


RESERVE
No.1

VALLEYMOUNT
CIRCUIT
WAY

WIMBI

LEGEND

 BUILDING ENVELOPE

 TITLE BOUNDARY

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.

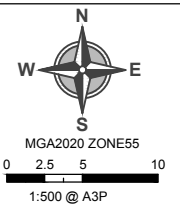
FOR LOTS IDENTIFIED THUS * TYPE A OR * TYPE B

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 717158.
EXTENT OF BUILDING ENVELOPE SHOWN BY THICK CONTINUOUS LINE.

VERSION	AMENDMENT DESCRIPTION	DATE	APP'D
1	INITIAL RELEASE	20/02/2025	RW




SURVEY BY



an  company

©SMEC AUSTRALIA PTY LTD (ABN 47 065 475 149)
TOWER 4, LEVEL 20, 727 COLLINS STREET
DOCKLANDS VIC 3008

CLIENT




SURVEYOR	---	---
DRAFTED	B. CANTY	21-01-2025
CHECKED	R. WHITING	22-01-2025
APPROVED	R. WHITING	20/02/2025

OLIVINE ESTATE - STAGE 26
PS926383S (VER.B)
BUILDING ENVELOPE PLAN

PROJECT/DRAWING NO.	1700S-26-BEP	SHEET NO.	1 OF 4	VERSION	1
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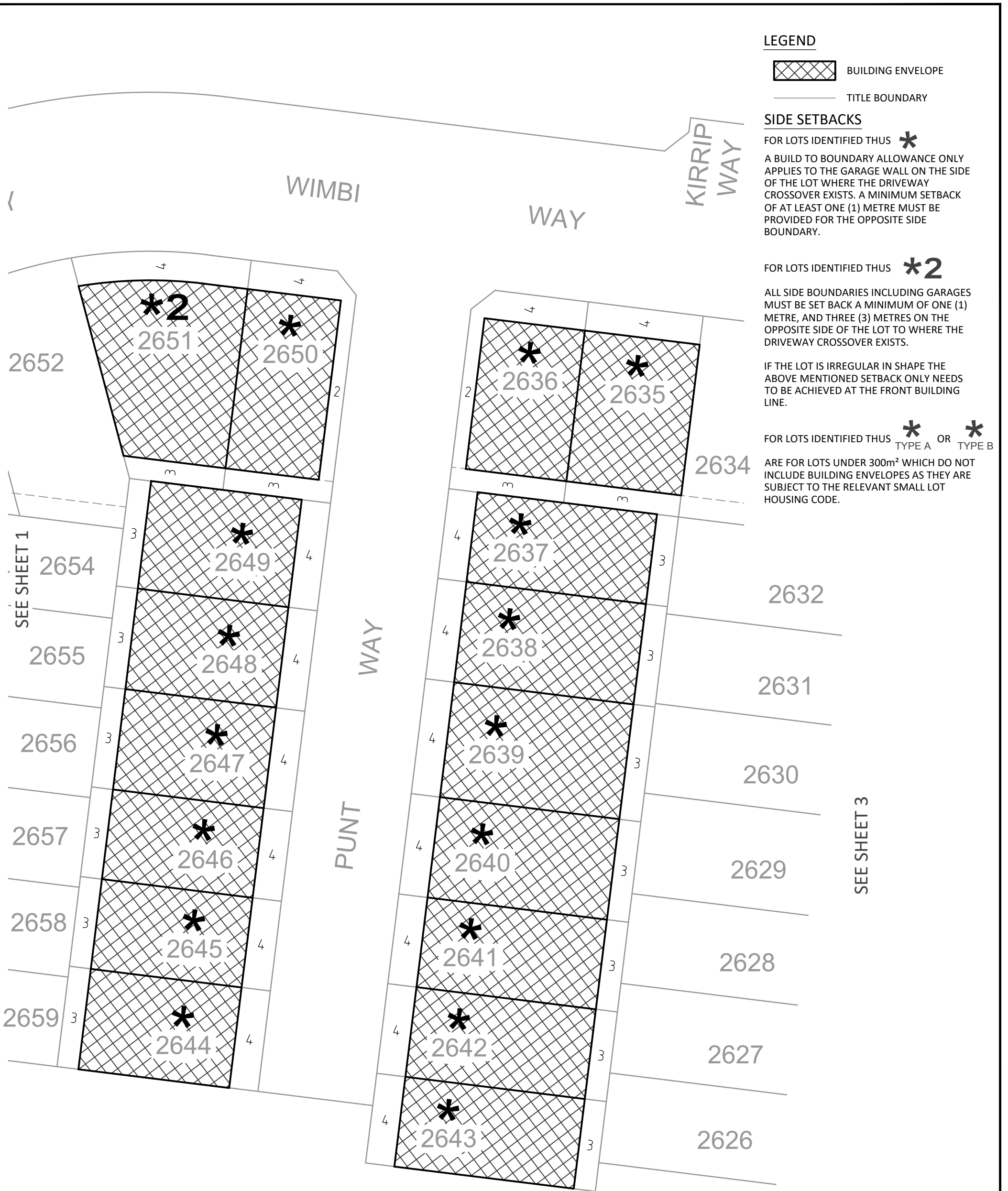
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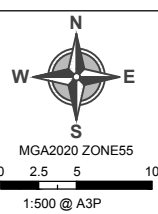


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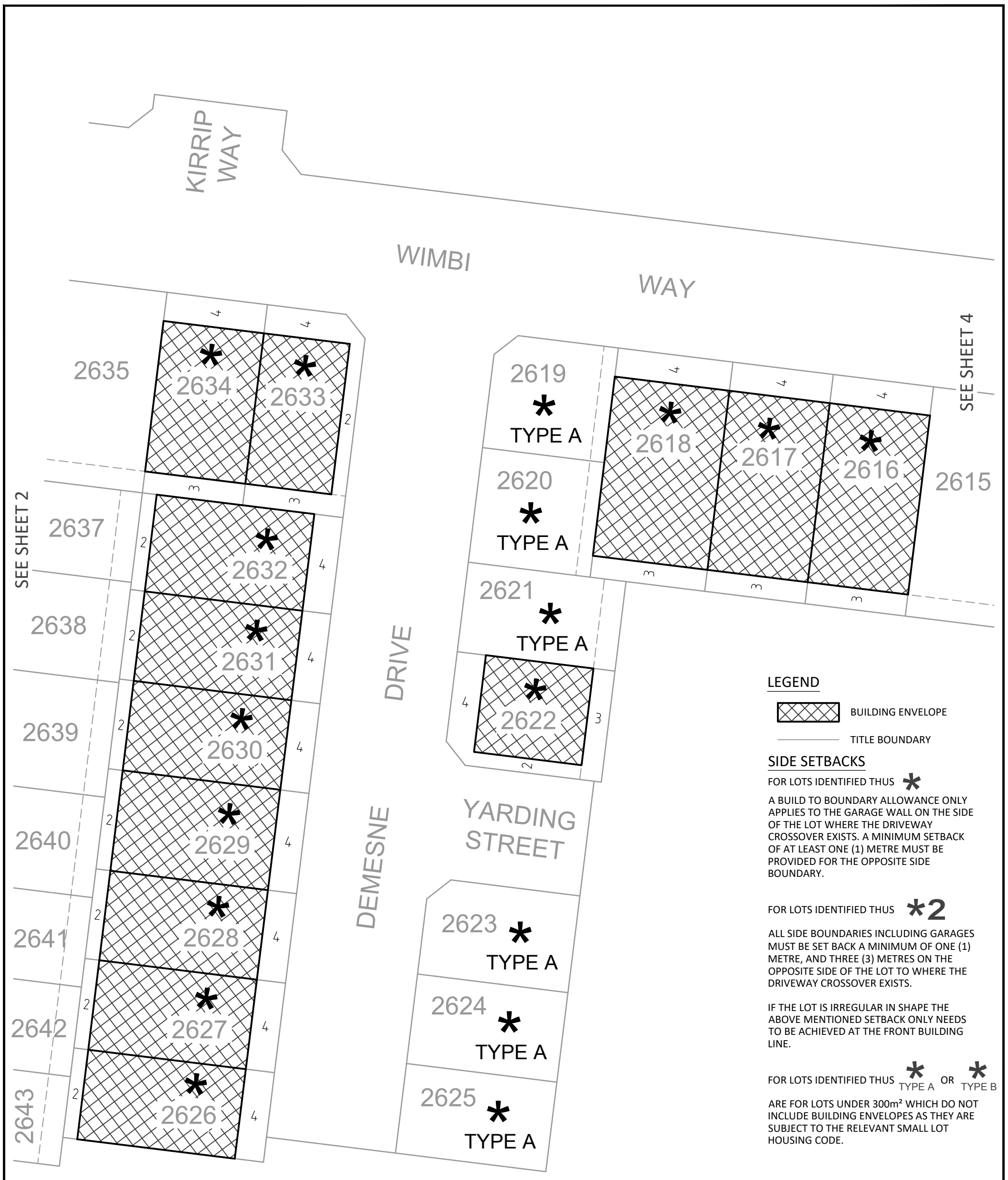
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PROJECT/DRAWING NO.	1700S-26-BEP	SHEET NO.	2 OF 4	VERSION	1
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<p>VERSION</p> <table border="1"> <tr> <td>1</td> <td>INITIAL RELEASE</td> <td>20/02/2025</td> <td>RW</td> </tr> </table>				1	INITIAL RELEASE	20/02/2025	RW	<p>MGA2020 ZONE55 1:500 @ A3P</p>		<p>SURVEY BY</p> <p>©SMEC AUSTRALIA PTY LTD (ABN 47 065 475 149) TOWER 4, LEVEL 20, 727 COLLINS STREET DOCKLANDS VIC 3008</p>		<p>CLIENT</p>		<p>OLIVINE ESTATE - STAGE 26 PS926383S (VER.B) BUILDING ENVELOPE PLAN</p>							
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SEE SHEET 3

WIMBI WAY

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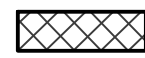
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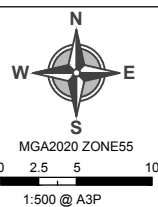
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