



NOTES

This plan is the Building Envelope Plan in terms of this MCP and shows the building envelope for each particular lot.

Siting requirements for each lot must be determined by reference to this plan and the text of this MCP.

This MCP requires that a dwelling must be designed in accordance with the "Atherstone Home Design Guidelines" document included in the contract of sale documentation for a lot in this stage.

For lots 300m2 and over this MCP also provides exemptions from the need for the report and consent of the relevant council for variations from the Building Regulations in relation to the particular siting matters dealt with in the MCP, in certain circumstances. In other cases the standard Building Regulations siting requirements will apply.

Lendlease reserves the right to remove the requirement for the construction of two storey residences within this Building Envelope Plan without the need for notifying Council or adjoining allotments.

Lendlease reserves the right to remove the requirement for the construction of two dwellings on "G" and "G1" lots within this Building Envelope Plan without the need for notifying Council or adjoining allotments.

SETBACKS

The applicable minimum Setback from a boundary for Building is as specified in the table below, subject to:

- any specific modification for a particular lot as shown in this plan;
- any requirements in the text of this MCP;
- any easements, offsets for services and other infrastructure requirements
- the requirements of the Building Regulations where applicable; and
- the requirements of the Small Lot Housing Code* where applicable.

SETBACK TABLE

FRONT STREET*	At least 4 metres from the allotment boundary
SIDE STREET*	2 metres from the allotment boundary
SIDE OPEN SPACE BOUNDARY	1 metre from the allotment boundary unless noted on plan.
SIDE BOUNDARIES	1 metre from the allotment boundary
REAR BOUNDARIES	3 metres from the allotment boundary
GARAGES	5 metres from the allotment boundary
BUILD TO BOUNDARY*	Shown by a heavy black line on a side boundary. The building must be built: - on or within less than 0.20m from the allotment boundary or - more than 1 metre from the allotment boundary

BUILDING ENVELOPE PLAN

ATHERSTONE - PALARA
STAGE 35

SHEET: 1 OF 2 | NOT TO SCALE | CHECKED: M.P.

lendlease

LEVEL 2, THE GAUGE
825 BOURKE STREET
VICTORIA HARBOUR VIC 3008
1300 739 839

REVISIONS

REV	ISSUED	DESCRIPTION
B	14/04/21	Lot layout and numbers updated, BE plans reduced to 2 sheets
A	05/01/21	Issued to Engineering and Planning

LEGEND

- Minimum building setback from lot boundary.
- ← Required Driveway Access Location.
- ⋈ Optional driveway access location. Note that only one access location is permitted per frontage.
- # Two Storey Building required.
- █ Build to Boundary line.
- ★ Block with special requirements Please check the contract of sale.
- Front Fence Required.

LOT IDENTIFIERS

- G Gallery (Medium Density)
- G1 Gallery (Single Storey Medium Density)
- MDS Medium Density Site
- A Lot "Type A" for the purposes of the Small Lot Housing Code*
- B Lot "Type B" for the purposes of the Small Lot Housing Code*

*Term defined in text of MCP



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BUILDING ENVELOPE PLAN

ATHERSTONE - PALARA
STAGE 35

SHEET: 2 OF 2 | NOT TO SCALE | CHECKED: M.P



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