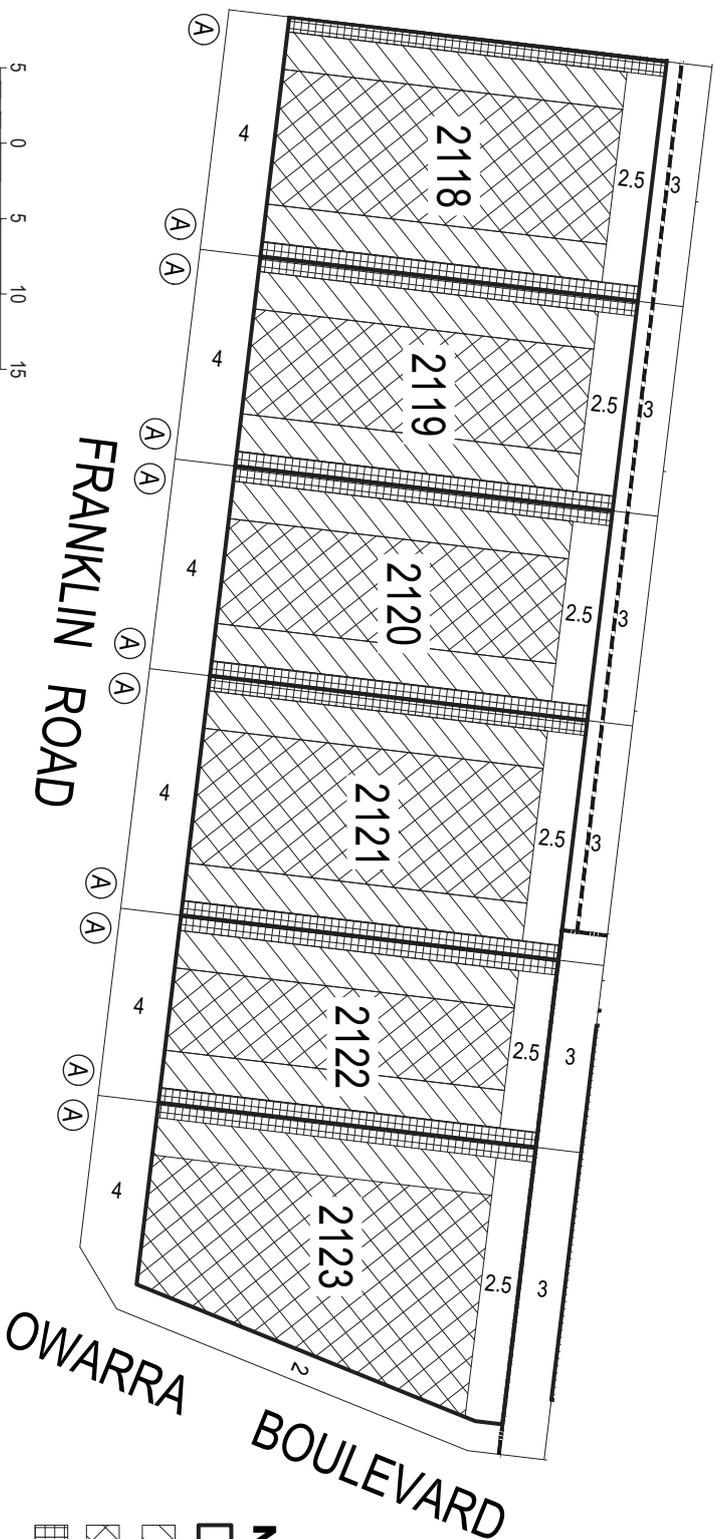
**ARMSTRONG Mt DUNNEED**

**BUILDING ENVELOPE PLAN  
STAGE 21**

**21/3**



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
- Lot number

2105

3

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

**ARMSTRONG Mt DUNNEED**

**BUILDING ENVELOPE PLAN  
STAGE 21**

**21/4**

stage

sheet

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

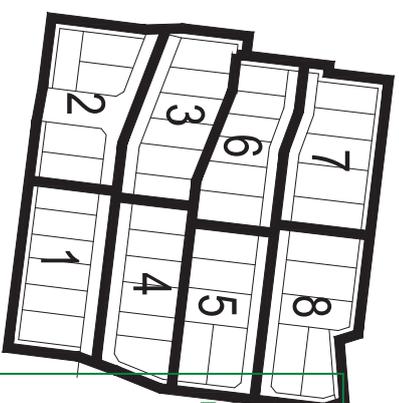
Endorsed Plan referred to in Permit No:496/2012/G  
Sheet 5 of 10 Stage 21 Building Envelopes

Signed \_\_\_\_\_ Date 06/03/2018

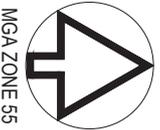
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Detailed design of landscape works is provided in the relevant Landscape Plans.  
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**KEY TO SHEETS**



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



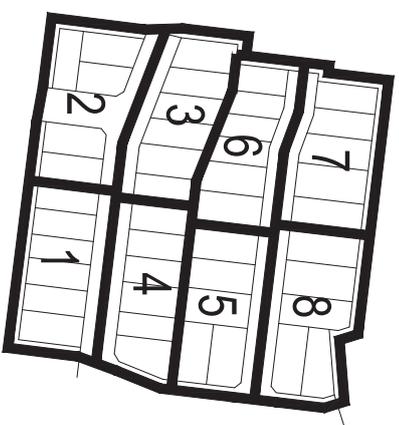
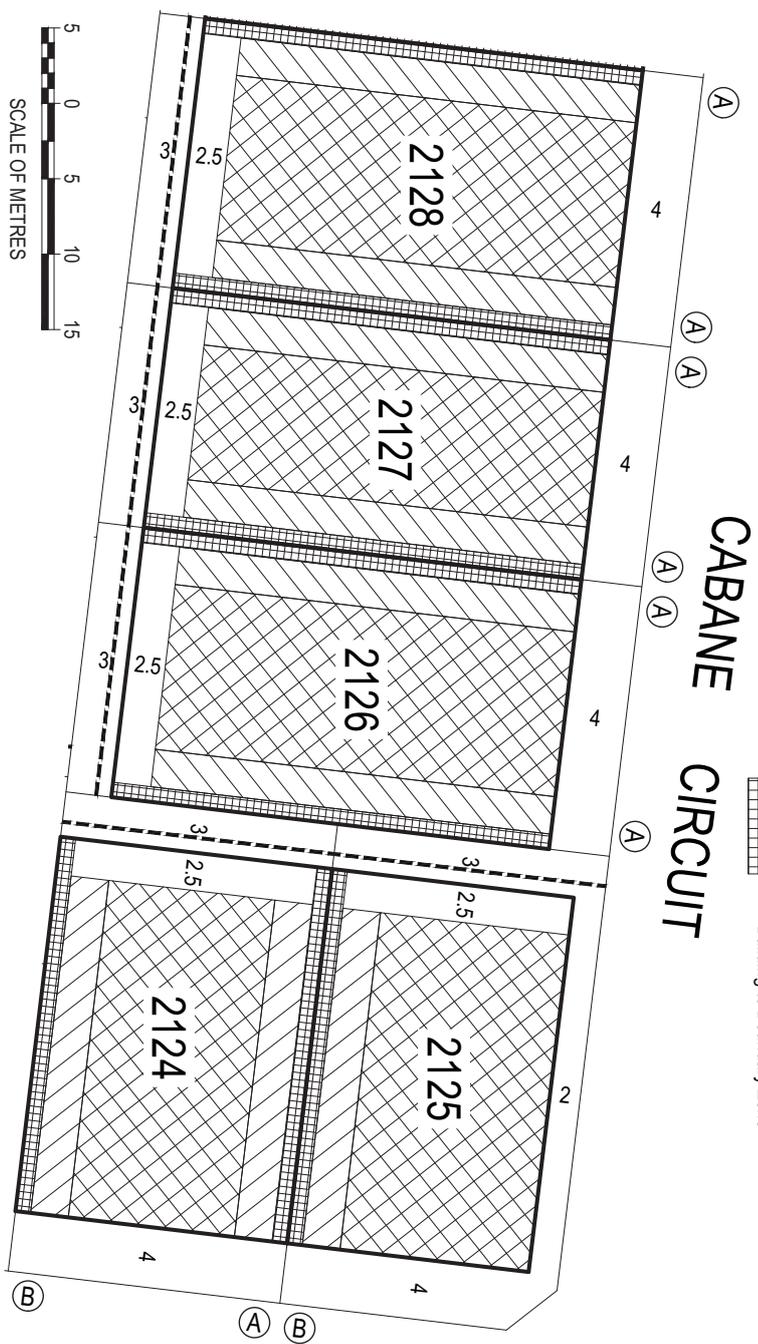
Building Envelope Boundary Profile Type

- 2 metre wide easement
- 3 metre wide easement

2105

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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**KEY TO SHEETS**

**OWARRA BOULEVARD**

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

Endorsed Plan referred to in Permit No:496/2012/G  
 Sheet 6 of 10 Stage 21 Building Envelopes

Signed  Date 06/03/2018

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

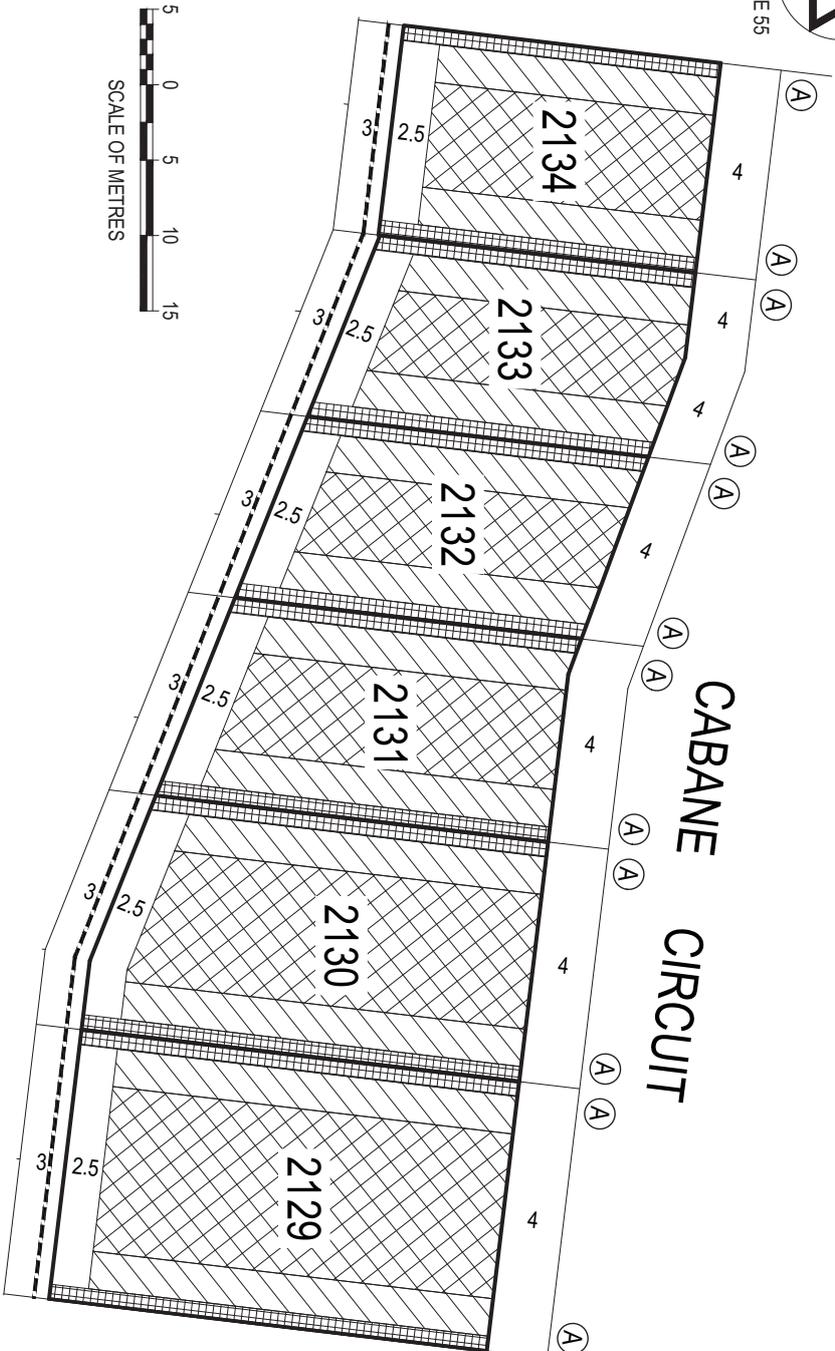
**NOTE: THIS IS NOT A BUILDING APPROVAL**

**ARMSTRONG Mt DUNNEED**

**BUILDING ENVELOPE PLAN**  
**STAGE 21**

**21/15**

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

**2105** 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 7 of 10 Stage 21 Building Envelopes

Signed  Date 06/03/2018

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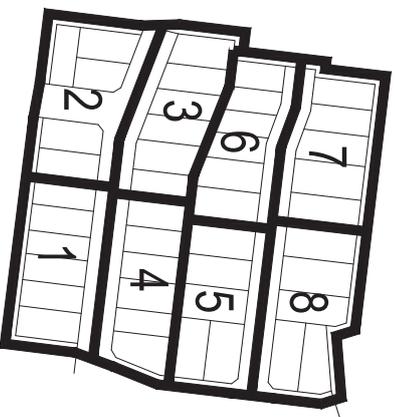
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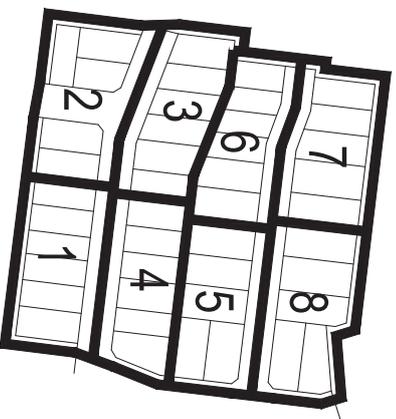
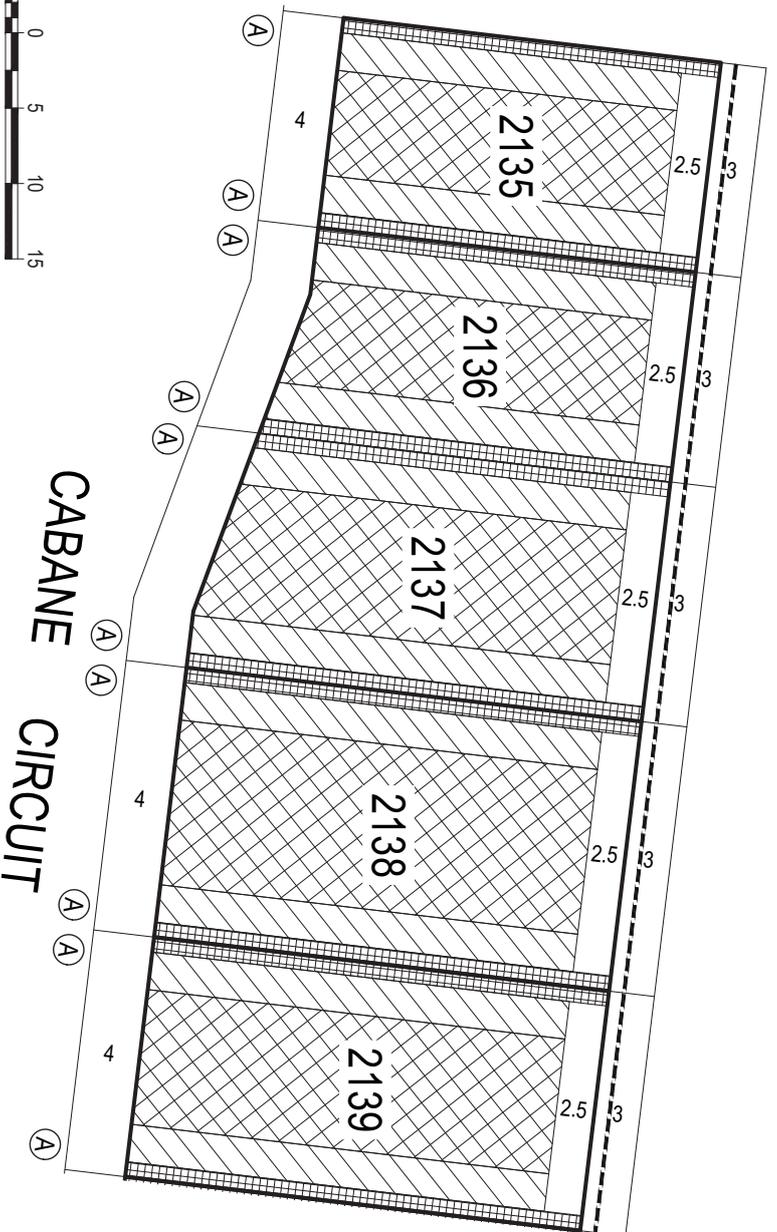
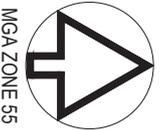


**KEY TO SHEETS**

**ARMSTRONG Mt DUNNEED  
BUILDING ENVELOPE PLAN  
STAGE 21**

**21/6**

stage sheet



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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

2105

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 10 Stage 21 Building Envelopes

Signed Date 06/03/2018

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

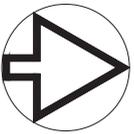
**NOTE: THIS IS NOT A BUILDING APPROVAL**

**KEY TO SHEETS**

**ARMSTRONG Mt DUNNEED**  
**BUILDING ENVELOPE PLAN**  
**STAGE 21**

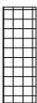
**21/7**

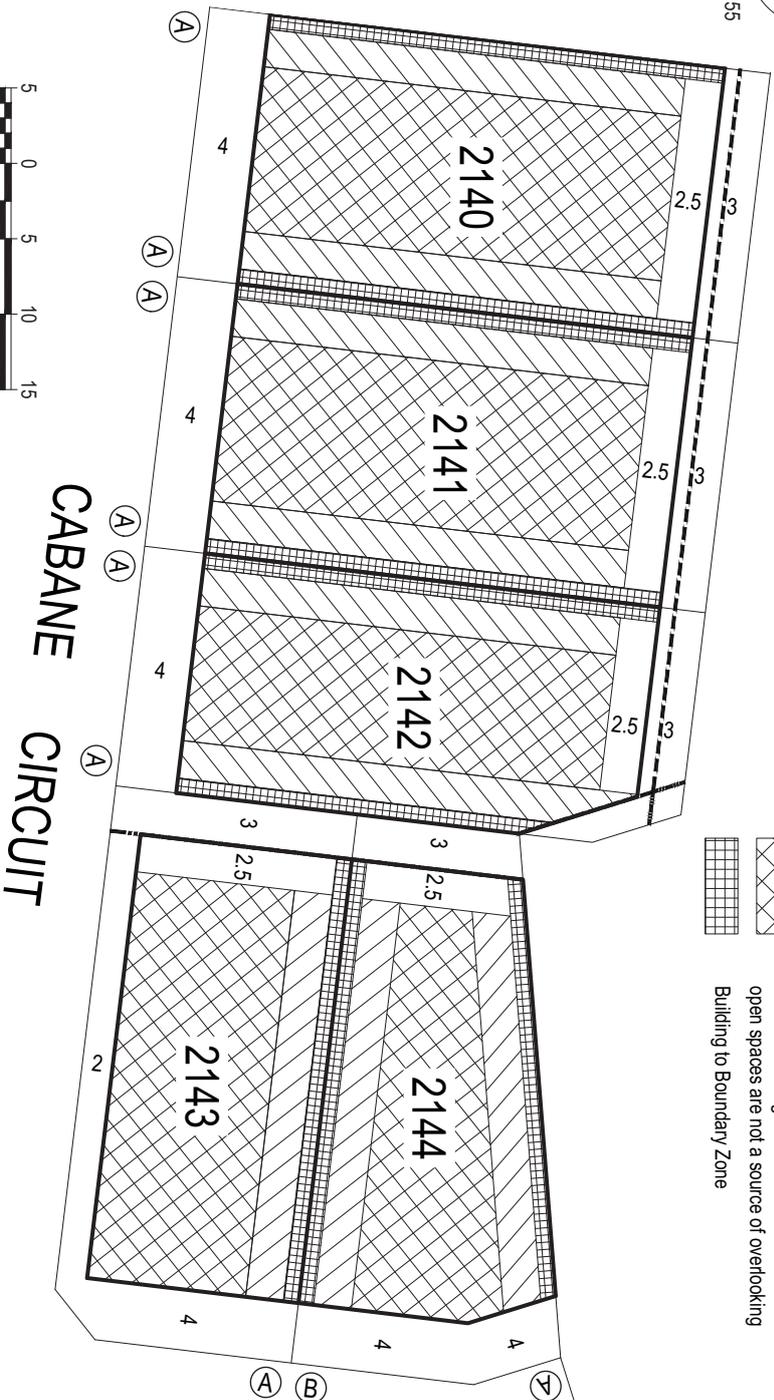
stage sheet



MGZ 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
-  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)



CABANE  
CIRCUIT

OWARRA  
BOULEVARD

**OWARRA**  
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 10 Stage 21 Building Envelopes

Signed  Date 06/03/2018

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

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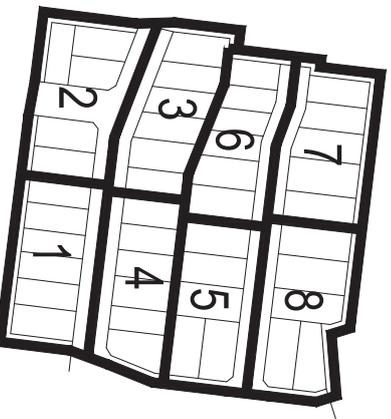
**ARMSTRONG Mt DUNNEED**

**BUILDING ENVELOPE PLAN  
STAGE 21**

**21/8**

stage sheet

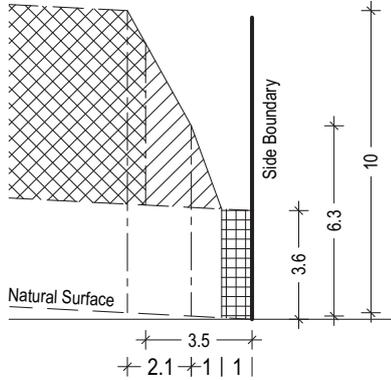
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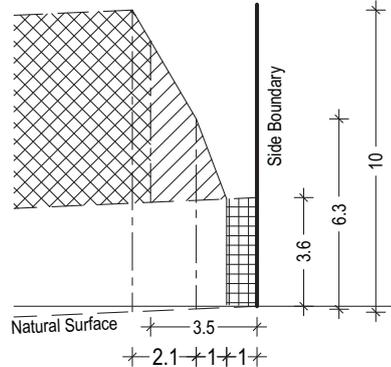
**KEY TO SHEETS**

**(A)**

**STANDARD ALLOTMENT - SIDE BOUNDARY**



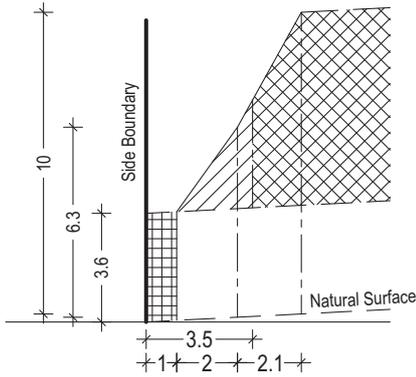
NATURAL SURFACE RISING FROM SIDE BOUNDARY



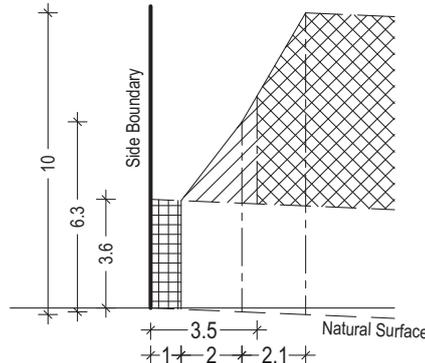
NATURAL SURFACE FALLING FROM SIDE BOUNDARY

**(B)**

**STANDARD ALLOTMENT - SIDE BOUNDARY**



NATURAL SURFACE RISING FROM SIDE BOUNDARY



NATURAL SURFACE FALLING FROM SIDE BOUNDARY

**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 10 Stage 21 Building Envelopes

Signed  Date 06/03/2018

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

**NOTE: THIS IS NOT A BUILDING APPROVAL**

**ARMSTRONG Mt DUNED**

**BUILDING ENVELOPE PROFILES  
STAGE 21**

**21 / 9**  
stage sheet

-  Single Storey Building Envelope
-  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