

**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.

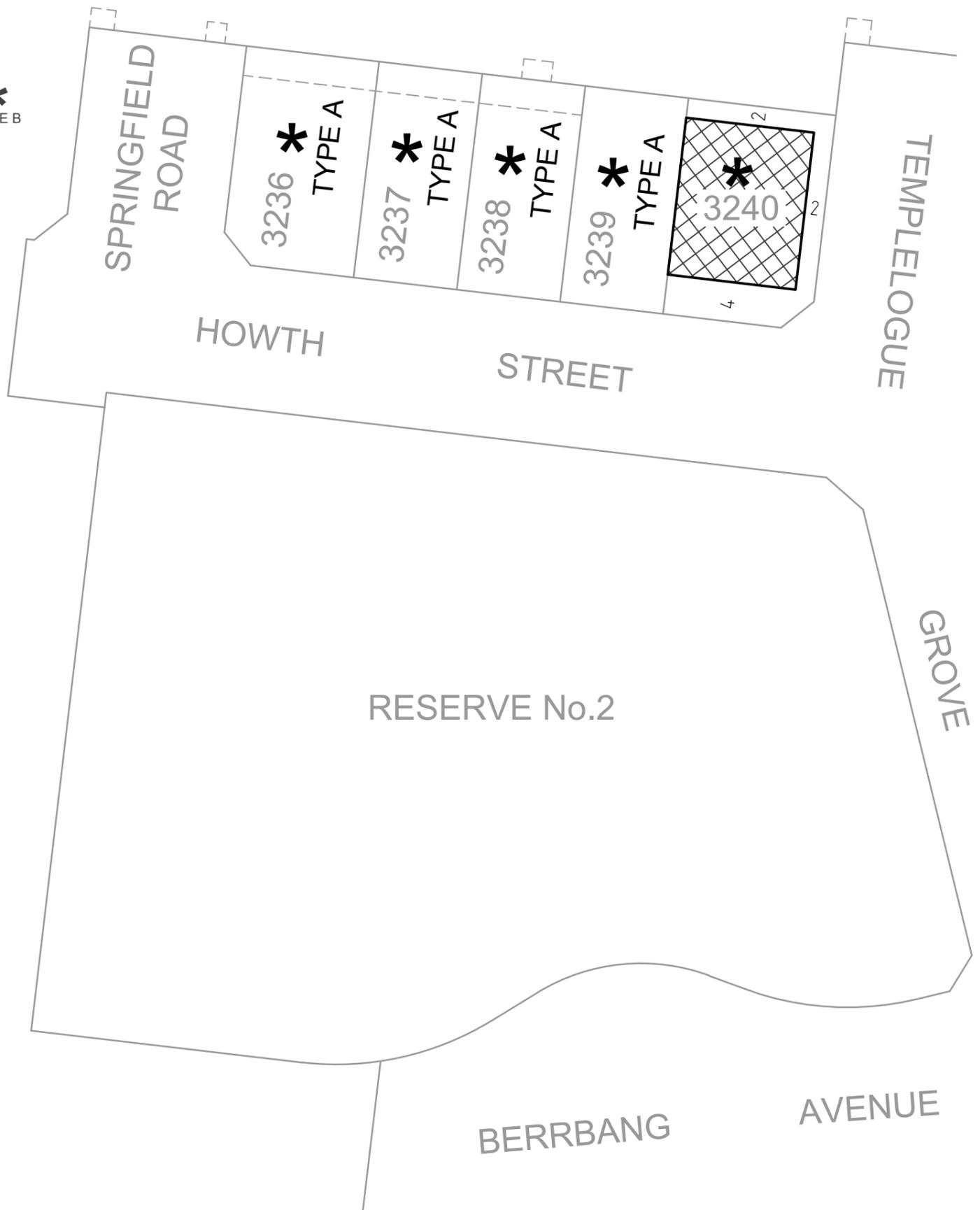
FOR LOTS IDENTIFIED THUS \*2

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 300m<sup>2</sup> WHICH DO NOT INCLUDE BUILDING ENVELOPES AS THEY ARE SUBJECT TO THE RELEVANT SMALL LOT HOUSING CODE.



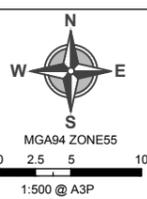
SEE SHEET 2

FOR BUILDING ENVELOPE INTERPRETATION SEE DESIGN GUIDELINES.

APPROVED UNDER PLANNING PERMIT NUMBER 719067.

EXTENT OF BUILDING ENVELOPE SHOWN BY THICK CONTINUOUS LINE.

VERSION	AMENDMENT DESCRIPTION	DATE	APP'D
1	INITIAL RELEASE	03/11/2025	PH



SURVEY BY



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

CLIENT



DRAFTED	A. AULEEBUX	12/08/2025
CHECKED	P. HALLIFAX	30/10/2025
APPROVED	P. HALLIFAX	30/10/2025

OLIVINE ESTATE - STAGE 32  
PS932499M (VER.A)  
BUILDING ENVELOPE PLAN

PROJECT/DRAWING NO.	SHEET NO.	VERSION
1700S-32-BEP	1 OF 4	1

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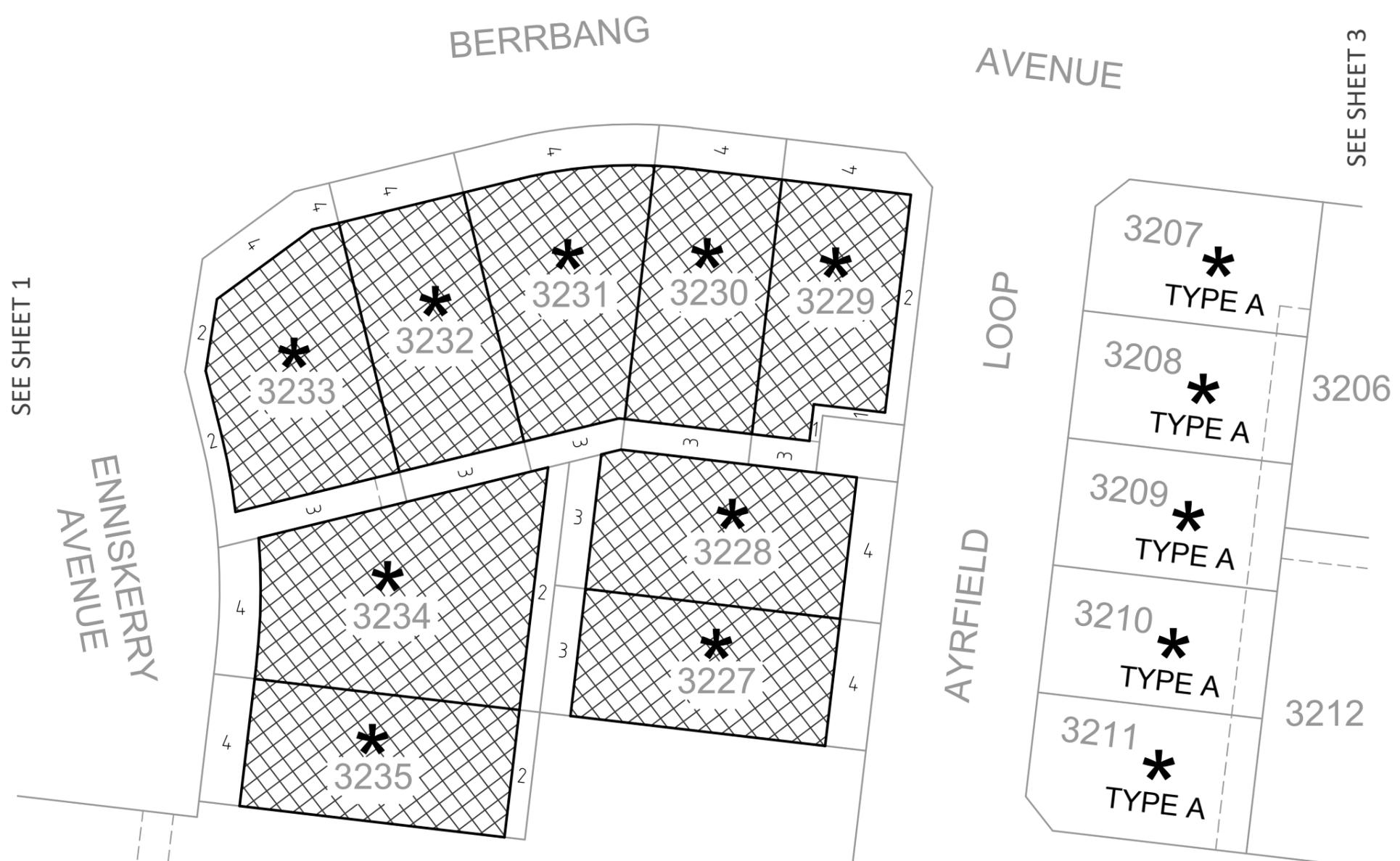
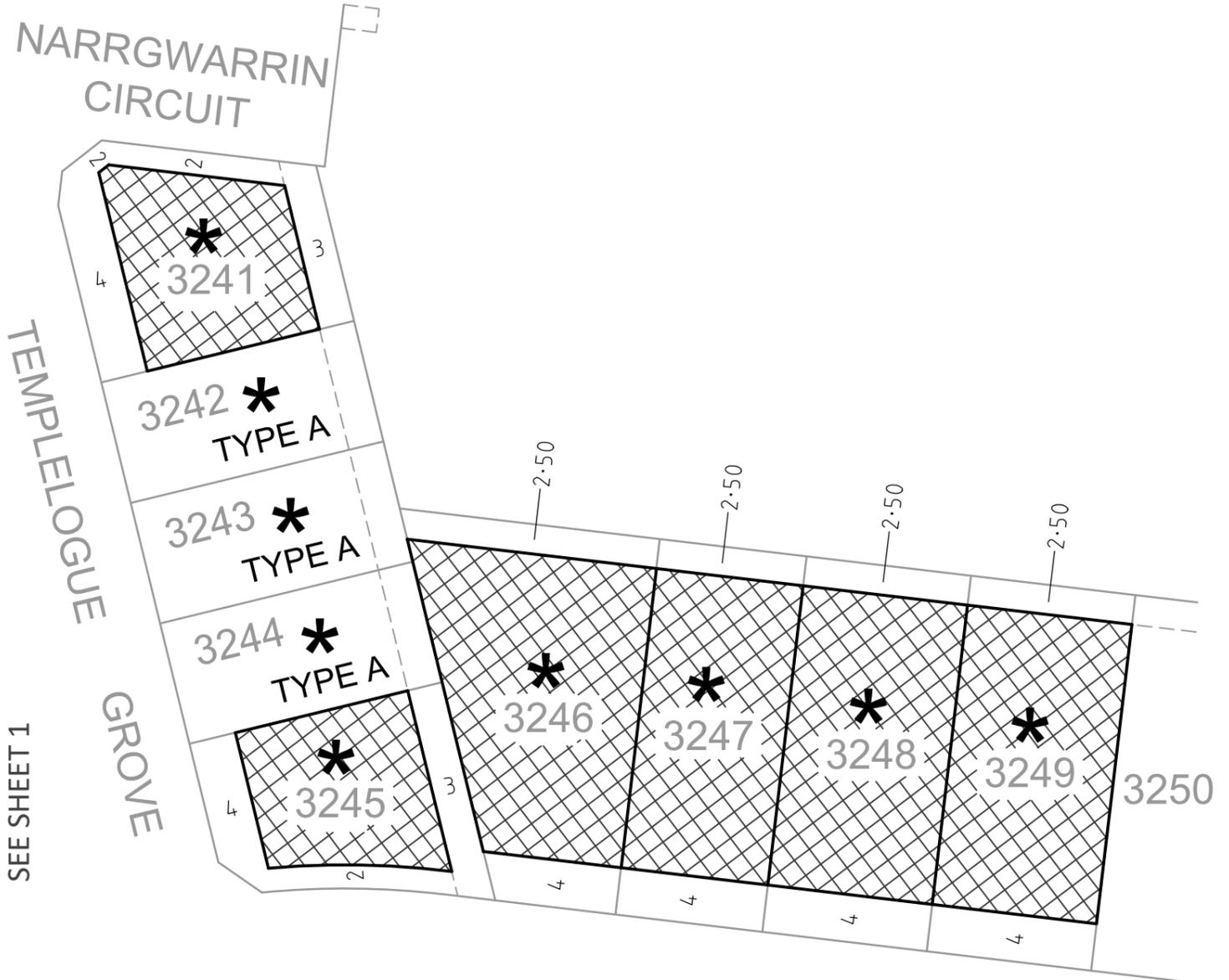
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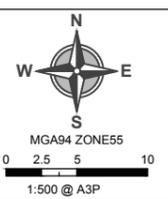
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OLIVINE ESTATE - STAGE 32  
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PROJECT/DRAWING NO.	1700S-32-BEP	SHEET NO.	2 OF 4	VERSION	1
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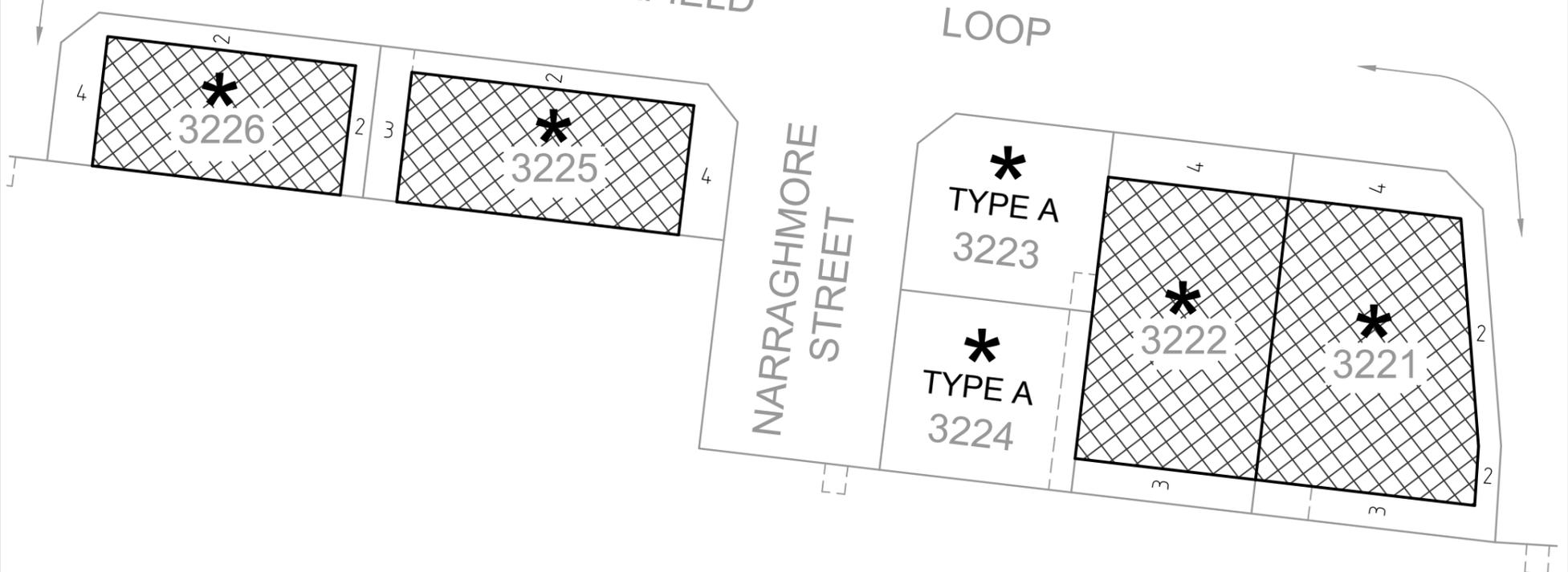
SEE SHEET 3



AYRFIELD

LOOP

NARRAGHMORE STREET



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