

TITLE BOUNDARY

FOR LOTS IDENTIFIED THIS *

FOR LOTS IDENTIFIED THUS *2

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

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

SEE SHEET 2

NARRAGHMORE STREET

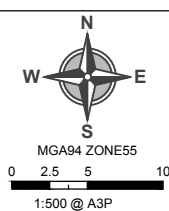
AYRFIELD

LOOP

AYRFIELD
LOOP

EXTENT OF BUILDING ENVELOPE SHOWN
BY THICK CONTINUOUS LINE.

1	INITIAL RELEASE	25/11/2025	PH
VERSION	AMENDMENT DESCRIPTION	DATE	APP'D



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



DRAFTED	A. AULEEBUX	13/11/2025
CHECKED	P. HALLIFAX	25/11/2025
APPROVED	P. HALLIFAX	25/11/2025

PROJECT/DRAWING NO.	1700S-33-BEP
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SHEET NO.
1 OF 3

1

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.

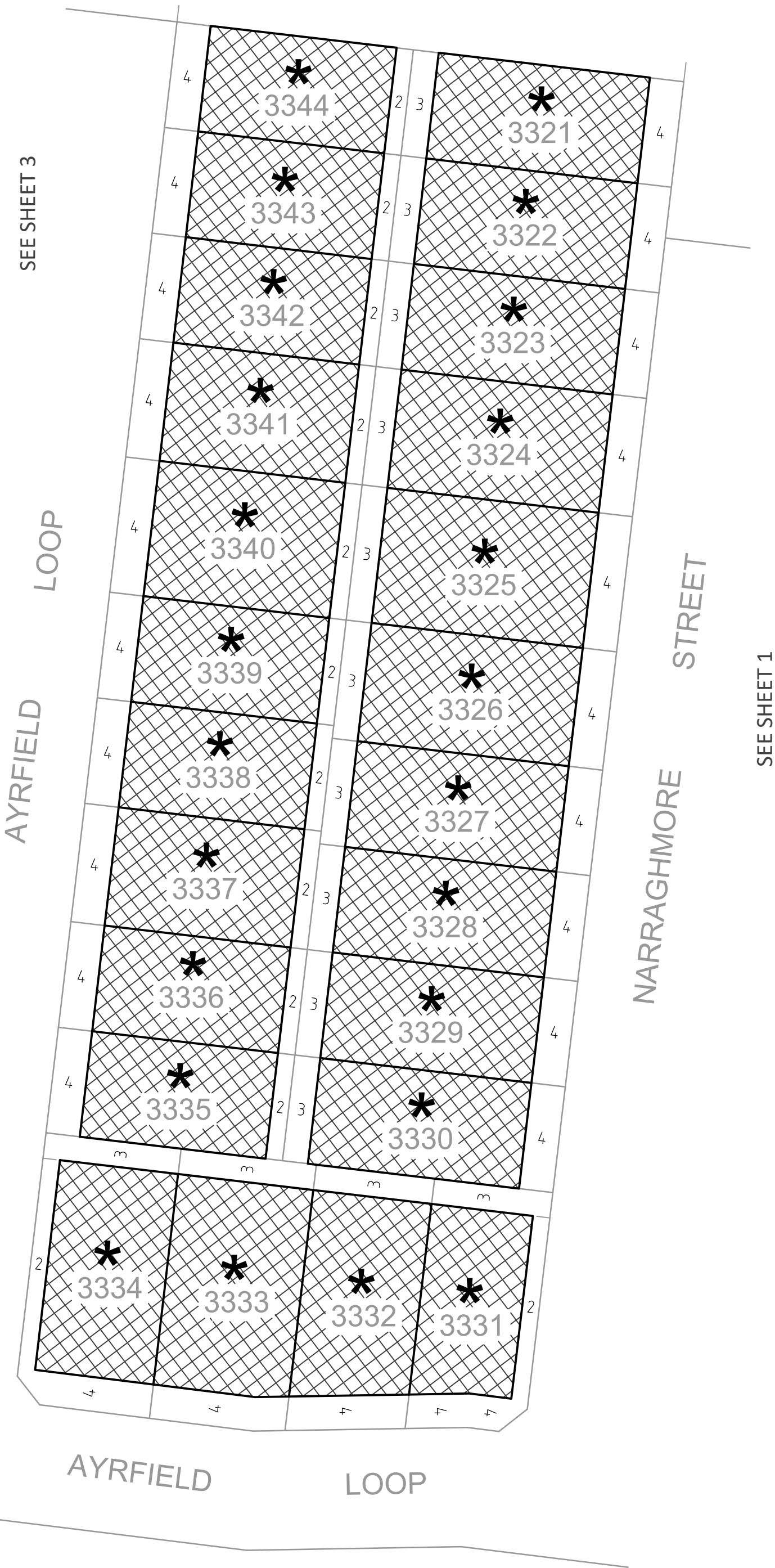
FOR LOTS IDENTIFIED THUS *2

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.

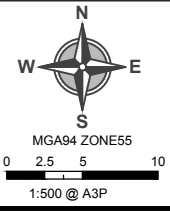


FOR BUILDING ENVELOPE INTERPRETATION SEE DESIGN GUIDELINES.

APPROVED UNDER PLANNING PERMIT NUMBER 719067.

EXTENT OF BUILDING ENVELOPE SHOWN BY THICK CONTINUOUS LINE.

1	INITIAL RELEASE	25/11/2025	PH
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SURVEY BY

smec
an **su** company

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TOWER 4, LEVEL 20, 727 COLLINS STREET
DOCKLANDS VIC 3008

CLIENT

mirvac

DRAFTED	A. AULEEBUX	13/11/2025
CHECKED	P. HALLIFAX	25/11/2025
APPROVED	P. HALLIFAX	25/11/2025

OLIVINE ESTATE - STAGE 33
PS932514U (VER.A)
BUILDING ENVELOPE PLAN

PROJECT/DRAWING NO.	SHEET NO.	VERSION
1700S-33-BEP	2 OF 3	1

LEGEND



BUILDING ENVELOPE

TITLE BOUNDARY

SIDE SETBACKS

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				MGA94 ZONE55 0 2.5 5 10 1:500 @ A3P	SURVEY BY an company ©SMEC AUSTRALIA PTY LTD (ABN 47 065 475 149) TOWER 4, LEVEL 20, 727 COLLINS STREET DOCKLANDS VIC 3008	CLIENT 	OLIVINE ESTATE - STAGE 33 PS932514U (VER.A) BUILDING ENVELOPE PLAN		
1	INITIAL RELEASE	25/11/2025	PH						
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							1700S-33-BEP	3 OF 3	1