

LEGEND

 BUILDING ENVELOPE

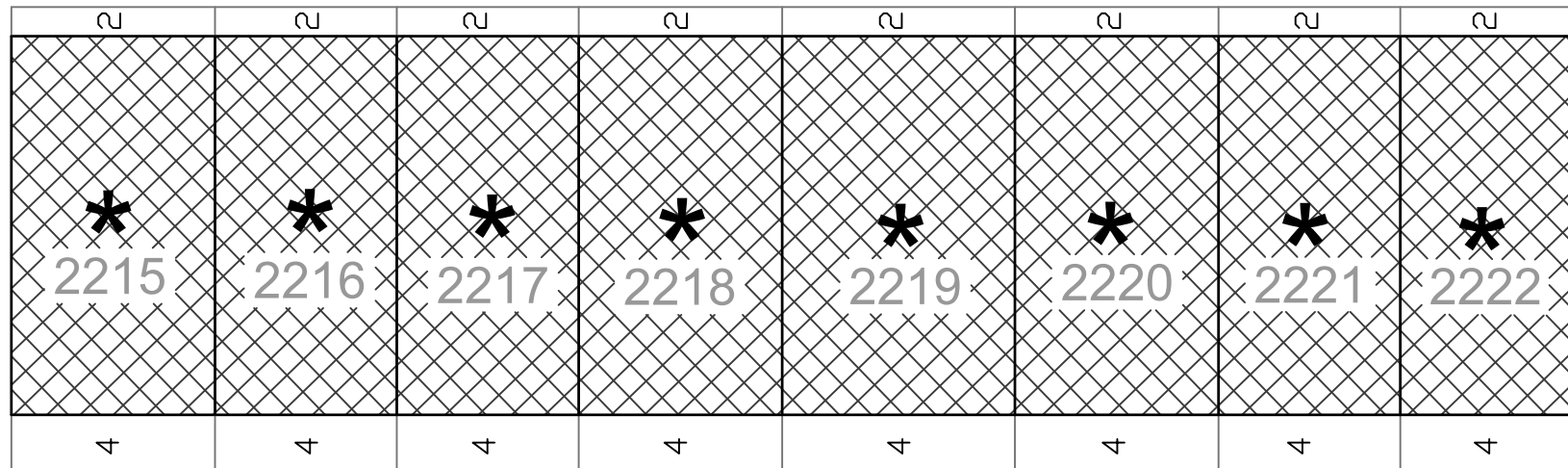
SIDE SETBACKS

FOR LOTS IDENTIFIED THUS *
 A BUILD TO BOUNDARY ALLOWANCE ONLY APPLIES TO THE GARAGE WALL ON THE SIDE OF THE LOT WHERE THE DRIVEWAY CROSSOVER EXISTS. A MINIMUM SETBACK OF AT LEAST ONE (1) METRE MUST BE PROVIDED FOR THE OPPOSITE SIDE BOUNDARY.

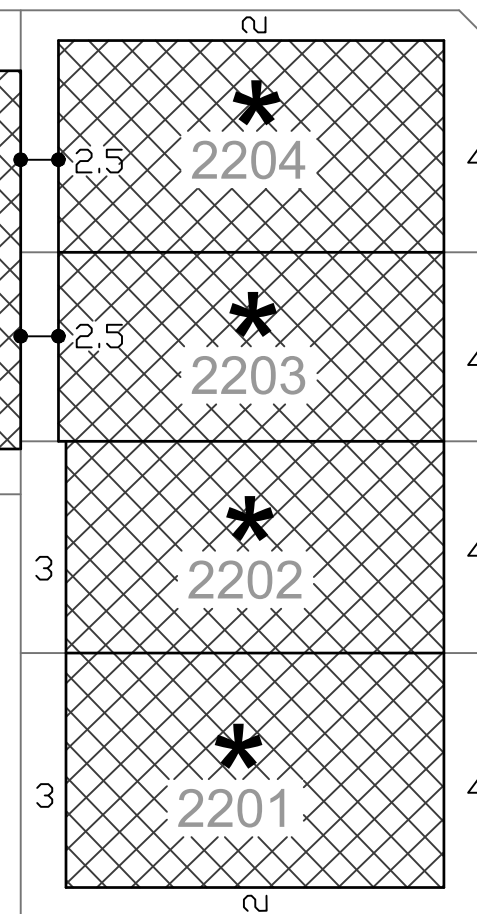
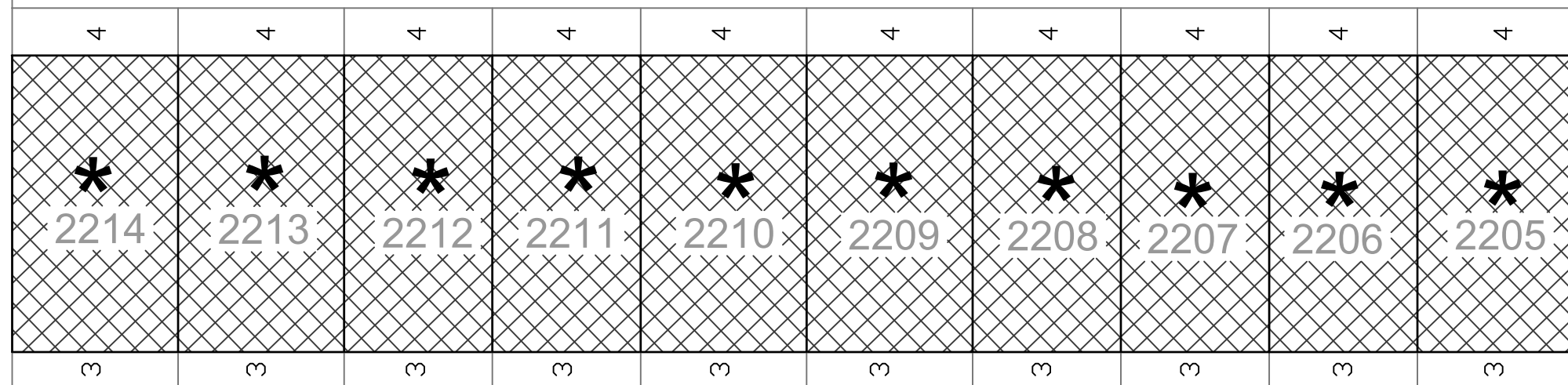
FOR LOTS IDENTIFIED THUS *2
 ALL SIDE BOUNDARIES INCLUDING GARAGES MUST BE SET BACK A MINIMUM OF ONE (1) METRE, AND THREE (3) METRES ON THE OPPOSITE SIDE OF THE LOT TO WHERE THE DRIVEWAY CROSSOVER EXISTS.

IF THE LOT IS IRREGULAR IN SHAPE THE ABOVE MENTIONED SETBACK ONLY NEEDS TO BE ACHIEVED AT THE FRONT BUILDING LINE.

IGNEOUS WAY



FAYALITE CIRCUIT



ALCOVE LANE

SEE SHEET 2

FOR BUILDING ENVELOPE INTERPRETATION SEE DESIGN GUIDELINES.
 APPROVED UNDER PLANNING PERMIT NUMBER 719067.
 EXTENT OF BUILDING ENVELOPE SHOWN BY THICK CONTINUOUS LINE.

FOR LOTS IDENTIFIED THUS * TYPE A OR * TYPE B
 ARE FOR LOTS UNDER 300m² WHICH DO NOT INCLUDE BUILDING ENVELOPES AS THEY ARE SUBJECT TO THE RELEVANT SMALL LOT HOUSING CODE.

BUILDING ENVELOPE PLAN


Olivine Estate - Stage 22
 PS847509L (Ver H)
 Drawing No. 1700s-22-BEP Ver 4
 Sheet 1 of 4

Drawn by: M. Werner 18th May 2021
 Approved by: R. Whiting 21st March 2023


Copyright SMEC © 2021.



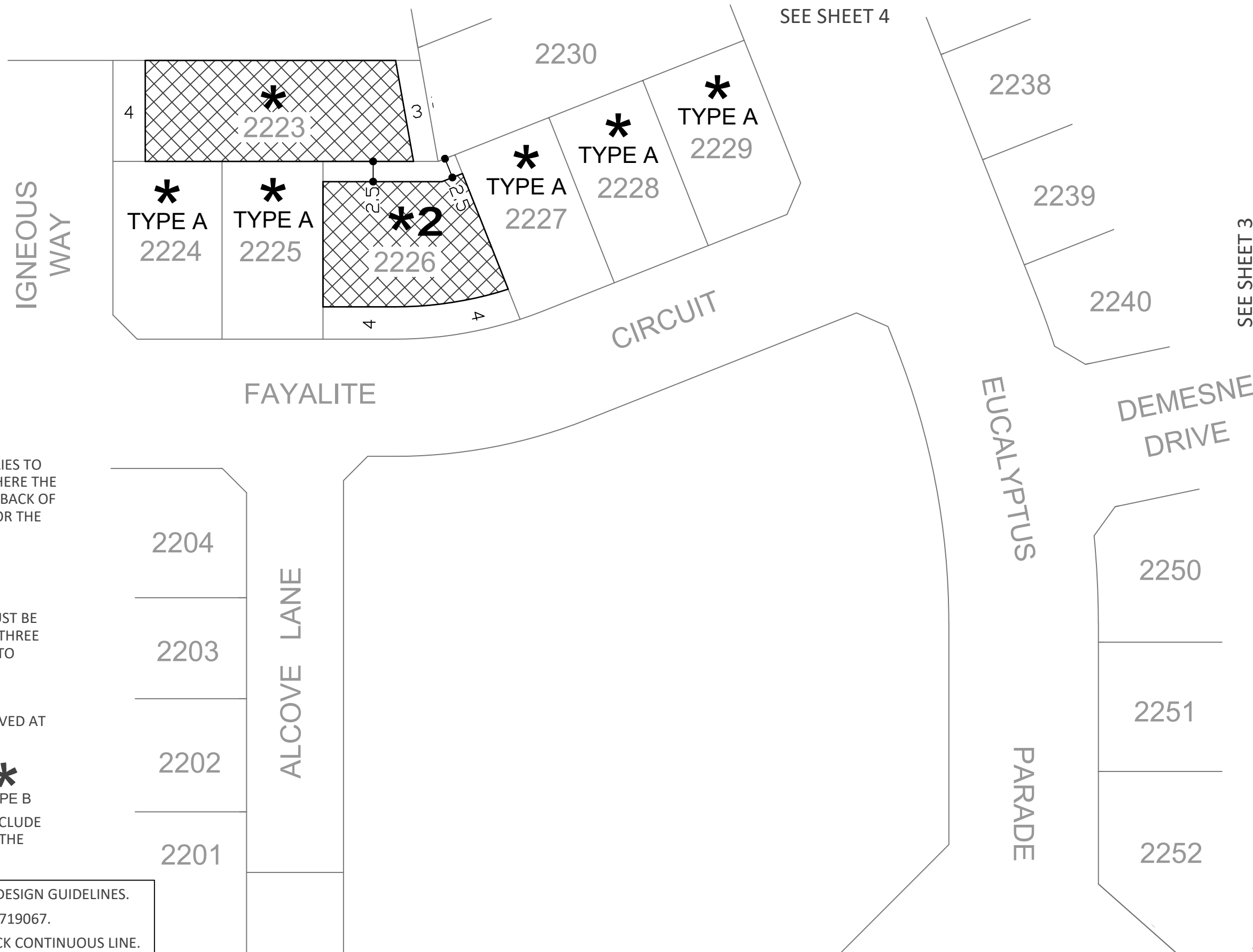
Surveying
 Engineering
 Urban Design
 Landscape Architecture
 Town Planning



Member of the Surlana Jurong Group
 Melbourne Survey T 9869 0813 F 9869 0901



0 5 10 15 20 25
 1:500 @ A3L
 Datum MGA94 Zone 55



LEGEND

BUILDING ENVELOPE

SIDE SETBACKS

FOR LOTS IDENTIFIED THUS *
 A BUILD TO BOUNDARY ALLOWANCE ONLY APPLIES TO THE GARAGE WALL ON THE SIDE OF THE LOT WHERE THE DRIVEWAY CROSSOVER EXISTS. A MINIMUM SETBACK OF AT LEAST ONE (1) METRE MUST BE PROVIDED FOR THE OPPOSITE SIDE BOUNDARY.

FOR LOTS IDENTIFIED THUS *2
 ALL SIDE BOUNDARIES INCLUDING GARAGES MUST BE SET BACK A MINIMUM OF ONE (1) METRE, AND THREE (3) METRES ON THE OPPOSITE SIDE OF THE LOT TO WHERE THE DRIVEWAY CROSSOVER EXISTS.

IF THE LOT IS IRREGULAR IN SHAPE THE ABOVE MENTIONED SETBACK ONLY NEEDS TO BE ACHIEVED AT THE FRONT BUILDING LINE.

FOR LOTS IDENTIFIED THUS * TYPE A OR * TYPE B
 ARE FOR LOTS UNDER 300m² WHICH DO NOT INCLUDE BUILDING ENVELOPES AS THEY ARE SUBJECT TO THE RELEVANT SMALL LOT HOUSING CODE.

FOR BUILDING ENVELOPE INTERPRETATION SEE DESIGN GUIDELINES.
 APPROVED UNDER PLANNING PERMIT NUMBER 719067.
 EXTENT OF BUILDING ENVELOPE SHOWN BY THICK CONTINUOUS LINE.

BUILDING ENVELOPE PLAN

Olivine Estate - Stage 22
 PS847509L (Ver H)
 Drawing No. 1700s-22-BEP Ver 4
 Sheet 2 of 4

Drawn by: M. Werner 18th May 2021
 Approved by: R. Whiting 21st March 2023

Copyright SMEC© 2021.



Surveying
 Engineering
 Urban Design
 Landscape Architecture
 Town Planning

Member of the **Surbana Jurong Group**
 Melbourne Survey T 9869 0813 F 9869 0901

0 5 10 15 20 25
 1:500 @ A3L
 Datum MGA94 Zone 55

SEE SHEET 4

2229

SEE SHEET 2

FAYALITE
CIRCUIT

2238

2239 *

2240 *

2241 *

2242 *

2243 *

LEGEND



BUILDING ENVELOPE

SIDE SETBACKS

FOR LOTS IDENTIFIED THUS *

A BUILD TO BOUNDARY ALLOWANCE ONLY APPLIES TO THE GARAGE WALL ON THE SIDE OF THE LOT WHERE THE DRIVEWAY CROSSOVER EXISTS. A MINIMUM SETBACK OF AT LEAST ONE (1) METRE MUST BE PROVIDED FOR THE OPPOSITE SIDE BOUNDARY.

FOR LOTS IDENTIFIED THUS *2

ALL SIDE BOUNDARIES INCLUDING GARAGES MUST BE SET BACK A MINIMUM OF ONE (1) METRE, AND THREE (3) METRES ON THE OPPOSITE SIDE OF THE LOT TO WHERE THE DRIVEWAY CROSSOVER EXISTS.

IF THE LOT IS IRREGULAR IN SHAPE THE ABOVE MENTIONED SETBACK ONLY NEEDS TO BE ACHIEVED AT THE FRONT BUILDING LINE.

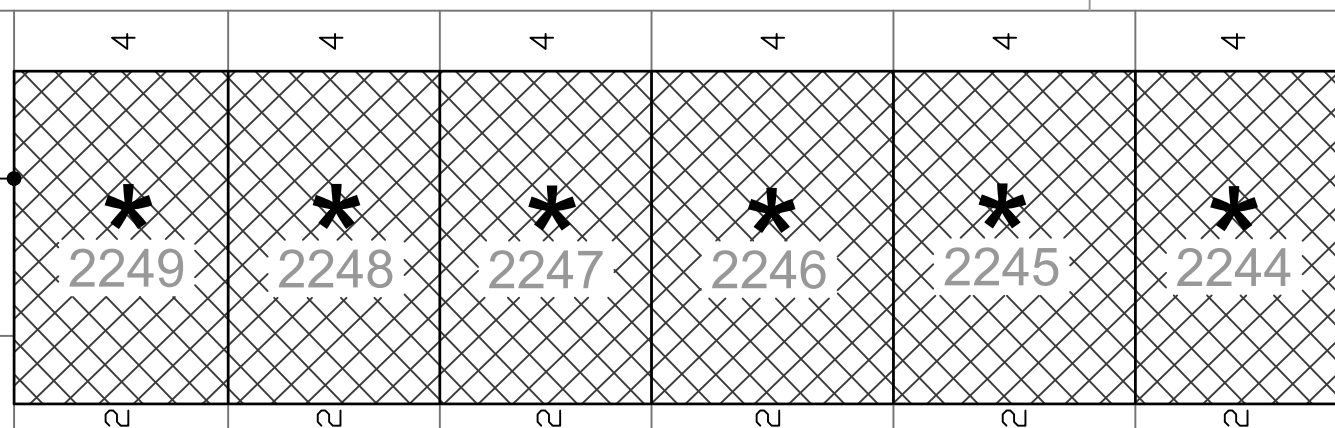
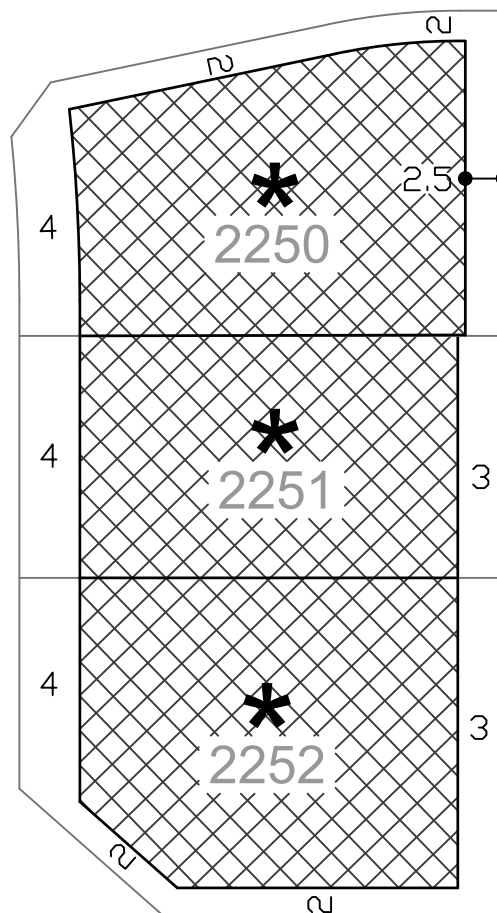
FOR LOTS IDENTIFIED THUS * TYPE A OR * TYPE B

ARE FOR LOTS UNDER 300m² WHICH DO NOT INCLUDE BUILDING ENVELOPES AS THEY ARE SUBJECT TO THE RELEVANT SMALL LOT HOUSING CODE.

EUCALYPTUS
PARADE

DEMESNE DRIVE

TOPIARY
WAY



FOR BUILDING ENVELOPE INTERPRETATION SEE DESIGN GUIDELINES.
APPROVED UNDER PLANNING PERMIT NUMBER 719067.
EXTENT OF BUILDING ENVELOPE SHOWN BY THICK CONTINUOUS LINE.

BUILDING ENVELOPE PLAN

Olivine Estate - Stage 22
PS847509L (Ver H)
Drawing No. 1700s-22-BEP Ver 4
Sheet 3 of 4

Drawn by: M. Werner
Approved by: R. Whiting

18th May 2021
21st March 2023



Surveying
Engineering
Urban Design
Landscape Architecture
Town Planning

Member of the **Surbana Jurong Group**
Melbourne Survey T 9869 0813 F 9869 0901

0 5 10 15 20 25
1:500 @ A3L
Datum MGA94 Zone 55



LEGEND

 BUILDING ENVELOPE

SIDE SETBACKS

FOR LOTS IDENTIFIED THUS * *

A BUILD TO BOUNDARY ALLOWANCE ONLY APPLIES TO THE GARAGE WALL ON THE SIDE OF THE LOT WHERE THE DRIVEWAY CROSSOVER EXISTS. A MINIMUM SETBACK OF AT LEAST ONE (1) METRE MUST BE PROVIDED FOR THE OPPOSITE SIDE BOUNDARY.

FOR LOTS IDENTIFIED THUS *2

ALL SIDE BOUNDARIES INCLUDING GARAGES MUST BE SET BACK A MINIMUM OF ONE (1) METRE, AND THREE (3) METRES ON THE OPPOSITE SIDE OF THE LOT TO WHERE THE DRIVEWAY CROSSOVER EXISTS.

IF THE LOT IS IRREGULAR IN SHAPE THE ABOVE MENTIONED SETBACK ONLY NEEDS TO BE ACHIEVED AT THE FRONT BUILDING LINE.

FOR LOTS IDENTIFIED THUS * TYPE A OR * TYPE B

ARE FOR LOTS UNDER 300m² WHICH DO NOT INCLUDE BUILDING ENVELOPES AS THEY ARE SUBJECT TO THE RELEVANT SMALL LOT HOUSING CODE.

FOR BUILDING ENVELOPE INTERPRETATION SEE DESIGN GUIDELINES.
 APPROVED UNDER PLANNING PERMIT NUMBER 719067.
 EXTENT OF BUILDING ENVELOPE SHOWN BY THICK CONTINUOUS LINE.

SEE SHEET 3

BUILDING ENVELOPE PLAN

Olivine Estate - Stage 22
 PS847509L (Ver H)
 Drawing No. 1700s-22-BEP Ver 4
 Sheet 4 of 4


Drawn by: M. Werner
 Approved by: R. Whiting

18th May 2021
 21st March 2023


Copyright SMEC© 2021.



Surveying
 Engineering
 Urban Design
 Landscape Architecture
 Town Planning



Member of the **Surbana Jurong Group**
 Melbourne Survey T 9869 0813 F 9869 0901



0 5 10 15 20 25
 1:500 @ A3L
 Datum MGA94 Zone 55