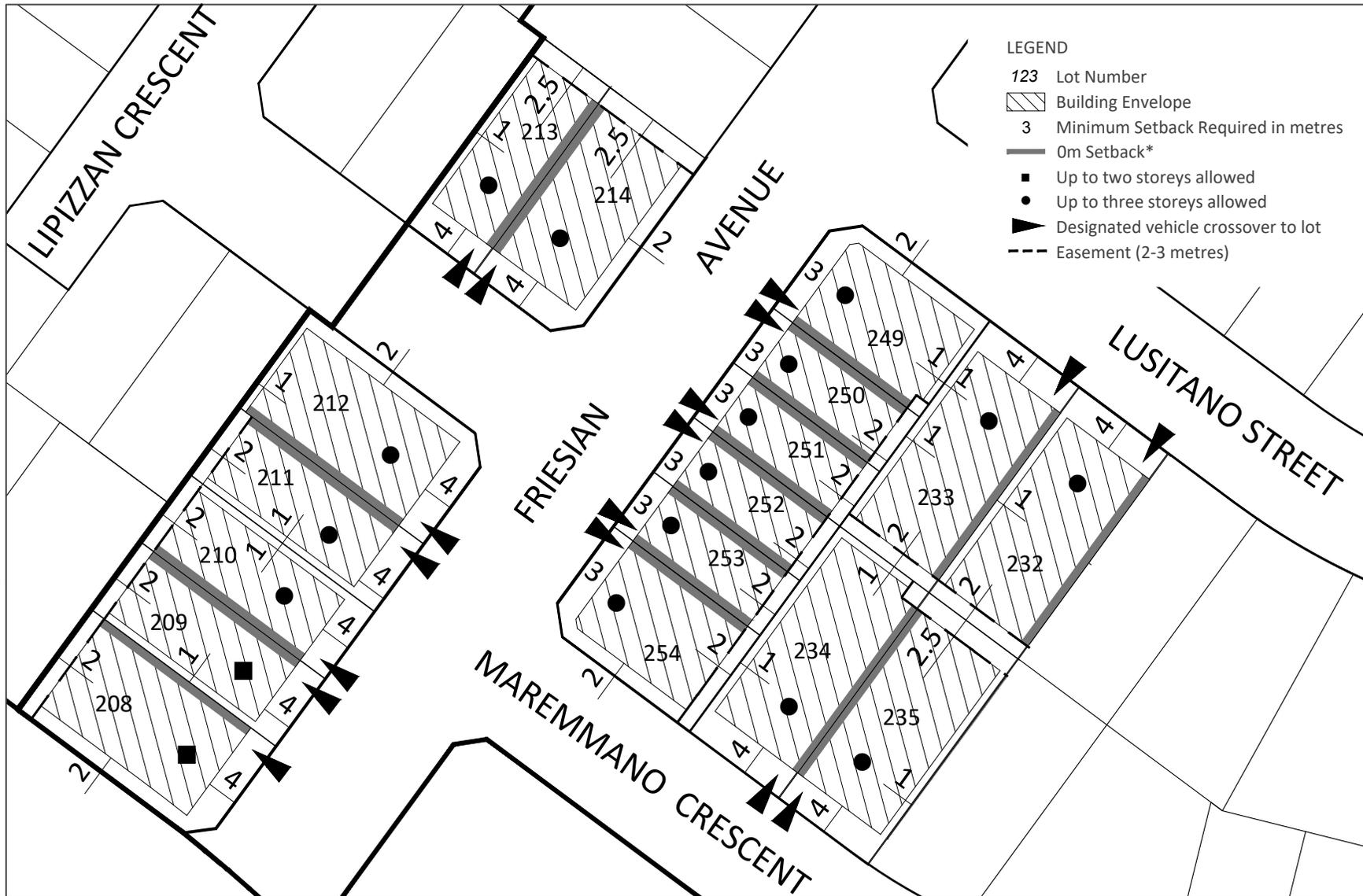


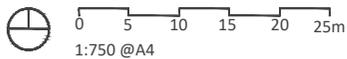
- LEGEND**
- 123 Lot Number
 - Maximum Building Envelope
 - 3 Minimum Setback Required in metres
 - 0m Setback*
 - Up to two storeys allowed
 - Up to three storeys allowed
 - Designated vehicle crossover to lot
 - Easement (2-3 metres)

BUILDING ENVELOPE PLAN		PREPARED BY	REVISIONS	NOTES
TAYLORS QUARTER		SMEC Member of the Skanska Group	REV. ISSUED	
STAGE	PAGE	DEVELOPMENT VICTORIA	A 18/07/19	
			B 10/01/20	
			C 29/07/2020	
1:750 @A4				<p>This plan is the Building Envelope Plan in terms of this MCP and shows the maximum building envelope for each particular lot.</p> <p>Siting requirements for each lot must be determined by reference to this plan, the "Taylors Quarter Design Standards" document and the text of this MCP.</p> <p>This MCP requires that a dwelling must be designed in accordance with the "Taylors Quarter Design Standards" document included in the contract of sale documentation for a lot in this stage.</p> <p>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.</p> <p>Garage setbacks must be set back a minimum of 5 metres from the allotment boundary for double garages and a minimum of 5.5 metres from the allotment boundary for single or tandem garages.</p> <p>Irrespective of the rear setback dimensions shown for each lot, the house setback from a rear boundary must also respect the minimum secluded private open space requirement from Brimbank City Council. More information can be found in the "Taylors Quarter Design Standards" document.</p> <p>*provided that the building height and length meet the requirements from "Taylors Quarter Design Standards".</p>

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BUILDING ENVELOPE PLAN		PREPARED BY	REVISIONS	NOTES
TAYLORS QUARTER		 Member of the Urbana Living Group	REV. ISSUED	This plan is the Building Envelope Plan in terms of this MCP and shows the maximum building envelope for each particular lot. Siting requirements for each lot must be determined by reference to this plan, the "Taylors Quarter Design Standards" document and the text of this MCP.
STAGE 2	SHEET 2/4		A 18/07/19	
				B 10/01/20
				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.
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				*provided that the building height and length meet the requirements from "Taylors Quarter Design Standards".

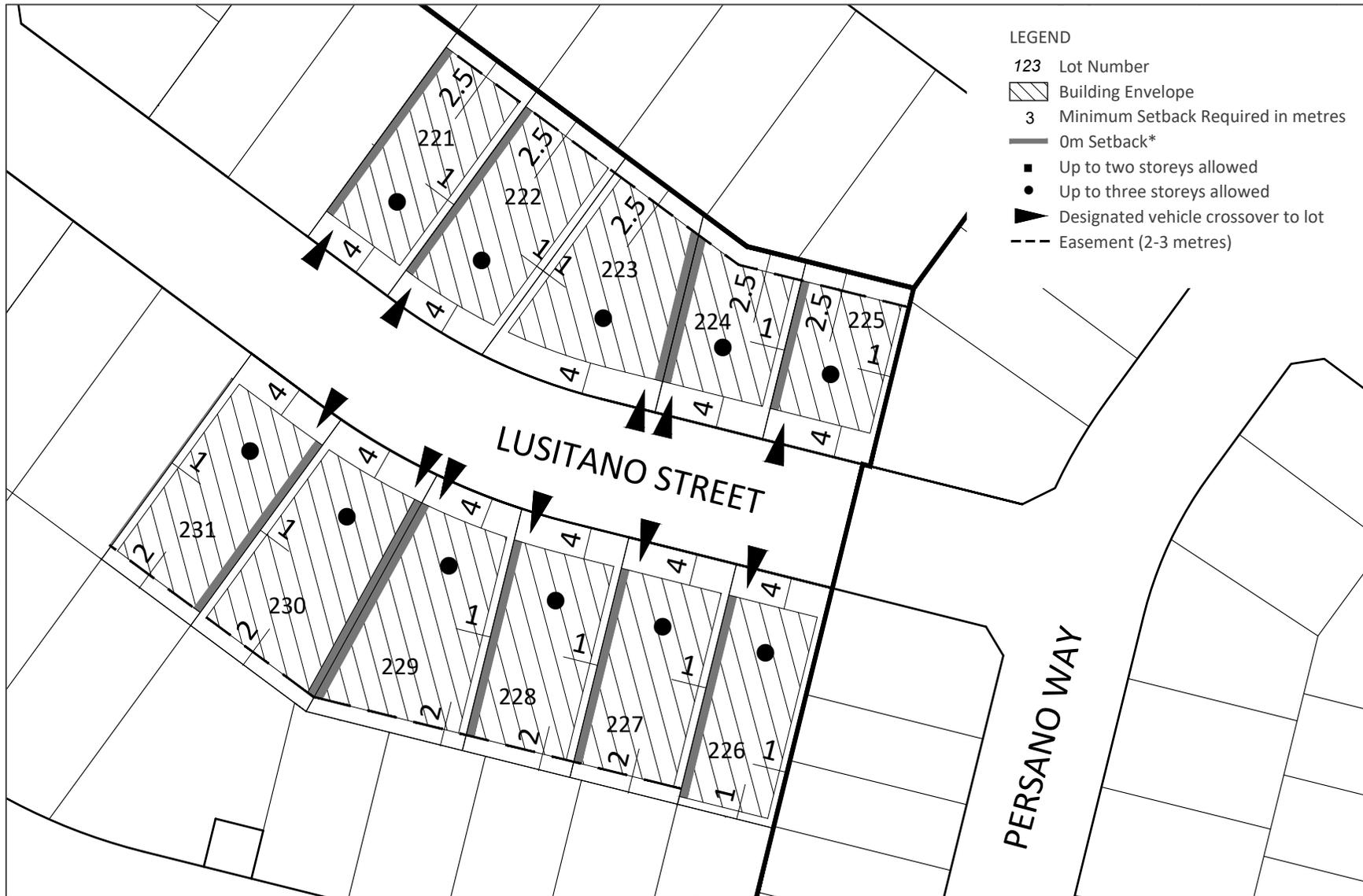


This document was printed from SPEAR on: 19/08/2020 03:04 pm.



- LEGEND**
- 123 Lot Number
 - Building Envelope
 - 3 Minimum Setback Required in metres
 - 0m Setback*
 - Up to two storeys allowed
 - Up to three storeys allowed
 - ▲ Designated vehicle crossover to lot
 - - - Easement (2-3 metres)

BUILDING ENVELOPE PLAN		PREPARED BY	REVISIONS	NOTES
TAYLORS QUARTER		SMC Member of the Skanska Group	REV. ISSUED	
STAGE 2	SHEET 3/4	DEVELOPMENT VICTORIA	A 18/07/19	<p>This plan is the Building Envelope Plan in terms of this MCP and shows the maximum building envelope for each particular lot.</p> <p>Siting requirements for each lot must be determined by reference to this plan, the "Taylors Quarter Design Standards" document and the text of this MCP.</p> <p>This MCP requires that a dwelling must be designed in accordance with the "Taylors Quarter Design Standards" document included in the contract of sale documentation for a lot in this stage.</p> <p>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.</p> <p>Garage setbacks must be set back a minimum of 5 metres from the allotment boundary for double garages and a minimum of 5.5 metres from the allotment boundary for single or tandem garages.</p> <p>Irrespective of the rear setback dimensions shown for each lot, the house setback from a rear boundary must also respect the minimum secluded private open space requirement from Brimbank City Council. More information can be found in the "Taylors Quarter Design Standards" document.</p> <p>*provided that the building height and length meet the requirements from "Taylors Quarter Design Standards".</p>
1:750 @A4			B 10/01/20	



LEGEND

- 123 Lot Number
- Building Envelope
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BUILDING ENVELOPE PLAN		PREPARED BY SMC <small>Member of the Urbana Living Group</small>	REVISIONS	NOTES
TAYLORS QUARTER		DEVELOPMENT VICTORIA	REV. ISSUED	<p>This plan is the Building Envelope Plan in terms of this MCP and shows the maximum building envelope for each particular lot.</p> <p>Siting requirements for each lot must be determined by reference to this plan, the "Taylors Quarter Design Standards" document and the text of this MCP.</p> <p>This MCP requires that a dwelling must be designed in accordance with the "Taylors Quarter Design Standards" document included in the contract of sale documentation for a lot in this stage.</p> <p>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.</p> <p>Garage setbacks must be set back a minimum of 5 metres from the allotment boundary for double garages and a minimum of 5.5 metres from the allotment boundary for single or tandem garages.</p> <p>Irrespective of the rear setback dimensions shown for each lot, the house setback from a rear boundary must also respect the minimum secluded private open space requirement from Brimbank City Council. More information can be found in the "Taylors Quarter Design Standards" document.</p> <p>*provided that the building height and length meet the requirements from "Taylors Quarter Design Standards".</p>
STAGE 2	SHEET 4/4		A 18/07/19	
0 5 10 15 20 25m 1:750 @A4				