







LEGEND



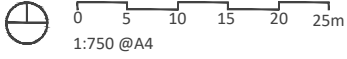
- 123 Lot Number
- Maximum Building Envelope
- 3 Minimum Setback Required in metres
- 0m Setback*
- Up to two storeys allowed
- Up to three storeys allowed
- Designated vehicle crossover to lot
- Easement (2-3 metres)

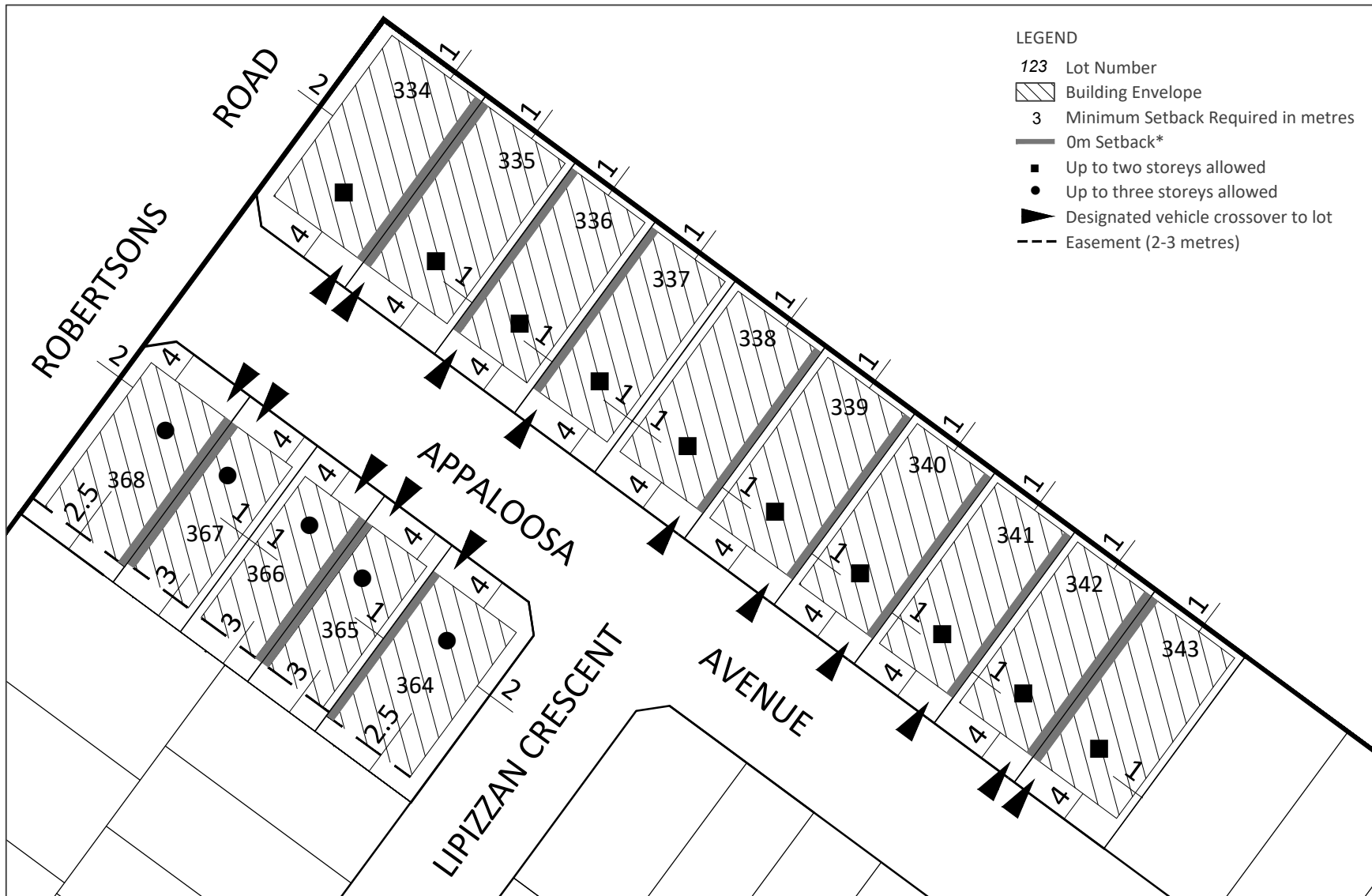
BUILDING ENVELOPE PLAN		PREPARED BY	 SMC <small>Member of the Skanska Group</small>	REVISIONS	NOTES		
TAYLORS QUARTER		 DEVELOPMENT VICTORIA		REV.	ISSUED		
STAGE 3	SHEET 1/5			A	26/09/19	This plan is the Building Envelope Plan in terms of this MCP and shows the maximum building envelope for each particular 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.	
				B	10/12/19	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. 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.	
				C	13/12/19	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. 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 Brimback City Council. More information can be found in the "Taylors Quarter Design Standards" document. *provided that the building height and length meet the requirements from "Taylors Quarter Design Standards".	
 <small>0 5 10 15 20 25m</small> <small>1:750 @A4</small>							

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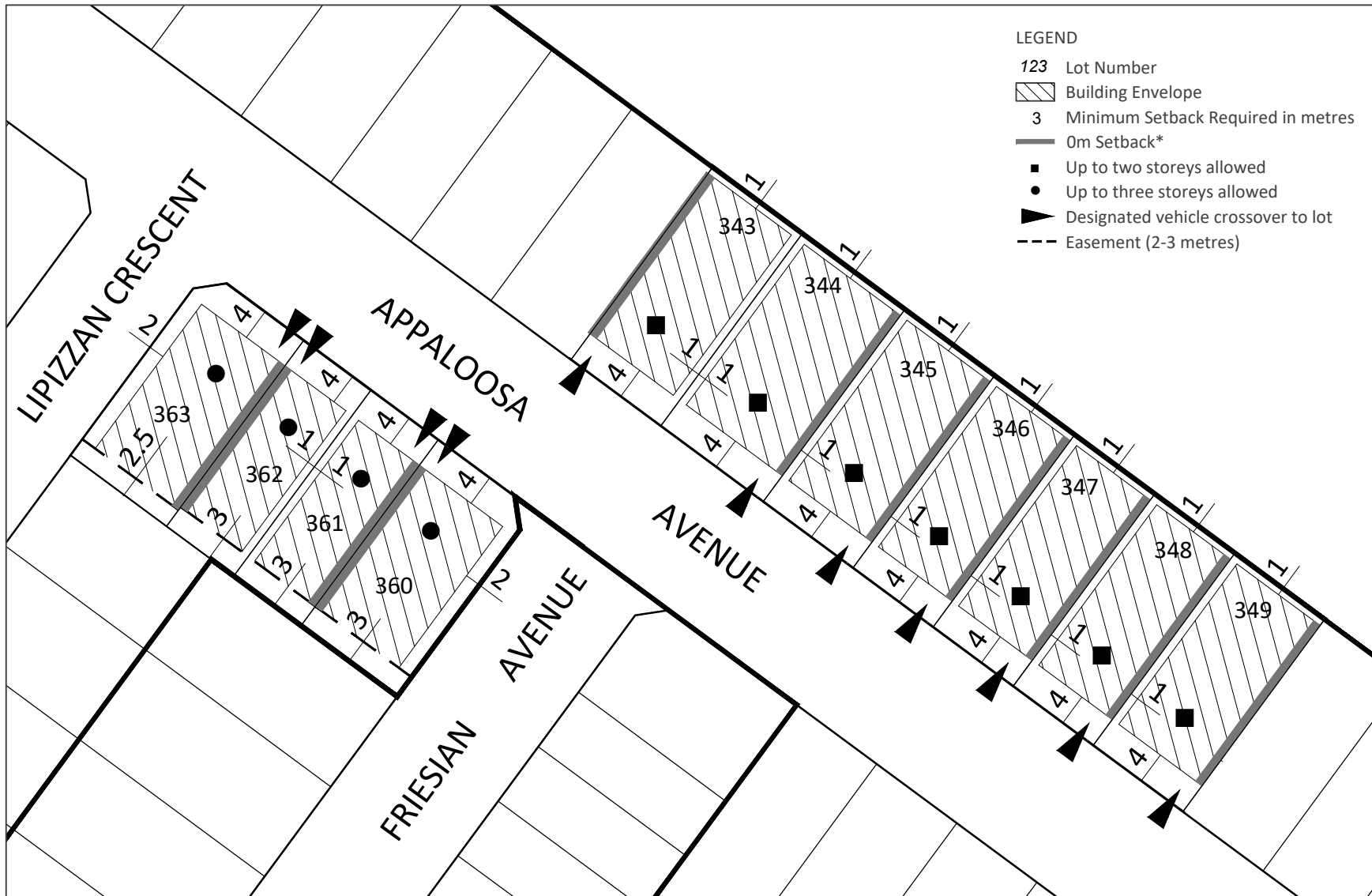
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TAYLORS QUARTER				REV. ISSUED A 26/09/19 B 10/12/19 C 13/12/19	
STAGE 3	SHEET 2/5	 DEVELOPMENT VICTORIA			
 1:750 @A4					



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BUILDING ENVELOPE PLAN		PREPARED BY	REVISIONS	NOTES
TAYLORS QUARTER		SMC Member of the Skanska Group	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 Brimback 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 3	SHEET 3/5	DEVELOPMENT VICTORIA	A 26/09/19	
			B 10/12/19	
			C 13/12/19	
1:750 @A4				



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BUILDING ENVELOPE PLAN		PREPARED BY	SMC <small>Member of the Stribana Jurong Group</small>	REVISIONS	NOTES 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. 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. 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. 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. 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 Brimback City Council. More information can be found in the "Taylors Quarter Design Standards" document. *provided that the building height and length meet the requirements from "Taylors Quarter Design Standards".	
TAYLORS QUARTER		DEVELOPMENT VICTORIA		REV.		ISSUED
STAGE 3	SHEET 4/5			A		26/09/19
				B		10/12/19
				C		13/12/19
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					B 10/12/19	
					C 13/12/19	
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