

MGA ZONE 55

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

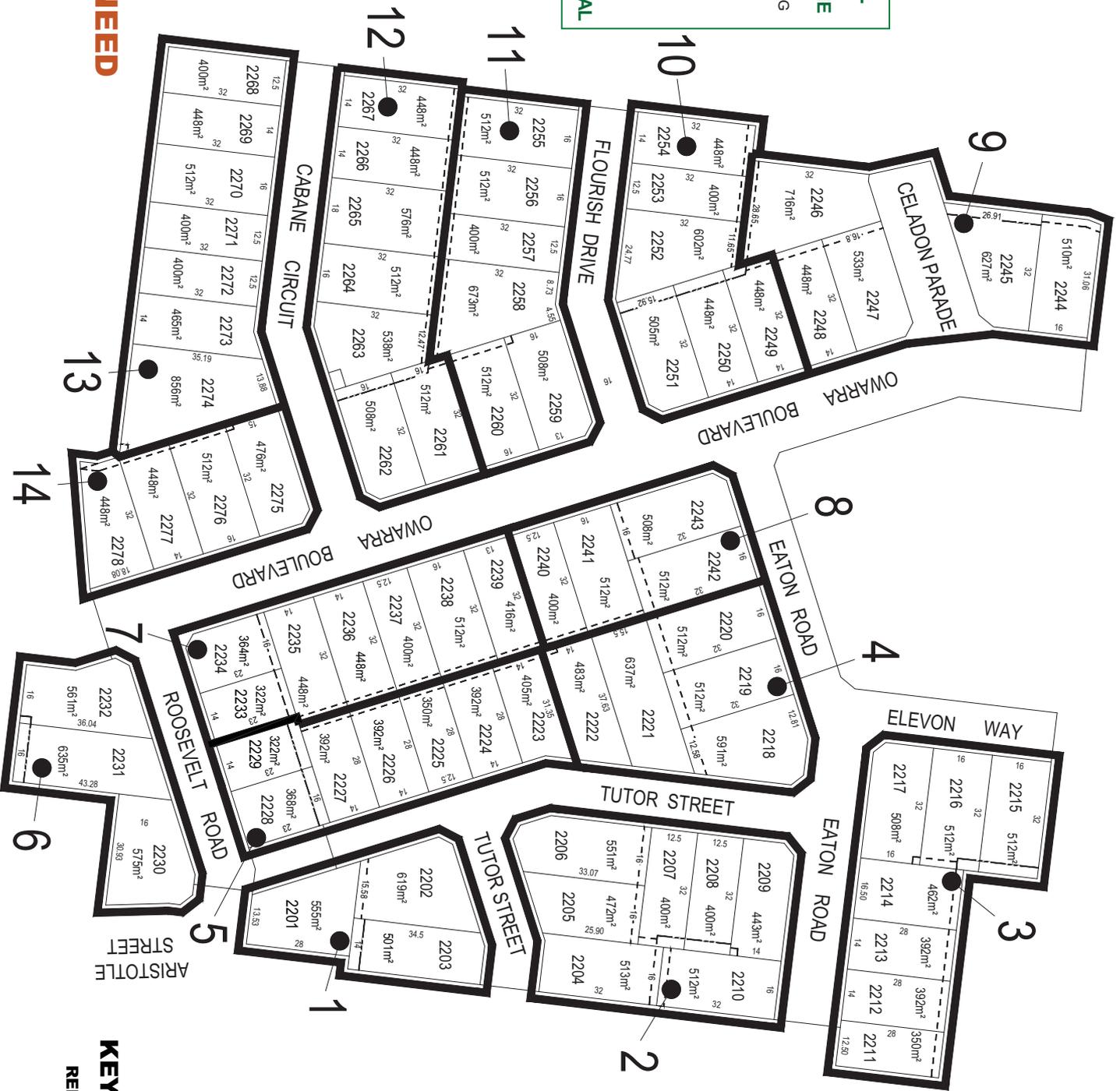
Endorsed Plan referred to in Permit No:49612012/G  
Sheet 1 of 16 Stage 22 Building Envelopes

Signed

Date 21/03/2018

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 22**

January 2018  
Version: H

**KEY TO SHEETS**

REFER TO SHEETS  
1 TO 15  
FOR DETAIL



**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 16 Stage 22 Building Envelopes

Signed  Date 21/03/2018

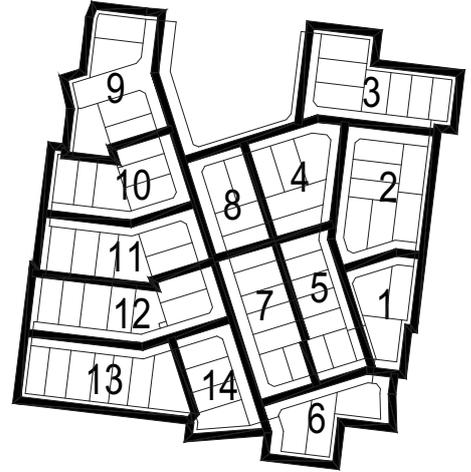
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Detailed design of landscape works is provided in the relevant Landscape Plans.

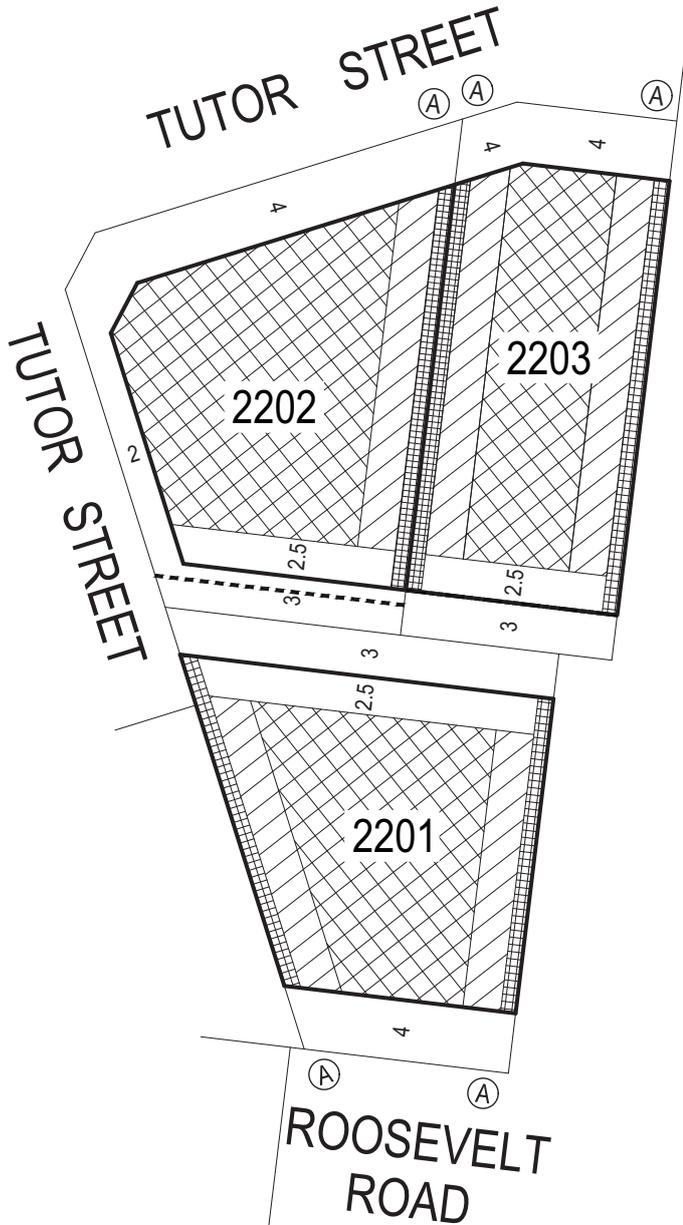
All details subject to City of Greater Geelong Council approval.



**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)
-  Building Envelope Boundary Profile Type
-  2 metre wide easement
-  3 metre wide easement
- 2205** 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.



**ARMSTRONG Mt DUNED**

**BUILDING ENVELOPE PLAN  
STAGE 22**

**22 / 1**  
stage sheet



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 3 of 16 Stage 22 Building Envelopes

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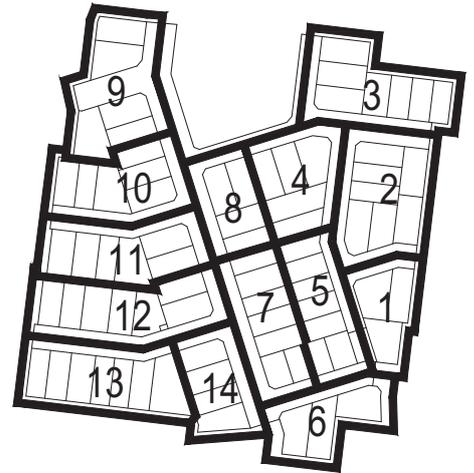
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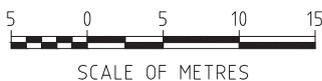
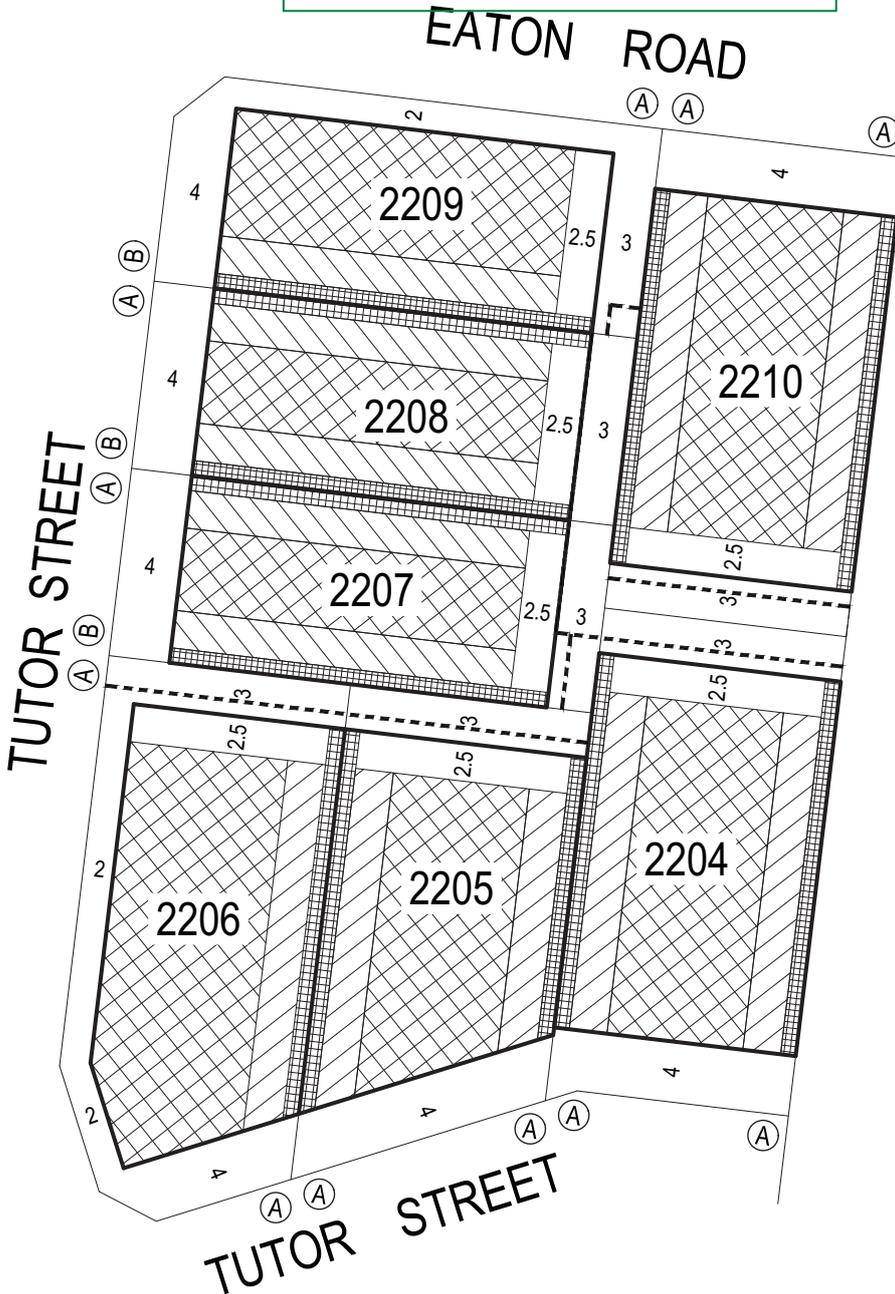
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**KEY TO SHEETS**

**NOTATIONS**

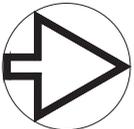
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-  Building to Boundary Zone
-  Building Envelope Boundary Profile Type
-  2 metre wide easement
-  3 metre wide easement
- 2205 Lot number
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**ARMSTRONG Mt DUNED**

**BUILDING ENVELOPE PLAN  
STAGE 22**

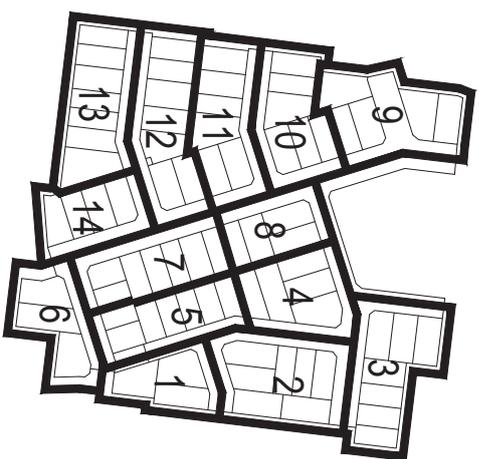
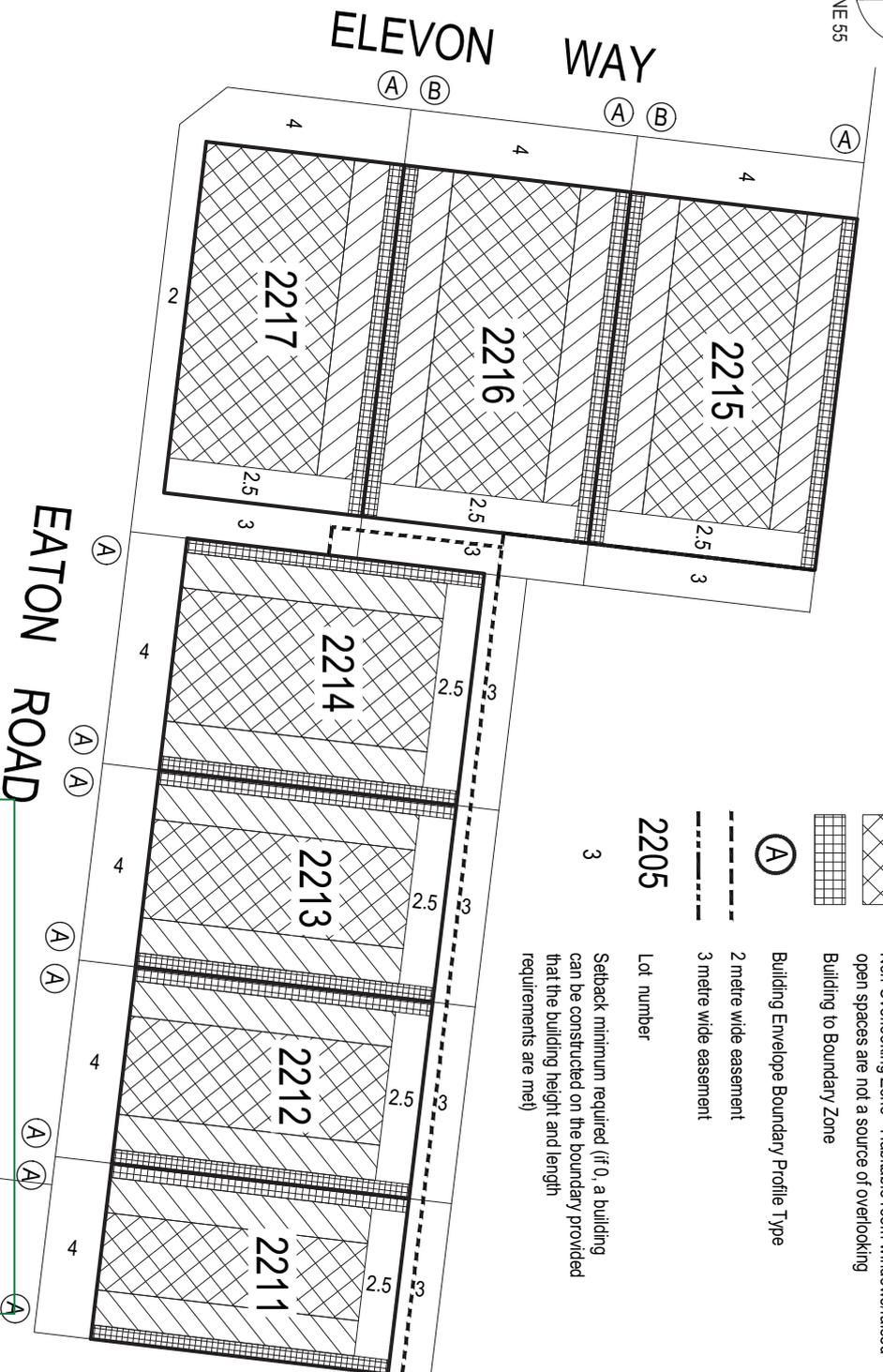
**22 / 2**  
stage sheet



MGA ZONE 55

### NOTATIONS

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- 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)



### KEY TO SHEETS



Endorsed Plan referred to in Permit No. 496/2012/G  
 Sheet 4 of 16 Stage 22 Building Envelopes

Signed  Date 21/03/2018

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

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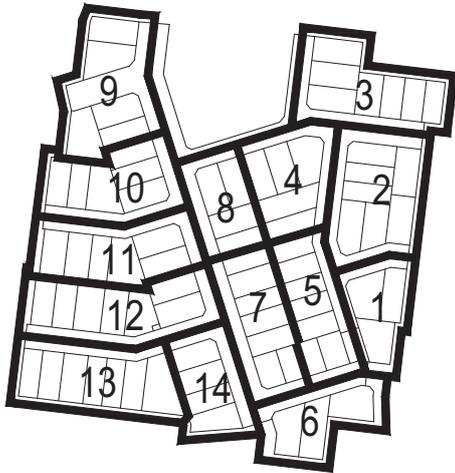
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## ARMSTRONG Mt DUNEED

**BUILDING ENVELOPE PLAN**  
**STAGE 22**

# 22/13

stage sheet



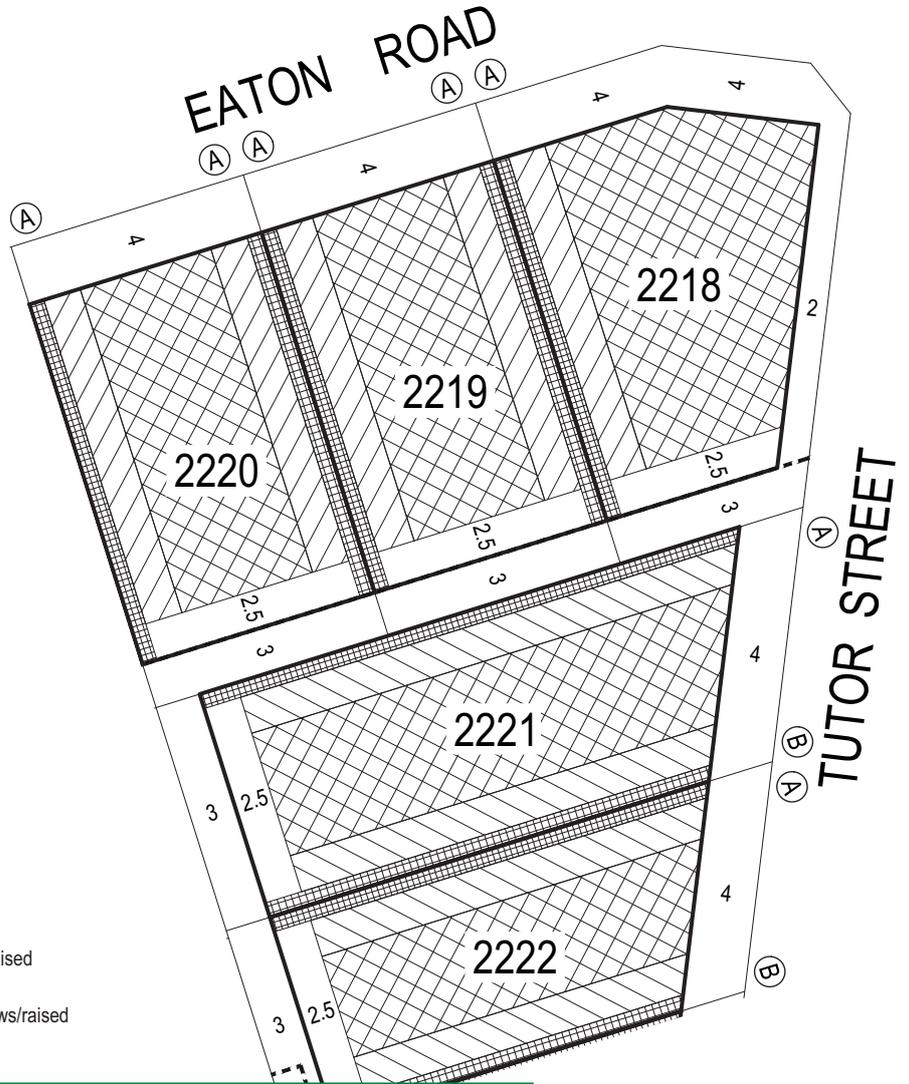
**KEY TO SHEETS**

**NOTATIONS**

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- 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

**2205** 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 5 of 16 Stage 22 Building Envelopes

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**ARMSTRONG Mt DUNED**

**BUILDING ENVELOPE PLAN  
STAGE 22**

**22 / 4**  
stage sheet

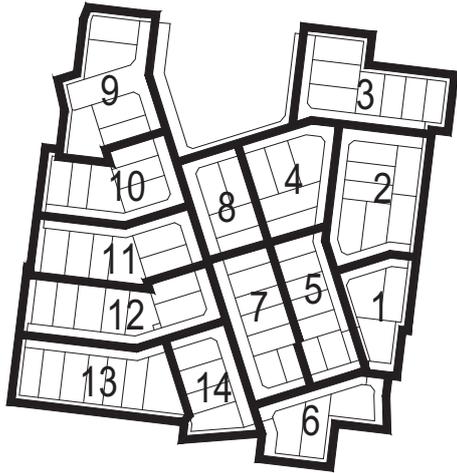
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Sheet 6 of 16 Stage 22 Building Envelopes

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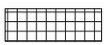
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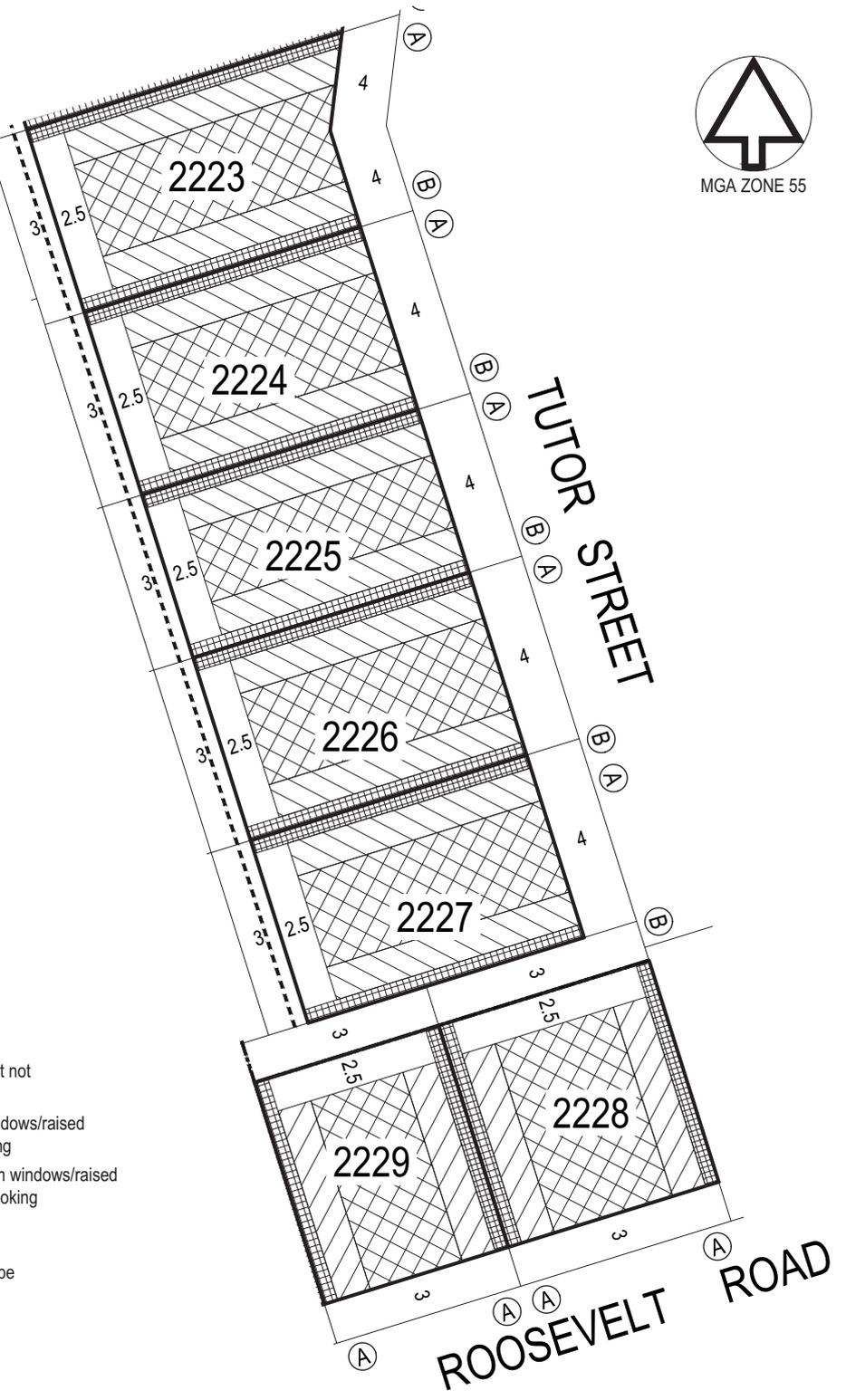


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-  Building to Boundary Zone)
-  Building Envelope Boundary Profile Type
-  2 metre wide easement
-  3 metre wide easement

- 2205 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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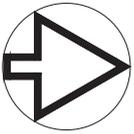
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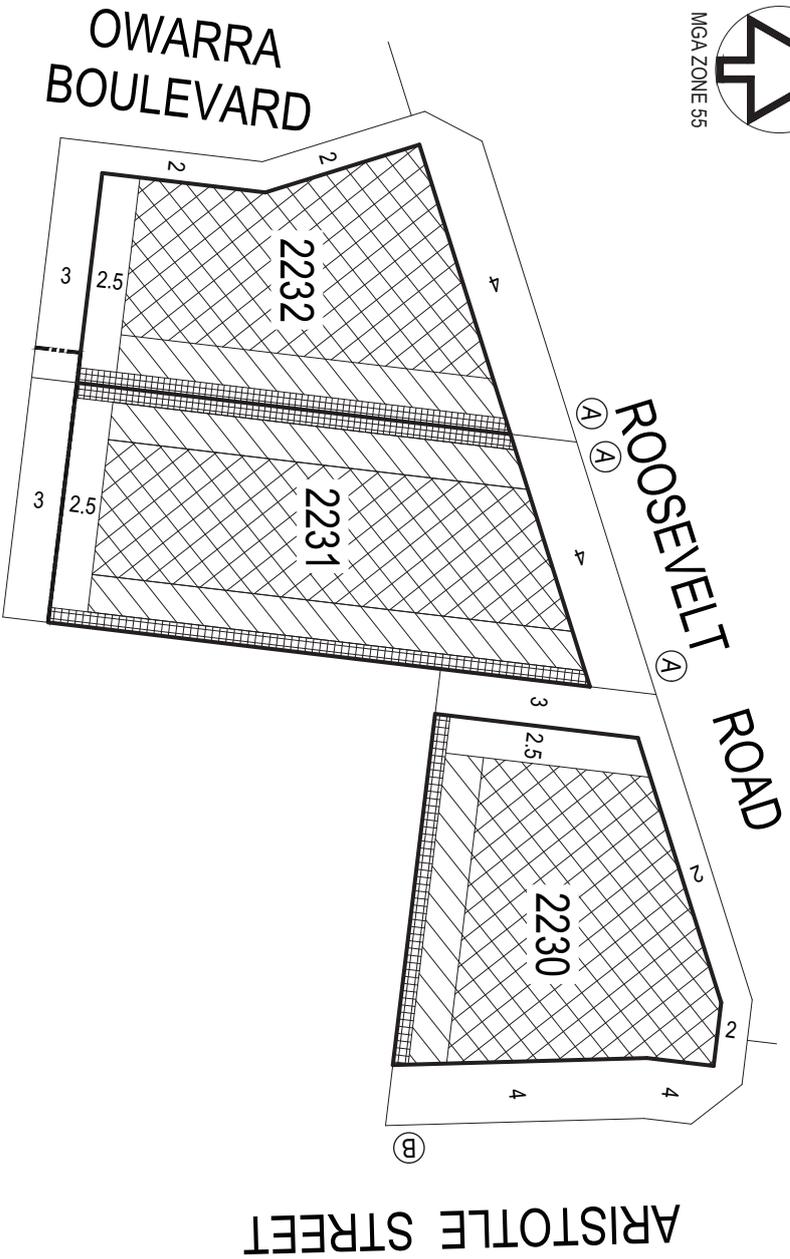
**ARMSTRONG Mt DUNED**

**BUILDING ENVELOPE PLAN  
STAGE 22**

**22 / 5**  
stage sheet



MGA ZONE 55



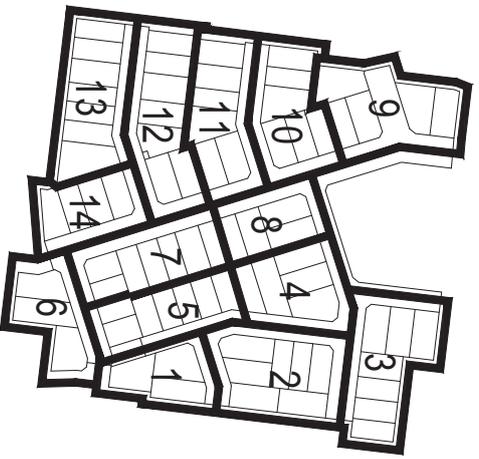
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**NOTATIONS**

- 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

**2205** 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 16 Stage 22 Building Envelopes

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BUILDING ENVELOPE PLAN  
STAGE 22**

**22/16**  
stage sheet

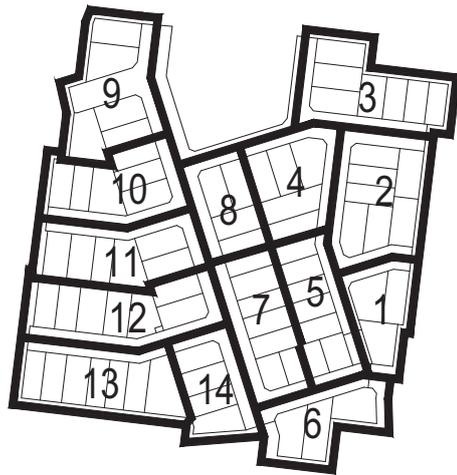
**GREATER GEELONG CITY COUNCIL  
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Sheet 8 of 16 Stage 22 Building Envelopes

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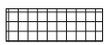
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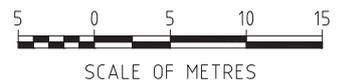
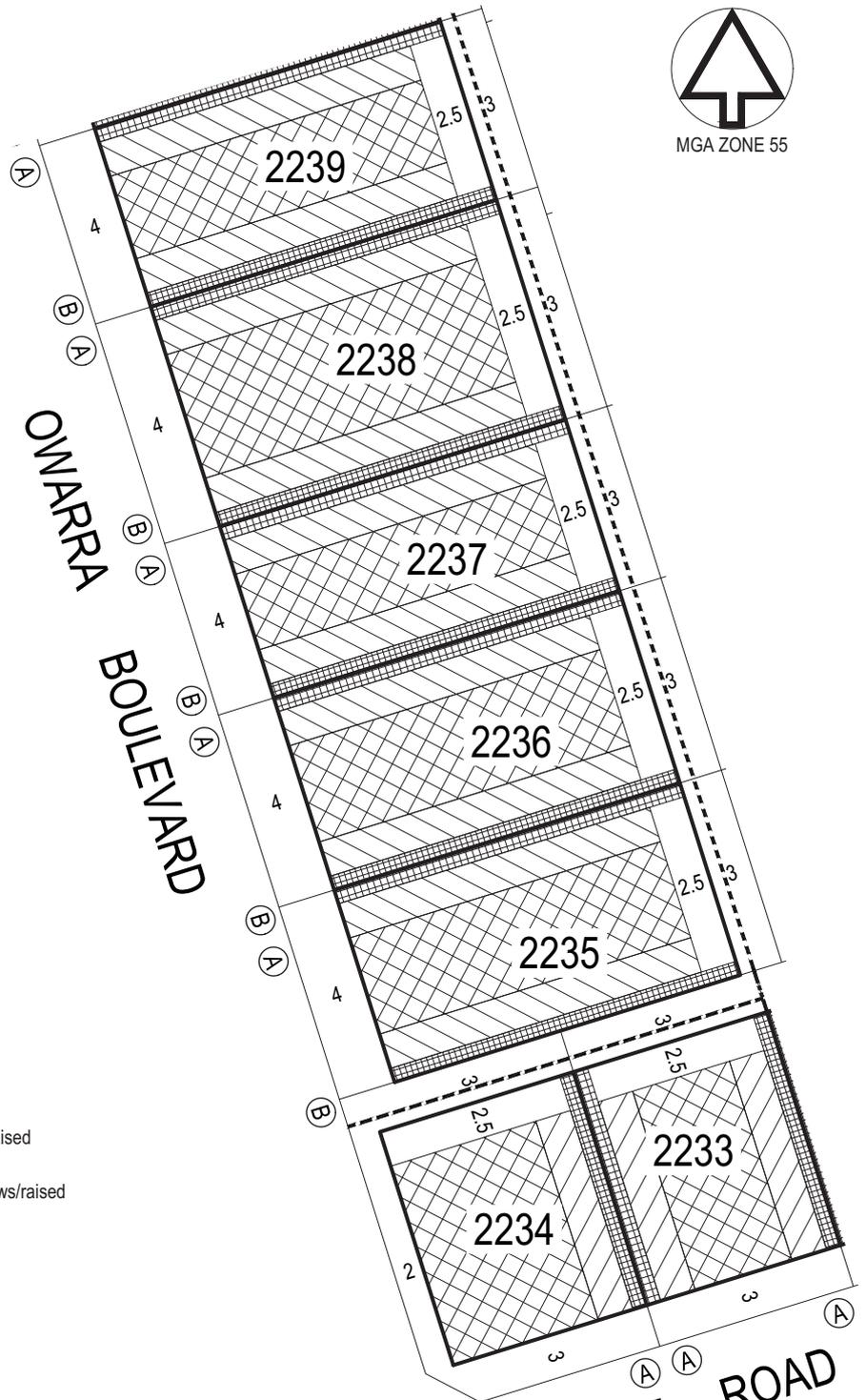


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-  Non Overlooking Zone - Habitable room windows/raised open spaces are not a source of overlooking
-  Building to Boundary Zone)
-  Building Envelope Boundary Profile Type
-  2 metre wide easement
-  3 metre wide easement

- 2205 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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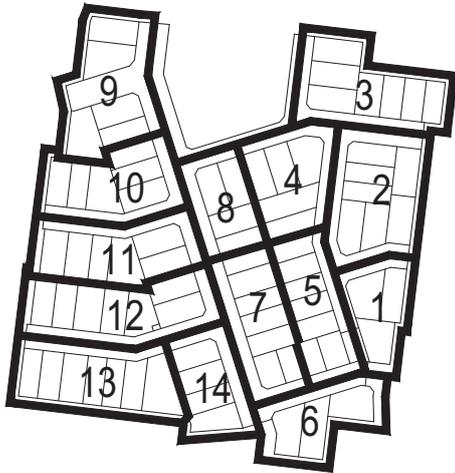
**BUILDING ENVELOPE PLAN  
STAGE 22**

**22 / 17**

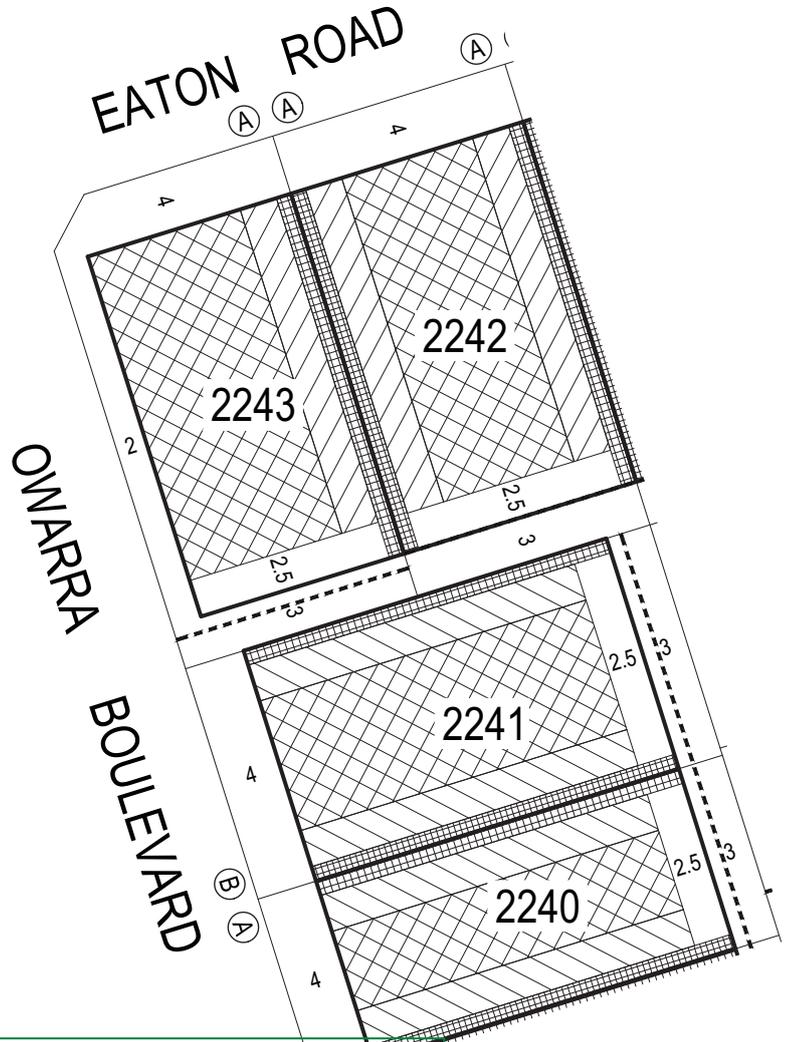
stage sheet



MGA ZONE 55



**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

- 2205** 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  
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Sheet 9 of 16 Stage 22 Building Envelopes

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**BUILDING ENVELOPE PLAN  
STAGE 22**

**22 / 8**  
stage sheet

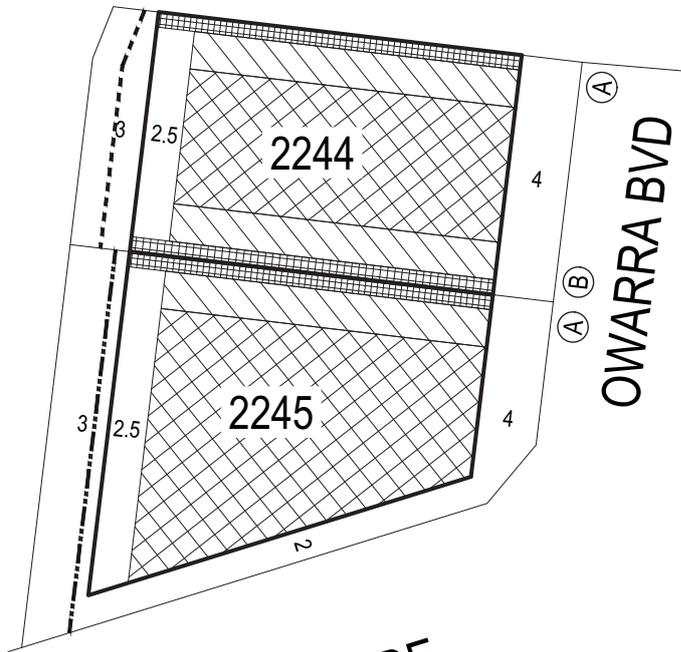


MGA ZONE 55

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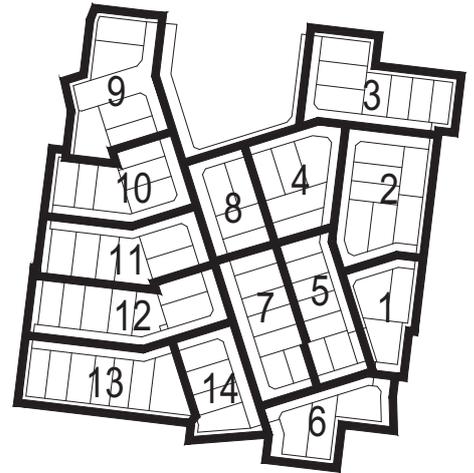
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CELADON PARADE

OWARRA BVD



### 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

2205 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**

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Sheet 10 of 16 Stage 22 Building Envelopes

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## ARMSTRONG Mt DUNED

**BUILDING ENVELOPE PLAN  
STAGE 22**

# 22 / 9

stage sheet

Sheet 9 of 15

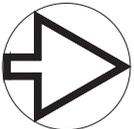
January 2018  
Version:H



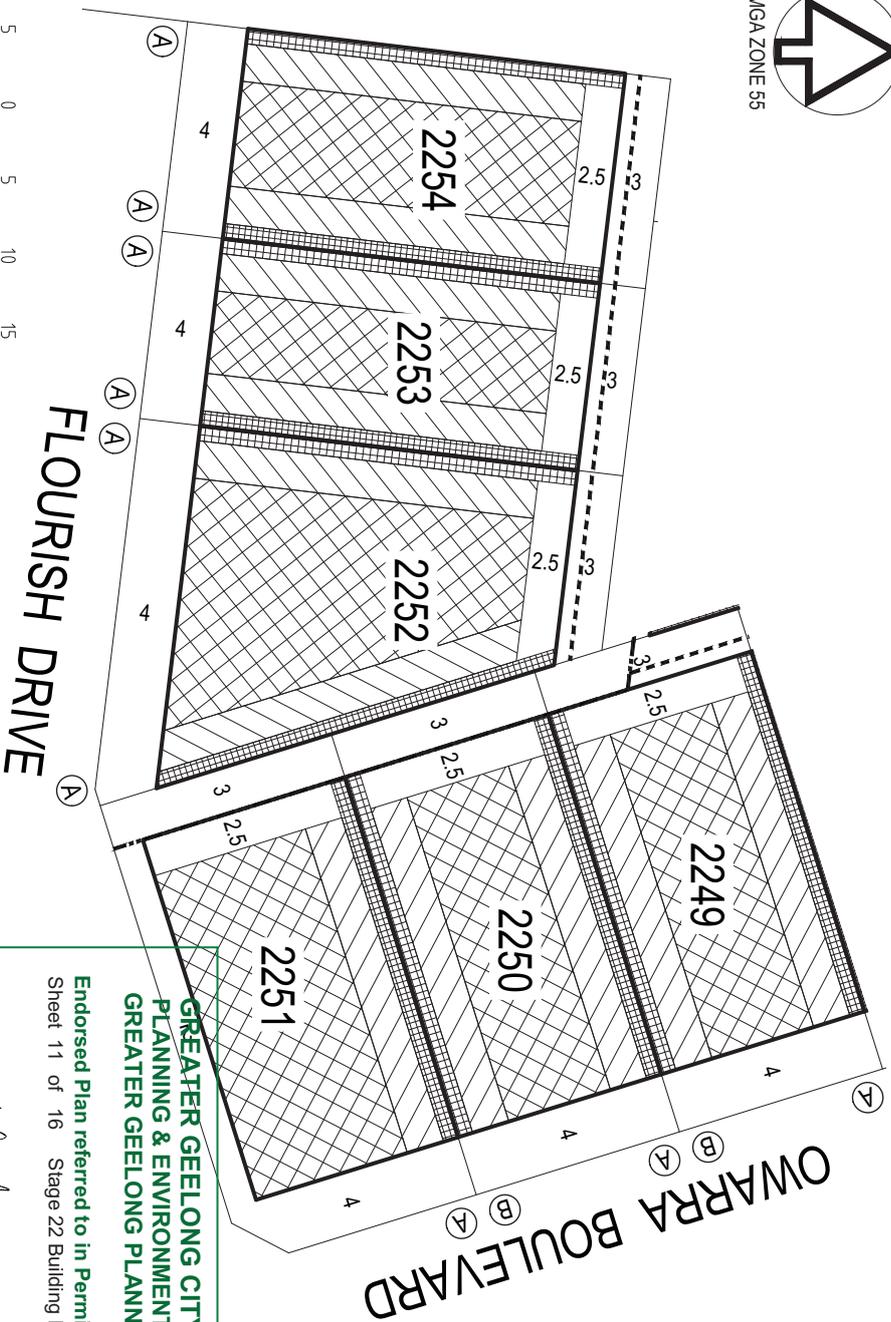
SCALE OF METRES

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MGA ZONE 55



SCALE OF METRES

## ARMSTRONG Mt DUNNEED

### BUILDING ENVELOPE PLAN STAGE 22

# 22/10

stage

sheet

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

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Sheet 11 of 16 Stage 22 Building Envelopes

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## 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 A
  -  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 that the building height and length requirements are met)

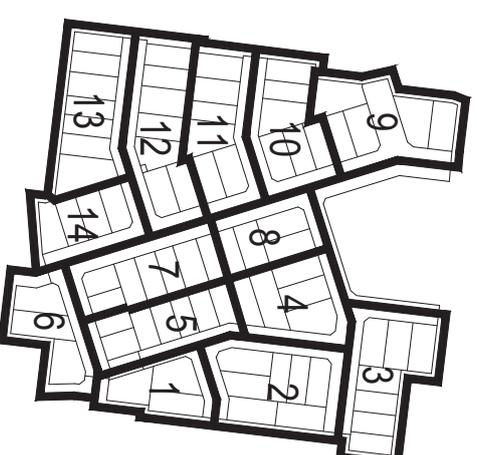
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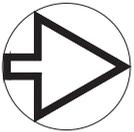
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## KEY TO SHEETS



MGA ZONE 55

## NOTATIONS

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- Building to Boundary Zone

(A)

Building Envelope Boundary Profile Type

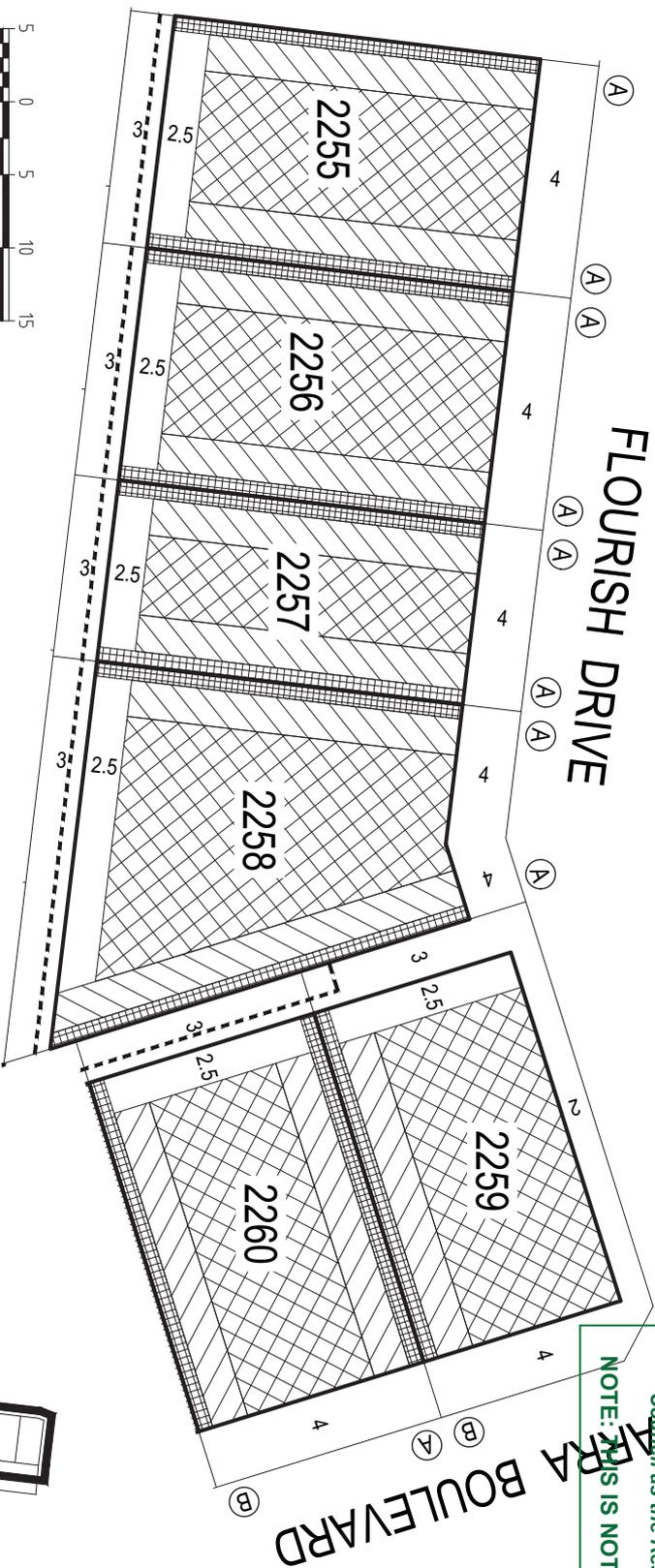
- 2 metre wide easement
- 3 metre wide easement

2205

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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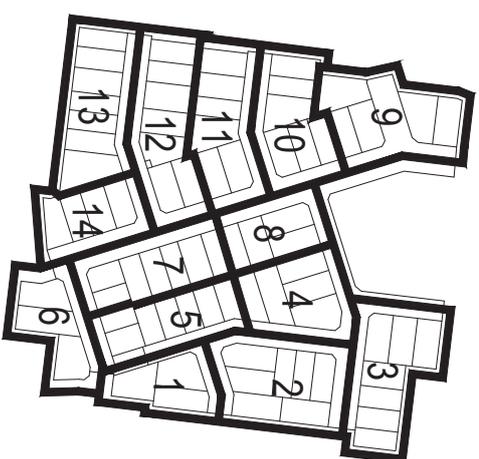
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## ARMSTRONG Mt DUNEED

### BUILDING ENVELOPE PLAN STAGE 22

22/11  
stage sheet

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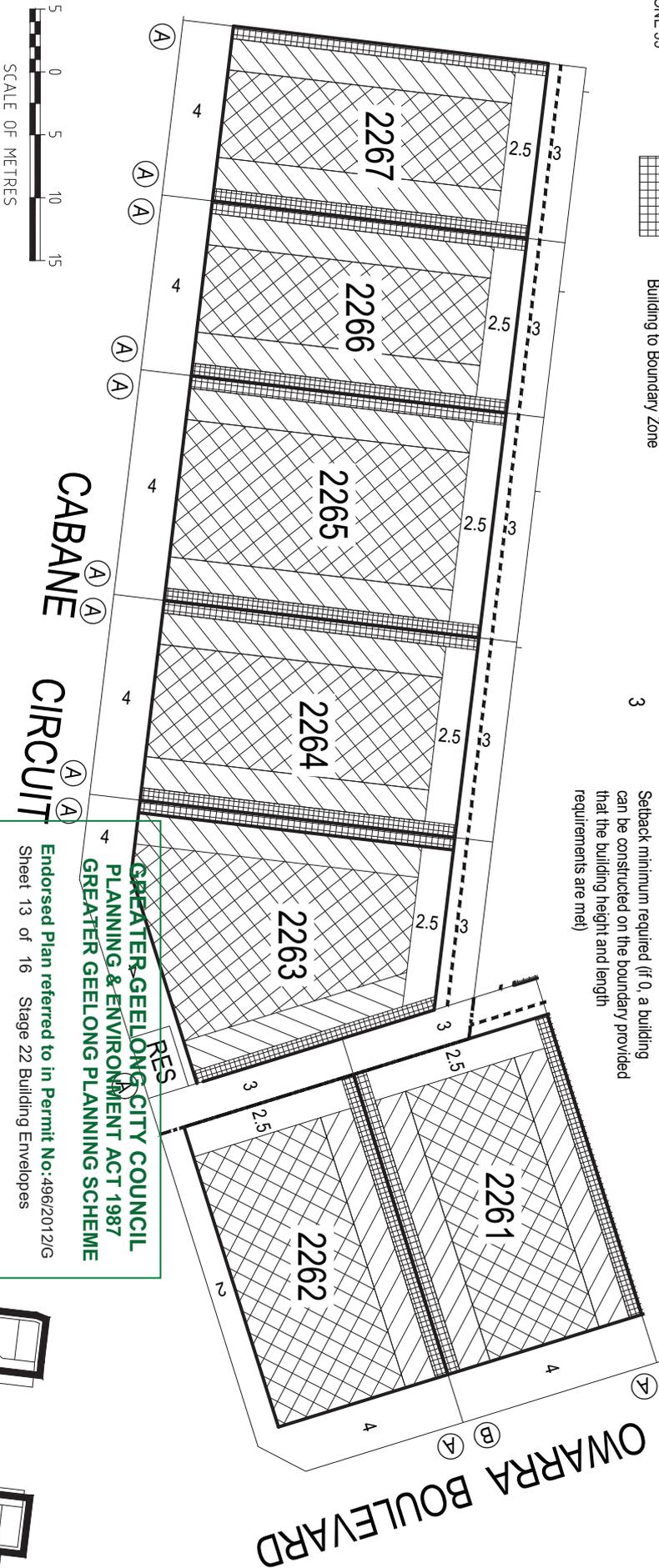


MGA ZONE 55

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- Building Envelope Boundary Profile Type
- 2 metre wide easement
- 3 metre wide easement
- 2205** 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)



**CABANE**  
**CIRCUIT**

**OWARRA BOULEVARD**

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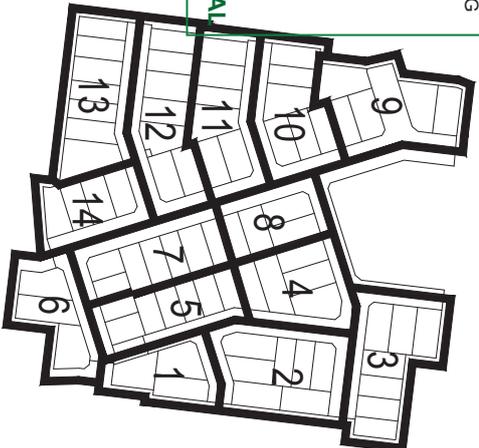
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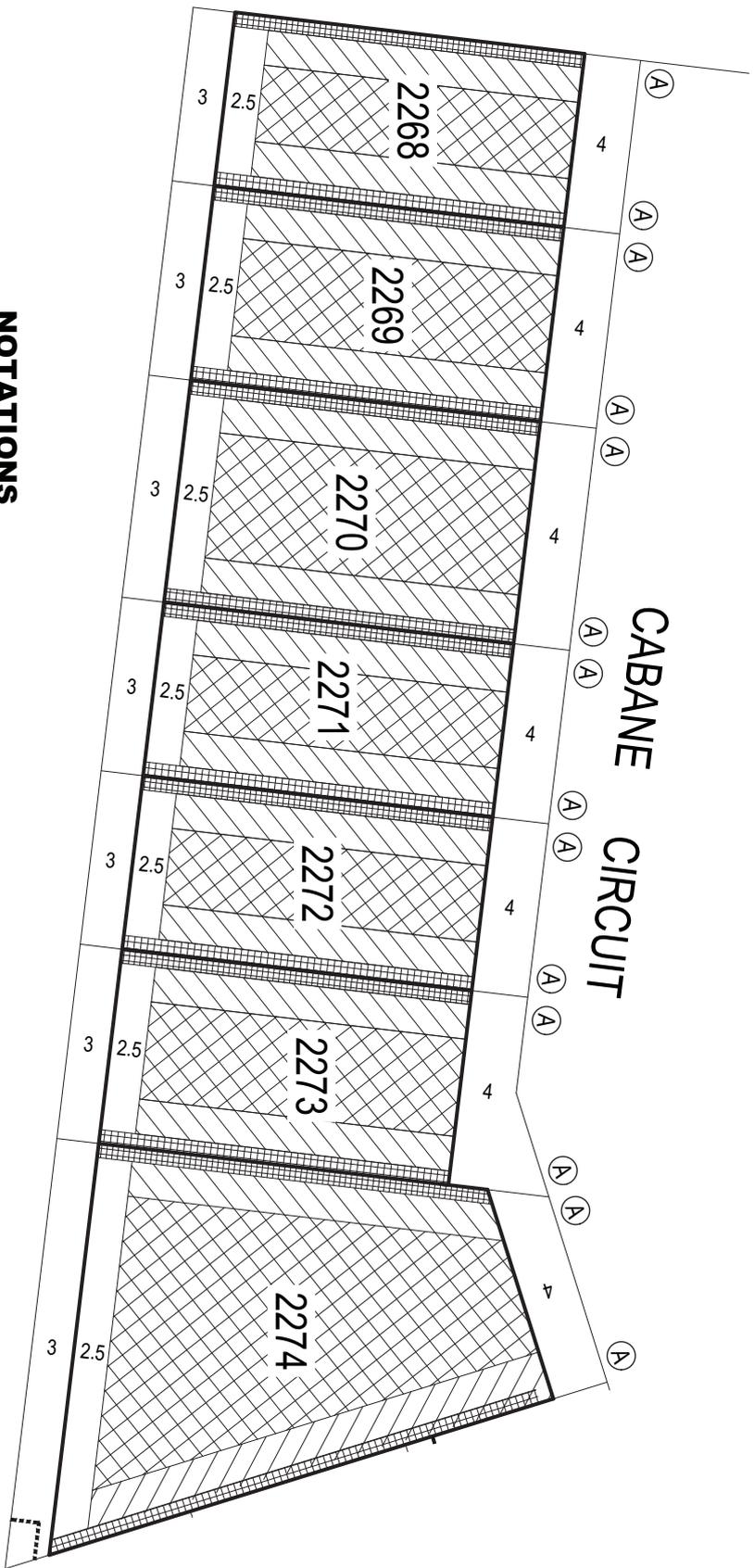
**BUILDING ENVELOPE PLAN**  
**STAGE 22**

**22/12**  
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 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.

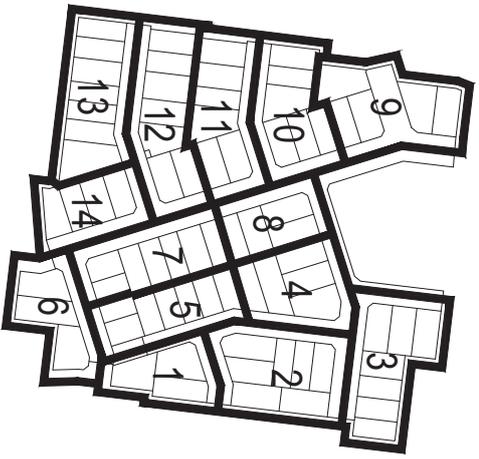


**KEY TO SHEETS**



**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



**KEY TO SHEETS**

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**GREATER GEELONG CITY COUNCIL**  
 PLANNING & ENVIRONMENT ACT 1987  
 GREATER GEELONG PLANNING **SARIN STRONG Mt DUNEDD**

Endorsed Plan referred to in Permit No: 496/2012/G  
 Sheet 14 of 16 Stage 22 Building Envelopes

Signed Date 21/03/2018

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

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

**BUILDING ENVELOPE PLAN**  
**STAGE 22**

**22/13**



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

Endorsed Plan referred to in Permit No: 496/2012/G  
Sheet 15 of 16 Stage 22 Building Envelopes

Signed  Date 21/03/2018

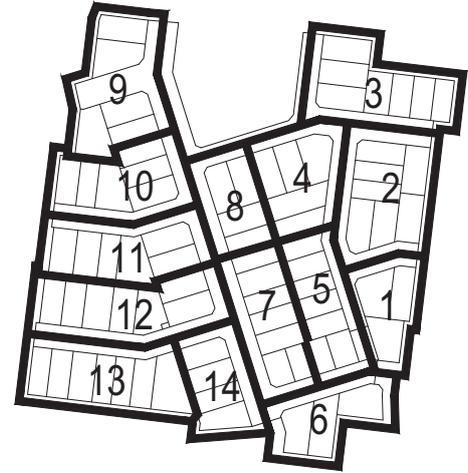
For and on behalf of the Greater Geelong City Council as the Responsible Authority

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

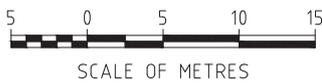
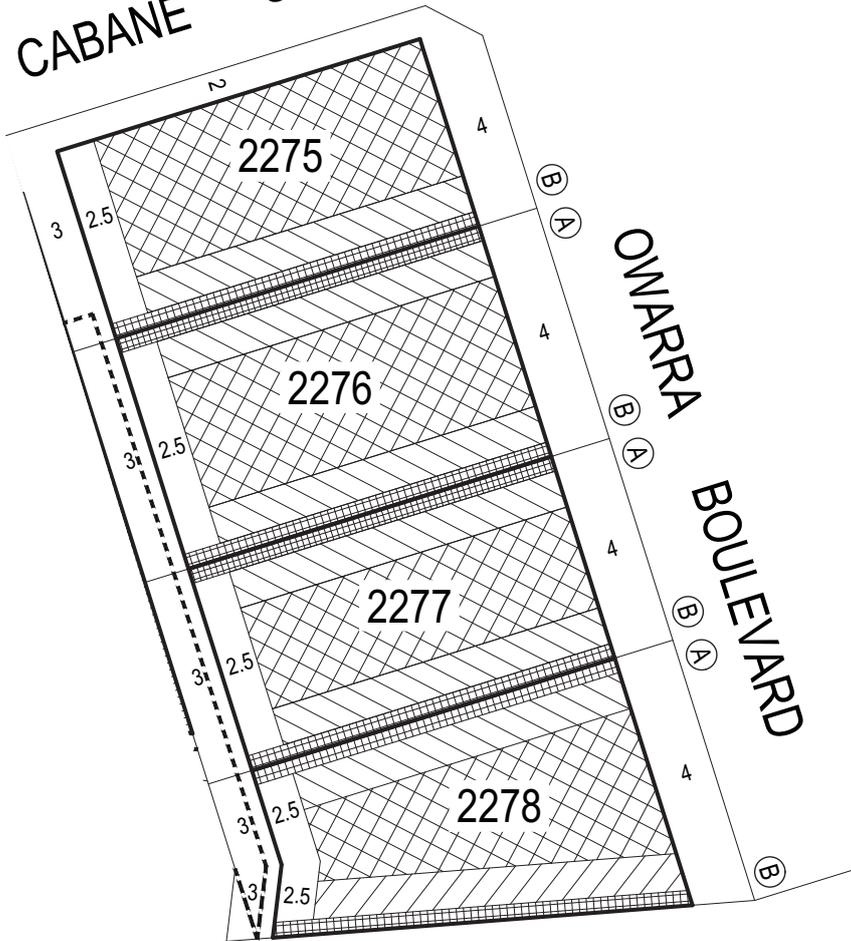
Detailed design of roads, driveways and footpaths is provided in the relevant Engineering Plans.

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

All details subject to City of Greater Geelong Council approval.



**CABANE CIRCUIT**



**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
- 2205** 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)

**ARMSTRONG Mt DUNED**

**BUILDING ENVELOPE PLAN  
STAGE 22**

**22 / 14**

stage sheet

Sheet 14 of 15

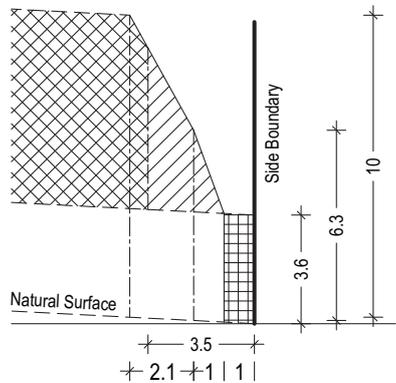
January 2018  
Version:H

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

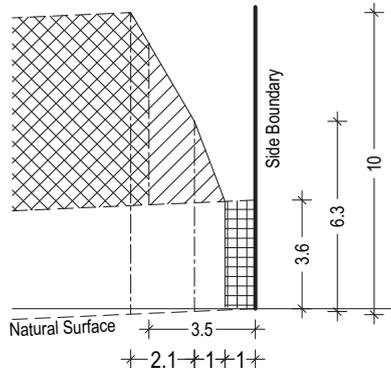
The registered proprietor/s of the lot are required to build in accordance with building envelopes shown hereon and in the "Profile Diagrams" in sheet 15.

**(A)**

**STANDARD ALLOTMENT - SIDE BOUNDARY**



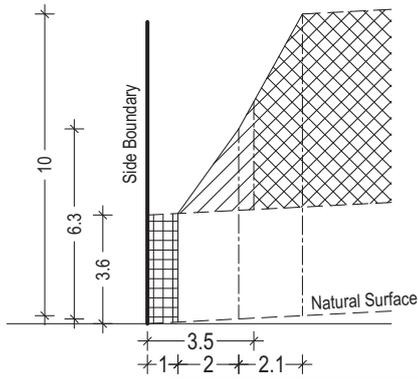
NATURAL SURFACE RISING FROM SIDE BOUNDARY



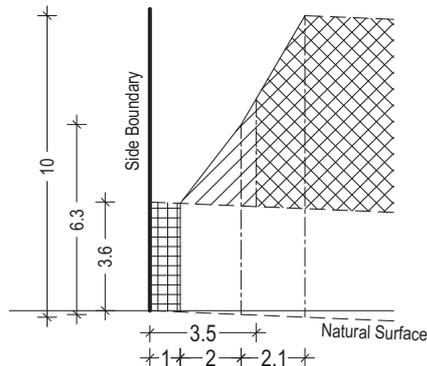
NATURAL SURFACE FALLING FROM SIDE BOUNDARY

**(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 16 of 16 Stage 22 Building Envelopes

Signed  Date 21/03/2018

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

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

SCALE 1:250@A4



**ARMSTRONG Mt DUNED**

**BUILDING ENVELOPE PROFILES  
STAGE 22**

**22 / 15**

stage sheet

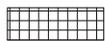
sheet 15 of 15

January 2018  
Version:H

 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