



**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 for 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 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 a 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 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*	4 metres from the allotment boundary
SIDE STREET*	2 metres from the allotment boundary
SIDE OPEN SPACE BOUNDARY	2 metres from the allotment boundary
SIDE BOUNDARY	1 metre from the allotment boundary
REAR BOUNDARY	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 0.20m from the allotment boundary or - more than 1 metre from the allotment boundary

\* Term defined in text of MCP

**LEGEND:**

- - - Minimum building setback from lot boundary
- ← Required driveway access location
- <- - Optional driveway access location. Note that only one access location is permitted per dwelling
- # Two storey building required
- █ Build to Boundary line
- ★ Block with special requirements. Please check the contract of sale

**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\*

**REVISIONS:**

Rev	Issued	Description
B	23/01/17	Updated Building Envelope on Lot 729
A	04/01/17	Issued to Engineering and Planning

**DRAWING TITLE:**

SETTLERS CREEK  
STAGE 07 PAGE 01 OF 01  
BUILDING ENVELOPE PLAN



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REVISION B ISSUED  
NOT TO SCALE

MP  
23/01/17