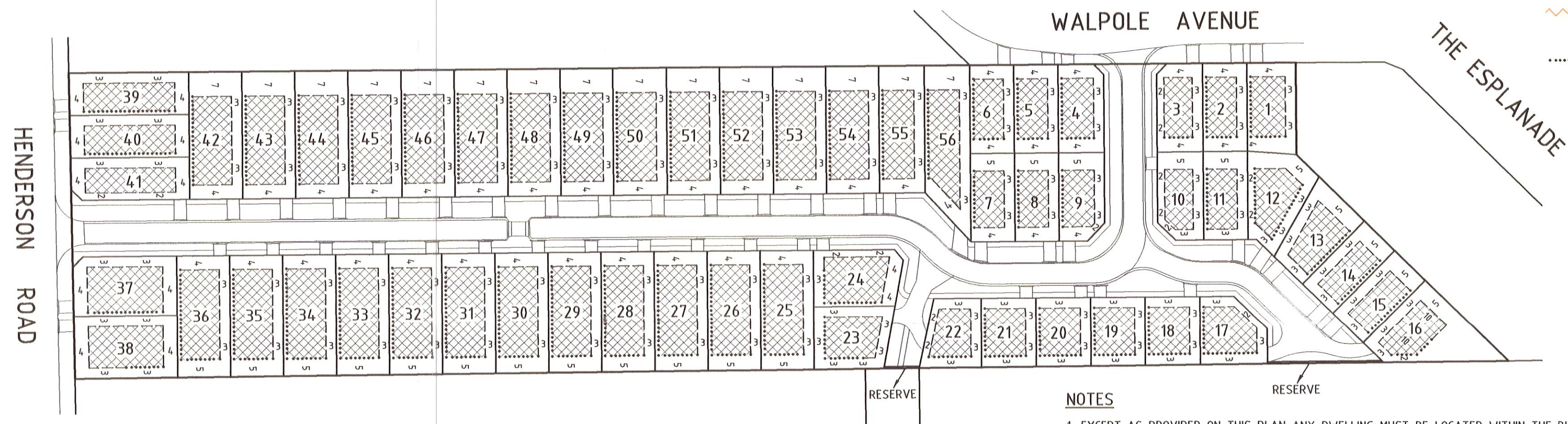


GREATER GEELONG CITY COUNCIL
PLANNING & ENVIRONMENT ACT 1987
GREATER GEELONG ZONING SCHEME
Endorsed Plan ref: 1427/2003
NEIGHBOURHOOD DESIGN PLAN
Signed: [Signature] Date: 23/10/03
FOR AND ON BEHALF OF GREATER GEELONG
CITY COUNCIL AS THE RESPONSIBLE AUTHORITY
NOTE: THIS IS NOT A BUILDING APPROVAL



GROUND FLOOR BUILDING ENVELOPES



FIRST FLOOR BUILDING ENVELOPES

- GROUND FLOOR BUILDING ENVELOPE
- FIRST FLOOR BUILDING ENVELOPE
- ALL BUILDING ENVELOPE SETBACKS ARE 1m UNLESS OTHERWISE SHOWN
- MAINTAIN AND PROTECT VIEWS, MINIMISE OVERLOOKING
- NO FIRST FLOOR OVERLOOKING WINDOWS OR BALCONIES

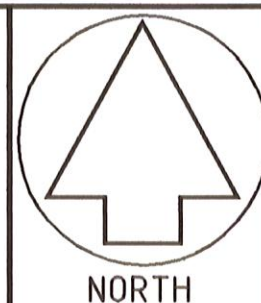
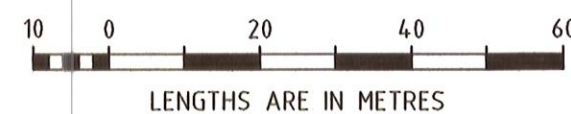
NOTES

1. EXCEPT AS PROVIDED ON THIS PLAN ANY DWELLING MUST BE LOCATED WITHIN THE BUILDING ENVELOPE UNLESS WRITTEN APPROVAL IS OBTAINED FROM THE RESPONSIBLE AUTHORITY.
2. GARAGES, CARPORTS, OUTBUILDINGS, OPEN BALCONIES (EXCEPT WHERE PROHIBITED HEREON) AND VERANDAHS CAN ENCROACH WITHIN THE SIDE AND REAR SETBACKS.
3. GARAGES AND CARPORTS MUST HAVE A MINIMUM SETBACK OF 5 METRES FROM THE LOT FRONTAGE.
4. OPEN BALCONIES AND VERANDAHS CAN ENCROACH WITHIN THE FRONT SETBACK A MAXIMUM OF 1.5 METRES.
5. ON LOTS 42 TO 56 BALCONIES OR VERANDERS CANNOT ENCROACH WITHIN THE REAR SETBACK.
6. BUILDINGS IN EXCESS OF 7.5 METRES IN HEIGHT ABOVE NATURAL GROUND LEVEL REQUIRE A TOWN PLANNING PERMIT FROM THE RESPONSIBLE AUTHORITY.

Merrigan
Land Development Consultants
TOWN PLANNING
URBAN DESIGN
CIVIL ENGINEERING
LAND SURVEYING
PROJECT MANAGEMENT



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BUILDING ENVELOPE PLAN

LOTS 6 AND 7 ON PS346450M

LAZE-AWAY CARAVAN PARK, INDENTED HEAD

CITY OF GREATER GEELONG

DESIGNED CCW	6/11/2002	SCALE 1:1000
DRAWN GDJ	8/11/2002	SHEET 1 OF 1
CHECKED CCW	8/11/2002	DRAWING No. 11724M1
MELWAYS	445 K-12	VERSION: 4: 9/10/2003 Original Sheet Size A2