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DX 30258 Werribee Vic  
ABN: 38 393 903 860

WYP4474/10

Your Ref:

Our Ref: 9<sup>th</sup> July 2012

Tricia Bryce  
The Planning Group  
7, 420 St Kilda Road  
Melbourne VIC 3004

RECEIVED 11 JUL 2012

Dear Tricia,

**RE: MEMORANDUM OF COMMON PROVISIONS  
RIVERWALK ESTATE STAGES 2-4**

**Planning Permit Application No.:** WYP4474/10  
**Description:** Riverwalk Estate Subdivision Stages 2-4  
**Location:** Farm Road  
WERRIBEE VIC 3030  
V 7854 F 135 P L 1 PS 412756 Mambourin Parish  
V 10513 F 533 L P PS 401725 Mambourin Parish

I refer to your recent letter, requesting approval of the Memorandum of Common Provisions required under Condition 29 of the Planning Permit.

Please find attached a copy of the endorsed CMP attached.

If you wish to discuss this further, please contact me on telephone 9742 0792, or Dee Gomes, Co-ordinator Planning Policy and Projects, on telephone 9742 0844.

Regards,

Kristien Van den Bossche  
**Principal Planning Projects Officer**

WYP4474/10.17

11 November 2013

Places Victoria  
GPO Box 2428  
MELBOURNE VIC 3001



Dear Sir/Madam,

**Planning Permit Application:** WYP4474/10.17  
**Description:** Amendment via Secondary Consent to the building envelopes contained within the Memorandum of Common Provisions for Stages 3 and 4.  
**Location:** V 10513 F 533 L P PS 401725 Mambourin Parish  
1 Hamlet Street WERRIBEE VIC 3030

I refer to your **amended plans** submitted in accordance with Condition **6** of the above mentioned Planning Permit.

Please find attached a copy of the endorsed documents which now form a part of the Planning Permit.

Should you have any further enquiries regarding the above matter, please contact me on 9742-0930.

Yours faithfully,

Jeannie Mehmet  
**Town Planning Officer**

Encl.



# Memorandum of Common Provisions

## Section 91A Transfer of Land Act 1958

**AA2033**

13/07/2012 \$55.10 MCP



Lodged by

Name: **Middletons**  
Phone: (613) 9205 2000  
Address: Level 25, Rialto South Tower  
525 Collins Street  
Melbourne VIC 3000  
Reference: MMCK.JTL.10043321 (RW\_2)  
Customer Code: 1255H

This memorandum (containing 24 pages) contains provisions which are intended for inclusion in instruments and plans to be subsequently lodged for registration.

## Provisions

### Recitals

- A. This MCP has been prepared by Places Victoria in order to regulate the siting, form and design of the residential development in accordance with the requirement to ensure a high level of amenity for owners and residents of the allotments within the Plan of Subdivision.
- B. The provisions of this MCP are incorporated into a restriction created by the Plan of Subdivision.
- C. This MCP provides details of approved building envelopes.
- D. This MCP provides information necessary to interpret the approved building envelopes.
- E. The MCP imposes restrictions on the design and siting of buildings which in some cases may be different to those in the Building Regulations. In some cases the restrictions in this MCP may be stricter than the Building Regulations, and in other cases, the siting restrictions may be contrary to the Building Regulations.
- F. Where the siting restrictions in this MCP are contrary to regulations 409, 411, 414, 415, 416 and 420 of the Building Regulations, no consent and report of the relevant council is required, as this MCP has been prepared with regard to regulation 406 of the Building Regulations.
- G. Some matters addressed in this MCP are not covered by the Building Regulations.

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# MCP

1. The provisions are to be numbered consecutively from number 1.
2. Further pages may be added but each page should be consecutively numbered.
3. To be used for the inclusion of provisions in instruments and plans.

Page 1 of 1

**THE BACK OF THIS FORM MUST NOT BE USED**

Land Victoria, 570 Bourke Street, Melbourne, 3000, Phone 8636-2010

Middocs 8129837v1 MMCK

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13/07/2012 \$55.10 MCP



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**1. Definitions**

- 1.1 **'Approved Building Envelope'** means the building envelope shown for a particular allotment in the attached Building Envelopes Plan and has the same meaning as in regulation 402 of the Building Regulations.
- 1.2 **'Building'** has the same meaning as in the Building Act.
- 1.3 **'Building Act'** means the *Building Act 1993* as amended from time to time.
- 1.4 **'Building Envelopes Plan'** means the plan that forms part of this MCP and which shows the Approved Building Envelopes and other related matters for the lots within the Plan of Subdivision.
- 1.5 **'Building Envelope Profiles'** means the profile section plans relevant to the Building Envelope. The applicable building envelope profile sections are marked on the Building Envelope Plan.
- 1.6 **'Building Permit'** means a building permit in terms of the Building Act.
- 1.7 **'Building Regulations'** means the *Building Regulations 2006* or any subsequent regulations made pursuant to the Building Act which regulate the siting of a Building.
- 1.8 **'Dwelling'** means a building and any associated outbuildings (including garages and carports) used for the purposes of a single domestic residence.
- 1.9 **'Finished Surface Level'** means the finished surface level of the ground at the time of registration of the Plan of Subdivision.
- 1.10 **'Front Street'** means the street or road which forms the frontage to the lot concerned. Where there is more than one road which adjoins a lot or where it may otherwise be unclear, the Front Street is identified by the location of the vehicular crossover to the lot on the building envelope plan.
- 1.11 **'Garage'** means a domestic garage or a domestic carport constructed primarily for the purpose of storage of motor vehicles, trailers, caravans, campervans, boats and the like.
- 1.12 **'Habitable Room'** has the same meaning as in the Building Code of Australia.
- 1.13 **'MCP'** means this Memorandum of Common Provisions.

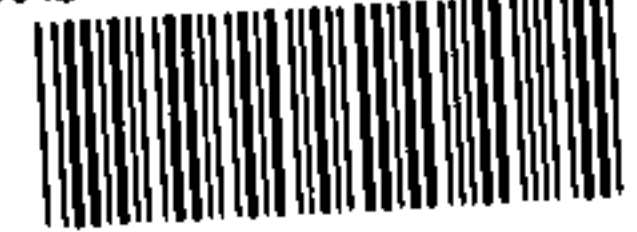


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- 1.14 **'Plan of Subdivision'** means the relevant plan of subdivision for a particular allotment which incorporates this MCP.
  - 1.15 **'Riverwalk Residential Design Controls'** means the Riverwalk Design Standards (and associated referenced documents) prepared by Places Victoria, as amended from time to time.
  - 1.16 **'Setback'** means the shortest horizontal distance from a particular boundary or building to another boundary or building (excepting matters specifically referred to in this MCP).
  - 1.17 **'Side Street'** means a street or road which abuts an allotment other than a Front Street.
  - 1.18 **'Places Victoria'** means the Urban Renewal Authority Victoria created pursuant to the *Urban Renewal Authority Victoria Act 2003*.

## **2. Siting And Design**

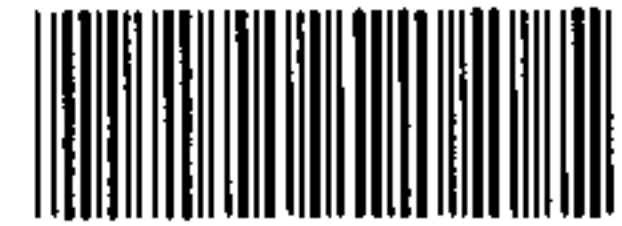
### **2.1 Exemption from the need for the Consent and Report of the relevant Council.**

The restriction in the Plan of Subdivision which incorporates this MCP exempts a design from requiring the consent and report of the relevant council with regard to a design which does not comply with the Building Regulations in respect of the following:

- 2.1.1 Minimum Street Setback (regulation 409);
- 2.1.2 Site Coverage (regulation 411);
- 2.1.3 Side Setback and rear Setback (regulation 414);
- 2.1.4 Walls on boundaries (regulation 415);
- 2.1.5 Daylight to existing Habitable Room windows (regulation 416);
- 2.1.5 Daylight to Habitable Room windows (regulation 420).

### **2.2 Approved Building Envelopes**

A Building (other than a boundary fence or other specific tolerable encroachments pursuant to this MCP) must be sited within the Approved Building Envelope and Building Envelope Profiles. The siting of a building within the Approved Building Envelope is subject to any further restriction or modification imposed by this MCP or any other applicable control.



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### **2.3 Building Envelope Profiles**

The heights specified with the Building Envelope Profiles are to be taken from the relevant spot "Finished Surface Level" of the site.

Maximum building heights between specified points on a Setback profile lie on a straight line drawn between two specified points within a profile.

The delineation of the profiles is demonstrated on the Building Envelopes plans.

The Building Envelope Profiles are defined only by means of the side Setbacks of the Building Envelope.

Rear Setback are to accord with the specifications outlined in Table 414 of the Building Regulations.

### **2.4 Minimum Front and Side Street Setbacks**

No Dwelling shall be Setback from the Front Street less than 3.0 metres and Side Street less than zero metres.

### **2.5 Encroachments into Front Street Setback**

The following may impose beyond the Approved Building Envelope and Building Envelope Profiles and encroach in to a Front Setback by not more than 1.50 metres:

- (a) A porch;
- (b) A verandah;
- (c) A portico;
- (d) A pergola;
- (e) A masonry chimney;
- (f) A sunblind;
- (g) A flue or pipe; and
- (h) Decks, steps or landings less than 800 millimetres in height.

None of the above structures may be greater than 6.5 metres in height.

Eaves (including fascias and gutter) may encroach into a Front Street or Side Street Setback by not more than 500 millimetres provided a 500 millimetre gap is retained between the boundary and gutter.

Domestic water tanks, domestic fuel storage tanks, hot water storage tanks and heating/cooling equipment may encroach into a Front Street or Side Street Setback by not more than 500 millimetres.

### **2.6 Encroachments into side and rear Setback**

2.6.1 The following may impose beyond the Approved Building Envelope and Building Envelope Profiles and encroach in to a side or rear Setback by not more than 500 millimetres:

- (a) A porch or verandah;
- (b) A masonry chimney;

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- (c) A sunblind;
- (d) A screen which prevents direct overlooking;
- (e) A flue or pipe;
- (f) A domestic fuel tank;
- (g) Heating and cooling equipment or other services; and
- (h) An eave (including fascias and gutter).

2.6.2 The following may impose beyond the Approved Building Envelope and Building Envelope Profiles and encroach in to a side or rear Setback:

- (a) A landing with an area of not more than 2.0 metres and which is less than 800 millimetres in height above "Finished Surface Level";
- (b) An unroofed stairway or ramp;
- (c) A pergola;
- (d) Shade sails; and
- (e) A domestic watertank.

## **2.7 Site Coverage**

The site coverage of:

- front loaded buildings must not occupy more than 70% of an allotment; and
- side or rear loaded buildings must not occupy more than 75% of an allotment.

## **2.8 Walls on boundaries**

Where a Building Envelope allows construction of a building on the boundary of the lot, a wall or carport on the boundary may have a maximum length equivalent to the length of the envelope abutting the boundary (subject to the Building providing an adequate Garage Setback as required by Clause 2.11). The height of a wall or carport must not exceed a maximum height of 3.6 metres. The average height of a wall or carport may be a maximum of 3.6 metres.

## **2.9 Daylight to Habitable Room windows**

A Habitable Room window of a Building on an allotment must face an outdoor space or light court with a minimum dimension of 500 millimetres clear to the sky (not encroached by eaves, fascias and gutters), and not including land on an adjoining allotment.

## **2.10 Daylight to existing Habitable Room windows**

Only where a Building Envelope allows construction on or within 150 millimetres of the boundary may a Building (including eaves, fascias and gutter) be constructed on or within 150 millimetres of the boundary. In this instance only, Buildings do not have to provide a Setback to accommodate a Habitable Room window in an existing Dwelling.

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**2.11 One Dwelling on a lot**

With the exception of those lots identified with a \* and ♦ and marked as “Dual Occupancy Site” or “Medium Density Site” on the “Building Envelopes Plan”, only one Dwelling may be erected on a lot within the Plan of Subdivision.

**2.12 Front Street Setback of Garages**

A Garage must have a Front Street setback from the street of not less than 5.5 metres.

**2.13 Location of Crossovers**

The locations of the crossovers are fixed and must not be altered unless explicit consent is granted by Places Victoria or proxy.

**2.14 Compliance and Discretion**

Places Victoria may in its absolute discretion authorize in writing the siting of a Building which does not comply with the restriction created by the Plan of Subdivision which incorporates this MCP, provided that such siting complies with the requirements of the Building Regulations and / or is subject to the report and consent of the relevant reporting authority in terms of the Building Regulations.

Approval by Places Victoria pursuant to this clause shall only be provided in circumstances where Places Victoria in its absolute discretion considers that the siting is desirable in terms of achieving a better planning outcome in terms of the Riverwalk Residential Design Controls that may otherwise be achieved and will not result in any significant detriment to abutting owners or occupiers.

**3. Approval Of House Design**

The explicit approval of the design and siting of a Dwelling to be built on any lot on the Plan of Subdivision must be granted by Places Victoria (or proxy) prior to making a formal application for a Building Permit. The design and siting of a Dwelling must be in accordance with and meet the requirements of the Riverwalk Residential Design Controls.

**4. Interpretation**

In this MCP, unless the contrary intention appears:

- 4.1 The singular includes the plural and vice versa;
- 4.2 A reference to an individual or person includes a partnership, body corporate, government authority or agency and vice versa;
- 4.3 Words importing one gender include other genders;
- 4.4 Other grammatical forms of defined words or expressions have corresponding meanings;
- 4.5 A reference to a statute, code or other law includes regulations and other instruments made under it and includes consolidations, amendments, re-enactments or replacements of any of them;



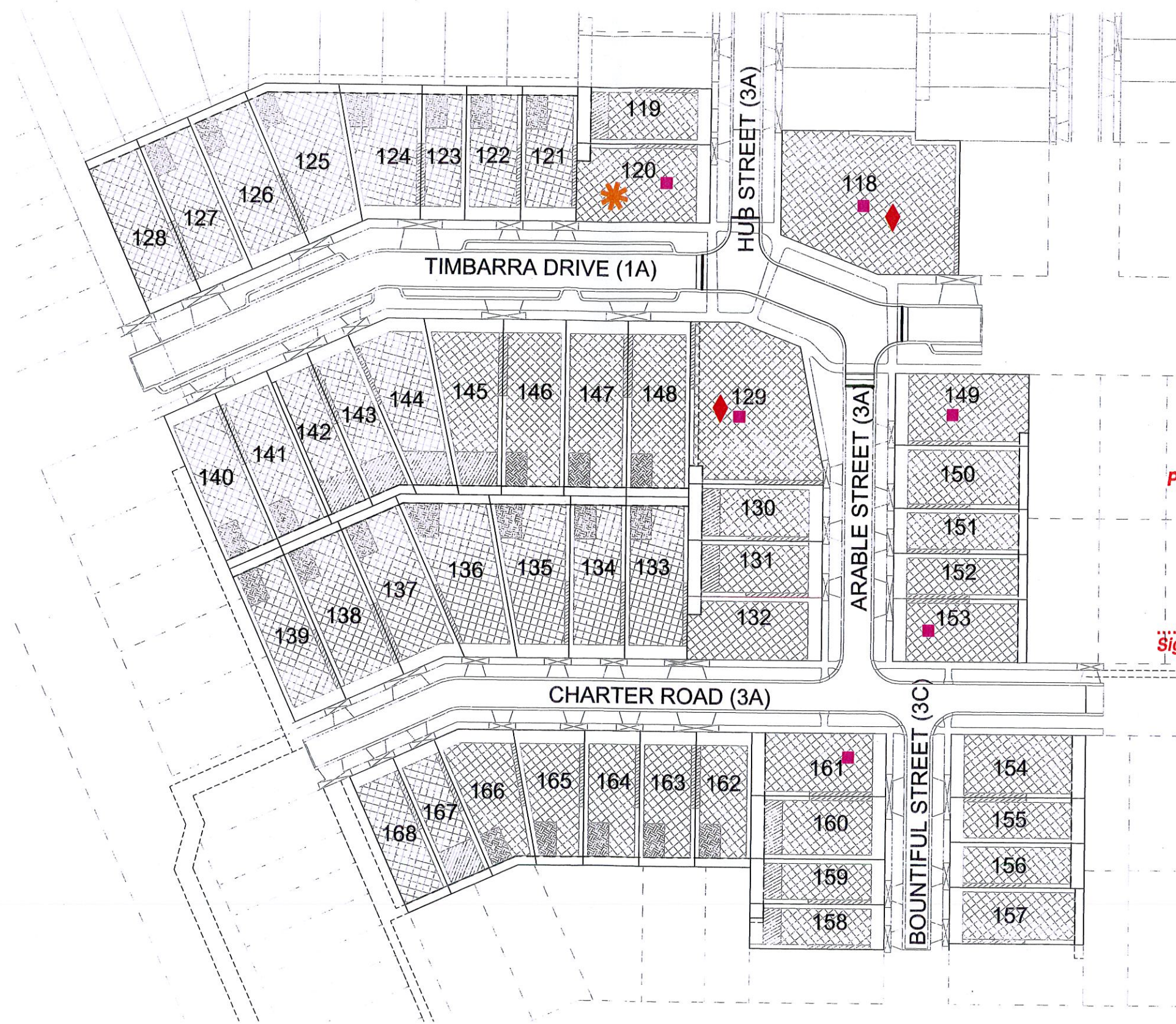
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- 4.6 A reference to the Riverwalk Residential Design Controls is reference to that document or subsequent or amended documents (whether they are named as such) that are prepared to guide and control the development of land within the Plan of Subdivision;
  - 4.7 A reference to an authority, institution, association or body ('original entity') that has ceased to exist or been reconstituted, renamed or replaced or whose powers or functions have been transferred to another entity, is reference to the entity that most closely serves the purposes or objects of the original entity;
  - 4.8 Headings and the provision of a table of contents are for convenience only and do not affect the interpretation of this MCP.



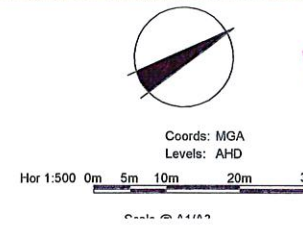
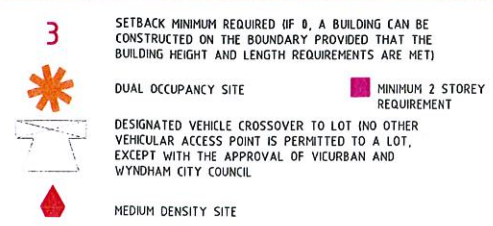
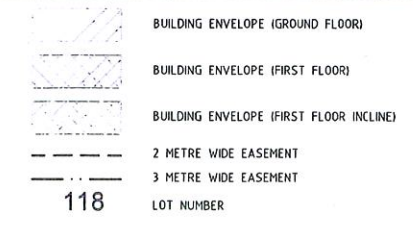


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REV	AMENDMENTS	DATE	APP'D
E	ADDITIONAL CLIENT COMMENTS	24/08/11	TL
D	ADDITIONAL CLIENT COMMENTS	22/08/11	TL
C	CLIENT COMMENTS	16/06/11	TL
B	ISSUED FOR CLIENT APPROVAL	02/05/11	TL
A	ISSUED FOR COUNCIL APPROVAL	/11	TL

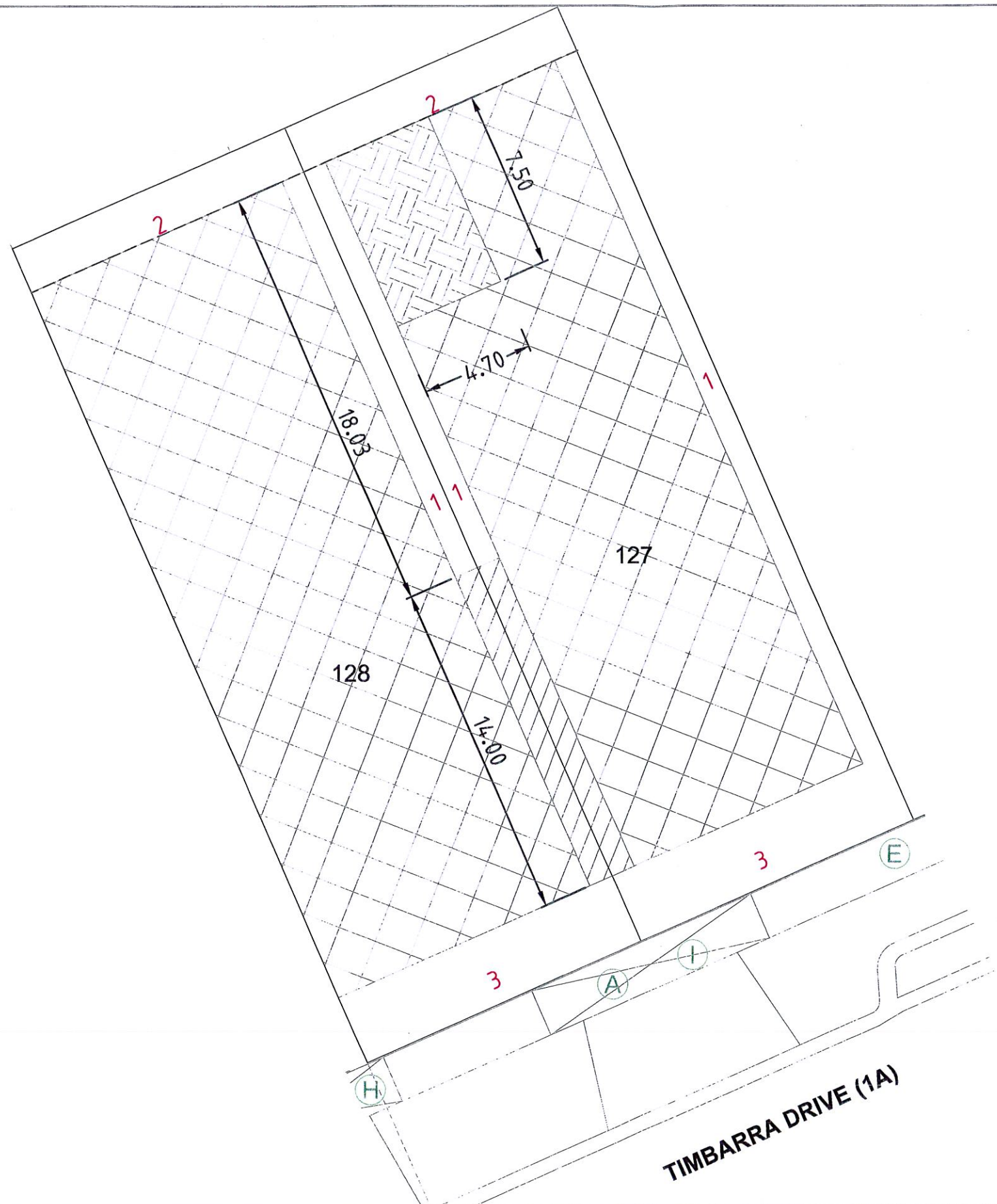
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 Written dimensions to take precedence over scale.  
 Contractor shall check and verify all dimensions on site.



**Places Victoria**  
 RIVERWALK - STAGE 2  
 GEELONG ROAD, WERRIBEE  
 BUILDING ENVELOPES PLAN  
 Drawing No. 10903BE01 Rev E  
 Sheet No. 01 PRELIMINARY  
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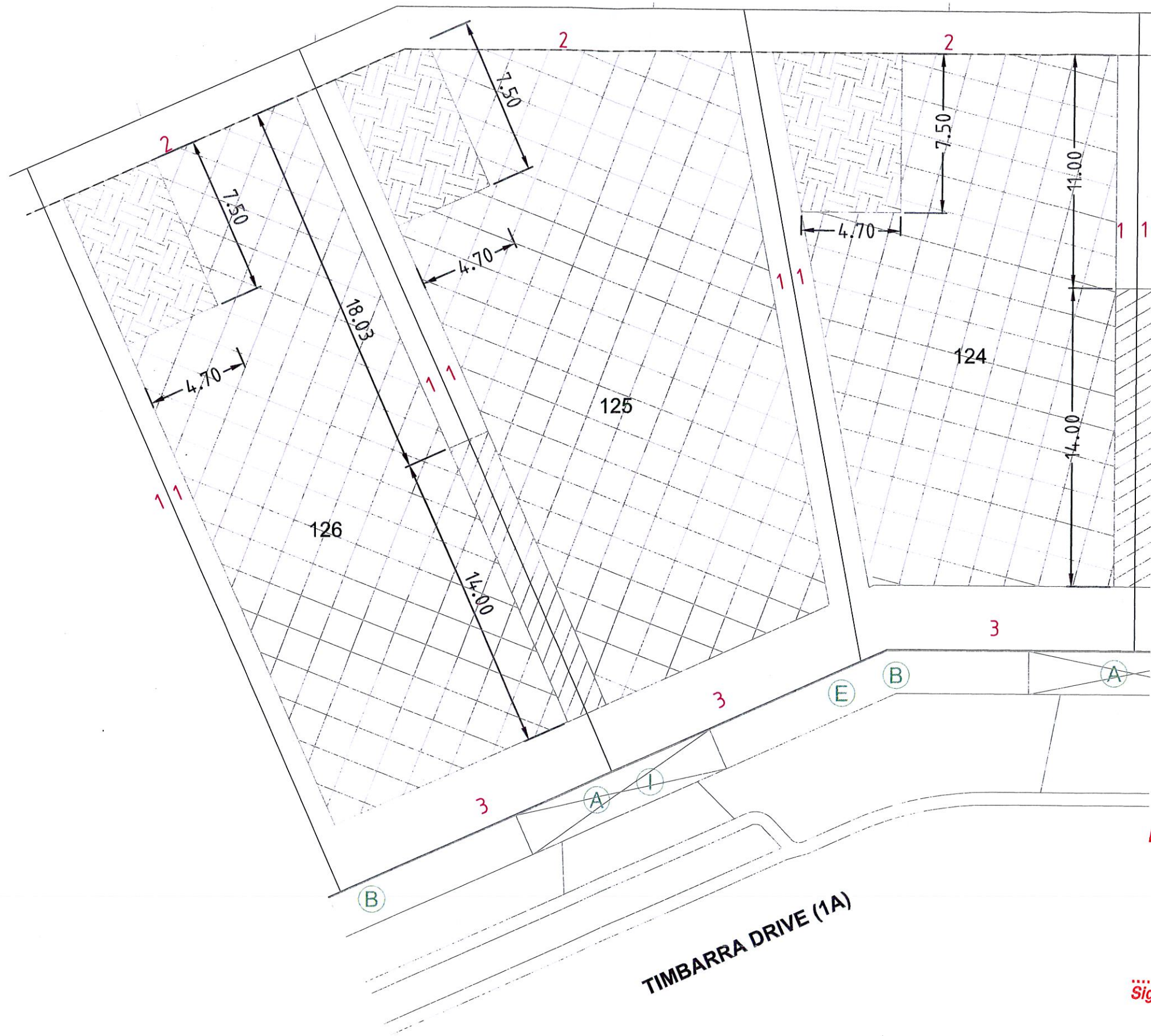
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	BUILDING ENVELOPE (FIRST FLOOR)		3 DESIGNATED VEHICLE CROSSOVER TO LOT (NO OTHER VEHICULAR ACCESS POINT IS PERMITTED TO A LOT, EXCEPT WITH THE APPROVAL OF VICURBAN AND WYNDHAM CITY COUNCIL)		MEDIUM DENSITY SITE
	BUILDING ENVELOPE (FIRST FLOOR INCLINE)		3 2 METRE WIDE EASEMENT		
	2 METRE WIDE EASEMENT				
	3 METRE WIDE EASEMENT				
	LOT NUMBER				

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 Levels: AHD  
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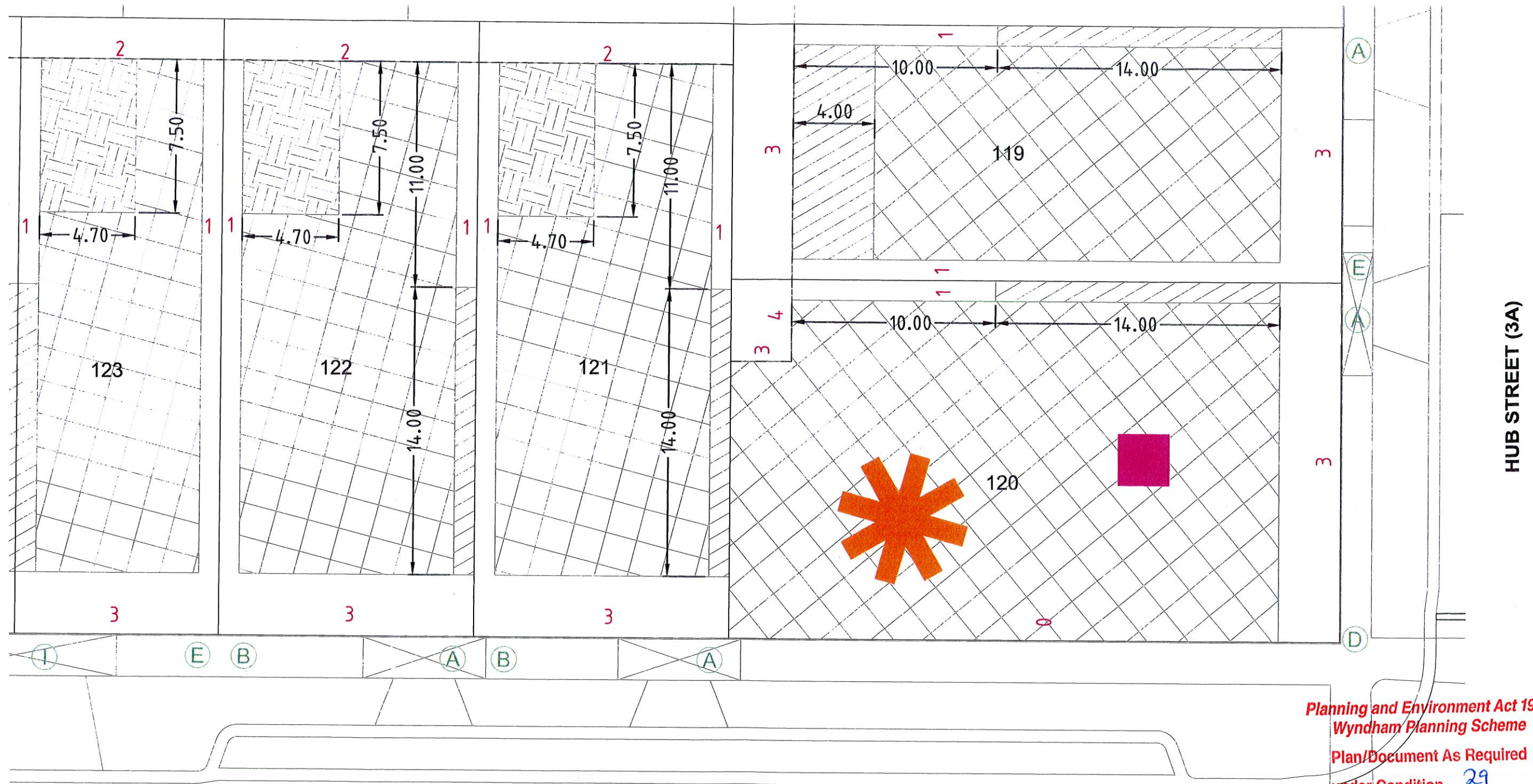
	BUILDING ENVELOPE (GROUND FLOOR)		3 SETBACK MINIMUM REQUIRED (IF 0, A BUILDING CAN BE CONSTRUCTED ON THE BOUNDARY PROVIDED THAT THE BUILDING HEIGHT AND LENGTH REQUIREMENTS ARE MET)
	BUILDING ENVELOPE (FIRST FLOOR)		DUAL OCCUPANCY SITE
	BUILDING ENVELOPE (FIRST FLOOR INCLINE)		MINIMUM 2 STOREY REQUIREMENT
	2 METRE WIDE EASEMENT		DESIGNATED VEHICLE CROSSOVER TO LOT (NO OTHER VEHICULAR ACCESS POINT IS PERMITTED TO A LOT, EXCEPT WITH THE APPROVAL OF VICURBAN AND WYNDHAM CITY COUNCIL)
	3 METRE WIDE EASEMENT		MEDIUM DENSITY SITE
	LOT NUMBER		

Coords: MGA  
 Levels: AHD  
 Hor 1:100 0m 1m 2m 4m 6m

**Places Victoria**  
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 BUILDING ENVELOPES  
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TIMBARRA DRIVE (1A)

HUB STREET (3A)

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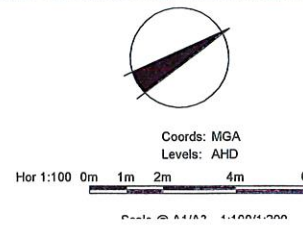
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- BUILDING ENVELOPE (GROUND FLOOR)
- BUILDING ENVELOPE (FIRST FLOOR)
- BUILDING ENVELOPE (FIRST FLOOR INCLINE)
- 2 METRE WIDE EASEMENT
- 3 METRE WIDE EASEMENT
- 118 LOT NUMBER

- 3 SETBACK MINIMUM REQUIRED IF A BUILDING CAN BE CONSTRUCTED ON THE BOUNDARY PROVIDED THAT THE BUILDING HEIGHT AND LENGTH REQUIREMENTS ARE MET
- DUAL OCCUPANCY SITE
- DESIGNATED VEHICLE CROSSOVER TO LOT (NO OTHER VEHICULAR ACCESS POINT IS PERMITTED TO A LOT, EXCEPT WITH THE APPROVAL OF VICURBAN AND WYNDHAM CITY COUNCIL)
- MEDIUM DENSITY SITE

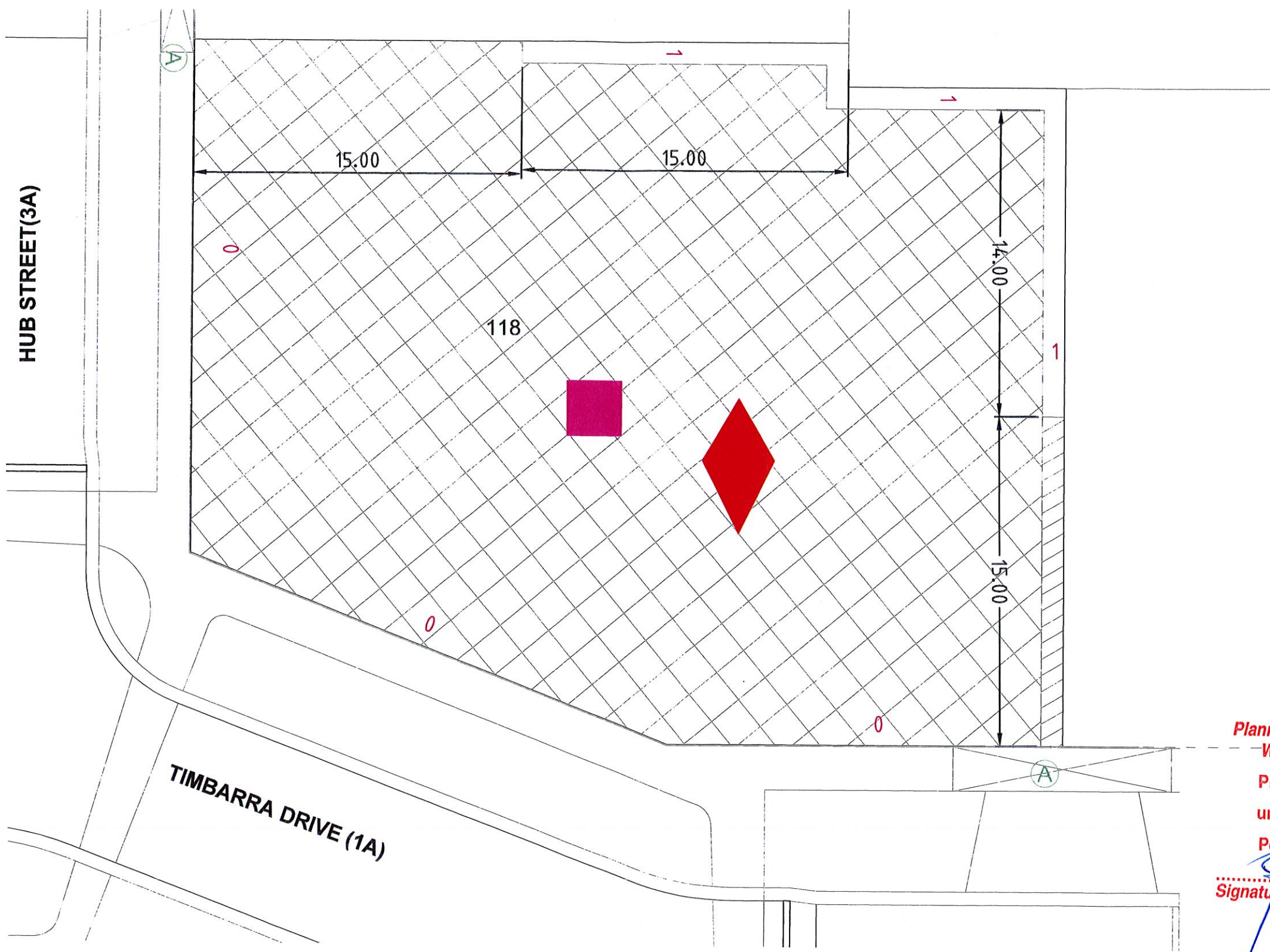
- MINIMUM 2 STOREY REQUIREMENT



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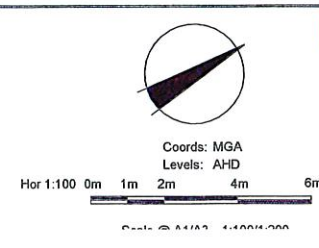
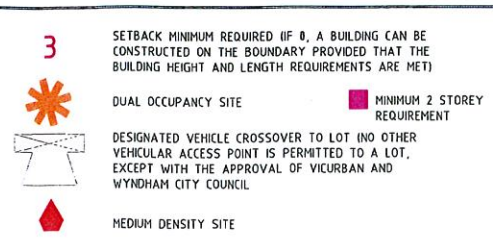
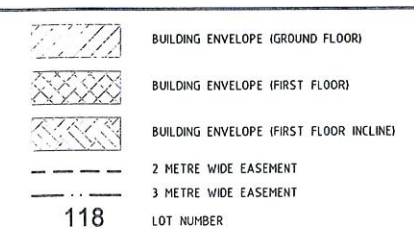
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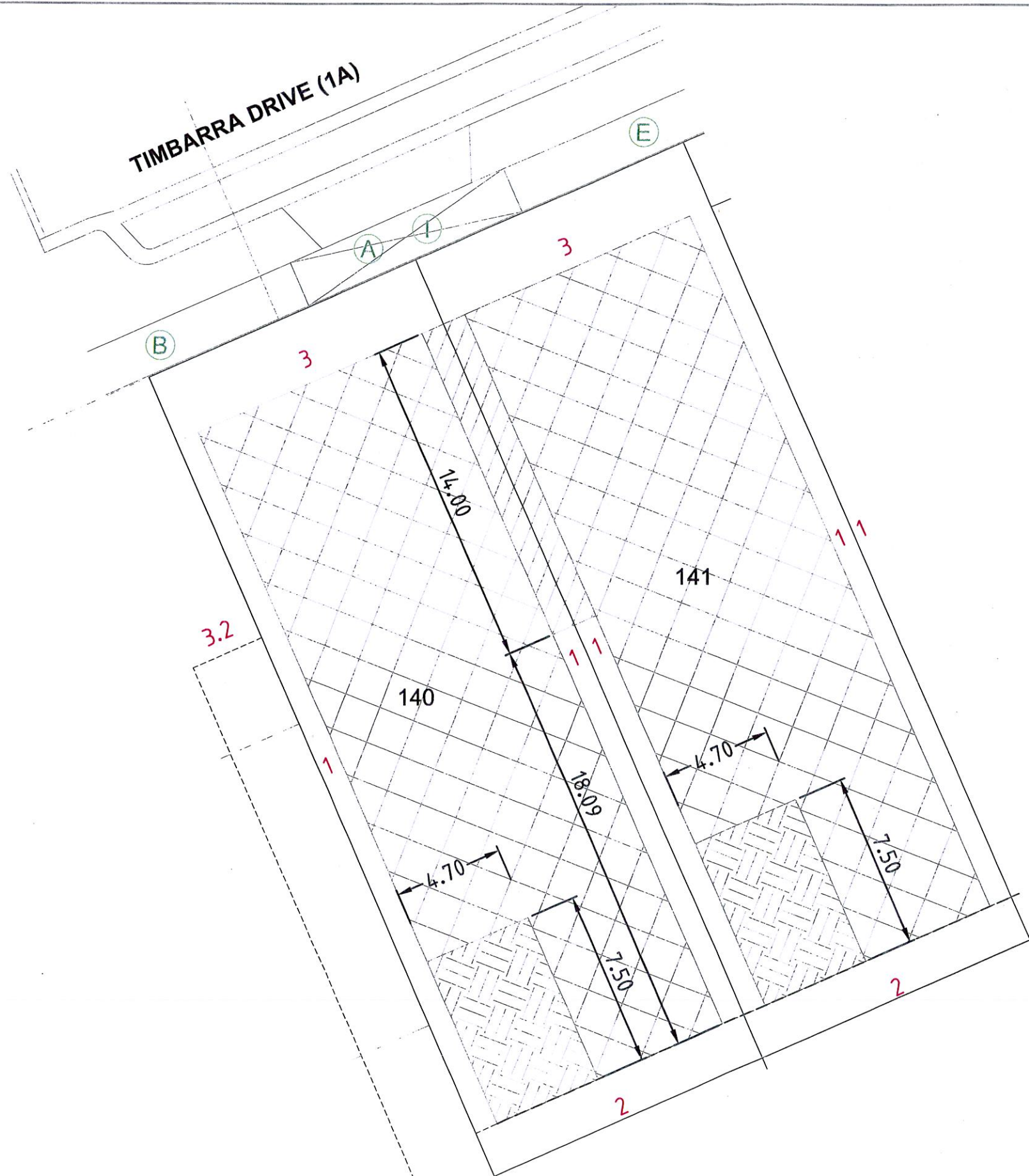
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 Date ..... 9/7/12  
 Signature for the Responsible Authority

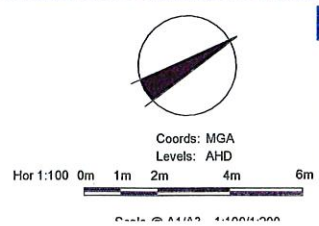
**NOT TO BE USED FOR CONSTRUCTION**

REV	AMENDMENTS	DATE	ADDN
E	ADDITIONAL CLIENT COMMENTS	24/08/11	TL
D	ADDITIONAL CLIENT COMMENTS	22/08/11	TL
C	CLIENT COMMENTS	16/08/11	TL
B	ISSUED FOR CLIENT APPROVAL	02/05/11	TL
A	ISSUED FOR COUNCIL APPROVAL	/11	TL

Drawn HT Date 18/04/11  
 Designed KR  
 Date 18/04/11  
 AN -  
 Verified -  
 Date -  
 AN -  
 Audited -  
 Date -  
 AN -  
 Approved TL  
 Date -  
 AN -  
 Written dimensions to take precedence over scale.  
 Contractor shall check and verify all dimensions on site.

- BUILDING ENVELOPE (GROUND FLOOR)
- BUILDING ENVELOPE (FIRST FLOOR)
- BUILDING ENVELOPE (FIRST FLOOR INCLINE)
- 2 METRE WIDE EASEMENT
- 3 METRE WIDE EASEMENT
- LOT NUMBER

- SETBACK MINIMUM REQUIRED IF A BUILDING CAN BE CONSTRUCTED ON THE BOUNDARY PROVIDED THAT THE BUILDING HEIGHT AND LENGTH REQUIREMENTS ARE MET
- DUAL OCCUPANCY SITE
- MINIMUM 2 STOREY REQUIREMENT
- DESIGNATED VEHICLE CROSSOVER TO LOT (NO OTHER VEHICULAR ACCESS POINT IS PERMITTED TO A LOT, EXCEPT WITH THE APPROVAL OF VICURBAN AND WYNDHAM CITY COUNCIL)
- MEDIUM DENSITY SITE

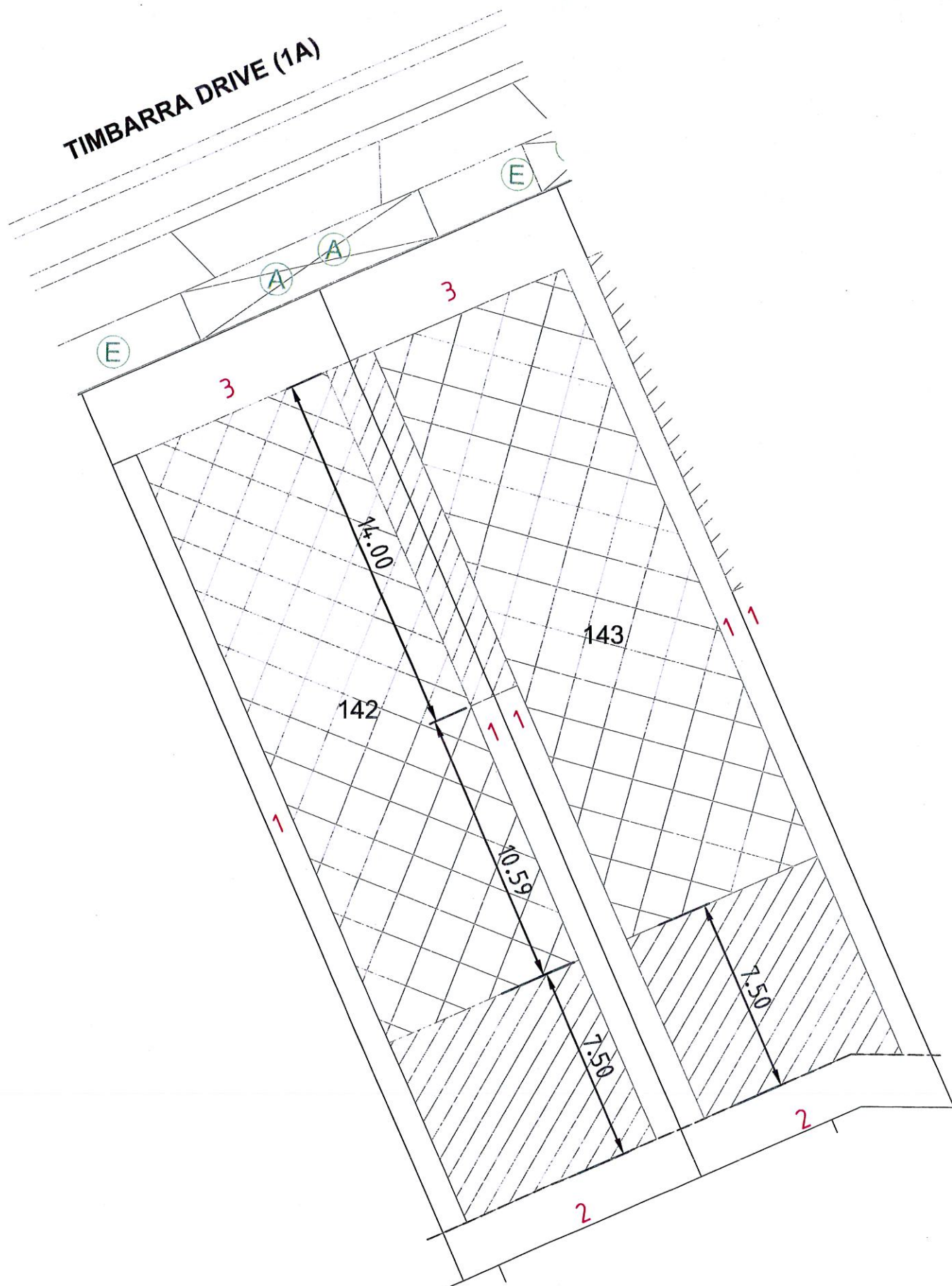


**Places Victoria**  
 RIVERWALK - STAGE 2  
 GEELONG ROAD, WERRIBEE  
 BUILDING ENVELOPES  
 Drawing No. 10903BE06 Rev E  
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TIMBARRA DRIVE (1A)



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 Permit WYP ..... 4474/10 .....  
 Signature for the Responsible Authority Date 9/7/12

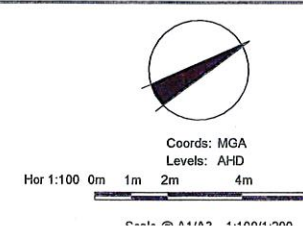
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- BUILDING ENVELOPE (FIRST FLOOR)
- BUILDING ENVELOPE (FIRST FLOOR INCLINE)
- 2 METRE WIDE EASEMENT
- 3 METRE WIDE EASEMENT

- 3 DUAL OCCUPANCY SITE
- MINIMUM 2 STOREY REQUIREMENT
- DESIGNATED VEHICLE CROSSOVER TO LOT (NO OTHER VEHICULAR ACCESS POINT IS PERMITTED TO A LOT, EXCEPT WITH THE APPROVAL OF VICURBAN AND WYNDHAM CITY COUNCIL)
- MEDIUM DENSITY SITE



**Places Victoria**  
 RIVERWALK - STAGE 2  
 GEELONG ROAD, WERRIBEE  
 BUILDING ENVELOPES

Drawing No. 10903BE07 Rev E  
 Sheet No. 07 PRELIMINARY  
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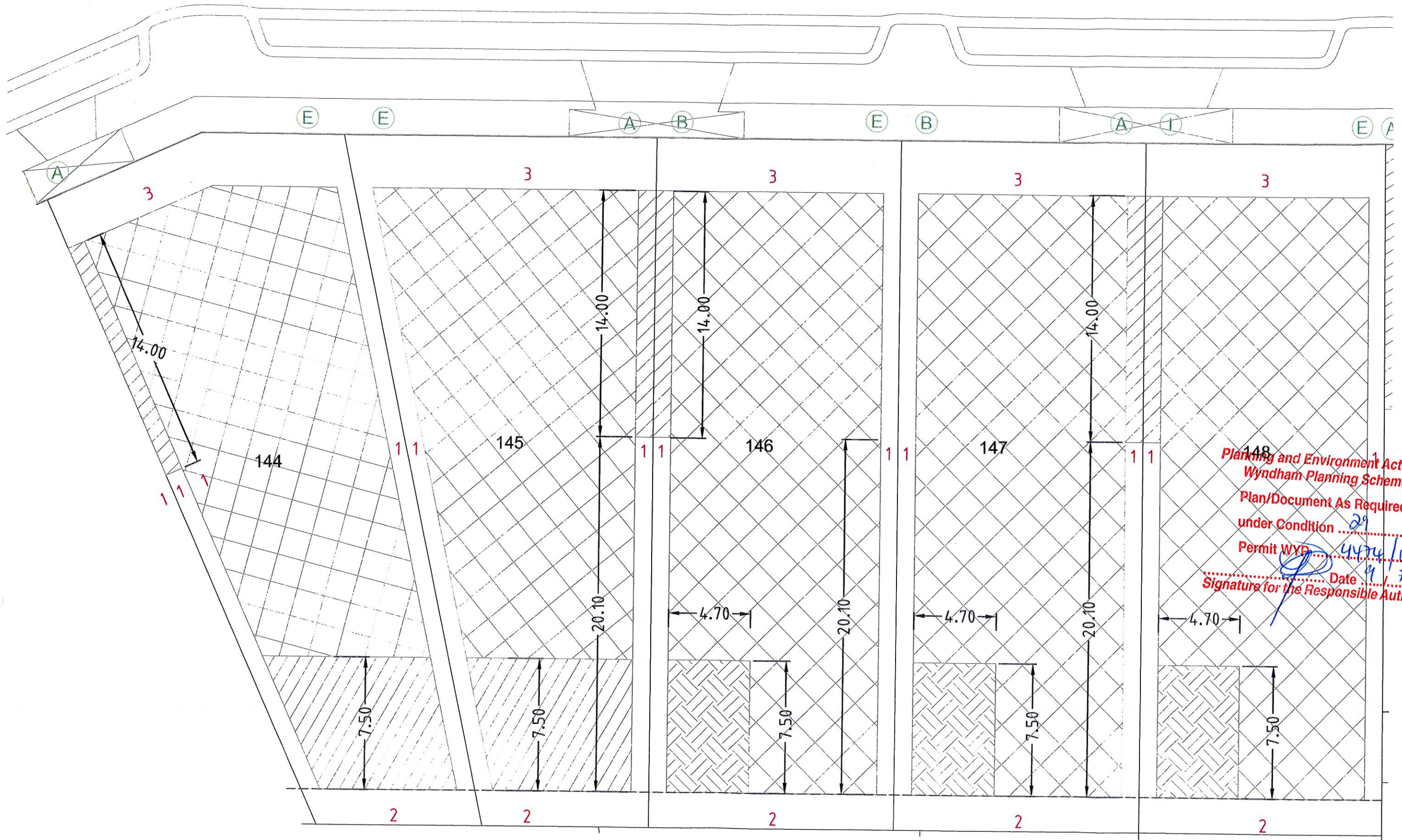
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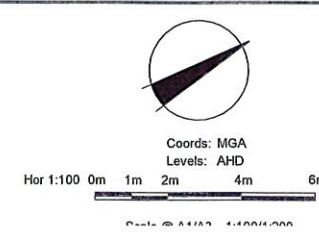
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- BUILDING ENVELOPE (FIRST FLOOR)
- BUILDING ENVELOPE (FIRST FLOOR INCLINE)
- 2 METRE WIDE EASEMENT
- 3 METRE WIDE EASEMENT
- 118** LOT NUMBER

- 3** SETBACK MINIMUM REQUIRED IF 0, A BUILDING CAN BE CONSTRUCTED ON THE BOUNDARY PROVIDED THAT THE BUILDING HEIGHT AND LENGTH REQUIREMENTS ARE MET)
- DUAL OCCUPANCY SITE
- MINIMUM 2 STOREY REQUIREMENT
- MEDIUM DENSITY SITE
- DESIGNATED VEHICLE CROSSOVER TO LOT (NO OTHER VEHICULAR ACCESS POINT IS PERMITTED TO A LOT, EXCEPT WITH THE APPROVAL OF VICURBAN AND WYNDHAM CITY COUNCIL)



**Places Victoria**  
 RIVERWALK - STAGE 2  
 GEELONG ROAD, WERRIBEE  
 BUILDING ENVELOPES

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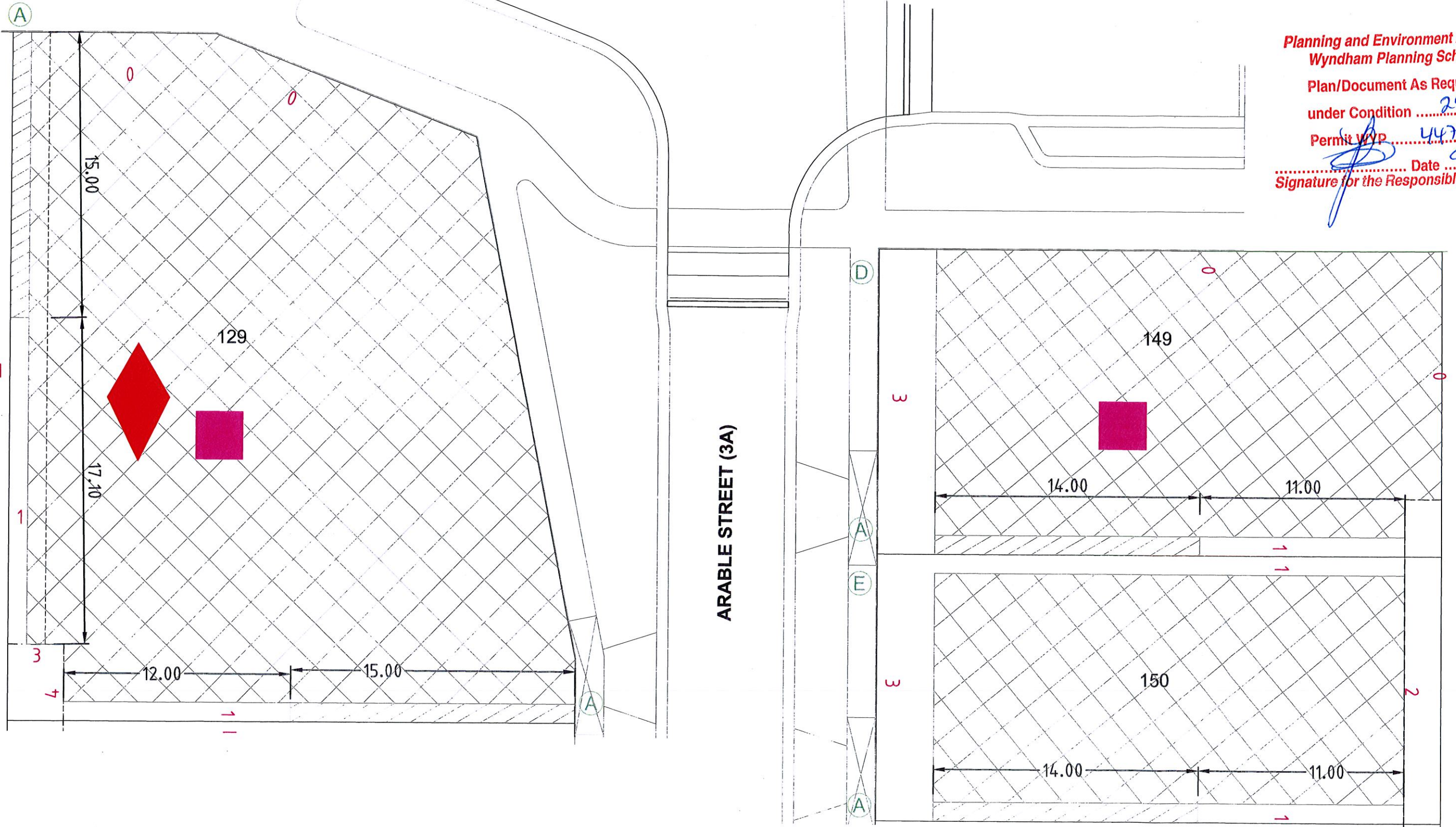
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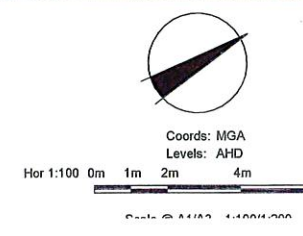
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- BUILDING ENVELOPE (FIRST FLOOR)
- BUILDING ENVELOPE (FIRST FLOOR INCLINE)
- 2 METRE WIDE EASEMENT
- 3 METRE WIDE EASEMENT
- 118** LOT NUMBER

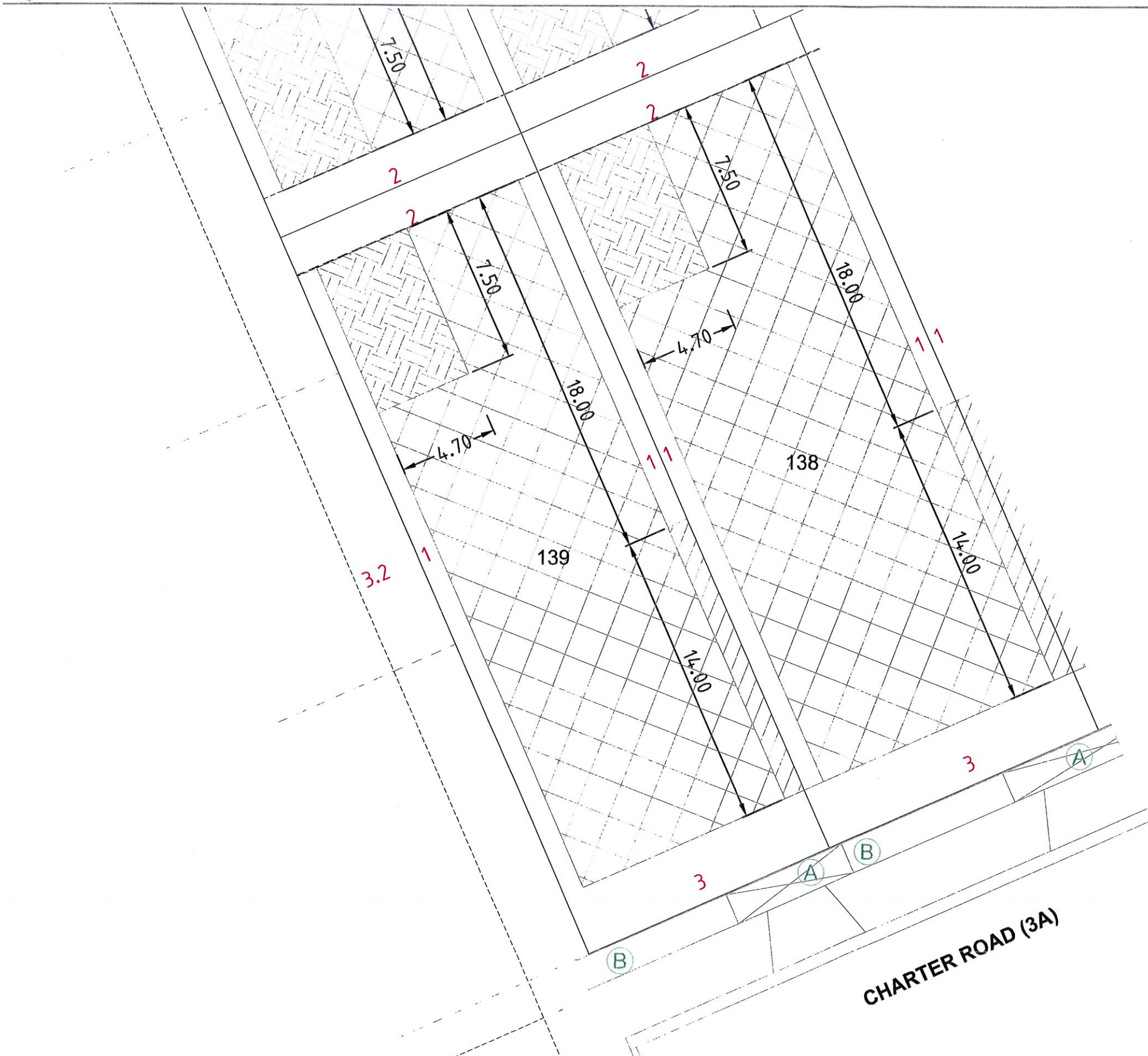
- 3** SETBACK MINIMUM REQUIRED IF 0, A BUILDING CAN BE CONSTRUCTED ON THE BOUNDARY PROVIDED THAT THE BUILDING HEIGHT AND LENGTH REQUIREMENTS ARE MET
- DUAL OCCUPANCY SITE
- MINIMUM 2 STOREY REQUIREMENT
- DESIGNATED VEHICLE CROSSOVER TO LOT (NO OTHER VEHICULAR ACCESS POINT IS PERMITTED TO A LOT, EXCEPT WITH THE APPROVAL OF VICURBAN AND WYNDHAM CITY COUNCIL)
- MEDIUM DENSITY SITE



**Places Victoria**  
 RIVERWALK - STAGE 2  
 GEELONG ROAD, WERRIBEE  
 BUILDING ENVELOPES  
 Drawing No. 10903BE09 Rev E  
 Sheet No. 09 PRELIMINARY  
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 Permit WYP ..... 4474/10 .....  
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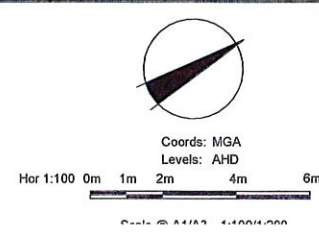
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- BUILDING ENVELOPE (GROUND FLOOR)
- BUILDING ENVELOPE (FIRST FLOOR)
- BUILDING ENVELOPE (FIRST FLOOR INCLINE)
- 2 METRE WIDE EASEMENT
- 3 METRE WIDE EASEMENT
- 118** LOT NUMBER

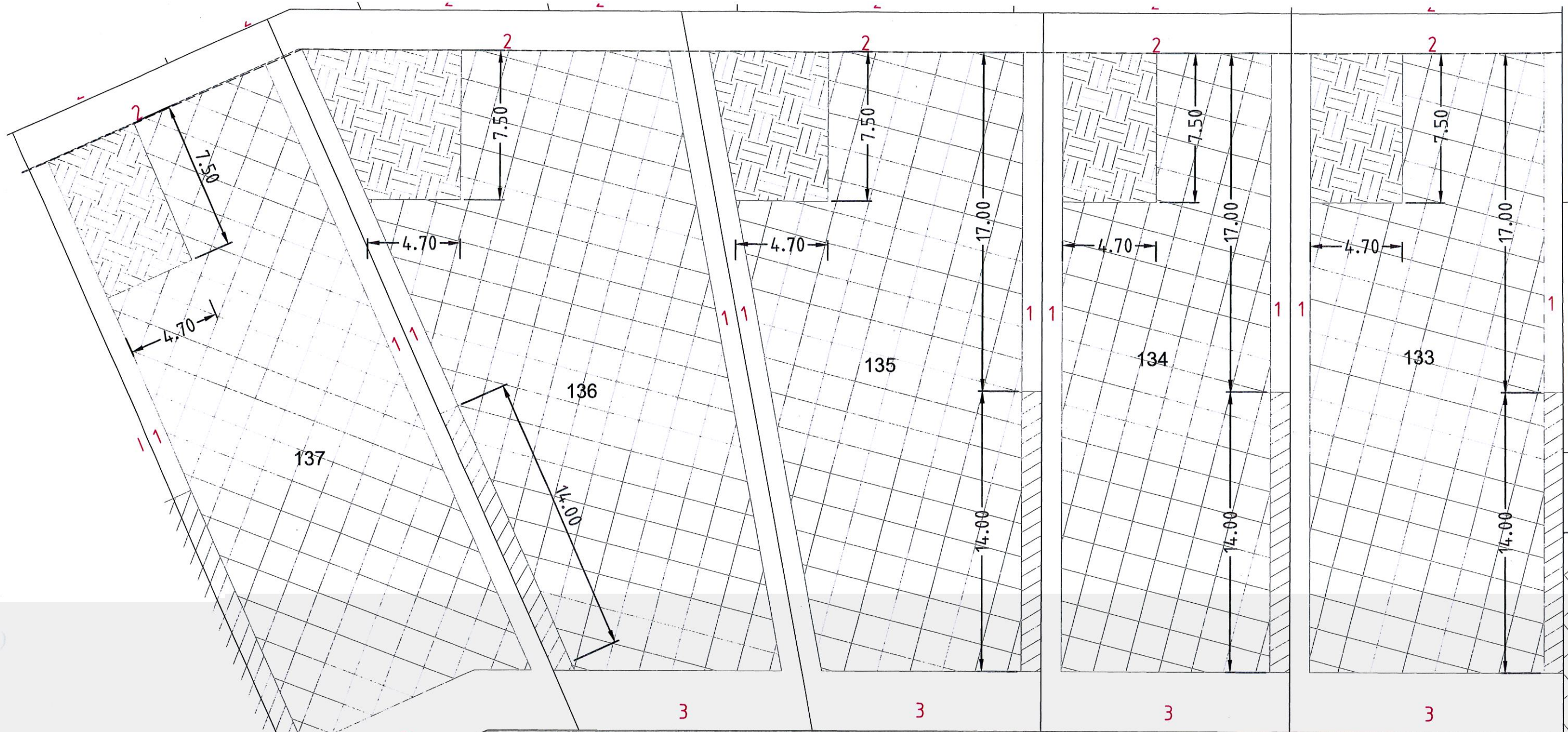
- 3** SETBACK MINIMUM REQUIRED IF 0, A BUILDING CAN BE CONSTRUCTED ON THE BOUNDARY PROVIDED THAT THE BUILDING HEIGHT AND LENGTH REQUIREMENTS ARE MET)
- DUAL OCCUPANCY SITE
- MINIMUM 2 STOREY REQUIREMENT
- DESIGNATED VEHICLE CROSSOVER TO LOT AND OTHER VEHICULAR ACCESS POINT IS PERMITTED TO A LOT, EXCEPT WITH THE APPROVAL OF VICURBAN AND WYNDHAM CITY COUNCIL.
- MEDIUM DENSITY SITE



**Places Victoria**  
 RIVERWALK - STAGE 2  
 GEELONG ROAD, WERRIBEE  
 BUILDING ENVELOPES  
 Drawing No. 10903BE10 Rev E  
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**CHARTER ROAD (3A)**

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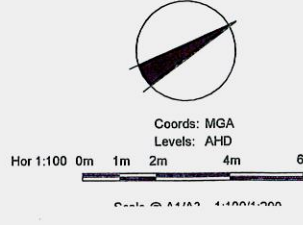
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- BUILDING ENVELOPE (GROUND FLOOR)
- BUILDING ENVELOPE (FIRST FLOOR)
- BUILDING ENVELOPE (FIRST FLOOR INCLINE)
- 2 METRE WIDE EASEMENT
- 3 METRE WIDE EASEMENT
- 118** LOT NUMBER

- 3 SETBACK MINIMUM REQUIRED IF 0, A BUILDING CAN BE CONSTRUCTED ON THE BOUNDARY PROVIDED THAT THE BUILDING HEIGHT AND LENGTH REQUIREMENTS ARE MET
- DUAL OCCUPANCY SITE
- MINIMUM 2 STOREY REQUIREMENT
- DESIGNATED VEHICLE CROSSOVER TO LOT (NO OTHER VEHICULAR ACCESS POINT IS PERMITTED TO A LOT, EXCEPT WITH THE APPROVAL OF VICURBAN AND WYNDHAM CITY COUNCIL)
- MEDIUM DENSITY SITE



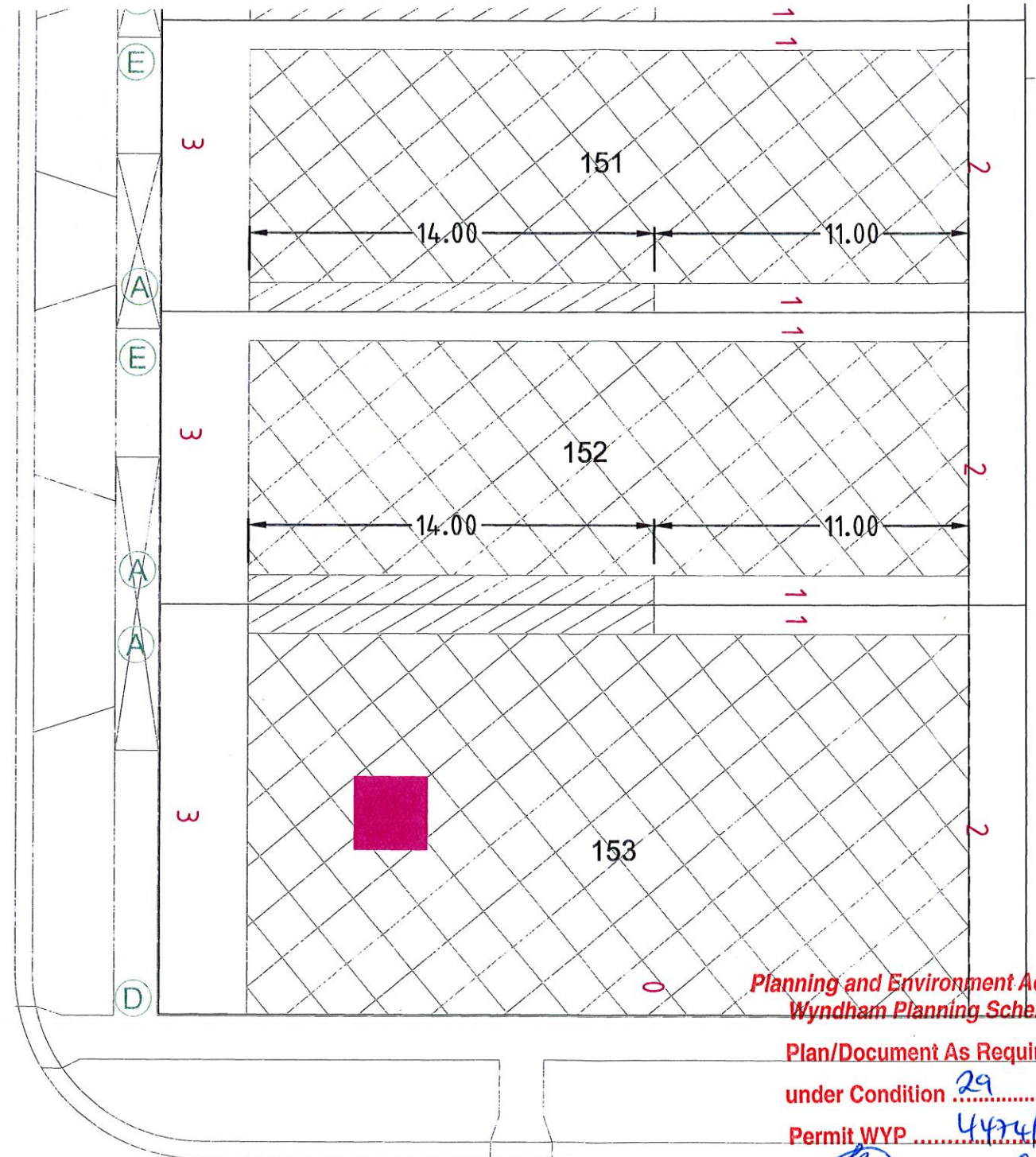
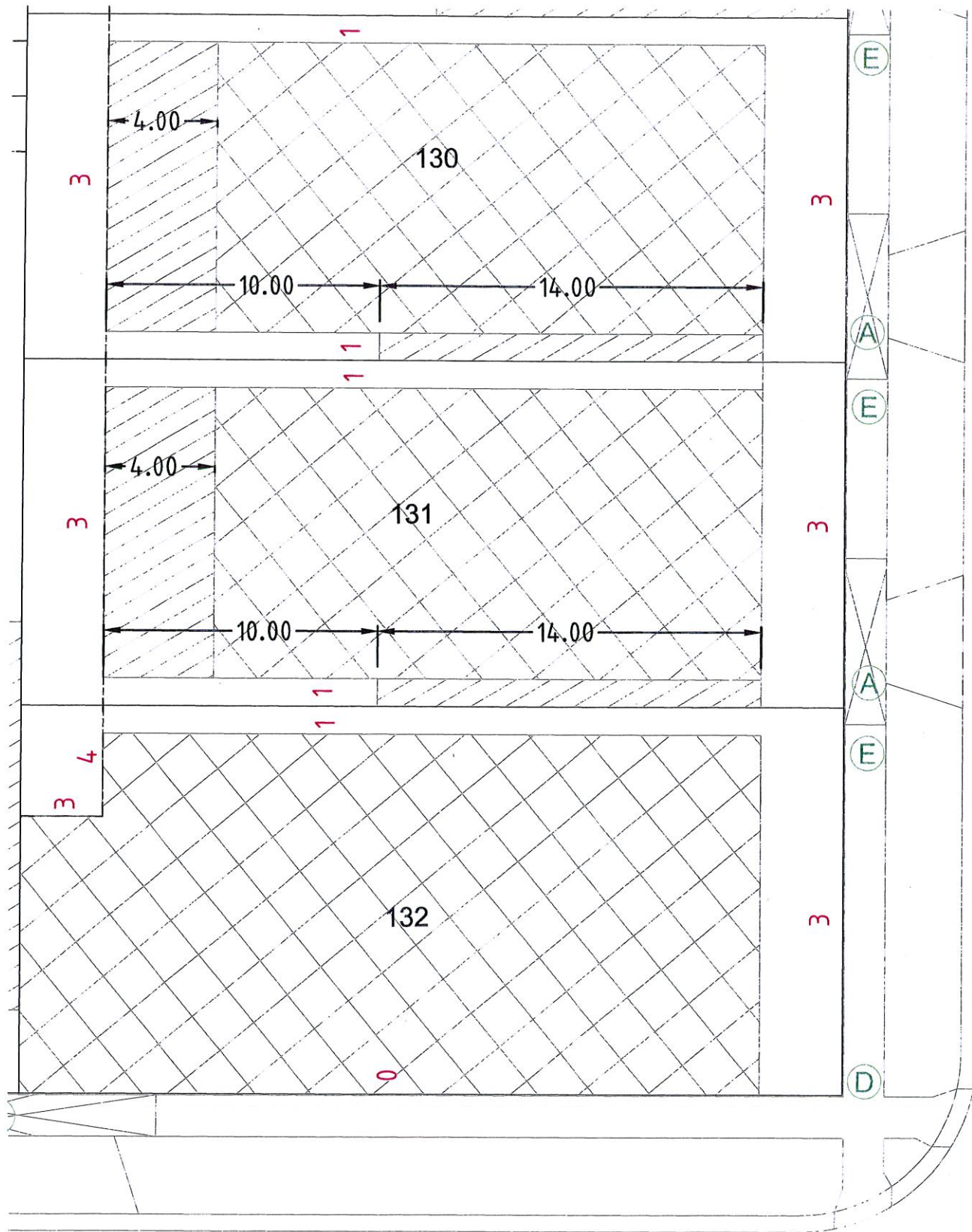
**Places Victoria**  
 RIVERWALK - STAGE 2  
 GEELONG ROAD, WERRIBEE  
 BUILDING ENVELOPES

Drawing No. 10903BE11 Rev E  
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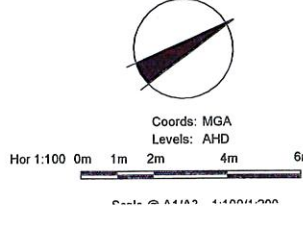
**NOT TO BE USED FOR CONSTRUCTION**

REVISION	AMENDMENTS	DATE	BY
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D	ADDITIONAL CLIENT COMMENTS	22/08/11	TL
C	CLIENT COMMENTS	18/08/11	TL
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Drawn HT Date 18/04/11  
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 AN -  
 Verified -  
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- BUILDING ENVELOPE (GROUND FLOOR)
- BUILDING ENVELOPE (FIRST FLOOR)
- BUILDING ENVELOPE (FIRST FLOOR INCLINE)
- 2 METRE WIDE EASEMENT
- 3 METRE WIDE EASEMENT
- 118** LOT NUMBER

- 3** SETBACK MINIMUM REQUIRED IF 0, A BUILDING CAN BE CONSTRUCTED ON THE BOUNDARY PROVIDED THAT THE BUILDING HEIGHT AND LENGTH REQUIREMENTS ARE MET)
- DUAL OCCUPANCY SITE
- MINIMUM 2 STOREY REQUIREMENT
- DESIGNATED VEHICLE CROSSOVER TO LOT (NO OTHER VEHICULAR ACCESS POINT IS PERMITTED TO A LOT, EXCEPT WITH THE APPROVAL OF VICURBAN AND WYNDHAM CITY COUNCIL)
- MEDIUM DENSITY SITE



**Places Victoria**  
 RIVERWALK - STAGE 2  
 GEELONG ROAD, WERRIBEE  
 BUILDING ENVELOPES

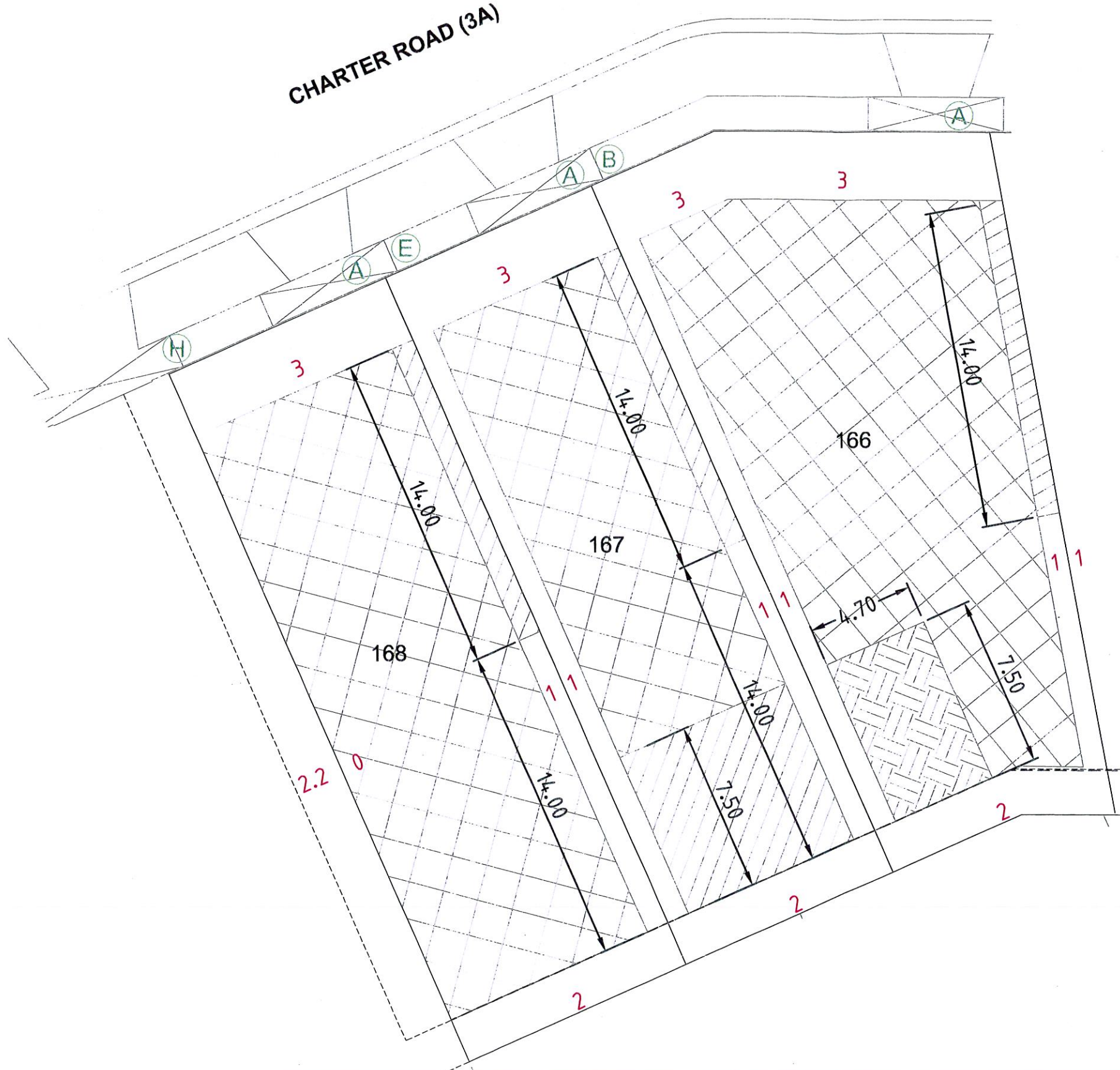
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Drawn HT Date 18/04/11  
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 Audited -  
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 Contractor shall check and verify all dimensions on site.

	BUILDING ENVELOPE (GROUND FLOOR)	<b>3</b>	SETBACK MINIMUM REQUIRED IF 0, A BUILDING CAN BE CONSTRUCTED ON THE BOUNDARY PROVIDED THAT THE BUILDING HEIGHT AND LENGTH REQUIREMENTS ARE MET
	BUILDING ENVELOPE (FIRST FLOOR)		DUAL OCCUPANCY SITE
	BUILDING ENVELOPE (FIRST FLOOR INCLINE)		MINIMUM 2 STOREY REQUIREMENT
	2 METRE WIDE EASEMENT		DESIGNATED VEHICLE CROSSOVER TO LOT (NO OTHER VEHICULAR ACCESS POINT IS PERMITTED TO A LOT, EXCEPT WITH THE APPROVAL OF VICURBAN AND WYNDHAM CITY COUNCIL)
	3 METRE WIDE EASEMENT		MEDIUM DENSITY SITE
<b>118</b>	LOT NUMBER		

Coords: MGA  
 Levels: AHD

Hor 1:100 0m 1m 2m 4m 6m

**Places Victoria**  
 RIVERWALK - STAGE 2  
 GEELONG ROAD, WERRIBEE  
 BUILDING ENVELOPES

Drawing No. 10903BE13 Rev E  
 Sheet No. 13 PRELIMINARY  
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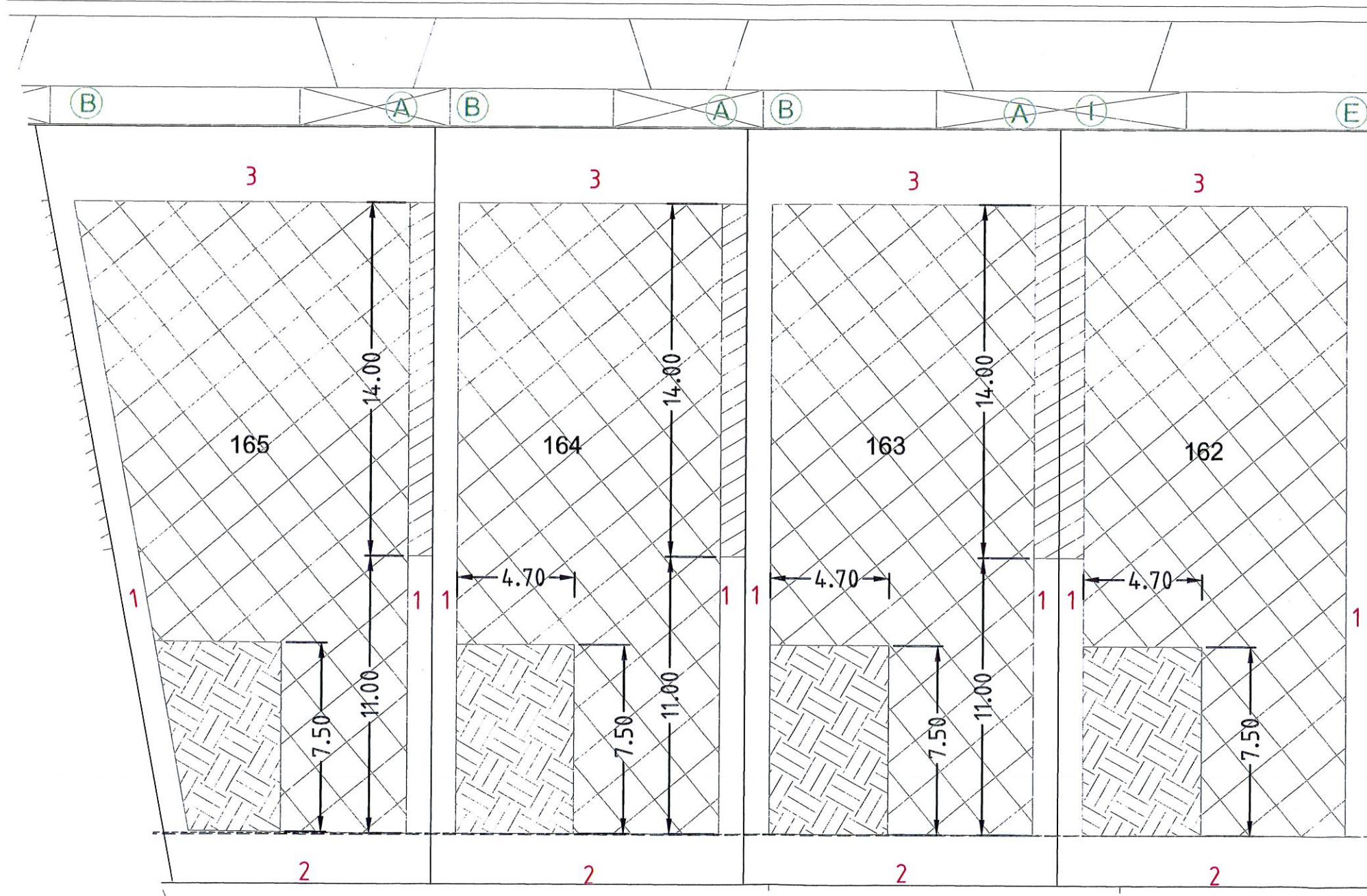
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CHARTER ROAD (3A)



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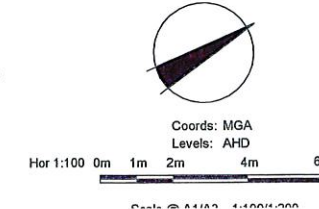
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- BUILDING ENVELOPE (GROUND FLOOR)
- BUILDING ENVELOPE (FIRST FLOOR)
- BUILDING ENVELOPE (FIRST FLOOR INCLINE)
- 2 METRE WIDE EASEMENT
- 3 METRE WIDE EASEMENT
- LOT NUMBER

- 3 SETBACK MINIMUM REQUIRED IF B. A BUILDING CAN BE CONSTRUCTED ON THE BOUNDARY PROVIDED THAT THE BUILDING HEIGHT AND LENGTH REQUIREMENTS ARE MET
- DUAL OCCUPANCY SITE
- DESIGNATED VEHICLE CROSSOVER TO LOT (NO OTHER VEHICULAR ACCESS POINT IS PERMITTED TO A LOT, EXCEPT WITH THE APPROVAL OF VICURBAN AND WYNDHAM CITY COUNCIL)
- MEDIUM DENSITY SITE
- MINIMUM 2 STOREY REQUIREMENT



Places Victoria  
 RIVERWALK - STAGE 2  
 GEELONG ROAD, WERRIBEE  
 BUILDING ENVELOPES

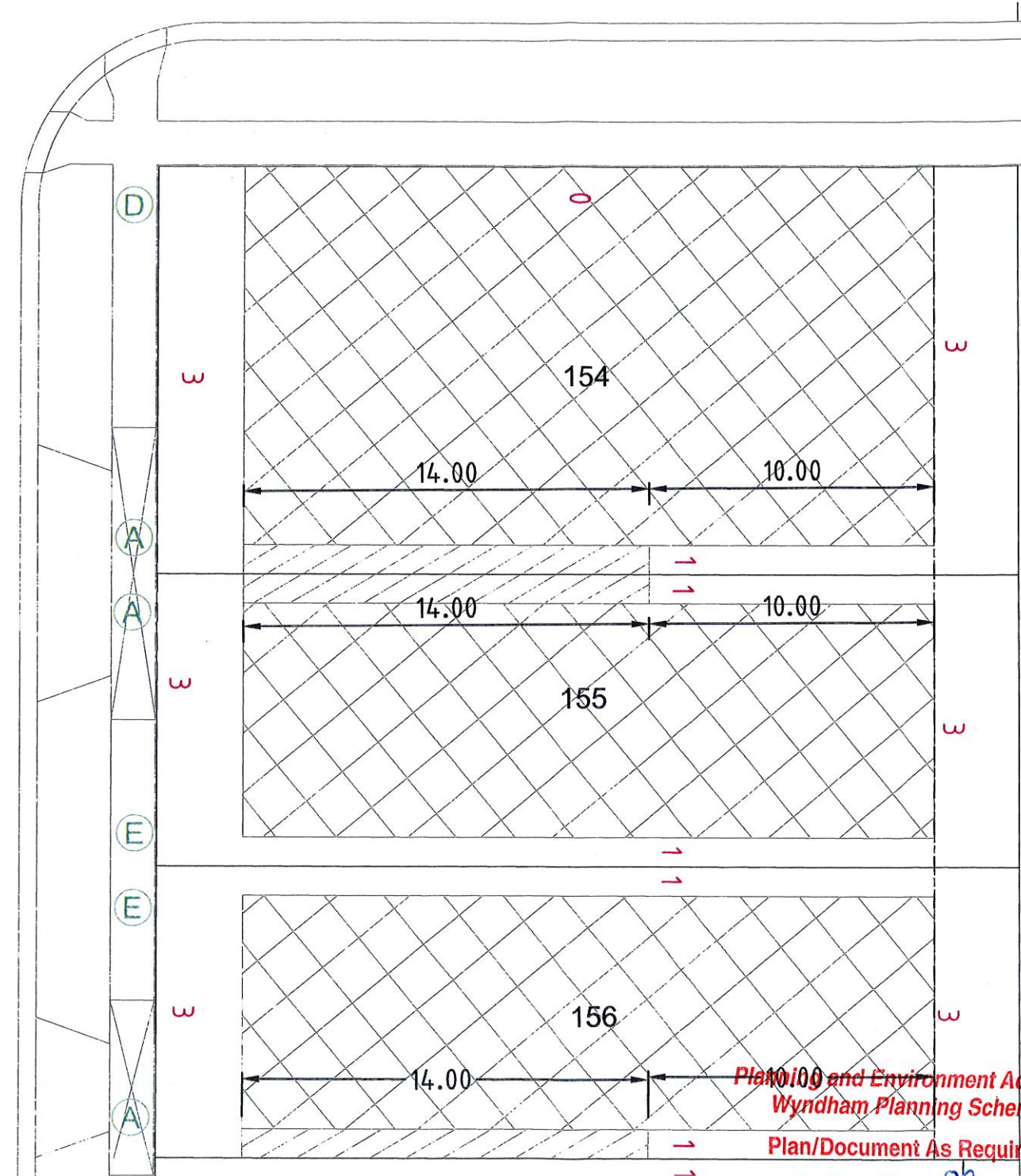
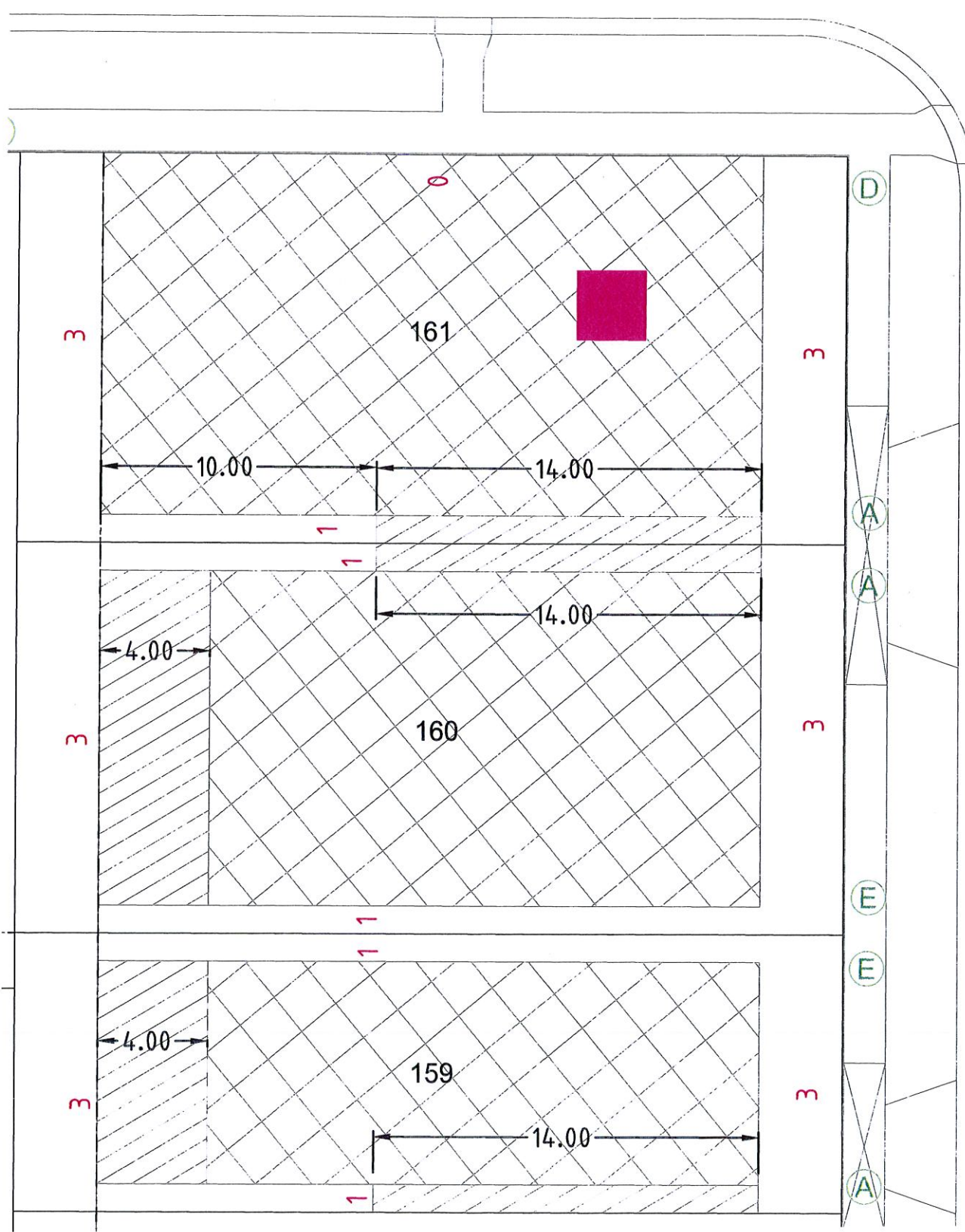
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CHARTER ROAD (3A)



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- BUILDING ENVELOPE (FIRST FLOOR)
- BUILDING ENVELOPE (FIRST FLOOR INCLINE)
- 2 METRE WIDE EASEMENT
- 3 METRE WIDE EASEMENT
- 118 LOT NUMBER

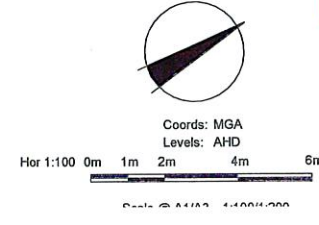


SETBACK MINIMUM REQUIRED IF B. A BUILDING CAN BE CONSTRUCTED ON THE BOUNDARY PROVIDED THAT THE BUILDING HEIGHT AND LENGTH REQUIREMENTS ARE MET)

DUAL OCCUPANCY SITE

DESIGNATED VEHICLE CROSSOVER TO LOT (NO OTHER VEHICULAR ACCESS POINT IS PERMITTED TO A LOT, EXCEPT WITH THE APPROVAL OF VICURBAN AND WYNDHAM CITY COUNCIL

MEDIUM DENSITY SITE



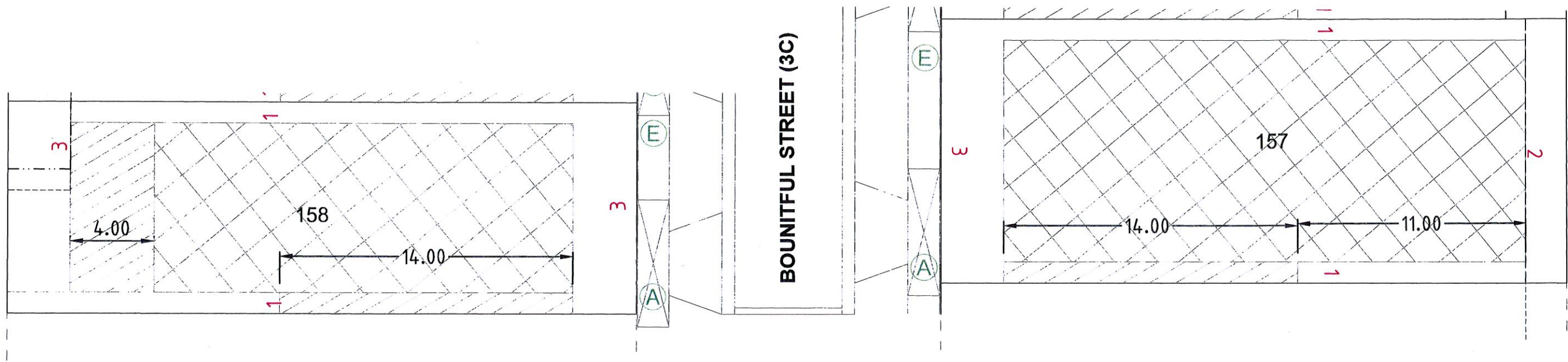
**Places Victoria**  
 RIVERWALK - STAGE 2  
 GEELONG ROAD, WERRIBEE  
 BUILDING ENVELOPES

Drawing No. 10903BE15 Rev E  
 Sheet No. 15 PRELIMINARY  
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255 Whitehorse Road  
 PO Box 348  
 Balwyn Victoria 3103  
 T 61 3 8888 8888  
 F 61 3 8888 8880  
 E info@dceprofile.com





Planning and Environment Act 1987  
 Wyndham Planning Scheme  
 Plan/Document As Required  
 under Condition ..... 29 .....  
 Permit WYP ..... 4474/10 .....  
 ..... Date 9/7/12 .....  
 Signature for the Responsible Authority

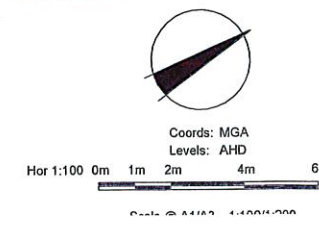
**NOT TO BE USED FOR CONSTRUCTION**

REV	AMENDMENTS	DATE	APPD
E	ADDITIONAL CLIENT COMMENTS	24/08/11	TL
D	ADDITIONAL CLIENT COMMENTS	22/08/11	TL
C	CLIENT COMMENTS	16/08/11	TL
B	ISSUED FOR CLIENT APPROVAL	02/05/11	TL
A	ISSUED FOR COUNCIL APPROVAL	/11	TL

Drawn HT Date 18/04/11  
 Designed KR Date 18/04/11  
 AN -  
 Verified -  
 Date -  
 AN -  
 Audited -  
 Date -  
 AN -  
 Approved TL  
 Date -  
 AN -  
 Written dimensions to take precedence over scale.  
 Contractor shall check and verify all dimensions on site.

- BUILDING ENVELOPE (GROUND FLOOR)
- BUILDING ENVELOPE (FIRST FLOOR)
- BUILDING ENVELOPE (FIRST FLOOR INCLINE)
- 2 METRE WIDE EASEMENT
- 3 METRE WIDE EASEMENT
- 118 LOT NUMBER

- 3 SETBACK MINIMUM REQUIRED IF 0, A BUILDING CAN BE CONSTRUCTED ON THE BOUNDARY PROVIDED THAT THE BUILDING HEIGHT AND LENGTH REQUIREMENTS ARE MET)
- DUAL OCCUPANCY SITE
- MINIMUM 2 STOREY REQUIREMENT
- DESIGNATED VEHICLE CROSSOVER TO LOT (NO OTHER VEHICULAR ACCESS POINT IS PERMITTED TO A LOT, EXCEPT WITH THE APPROVAL OF VICURBAN AND WYNDHAM CITY COUNCIL)
- MEDIUM DENSITY SITE



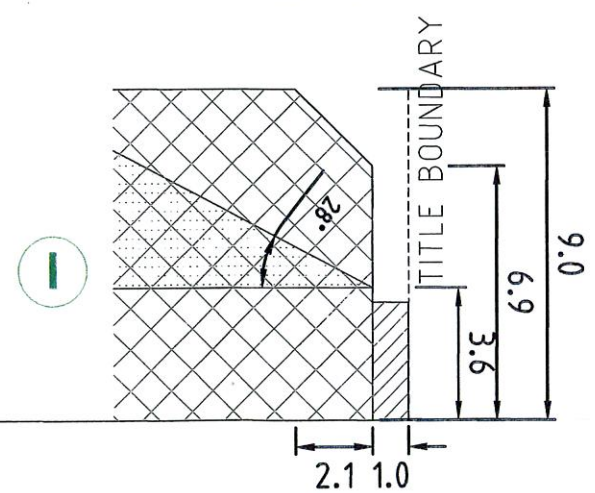
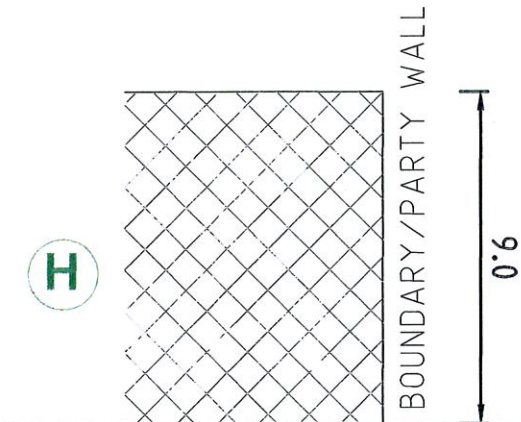
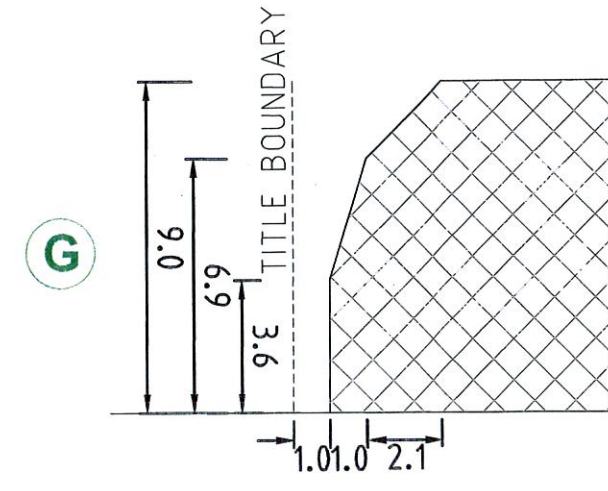
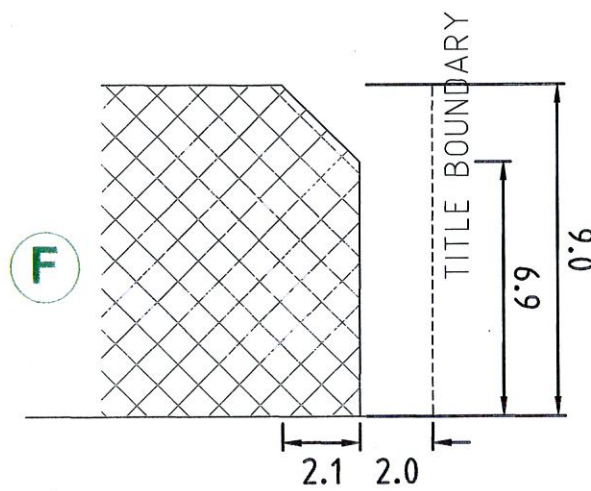
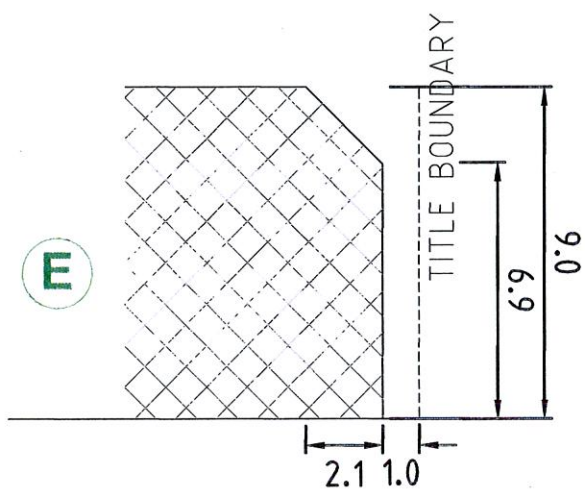
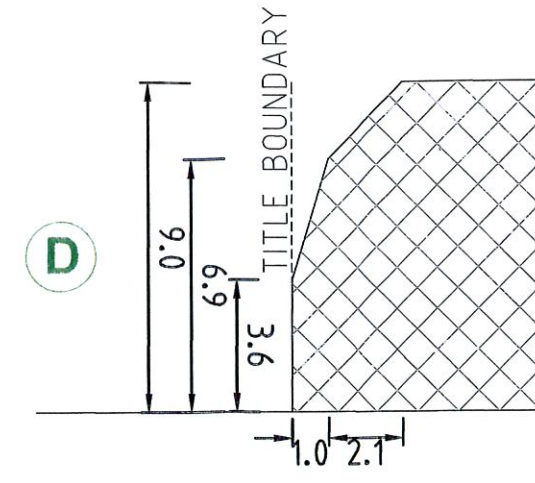
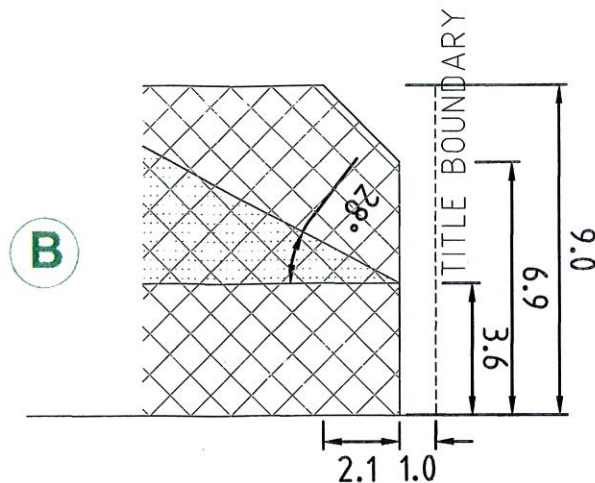
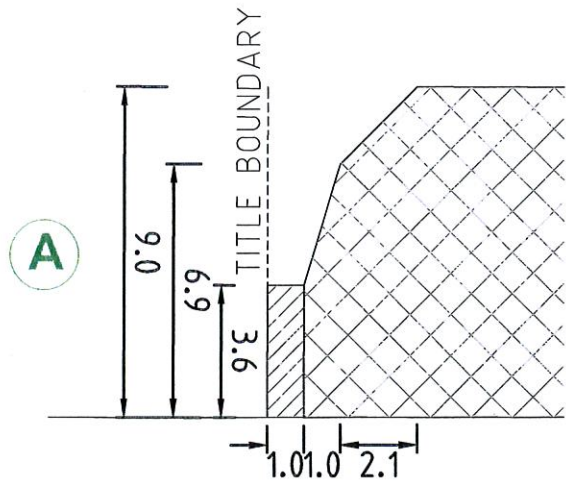
**Places Victoria**  
 RIVERWALK - STAGE 2  
 GEELONG ROAD, WERRIBEE  
 BUILDING ENVELOPES

Drawing No. 10903BE16 Rev E  
 Sheet No. 16 PRELIMINARY  
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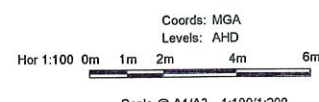


Planning and Environment Act 1987  
 Wyndham Planning Scheme  
 Plan/Document As Required  
 under Condition 29  
 Permit WYS 4474/10  
 Date 9/7/12  
 Signature for the Responsible Authority

**NOT TO BE USED FOR CONSTRUCTION**

REV	AMENDMENTS	DATE	ADD
E	ADDITIONAL CLIENT COMMENTS	24/08/11	TL
D	ADDITIONAL CLIENT COMMENTS	22/08/11	TL
C	CLIENT COMMENTS	16/06/11	TL
B	ISSUED FOR CLIENT APPROVAL	02/05/11	TL
A	ISSUED FOR COUNCIL APPROVAL	/11	TL

Drawn HT Date 18/04/11  
 Designed KR Date 18/04/11  
 AN -  
 Verified -  
 Date -  
 AN -  
 Audited -  
 Date -  
 AN -  
 Approved TL  
 Date -  
 AN -  
 Written dimensions to take precedence over scale.  
 Contractor shall check and verify all dimensions on site.



**Places Victoria**  
 RIVERWALK - STAGE 2  
 GEELONG ROAD, WERRIBEE  
 BUILDING ENVELOPES PROFILES

Drawing No. 10903BE17 Rev E  
 Sheet No. 17 PRELIMINARY  
 © Dalton Consulting Engineers Pty Ltd

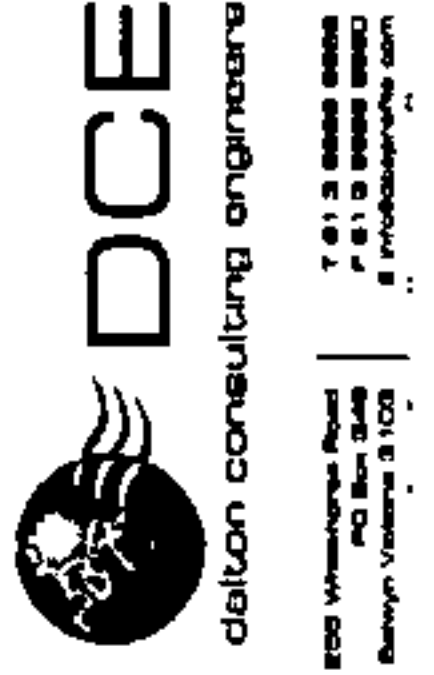


255 Whitehorse Road  
 PO Box 348  
 Bayswater Victoria 3103  
 T 61 3 9988 8888  
 F 61 3 9988 8880  
 E info@dceprofile.com



# AA2033

13/07/2012 \$55.10 MCP



**Places Victoria**  
 RIVERWALK - STAGE 2  
 GEELONG ROAD, WERRIBEE  
 BUILDING ENVELOPES PLAN

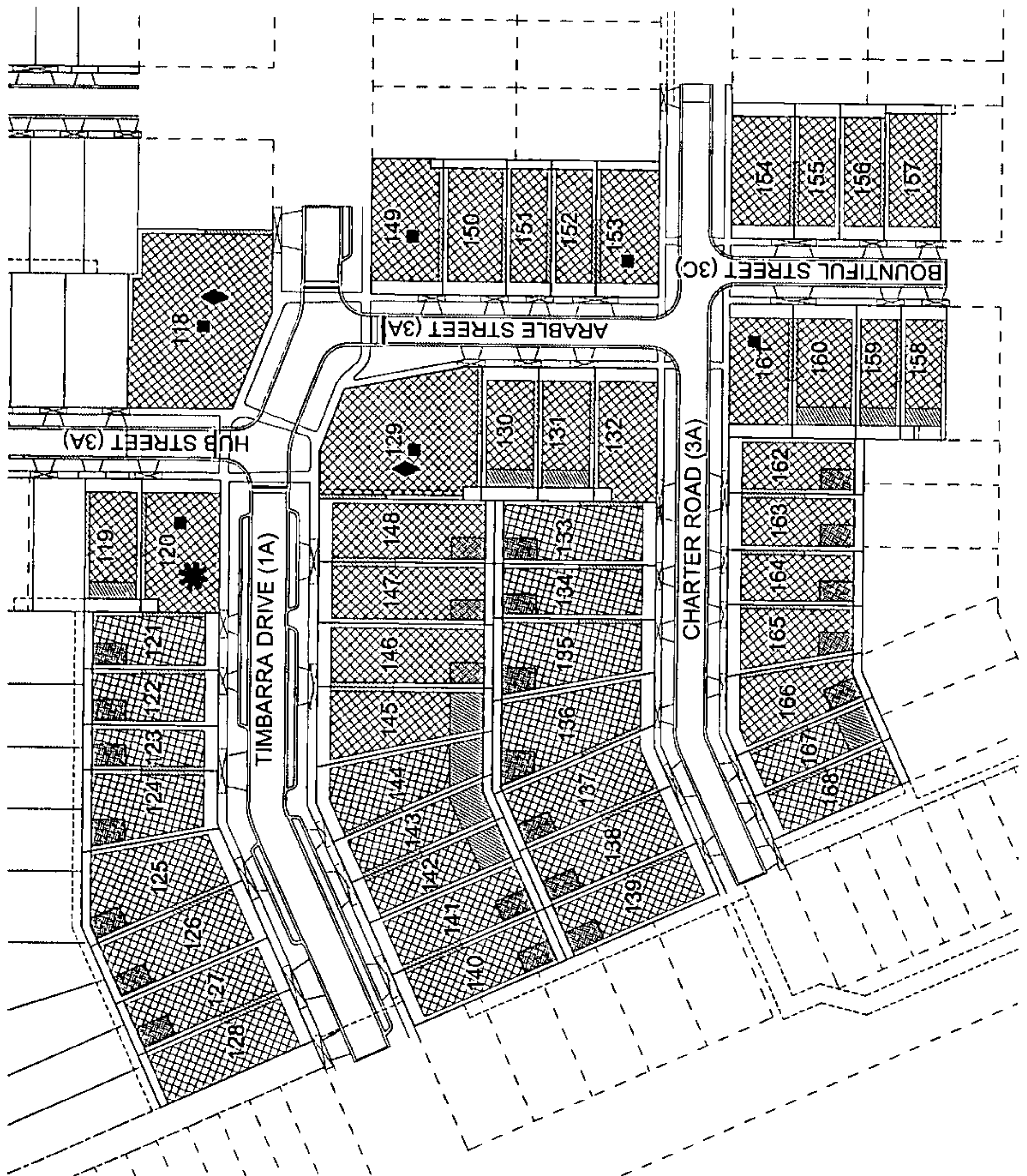
Drawing No. 10803BE01 Rev E  
 Sheet No. 01 PRELIMINARY  
 © Dation Consulting Engineers Pty Ltd

SEALING MEMBER REQUIRED BY A BUILDING CAN BE  
 CONSTRUCTED ON THE BOUNDARY PROVIDED THAT THE  
 BUILDING HEIGHT AND LENGTH REQUIREMENTS ARE MET  
 DUAL OCCUPANCY SITE  
 REGULATES VEHICLE CATEGORIES TO LIST AND STREET  
 VEHICLE ACCESS POINTS PERMITTED TO BE  
 EXCEPT WITH THE APPROVAL OF MELBOURNE AND  
 VICTORIA CITY COUNCIL  
 PERMANENT RESIDENT SITE

**3** BUILDING ENVELOPE (GROUND FLOOR)  
 BUILDING ENVELOPE (FIRST FLOOR)  
 BUILDING ENVELOPE (FIRST FLOOR INLAND)  
 2 METRE WIDE EASTWEST  
 3 METRE WIDE EASTWEST  
 LOT NUMBER

Drawn by: Dan Slodgett  
 Checked by: Dan Slodgett  
 Date: 13/07/2012  
 Title: Building Envelopes Plan  
 Project: Riverwalk - Stage 2  
 Client: DCE  
 Scale: As Shown  
 Status: Preliminary  
 Notes: Please refer to the project brief for more information.  
 Copyright: All rights reserved. No part of this document may be reproduced without written permission from DCE.

REVISION	DATE	BY	DESCRIPTION
1	13/07/2012	DS	ISSUED FOR COUNCIL APPROVAL
2	13/07/2012	DS	CLIENT COMMENTS
3	13/07/2012	DS	ADDITIONAL CLIENT COMMENTS
4	13/07/2012	DS	ADDITIONAL CLIENT COMMENTS



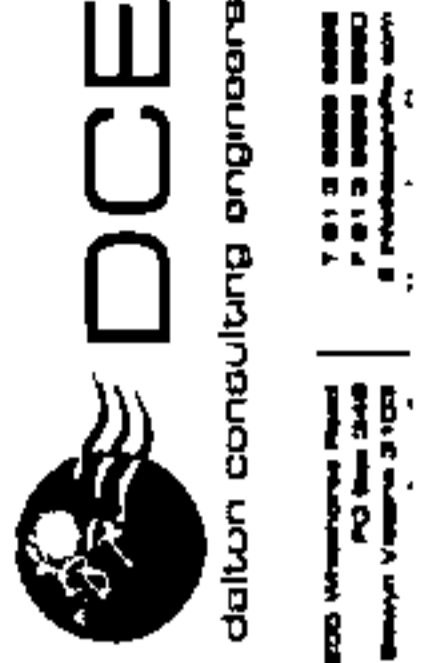


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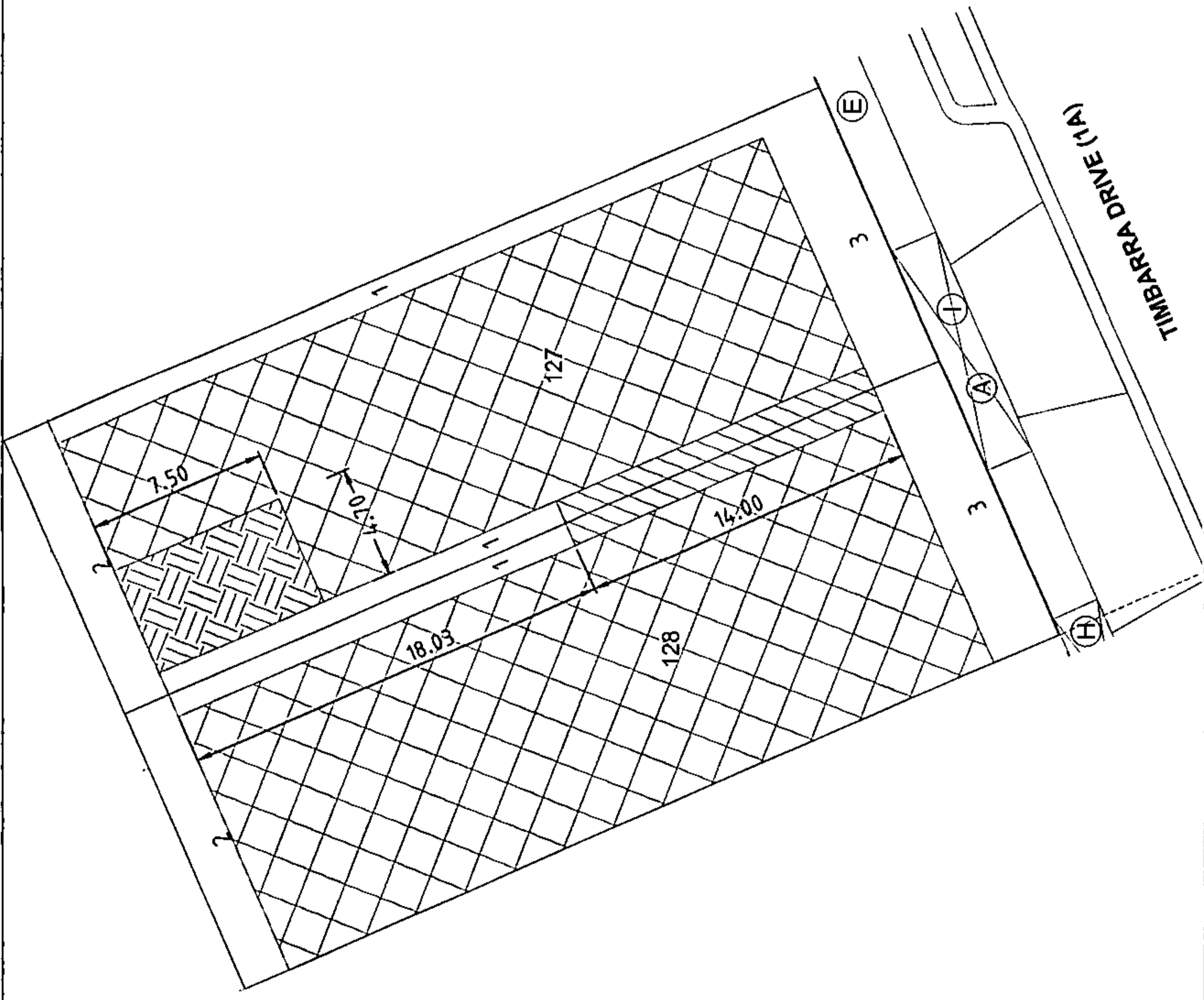
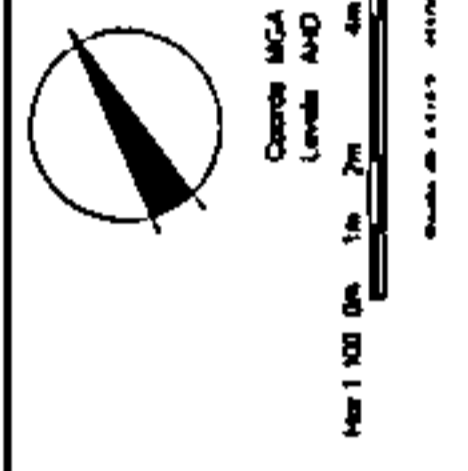
13/07/2012

\$55.10

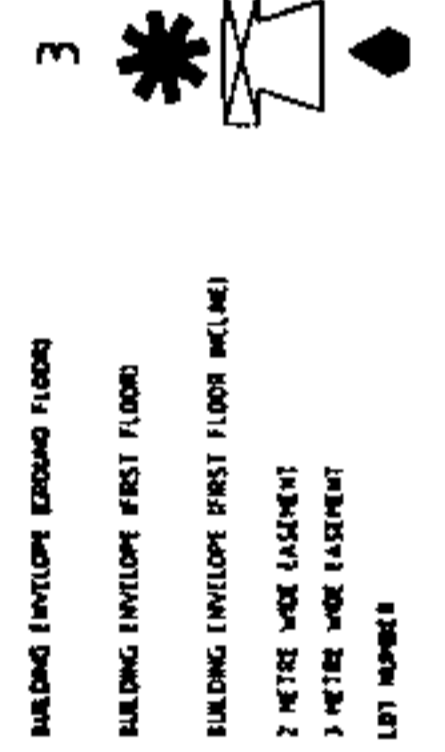
MCP



**Places Victoria**  
RIVERWALK - STAGE 2  
GEELONG ROAD, WERRIBEE  
BUILDING ENVELOPES  
Drawing No. 10903BEO2 Rev E  
Sheet No. 02 PRELIMINARY  
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3 STRUCK NUMBER REQUIRED FOR A BUILDING CAN BE CONSTRUCTED ON THE EASEMENT PROVIDED THAT THE BUILDING HEIGHT AND LENGTH REQUIREMENTS ARE MET  
3 DUAL OCCUPANCY SITE  
3 RESERVATED VEHICLE ENVELOPE TO LOT AND OTHER RESERVATED VEHICLE ACCESS ENVELOPE TO LOT, EXCEPT WITH THE APPROVAL OF WERRIBEE AND WINDHAM CITY COUNCIL  
3 PERMIT DENSITY SITE



Drawn by: Dan 18/06/11  
 Checked by: 18/06/11  
 Date: 18/06/11  
 Author: 18/06/11  
 Appr: 18/06/11  
 Date: 18/06/11  
 Note: All dimensions to take precedence over text. Coordinate grid lines and verify all dimensions on site.

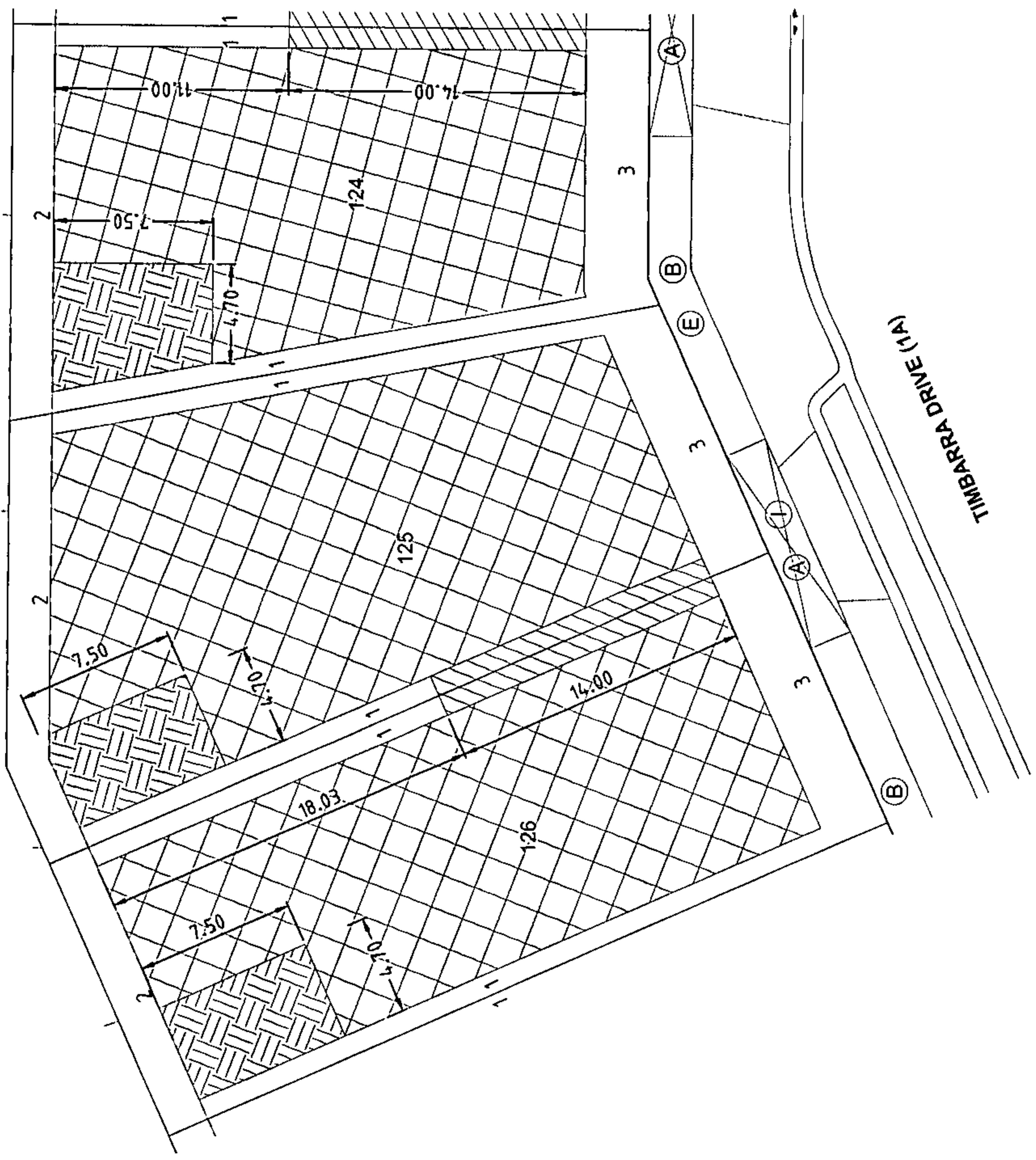
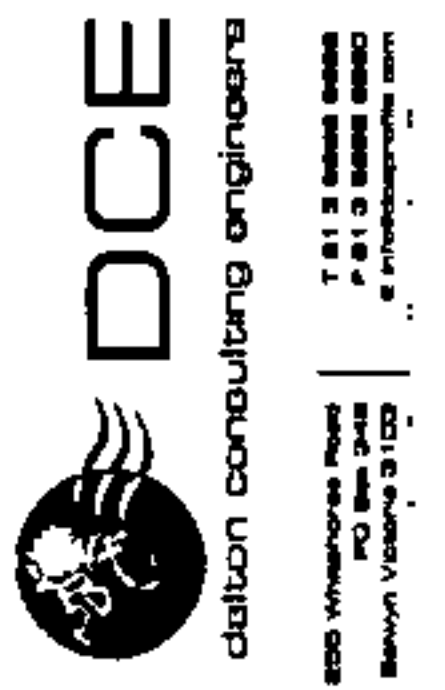
REVISION	DATE	BY	CHKD BY
E	24/08/11	TL	TL
D	22/08/11	TL	TL
C	18/08/11	TL	TL
B	02/08/11	TL	TL
A	01/08/11	TL	TL

NOT TO BE USED FOR CONSTRUCTION  
 ADDITIONAL CLIENT COMMENTS  
 CLIENT COMMENTS  
 ISSUED FOR CLIENT APPROVAL  
 ISSUED FOR COUNCIL APPROVAL



# AA2033

13/07/2012 \$55.10 MCP



TIMBARA DRIVE (1A)

Places Victoria  
RIVERWALK - STAGE 2  
GEELONG ROAD, WERRIBEE  
BUILDING ENVELOPES

Drawing No. 10603BEG3 Rev E  
Sheet No. 03 PRELIMINARY  
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SEALING NUMBER REQUIRED IF A BUILDING CAN BE  
CONSTRUCTED ON THE LOT/LOTS PROVIDED THAT THE  
BUILDING HEIGHT AND LOT/LOT DIMENSIONS ARE MET

BUILDING ENVELOPE GROUND FLOOR  
BUILDING ENVELOPE FIRST FLOOR  
BUILDING ENVELOPE FIRST FLOOR WINDING  
2 METRE WIDE LASHPOST  
3 METRE WIDE LASHPOST  
LOT NUMBER

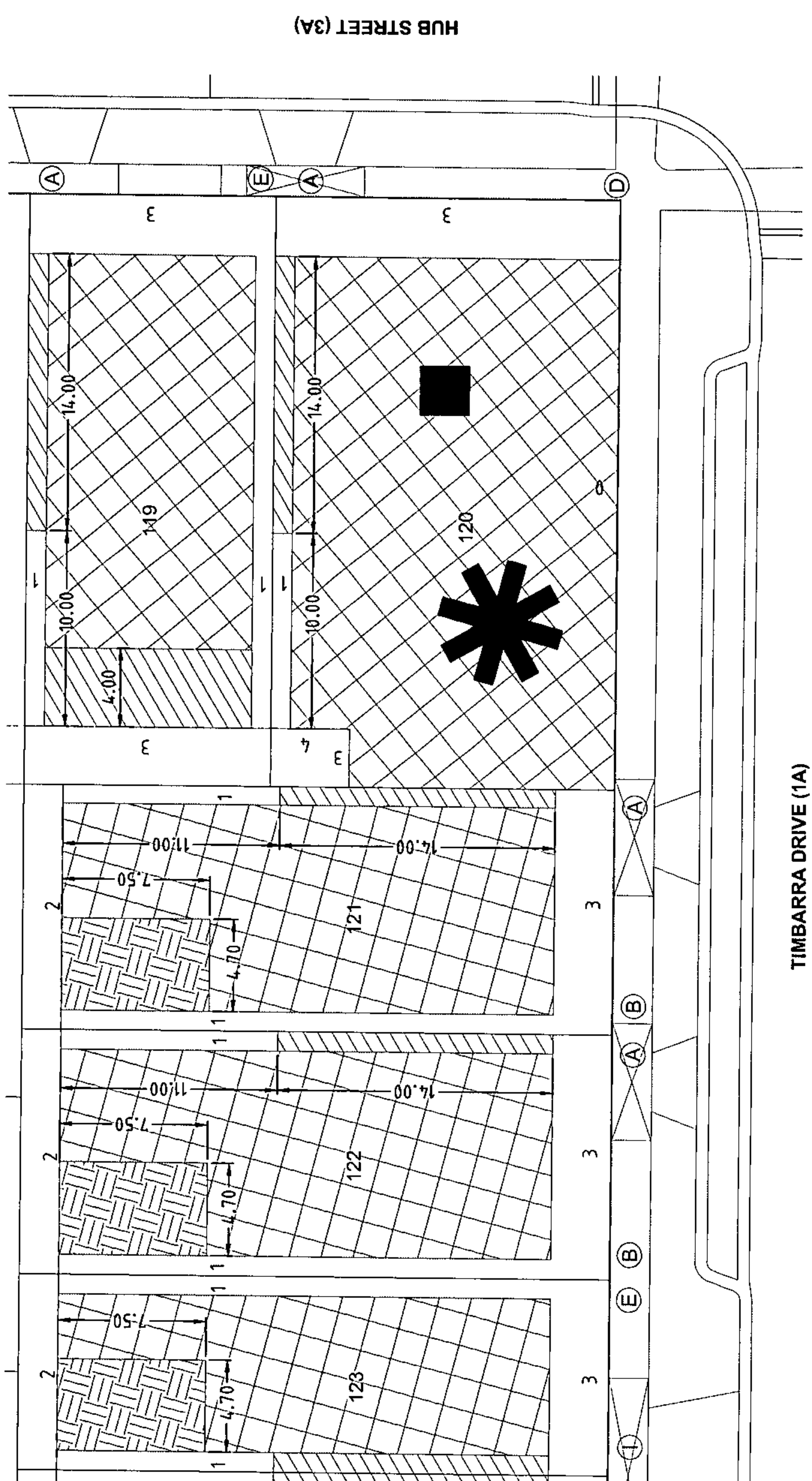
118

Drawn by: Date: 13/07/12  
Designed by: 13/07/12  
Checked by: TL  
Date: 13/07/12  
Author: TL  
Date: 13/07/12  
Approved by: TL  
Date: 13/07/12  
Notes: Written dimensions to take precedence over scale.  
Contours and street and party wall dimensions are as shown.

DATE	DESCRIPTION	BY
24/08/11	TL	TL
22/08/11	TL	TL
16/08/11	TL	TL
02/08/11	TL	TL
11	TL	TL

NOT TO BE USED FOR CONSTRUCTION  
ADDITIONAL CLIENT COMMENTS  
CLIENT COMMENTS  
ISSUED FOR CLIENT APPROVAL  
ISSUED FOR COUNCIL APPROVAL





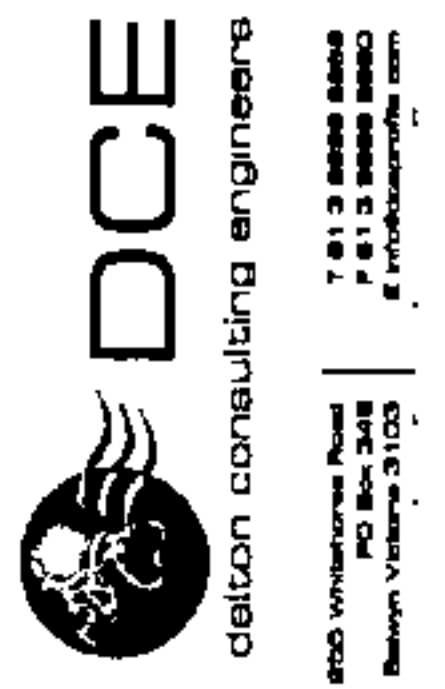
HUB STREET (3A)

TIMBARRA DRIVE (1A)

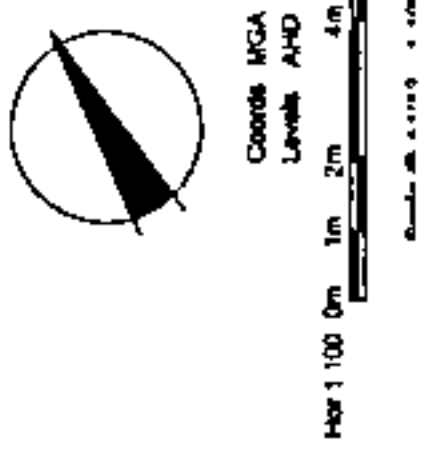
AA2033

13/07/2012 \$55.10 MCP

PAGE 11



Places Victoria  
RIVERWALK - STAGE 2  
GEELONG ROAD, WERRIBEE  
BUILDING ENVELOPES PLAN



SEBACK NUMBER REQUIRED IN A BUILDING CAN BE  
CONSTRUCTED ON THE BOUNDARY PROVIDED THAT THE  
BUILDING HEIGHT AND LENGTH REQUIREMENTS ARE MET

DUAL OCCUPANCY SITE

DESIGNATED VEHICLE COVERED TO LOT AND OTHER  
REQUIREMENT

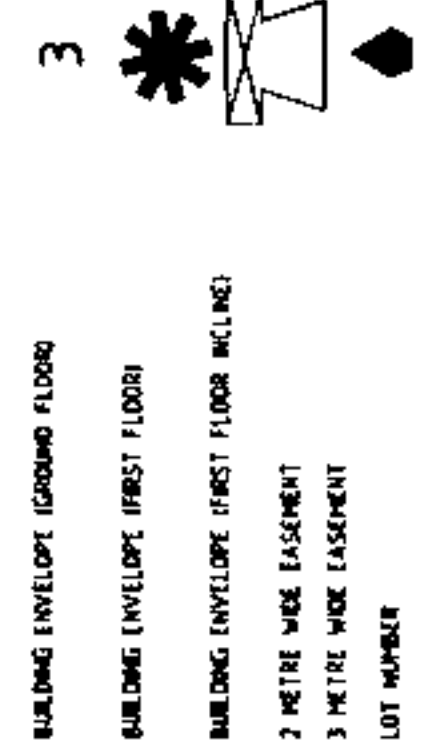
REQUIREMENT

REQUIREMENT

REQUIREMENT

REQUIREMENT

REQUIREMENT



Drawn by: Dale 15/07/11  
Checked by: Dale 15/07/11  
Date: 15/07/11  
Author: Dale  
Date: 15/07/11  
Approved by: Dale  
Date: 15/07/11

Vertical dimensions to this precedence over scale.  
Contractor will check and verify all dimensions on site.

NOT TO BE USED FOR CONSTRUCTION	DATE	BY
ADDITIONAL CLIENT COMMENTS	24/08/11	TL
CLIENT COMMENTS	22/08/11	TL
CLIENT COMMENTS	18/08/11	TL
ISSUED FOR CLIENT APPROVAL	02/08/11	TL
ISSUED FOR COUNCIL APPROVAL	01/08/11	TL

Drawing No. 10803BE04 Rev E  
Sheet No. 04 PRELIMINARY

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13/07/2012

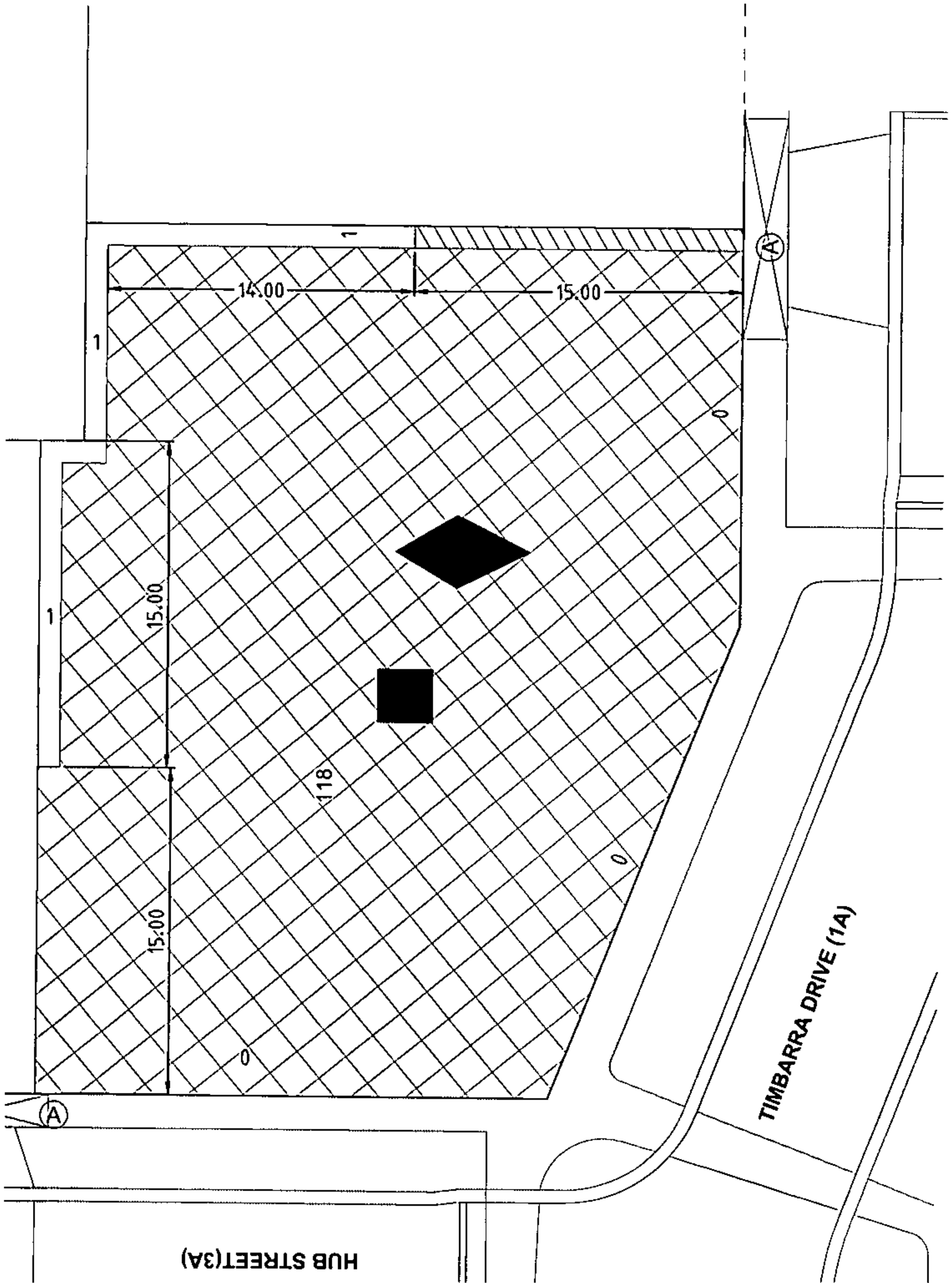
Delton Consulting Engineers Pty Ltd  
13/07/2012

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13/07/2012

Delton Consulting Engineers Pty Ltd  
13/07/2012

Delton Consulting Engineers Pty Ltd  
13/07/2012



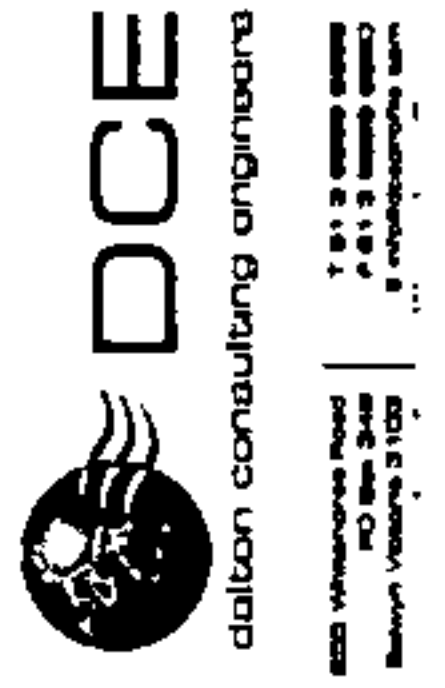


HUB STREET(3A)

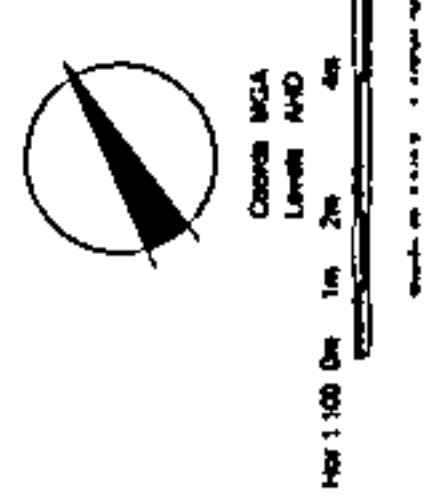
TIMBARRA DRIVE (1A)

**AA2033**

13/07/2012 \$55.10 MCP



**Places Victoria**  
 RIVERWALK - STAGE 2  
 GEELONG ROAD, WERRIBEE  
 BUILDING ENVELOPES

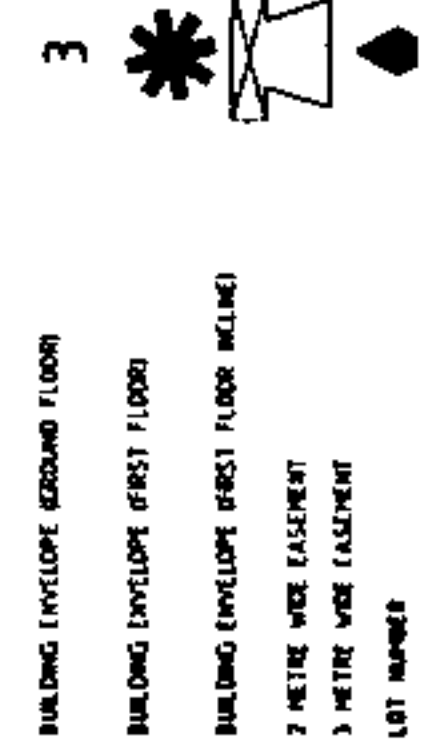


STABLE MESH REQUIRED UP TO 4 BUILDING CAN BE  
 (CONSTRICTED BY THE BOUNDARY PROVIDED THAT THE  
 BUILDING HEIGHT AND LENGTH REQUIREMENTS ARE MET)

RURAL OCCUPANCY SITE

RESIDENTIAL VEHICLE EASEMENT TO LOT TWO OTHER  
 VEHICLE ACCESS POINT IS PERMITTED TO A LOT,  
 EXCEPT WITH THE APPROVAL OF VEICULAR AND  
 VITRUM CITY COUNCIL.

MEDIUM DENSITY SITE

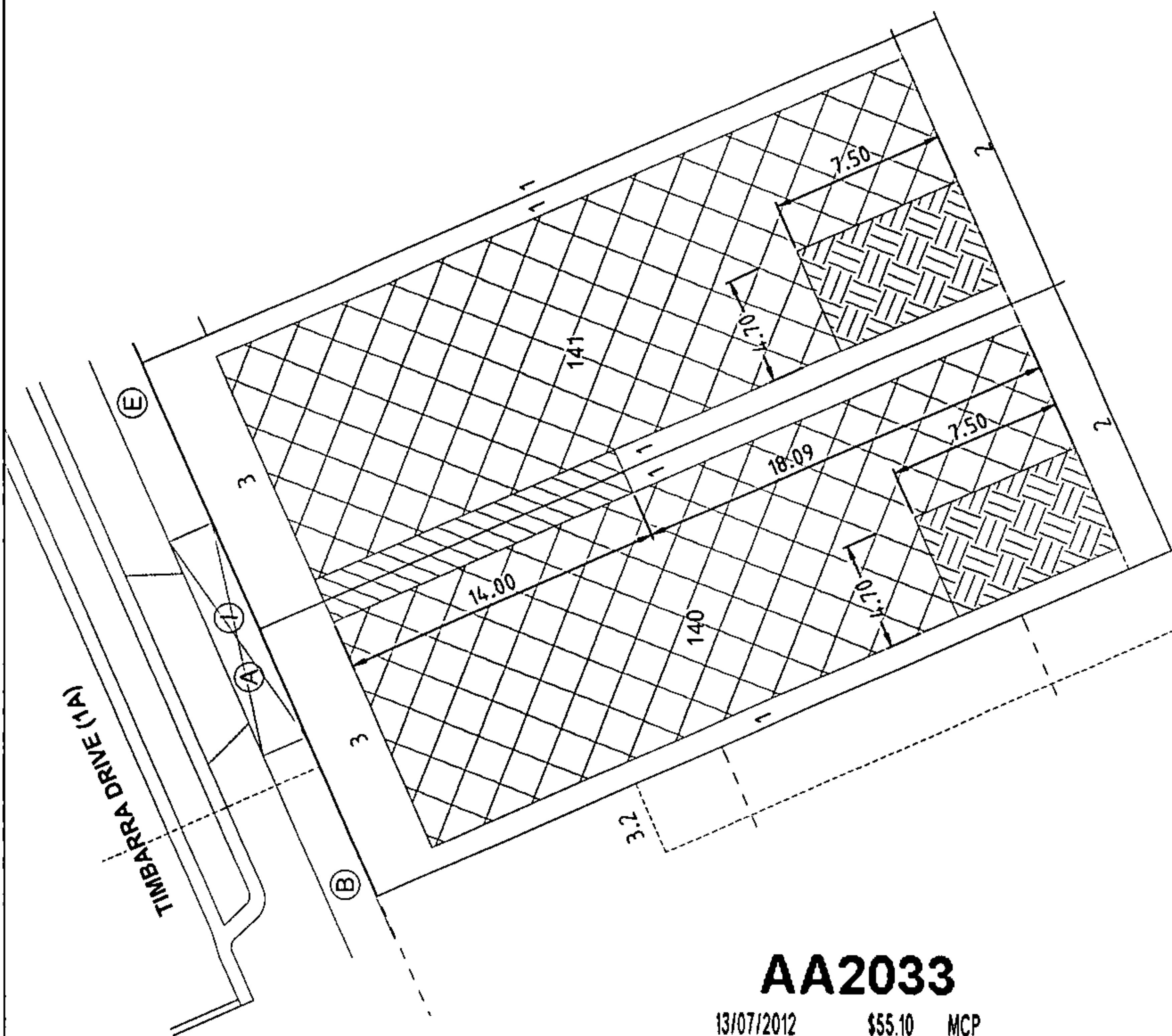


Drawn by: Dan 14/07/11  
 Checked by: Dan 14/07/11  
 Date: 14/07/11  
 Author: Dan 14/07/11  
 Date: 14/07/11  
 Approved by: Dan 14/07/11  
 Date: 14/07/11

Refer to site plan for details of easements and other matters.

NOT TO BE USED FOR	DATE	BY
CONSTRUCTION		
ADDITIONAL CLIENT COMMENTS	24/08/11	TL
ADDITIONAL CLIENT COMMENTS	22/08/11	TL
CLIENT COMMENTS	18/08/11	TL
ISSUED FOR CLIENT APPROVAL	02/08/11	TL
ISSUED FOR COUNCIL APPROVAL	01/08/11	TL
APPROVED FOR CONSTRUCTION		





**AA2033**

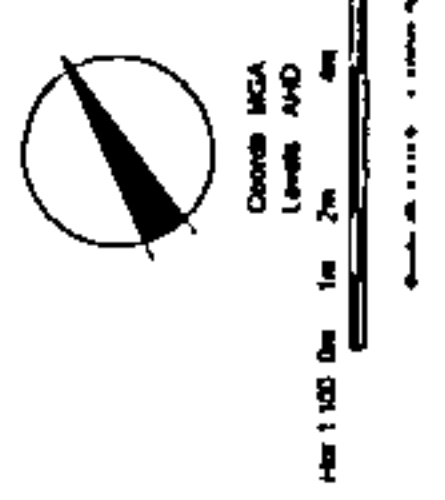
13/07/2012 \$55.10 MCP



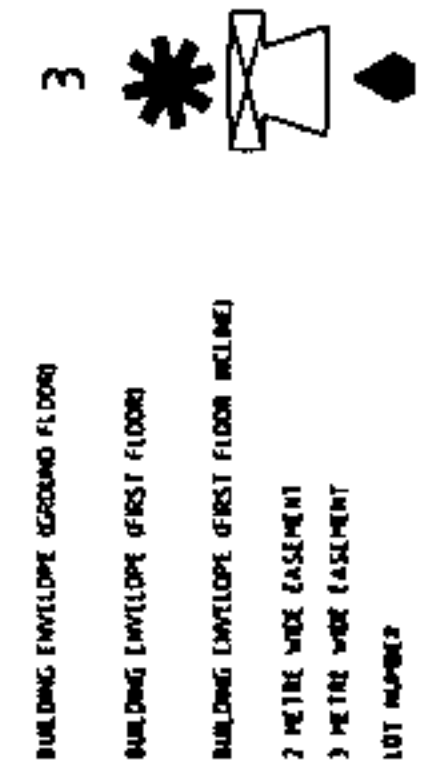
PAGE 13



**Places Victoria**  
 RIVERWALK - STAGE 2  
 GEELONG ROAD, WERRIBEE  
 BUILDING ENVELOPES



STRAIT MENSUR REQUIRED BY A BUILDING CAN BE  
 CONSIDERED ON THE BOUNDARY PROVIDED THAT THE  
 BUILDING HEIGHT AND LENGTH REQUIREMENTS ARE MET  
 DUAL OCCUPANT SITE  
 DESIGNATED VEHICLE ACCESSWAY TO LOT AND OTHER  
 PARTICULAR ACCESS POINTS IS PERMITTED TO A LOT.  
 VICTORIAN CITY COUNCIL  
 MEDIUM DENSITY SITE

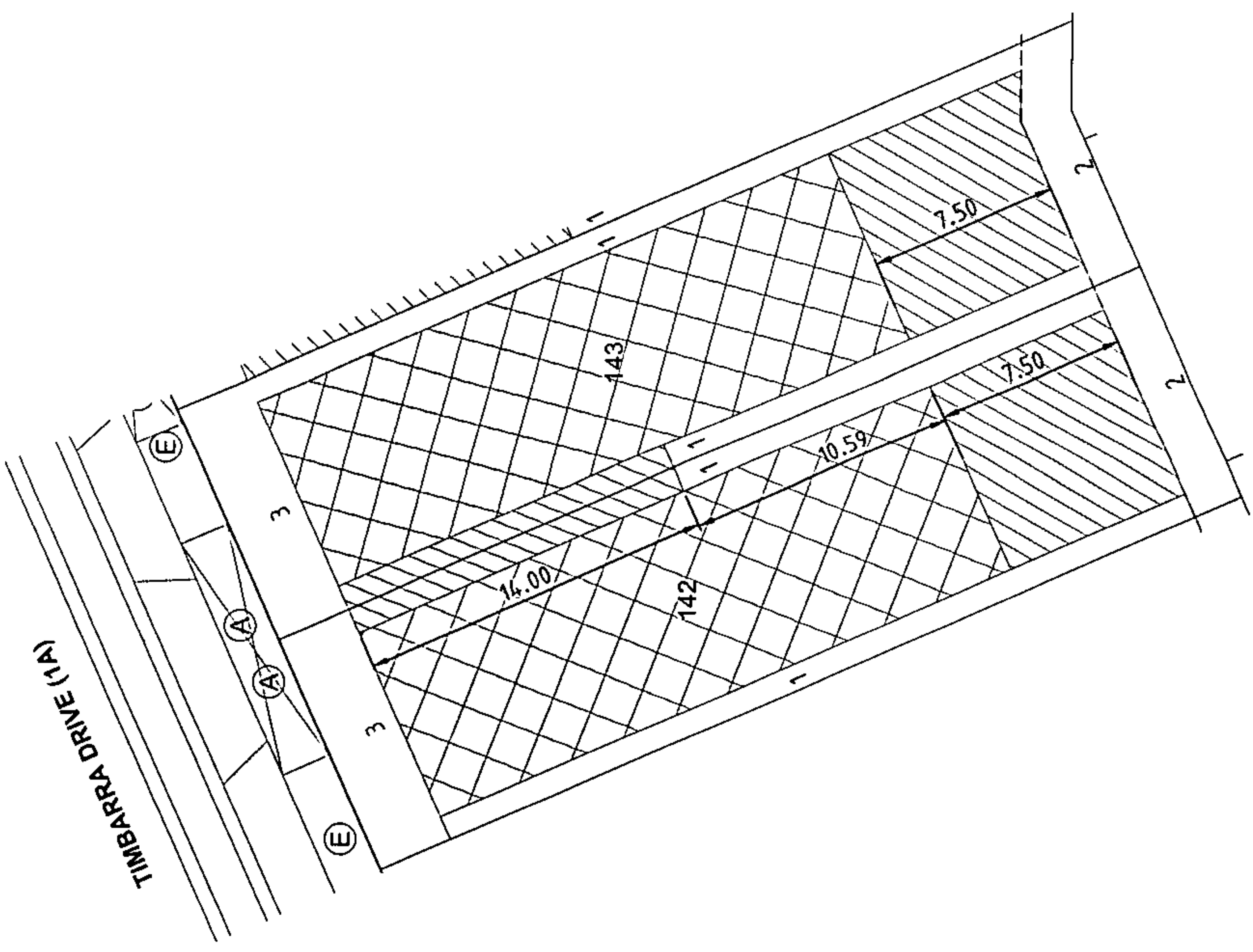


BUILDING ENVELOPE (GROUND FLOOR)  
 BUILDING ENVELOPE (FIRST FLOOR)  
 BUILDING ENVELOPE (FIRST FLOOR (WALK))  
 2 METRE WIDE EASEMENT  
 3 METRE WIDE EASEMENT  
 LOT NUMBER  
 118

DATE	REVISION
24/07/11	TL
22/07/11	TL
18/07/11	TL
02/07/11	TL
11	TL

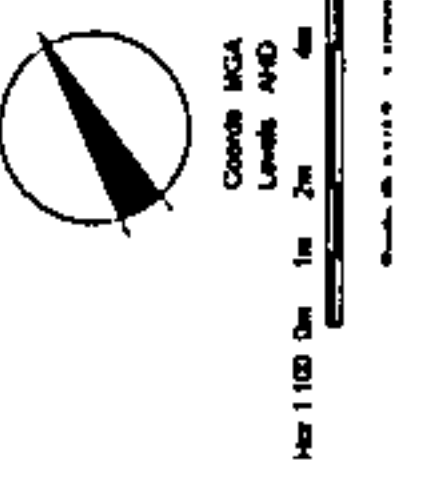
**NOT TO BE USED FOR CONSTRUCTION**  
 ADDITIONAL CLIENT COMMENTS  
 CLIENT COMMENTS  
 ISSUED FOR CLIENT APPROVAL  
 ISSUED FOR COUNCIL APPROVAL





**Places Victoria**  
 ROVERWALK - STAGE 2  
 GEELONG ROAD, WERRIBEE  
 BUILDING ENVELOPES

Drawing No. 10903B07 Rev E  
 Sheet No. 07 PRELIMINARY

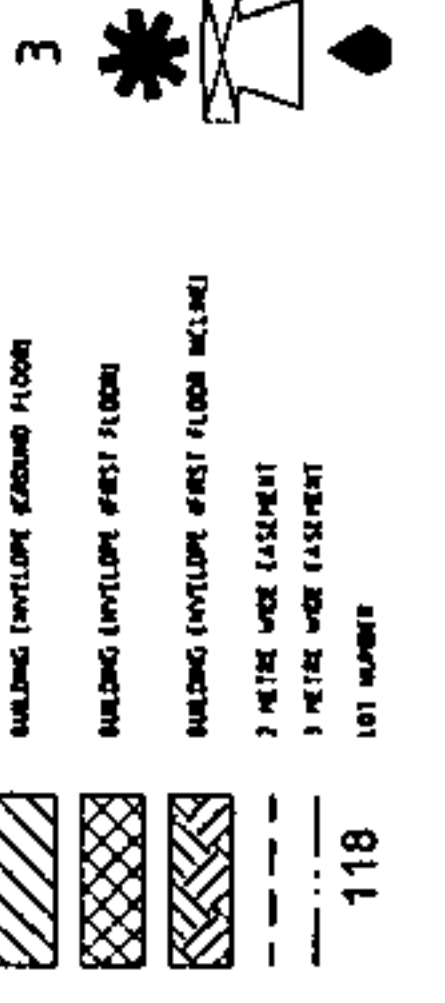


DETAILS SHOWN REQUIRED IF A BUILDING CAN BE  
 DEDUCTED ON THE FOOTPRINT PROVIDED THAT THE  
 BUILDING HEIGHT AND LENGTH REQUIREMENTS ARE MET

DUAL OCCUPANCY SITE  
 RESIDENTIAL VEHICLE (RESERVED TO LOT AND OTHER  
 EXCEPT WITH THE APPROVAL OF WERRIBEE AND  
 WYNDHAM CITY COUNCIL

WERRIBEE STREET  
 REQUIREMENT

WERRIBEE BEST SITE



Drawn by: Date: 13/07/2012  
 Checked by: 13/07/2012  
 Author: 13/07/2012  
 Date: 13/07/2012  
 Approved by: 13/07/2012  
 Approved by: 13/07/2012  
 Approved by: 13/07/2012

Notes:  
 1. All dimensions to face unless otherwise stated.  
 2. All dimensions to be verified on site.

**AA2033**

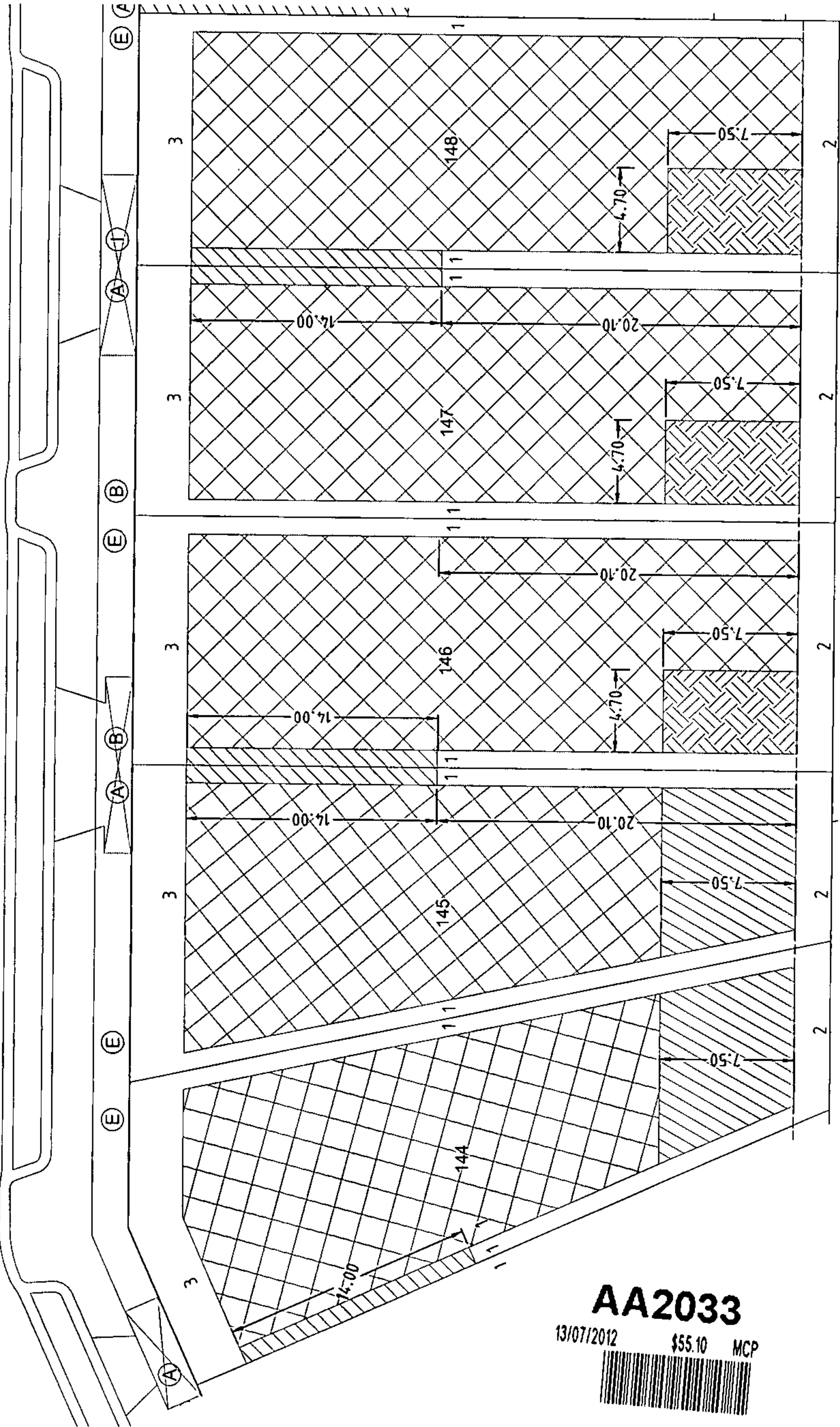
13/07/2012 \$55.10 MCP



REVISION	DATE	BY	DESCRIPTION
2	22/07/11	TL	ISSUED FOR CONSTRUCTION
1	13/07/11	TL	ISSUED FOR CLIENT APPROVAL
0	13/07/11	TL	ISSUED FOR COUNCIL APPROVAL
A	11/11	TL	ISSUED FOR CLIENT APPROVAL



TIMBARRA DRIVE (1A)



**AA2033**  
 13/07/2012 \$55.10 MCP

**NOT TO BE USED FOR CONSTRUCTION**

ADDITIONAL CLIENT COMMENTS  
 ADDITIONAL CLIENT COMMENTS  
 CLIENT COMMENTS  
 ISSUED FOR CLIENT APPROVAL  
 ISSUED FOR COUNCIL APPROVAL

24/08/11	TL	TL	TL	TL
22/08/11	TL	TL	TL	TL
18/08/11	TL	TL	TL	TL
02/08/11	TL	TL	TL	TL
11	TL	TL	TL	TL
	TL	TL	TL	TL

**Places Victoria**  
 RIVERWALK - STAGE 2  
 GEELONG ROAD, WERRIBEE  
 BUILDING ENVELOPES

Drawing No. 109039E08 Rev E  
 Sheet No. 06 PRELIMINARY  
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**DCE**  
 dalton consulting engineers  
 101-103 Wharf Road  
 PO Box 244  
 Werrimbee NSW 2370

Scale: 1:100  
 North Arrow  
 Date: 14/08/2012

STAKE NUMBER REQUIRED IN A BUILDING CAN BE OBTAINED BY THE BOUNDARY PROVIDED THAT THE BUILDING HEIGHT AND LENGTH REQUIREMENTS ARE MET

DUAL OCCUPANCY SITE

REMARKS: 3 STOREY REQUIREMENT

REMARKS: VEHICLE ACCESS POINT TO LOT AND OTHER VEHICLE ACCESS POINT IS PERMITTED TO A LOT, EXCEPT WITH THE APPROVAL OF VICROAD AND THROUGH CITY COUNCIL.

REMARKS: DENSITY SITE

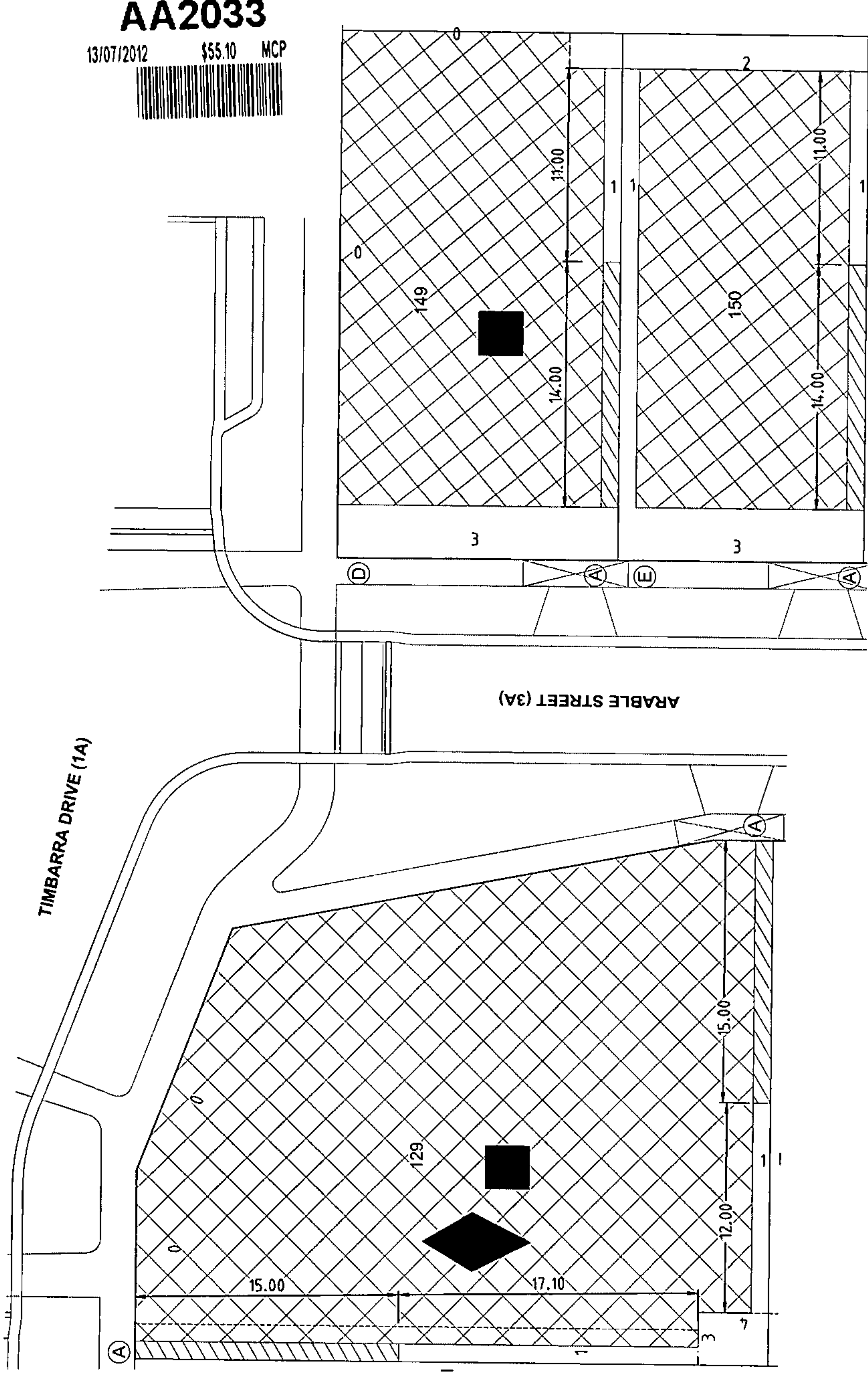
LEGEND:  
 BUILDING ENVELOPE (GROUND FLOOR)  
 BUILDING ENVELOPE (FIRST FLOOR)  
 BUILDING ENVELOPE (FIRST FLOOR INCL. 2ND)  
 2 METRE WIDE EASEMENT  
 3 METRE WIDE EASEMENT  
 LOT NUMBER

118



**AA2033**

13/07/2012 \$55.10 MCP



**NOT TO BE USED FOR CONSTRUCTION**

ADDITIONAL CLIENT COMMENTS

CLIENT COMMENTS

ISSUED FOR CLIENT APPROVAL

ISSUED FOR COUNCIL APPROVAL

Drawn by: Date: 18/04/11

Checked by: Date: 18/04/11

Approved by: Date: 18/04/11

Author: Date: 18/04/11

Project: Date: 18/04/11

Site: Date: 18/04/11

Scale: Date: 18/04/11

Notes: Date: 18/04/11

Contractor: Date: 18/04/11

**LEGEND**

- [Hatched] BUILDING ENVELOPE GROUND FLOOR
- [Cross-hatched] BUILDING ENVELOPE FIRST FLOOR
- [Diagonal lines] BUILDING ENVELOPE SECOND FLOOR (WELLS)
- [Dashed] 2 METRE WIDE EASEMENT
- [Dotted] 3 METRE WIDE EASEMENT
- [Number] LOT NUMBER

**SYMBOLS**

- [Star] RURAL DECAPACITY SITE
- [Square] DESIGNATED VEHICLE (HANDOVER TO LOT AND OTHER) VEHICULAR ACCESS POINT IS PERMITTED TO A LOT, EXCEPT WITH THE APPROVAL OF VETERAN AND VETERAN CITY COUNCIL
- [Circle] RURAL DECAPACITY SITE

**PLACES VICTORIA**

RIVERWALK - STAGE 2

GEELONG ROAD, WERRIBEE

BUILDING ENVELOPES

Drawing No. 10903B000 Rev E

Sheet No. 09 PRELIMINARY

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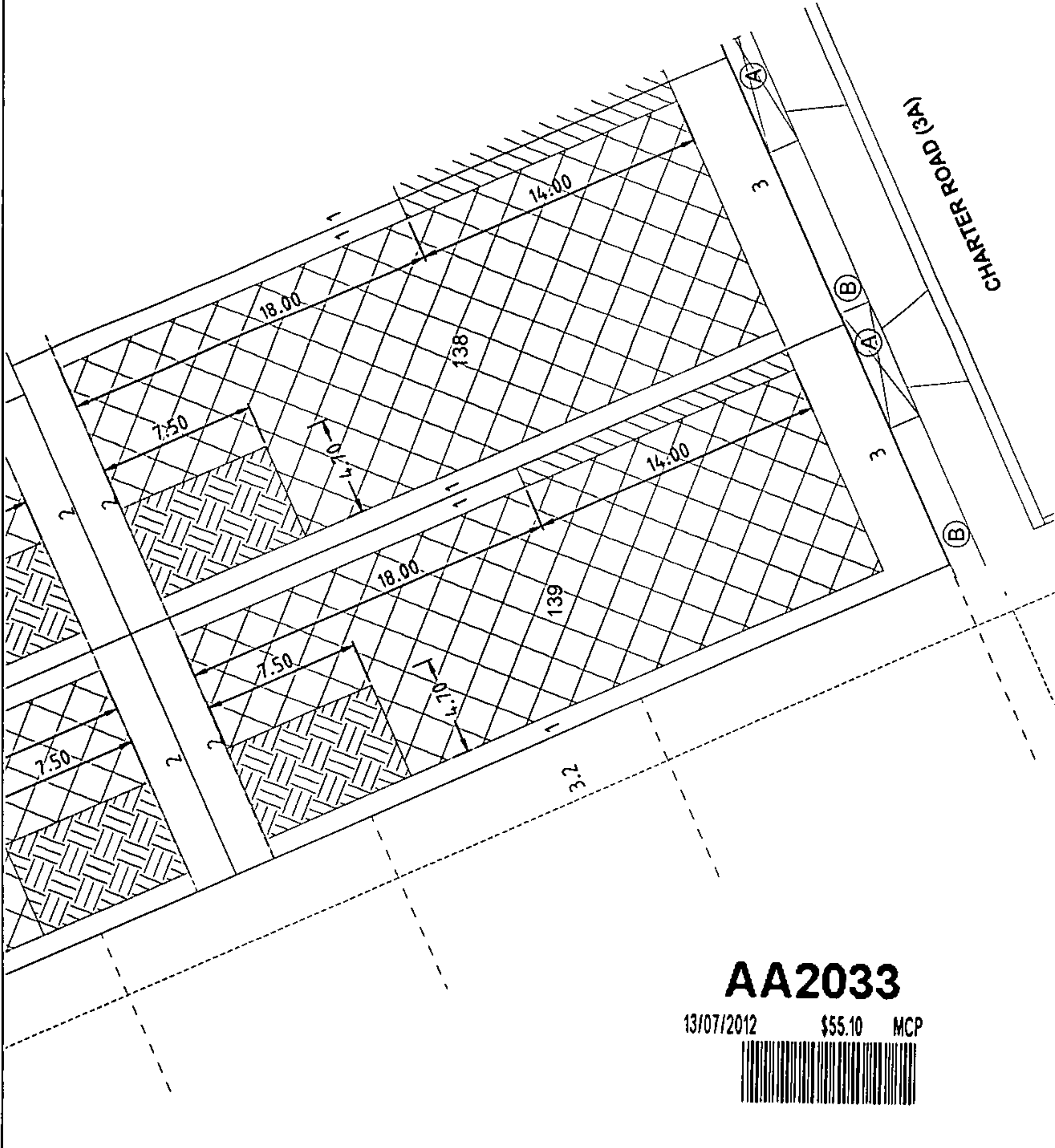
**DCE**

dalton consulting engineers

100 Werrimbee Road  
PO Box 348  
Werrimbee, Victoria 3712

7 01 2 2222 2222  
F 01 2 2222 2222  
E 01 2 2222 2222





**AA2033**

13/07/2012 \$55.10 MCP

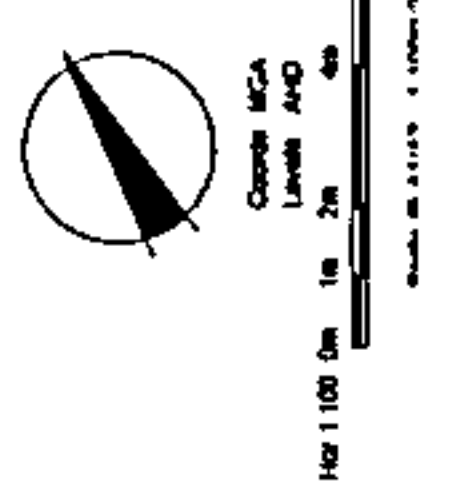


PAGE 17



**Places Victoria**  
 RIVERWALK - STAGE 2  
 GEELONG ROAD, WERRIBEE  
 BUILDING ENVELOPES

Drawing No. 10903BE10 REV E  
 Sheet No. 10 PRELIMINARY

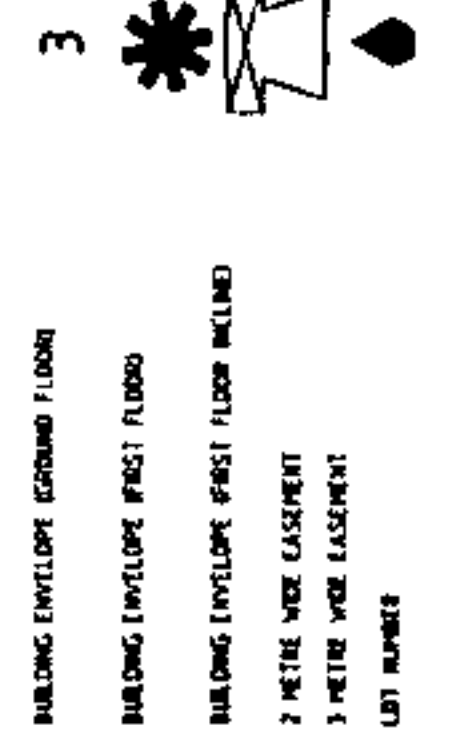


SETBACKS INDICATED BY A BUILDING CAN BE  
 CONSTRUCTED ON THE BOUNDARY PROVIDED THAT THE  
 BUILDING HEIGHT AND LENGTH REQUIREMENTS ARE MET

DUAL DEPARTMENT SITE

RESOLVED VEHICLE (EXCEPT 19.5T AND OTHER  
 EQUIPMENT) ACCESS POINT IS PERMITTED TO A LOT.  
 THROUGH CITY COUNCIL

MINIMUM DEPOSIT SITE



Drawn by: Date: 18/07/11  
 Checked by: 18/07/11  
 Verified: TL  
 Date: TL  
 Appr: TL  
 Appr: TL  
 Date: TL

Refer to comments to this plan for more details.  
 Call your consultant for more details on site.

REVISION	DATE	BY	CHKD
2	22/07/11	TL	TL
1	18/07/11	TL	TL
0	02/07/11	TL	TL

**NOT TO BE USED FOR CONSTRUCTION**

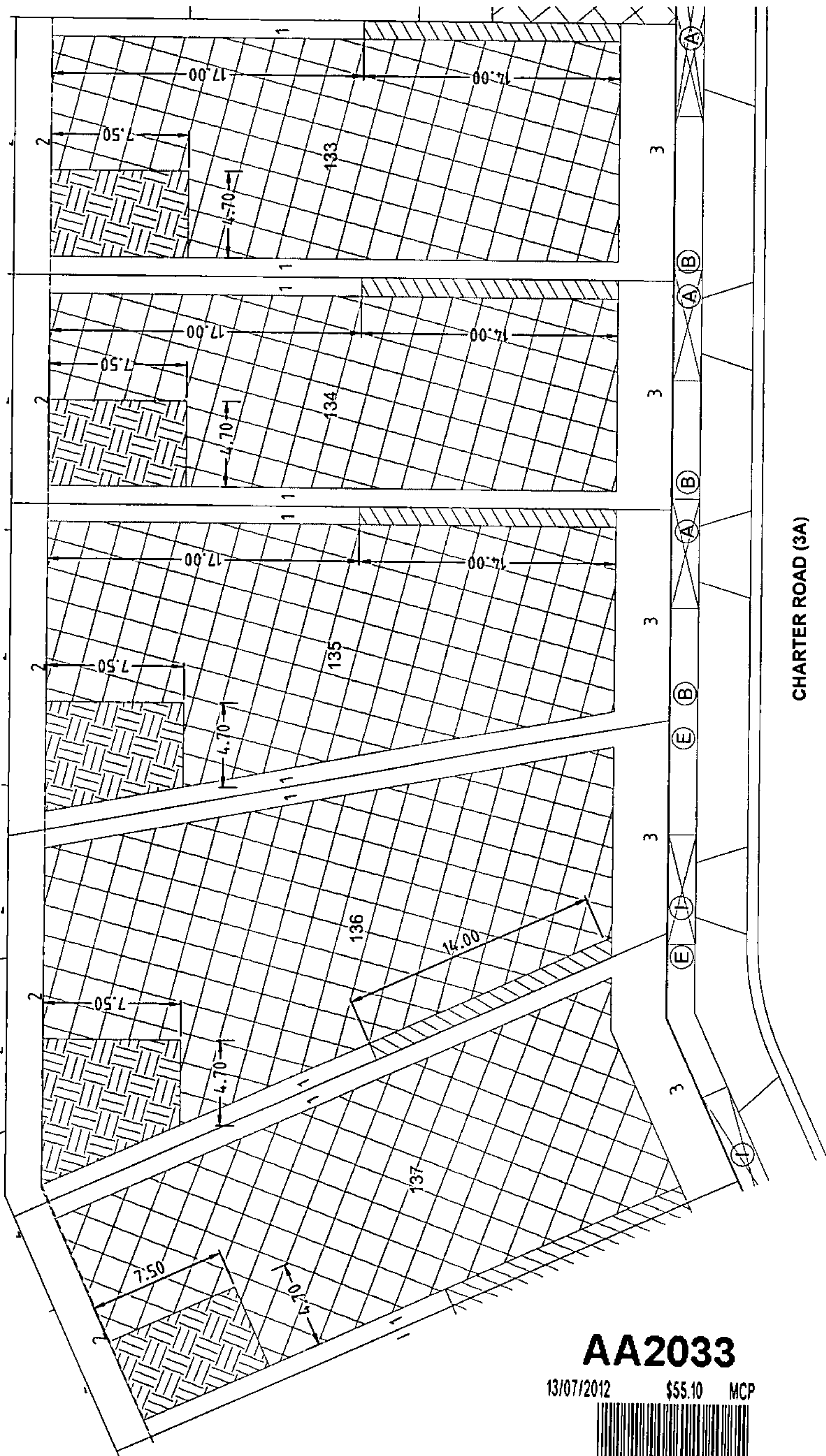
ADDITIONAL CLIENT COMMENTS

CLIENT COMMENTS

REMOVED FOR CLIENT APPROVAL

ISSUED FOR COUNCIL APPROVAL





**CHARTER ROAD (3A)**

**AA2033**

13/07/2012 \$55.10 MCP



**Places Victoria**  
 RIVERWALK - STAGE 2  
 GEELONG ROAD, WERRIBEE  
 BUILDING ENVELOPES

Drawing No. 10903BE11 Rev E  
 Sheet No. 11 PRELIMINARY  
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SECTABLE MINIMUM REQUIRED BY A BUILDING CAN BE  
 CONSTRUCTED ON THE BOUNDARY PROVIDED THAT THE  
 BUILDING HEIGHT AND LENGTH REQUIREMENTS ARE MET

DUAL OCCUPANCY SITE ■ MINIMUM 3 STOREY  
 REQUIREMENT

DESIGNATED VEHICLE CROSSOVER TO LOT AND OTHER  
 VEHICLE ACCESS POINT IS PERMITTED TO A LOT,  
 EXCEPT WITH THE APPROVAL OF VERRIBEE AND  
 WYNDHAM CITY COUNCIL

MEDIUM DEPOSIT SITE

- 3 \* [Symbol] [Symbol]
- BUILDING ENVELOPE GROUND FLOOR [Symbol]
- BUILDING ENVELOPE FIRST FLOOR [Symbol]
- BUILDING ENVELOPE FIRST FLOOR (WELINE) [Symbol]
- 7 METRE WIDE EASEMENT [Symbol]
- 3 METRE WIDE EASEMENT [Symbol]
- LOT NUMBER 118 [Symbol]

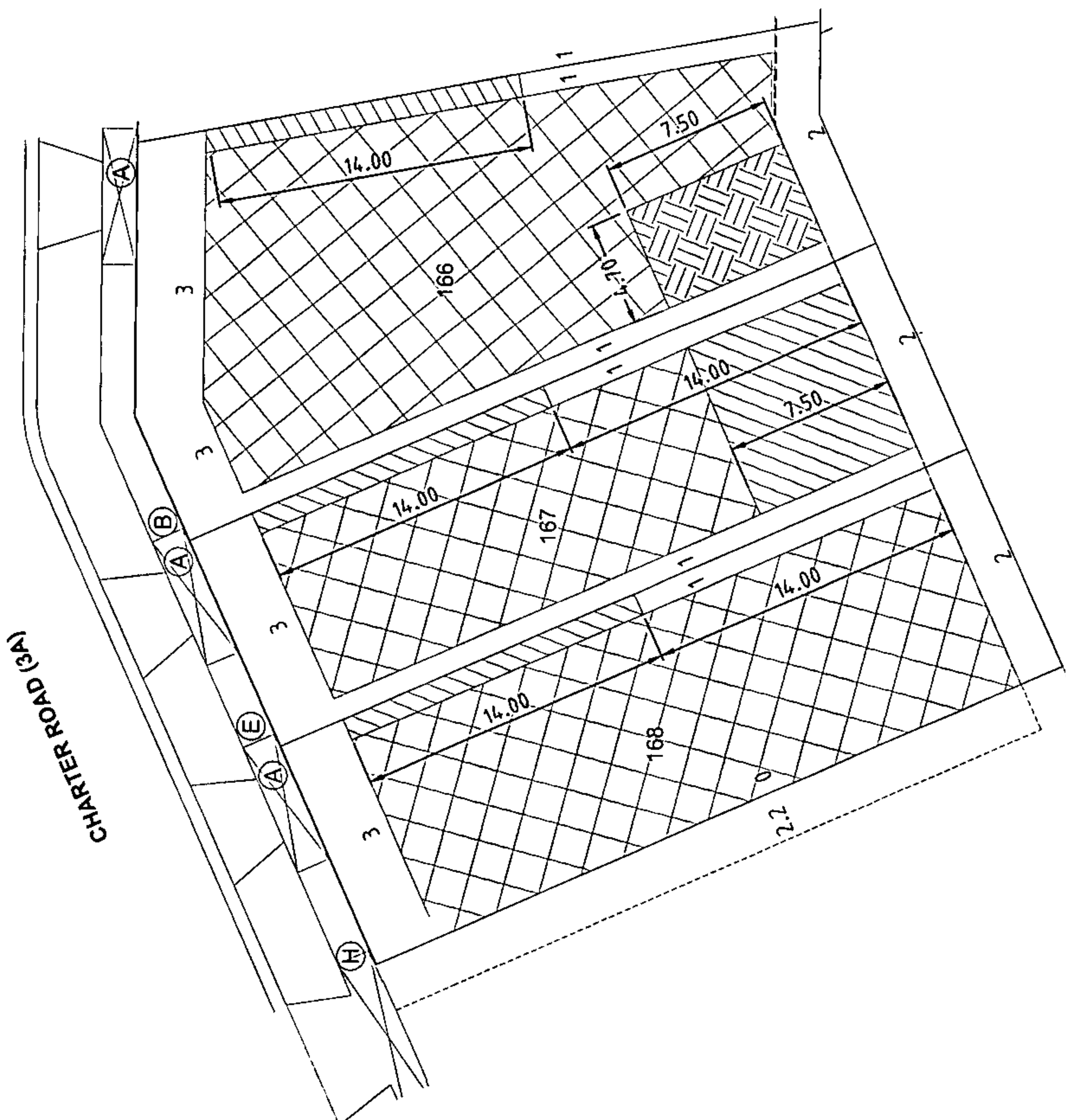
Drawn by: Date: 14/08/11  
 Checked by: Date: 14/08/11  
 Author: [Name]  
 Date: [Date]  
 Approved by: [Name]  
 Date: [Date]  
 All dimensions to face unless otherwise stated  
 Contractor shall check and verify all dimensions on site

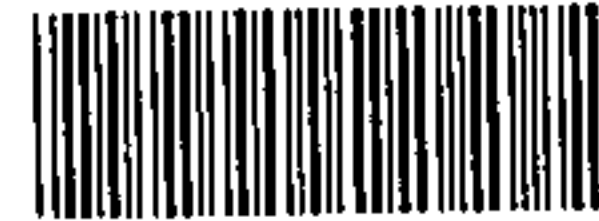
Rev	Date	Description
2-08/11	TL	ISSUED FOR CLIENT APPROVAL
22/08/11	TL	ISSUED FOR CLIENT APPROVAL
18/09/11	TL	ISSUED FOR CLIENT APPROVAL
02/08/11	TL	ISSUED FOR CLIENT APPROVAL
11	TL	ISSUED FOR CLIENT APPROVAL

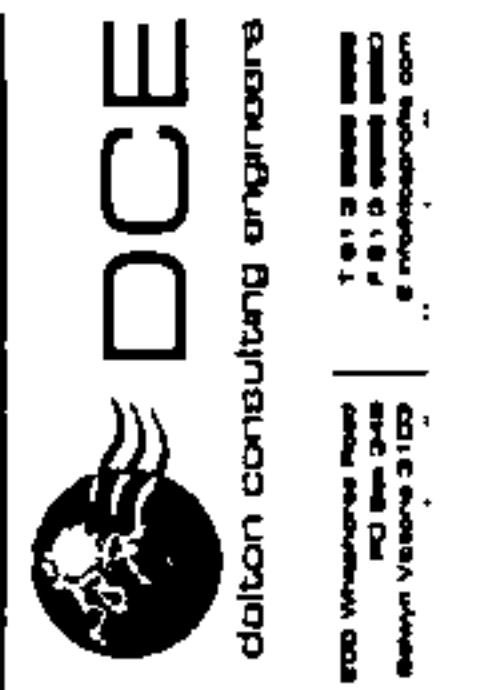




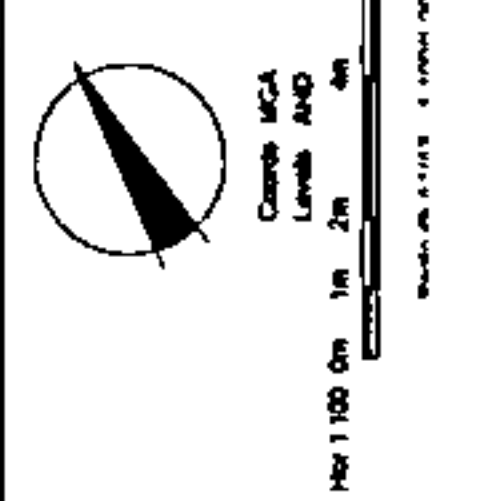




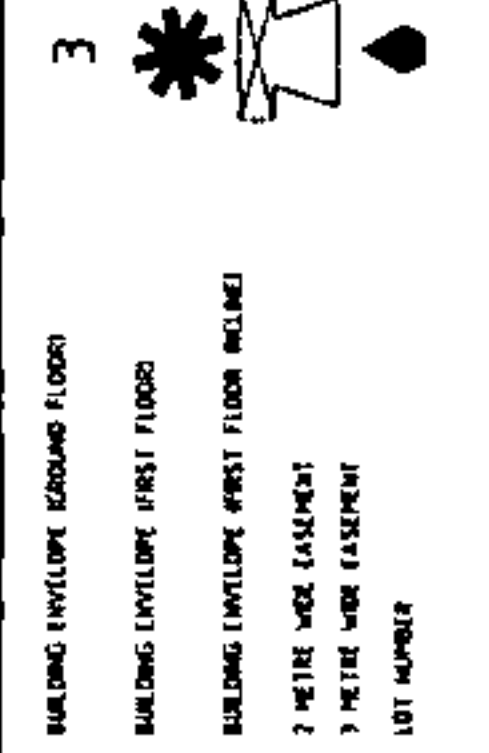
**AA2033**  
 13/07/2012 \$55.10 MCP  




**Places Victoria**  
 RIVERWALK - STAGE 2  
 GEELONG ROAD, WERRIBEE  
 BUILDING ENVELOPES  
 Drawing No. 10903BE13 Rev E  
 Sheet No. 13 PRELIMINARY  
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STABLE ENVELOPE REQUIRED IF A BUILDING CAN BE CONSTRUCTED ON THE BOUNDARY PROVIDED THAT THE BUILDING HEIGHT AND LENGTH REQUIREMENTS ARE MET.  
 DUAL OCCUPANCY SITE  
 SEPARATED WHEEL EGRESS TO LOT AND OTHER VEHICLE ACCESS POINT IS PERMITTED TO A LOT, EXCEPT WITH THE APPROVAL OF WERRIBEE AND WYNDHAM CITY COUNCIL.  
 NEARBY RESIDENCY SITE



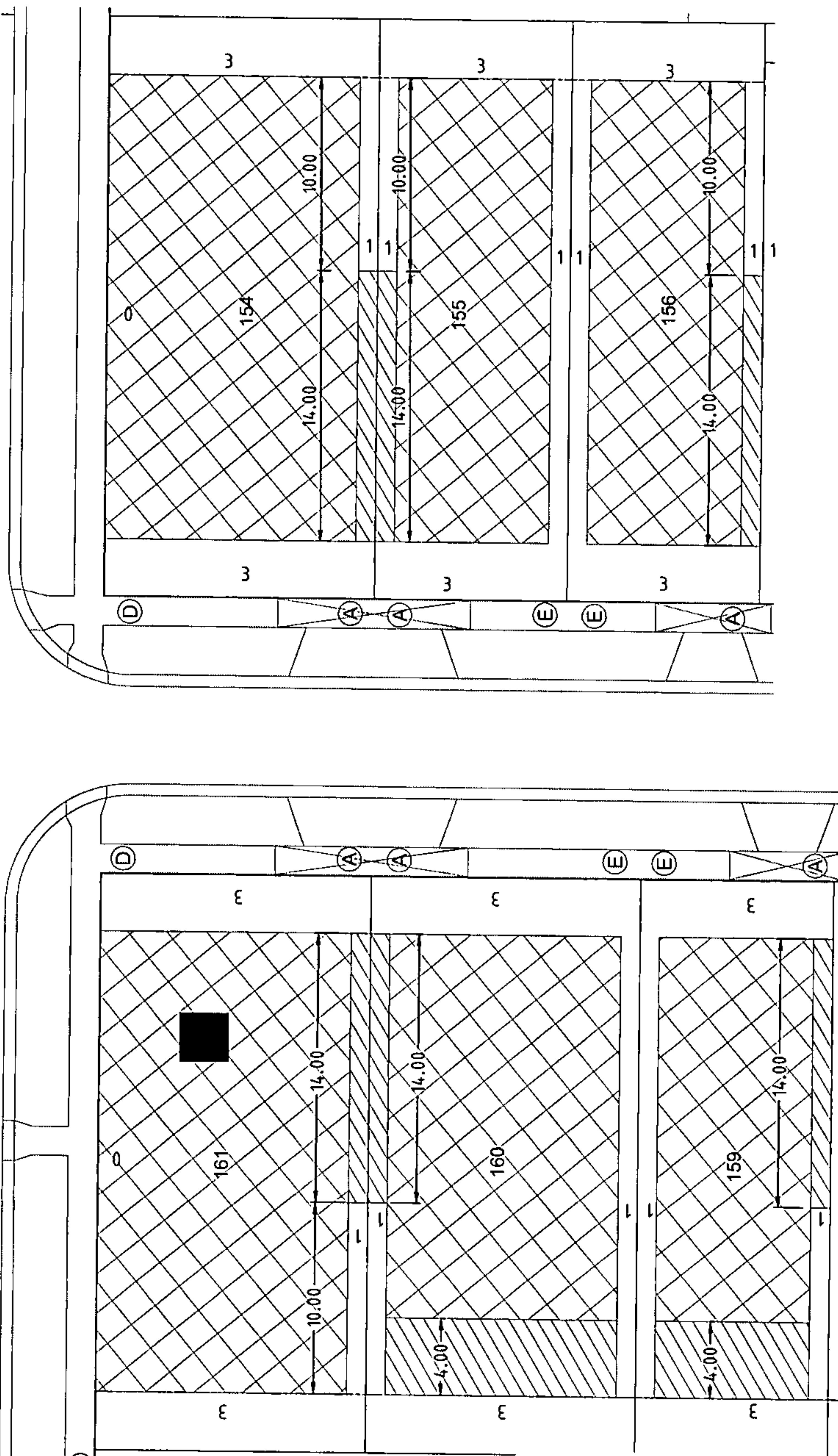
Drawn by: Dale Jackson  
 Checked by: Dale Jackson  
 Approved by: Dale Jackson  
 Date: 13/07/2012  
 Author: Dale Jackson  
 Date: 13/07/2012  
 Approved by: Dale Jackson  
 Date: 13/07/2012  
 Notes: Verify dimensions to take precedence over scale. Coordinate with street and verify all dimensions on site.

NOT TO BE USED FOR CONSTRUCTION	DATE	BY
ADDITIONAL CLIENT COMMENTS	24/08/11	TL
ADDITIONAL CLIENT COMMENTS	22/08/11	TL
CLIENT COMMENTS	18/08/11	TL
ISSUED FOR CLIENT APPROVAL	02/07/11	TL
ISSUED FOR COUNCIL APPROVAL	11	TL
REVISIONS	DATE	BY

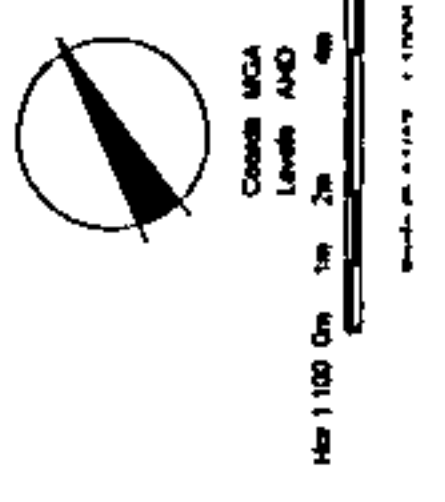




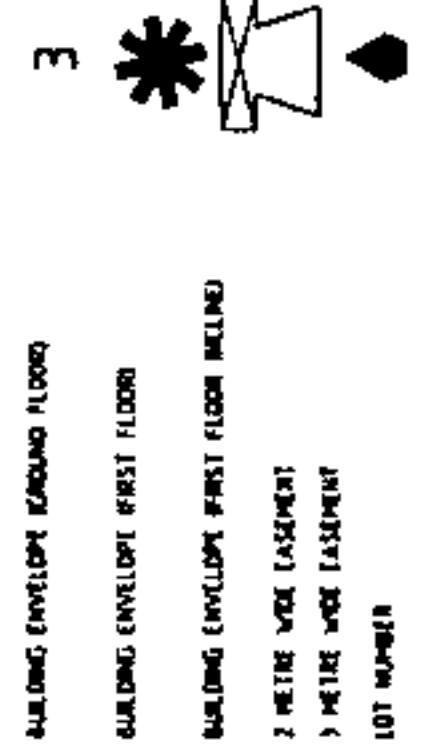
CHARTER ROAD (3A)



**Places Victoria**  
 RIVERWALK - STAGE 2  
 GEELONG ROAD, WERRIBEE  
 BUILDING ENVELOPES  
 Drawing No. 10903BE15 Rev E  
 Sheet No. 13 PRELIMINARY  
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SEDATE NUMBER REQUIRED IF A BUILDING CAN BE  
 CONSTRUCTED ON THE BOUNDARY PROVIDED THAT THE  
 BUILDING HEIGHT AND LENGTH REQUIREMENTS ARE MET  
 DUAL OCCUPANCY SITE  
 REGULATED VEHICLE COVERS TO LOT AND OTHER  
 VEHICLE ACCESS POINTS IS PERMITTED TO LOT,  
 EXCEPT WITH THE APPROVAL OF WERRIBEE AND  
 WINDHAM CITY COUNCIL  
 MEDIUM DENSITY SITE



Drawn by: Dan 16/08/11  
 Date: 16/08/11  
 Checked by: TL  
 Date: 16/08/11  
 Approved by: TL  
 Date: 16/08/11  
 Issued by: TL  
 Date: 16/08/11  
 Checked by: TL  
 Date: 16/08/11  
 Issued by: TL  
 Date: 16/08/11

NOT TO BE USED FOR CONSTRUCTION	TL	TL
ADDITIONAL CLIENT COMMENTS	24/08/11	TL
ADDITIONAL CLIENT COMMENTS	22/08/11	TL
CLIENT COMMENTS	16/08/11	TL
ISSUED FOR CLIENT APPROVAL	16/08/11	TL
ISSUED FOR COUNCIL APPROVAL	16/08/11	TL
ISSUED FOR COUNCIL APPROVAL	16/08/11	TL

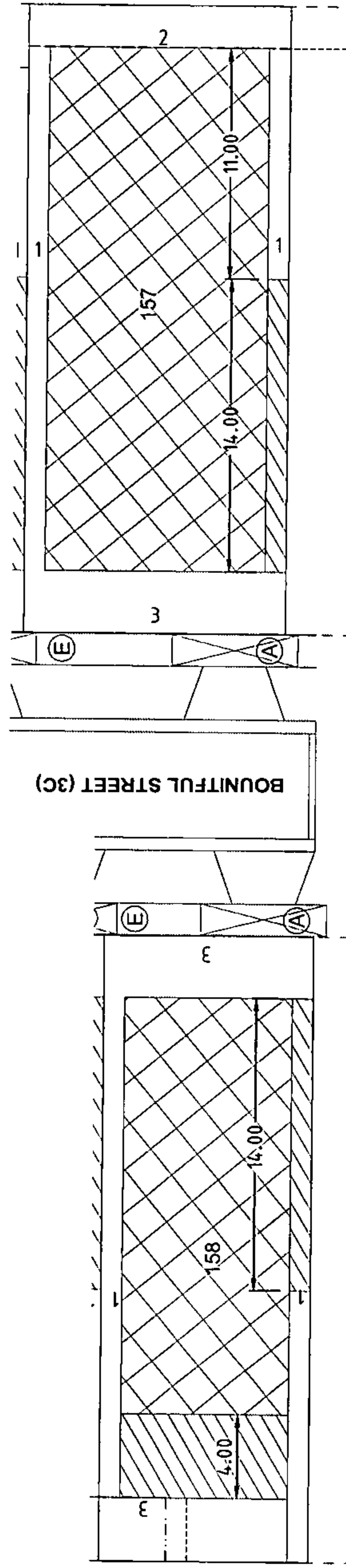
PAGE 22

AA2033

13/07/2012 \$55.10 MCP



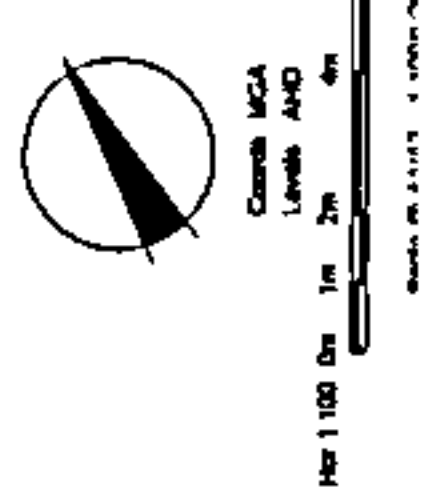




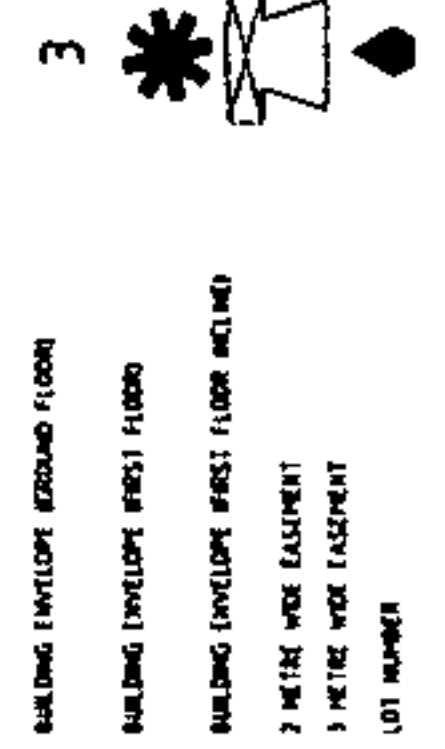
AA2033  
 13/07/2012 \$55.10 MCP  




Places Victoria  
 RIVERWALK - STAGE 2  
 GEELONG ROAD, WERRIBEE  
 BUILDING ENVELOPES  
 Drawing No. 10903BE18 Rev E  
 Sheet No. 18 PRELIMINARY  
 © Dalton Consulting Engineers Pty Ltd



STRAKE MINIMUM REQUIRED BY A BUILDING CAN BE  
 CONSTRUCTED ON THE BOUNDARY PROVIDED THAT THE  
 BUILDING HEIGHT AND LENGTH REQUIREMENTS ARE MET  
 RUL OCCUPANCY SITE  
 DESIGNATED VEHICLE (RESERVED TO LOT AND OTHER  
 VEHICLE ACCESS POINT) IS PERMITTED TO A LOT.  
 VICTORIAN CITY COUNCIL  
 MEDIUM DENSITY SITE



Drawn by: Dale TROTT  
 Checked by: Dale TROTT  
 Author: Dale TROTT  
 Date: 13/07/2012  
 Approved by: Dale TROTT  
 Date: 13/07/2012  
 Notes:  
 - Refer to drawings for more information over scale  
 - Contractor shall check and verify all dimensions on site

REVISION	DATE	BY	DESCRIPTION
1	13/07/2012	TL	ISSUED FOR COUNCIL APPROVAL
2	13/07/2012	TL	ISSUED FOR CLIENT APPROVAL
3	13/07/2012	TL	CLIENT COMMENTS
4	13/07/2012	TL	ADDITIONAL CLIENT COMMENTS
5	13/07/2012	TL	ADDITIONAL CLIENT COMMENTS





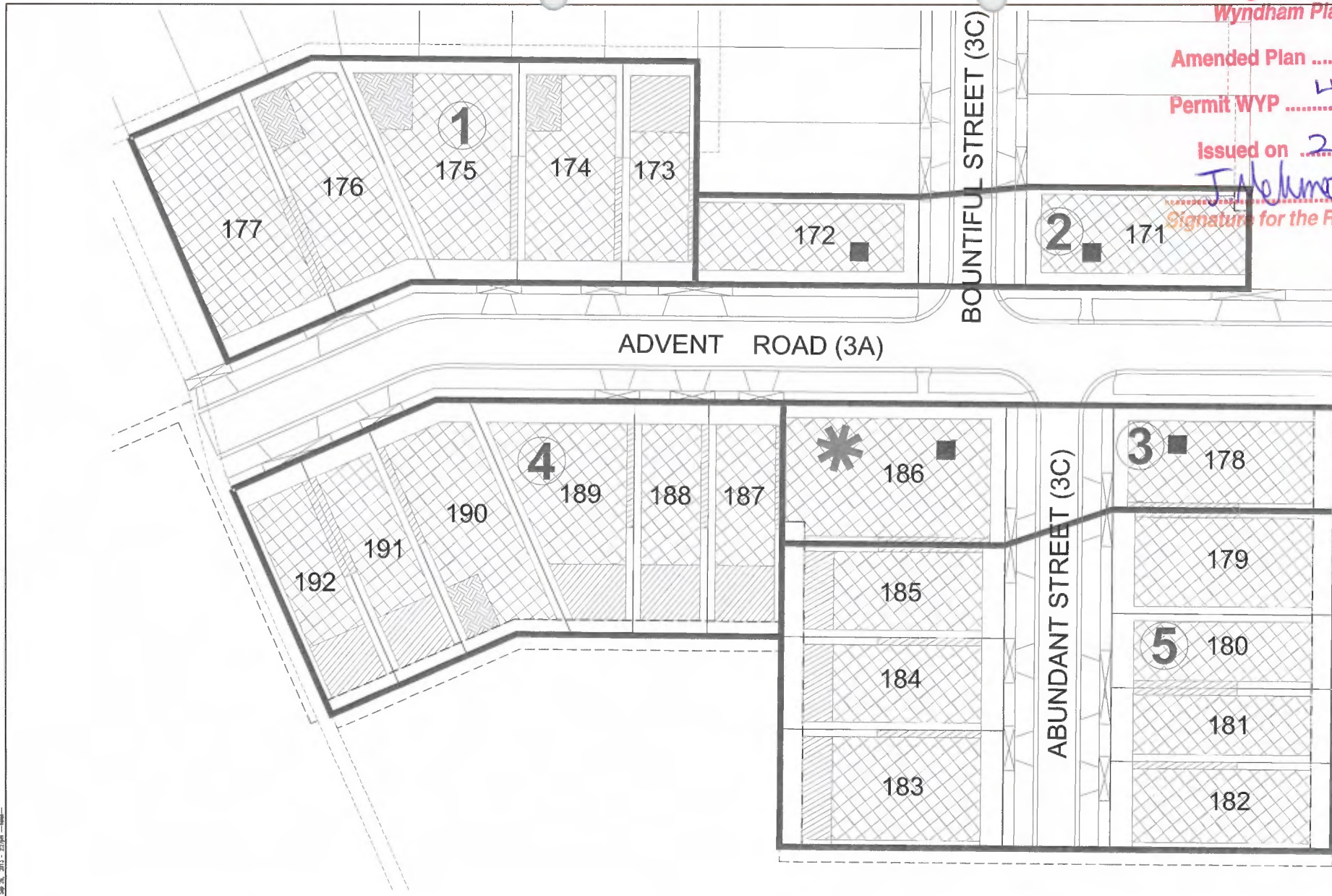
Amended Plan 13 of 19

Permit WYP 4474/10.17

Issued on 2/3/11

*J. Johnson* Date 11/11/13

Signature for the Responsible Authority



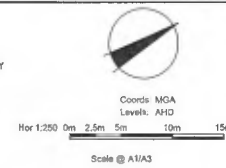
Drawing No. 10904BE01 (10904BE01) - Riverwalk - Stage 3 - Building Envelopes Plan - 27/07/11 - 27/07/11

<b>NOT TO BE USED FOR CONSTRUCTION</b>			
D	2m SETBACK FOR LOTS 171, 172, 178 & 186	24/08/13	TL
C	AMENDED: SHEET ADDED	24/04/12	TL
B	AMENDED AS PER VIC URBAN COMMENTS	14/07/11	TL
A	ISSUED FOR DISCUSSION	13/07/11	TL
REV	AMENDMENTS	DATE	APPD.

Drawn HT Date 08/07/11  
 Designed - AN  
 Date - AN  
 Verified - AN  
 Date - AN  
 Audited - AN  
 Date - AN  
 Approved - AN  
 Date - AN  
 Written dimensions to take precedence over scale.  
 Contractor shall check and verify all dimensions on site.  
 Discrepancies to be brought to the attention of the Superintendent.

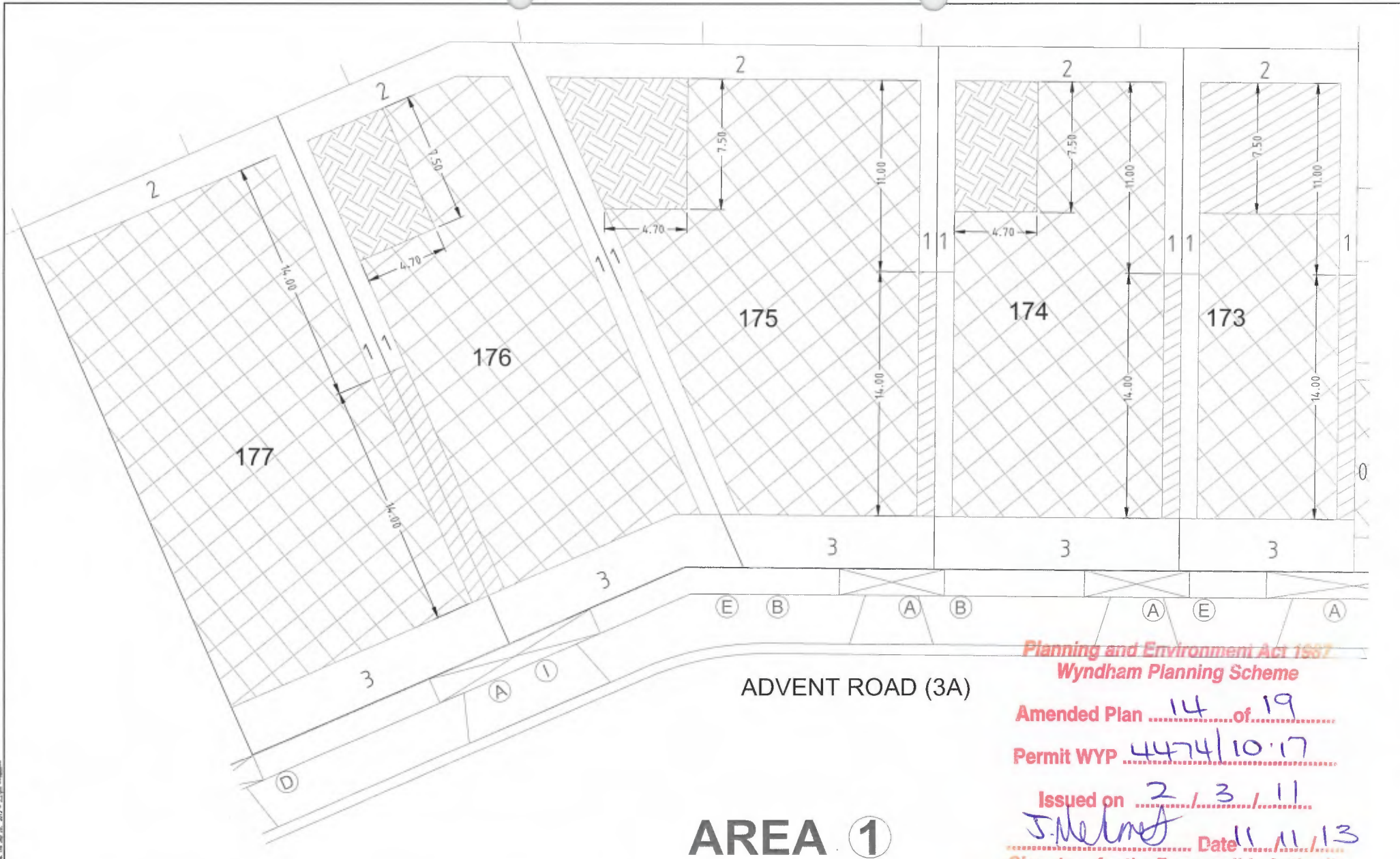
- BUILDING ENVELOPE (GROUND FLOOR)
- BUILDING ENVELOPE (FIRST FLOOR)
- BUILDING ENVELOPE (FIRST FLOOR INCLINE)
- 2 METRE WIDE EASEMENT
- 3 METRE WIDE EASEMENT

- 3 DUAL OCCUPANCY SITE
- DESIGNATE VEHICLE CROSSOVER TO LOT (NO OTHER VEHICULAR ACCESS POINT IS PERMITTED TO A LOT, EXCEPT WITH THE APPROVAL OF PLACES VICTORIA AND WYNDHAM CITY COUNCIL)
- MINIMUM 2 STOREY REQUIREMENT



**Places Victoria**  
 RIVERWALK - STAGE 3  
 GEELONG ROAD, WERRIBEE  
 BUILDING ENVELOPES PLAN  
 Drawing No. **10904BE01** Rev **D**  
 Sheet No. 01 PRELIMINARY  
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 W www.dalzonpe.com.au



Planning and Environment Act 1987  
Wyndham Planning Scheme

Amended Plan 14 of 19

Permit WYP 4474/10.17

Issued on 2 / 3 / 11

*J. Helmer*  
Signature for the Responsible Authority Date 11 / 11 / 13

**AREA 1**

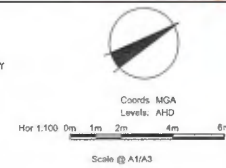
Drawing No. 10904BE02 (10904BE02) - Riverwalk Stage 3 (10904BE02) - 11/11/13 - 11/11/13

<b>NOT TO BE USED FOR CONSTRUCTION</b>			
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B	AMENDED AS PER VIC URBAN COMMENTS	14/07/11	TL
A	ISSUED FOR DISCUSSION	13/07/11	TL
REV	AMENDMENTS	DATE	APPD.

Drawn HT Date 08/07/11  
 Designed -  
 Date - AN  
 Verified -  
 Date - AN  
 Audited -  
 Date - AN  
 Approved -  
 Date - AN  
 Within dimensions to take precedence over scale.  
 Contractor shall check and verify all dimensions on site.  
 Discrepancies to be brought to the attention of the Superintendent.

- BUILDING ENVELOPE (GROUND FLOOR)
- BUILDING ENVELOPE (FIRST FLOOR)
- BUILDING ENVELOPE (FIRST FLOOR INCLINE)
- 2 METRE WIDE EASEMENT
- 3 METRE WIDE EASEMENT
- 118** LOT NUMBER

- 3** SETBACK MINIMUM REQUIRED IF 3, A BUILDING CAN BE CONSTRUCTED ON THE BOUNDARY PROVIDED THAT THE BUILDING HEIGHT AND LENGTH REQUIREMENTS ARE MET
- DUAL OCCUPANCY SITE
- MINIMUM 2 STOREY REQUIREMENT
- DESIGNATED VEHICLE CROSSOVER TO LOT (NO OTHER VEHICULAR ACCESS POINT IS PERMITTED TO A LOT. EXERCISE WITH THE APPROVAL OF PLACES VICTORIA AND WYNDHAM CITY COUNCIL)

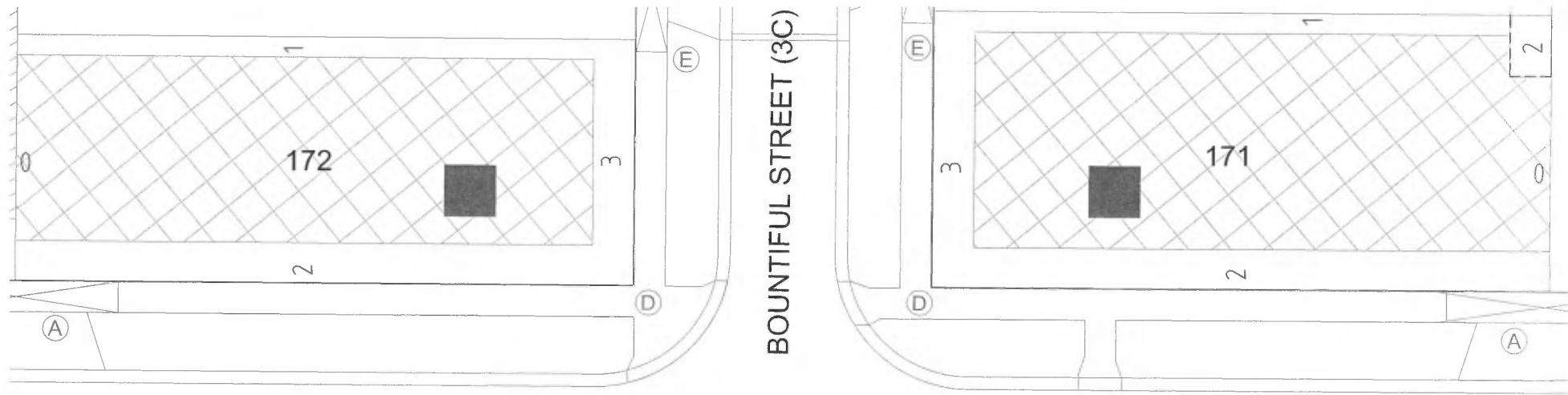


**Places Victoria**  
 RIVERWALK - STAGE 3  
 GEELONG ROAD, WERRIBEE  
 BUILDING ENVELOPES PLAN  
 Drawing No. **10904BE02** Rev C  
 Sheet No. 02 PRELIMINARY  
 Dalton Consulting Engineers Pty Ltd  
 46/47-50/51/52/53/54

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 W www.dceprof.com



Drawing File: C:\Users\p10001\Documents\10904\Riverwalk - Stage 3\Area 2.dwg  
 Date/Time: Thu Sep 26, 2013 11:27:27am



ADVENT ROAD (3A) BOUNTIFUL STREET (3C)

# AREA 2

**Planning and Environment Act 1987  
 Wyndham Planning Scheme**

**Amended Plan 15 of 19**

**Permit WYP 4474/10.17**

**Issued on 2/3/11**

*J. Helms* **Date 11/11/13**

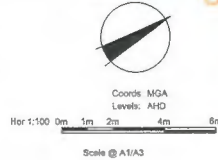
*Signature for the Responsible Authority*

REV	AMENDMENTS	DATE	APPD.
D	AMENDED: SHEET ADDED	24/04/12	TL
C	UPDATED LOT 172 VERTICAL PROFILE LETTER	09/08/11	TL
B	AMENDED AS PER VIC URBAN COMMENTS	14/07/11	TL
A	ISSUED FOR DISCUSSION	13/07/11	TL

Drawn BY: Date 08/07/11  
 Designed - AN  
 Date - AN  
 Verified - AN  
 Date - AN  
 Audited - AN  
 Date - AN  
 Approved - AN  
 Date - AN  
 Within dimensions to take precedence over scale.  
 Contractor shall check and verify all dimensions on site.  
 Discrepancies to be brought to the attention of the Superintendent.

- BUILDING ENVELOPE (GROUND FLOOR)
- BUILDING ENVELOPE (FIRST FLOOR)
- BUILDING ENVELOPE (FIRST FLOOR INCLINE)
- 2 METRE WIDE EASEMENT
- 3 METRE WIDE EASEMENT

- 3 SETBACK MINIMUM REQUIRED IF 0, A BUILDING CAN BE CONSTRUCTED ON THE BOUNDARY PROVIDED THAT THE BUILDING HEIGHT AND LENGTH REQUIREMENTS ARE MET)
- DUAL OCCUPANCY SITE
- DESIGNATED VEHICLE CROSSOVER TO LOT (NO OTHER VEHICULAR ACCESS POINT IS PERMITTED TO A LOT, EXCEPT WITH THE APPROVAL OF PLACES VICTORIA AND WYNDHAM CITY COUNCIL.
- MINIMUM 2 STOREY REQUIREMENT

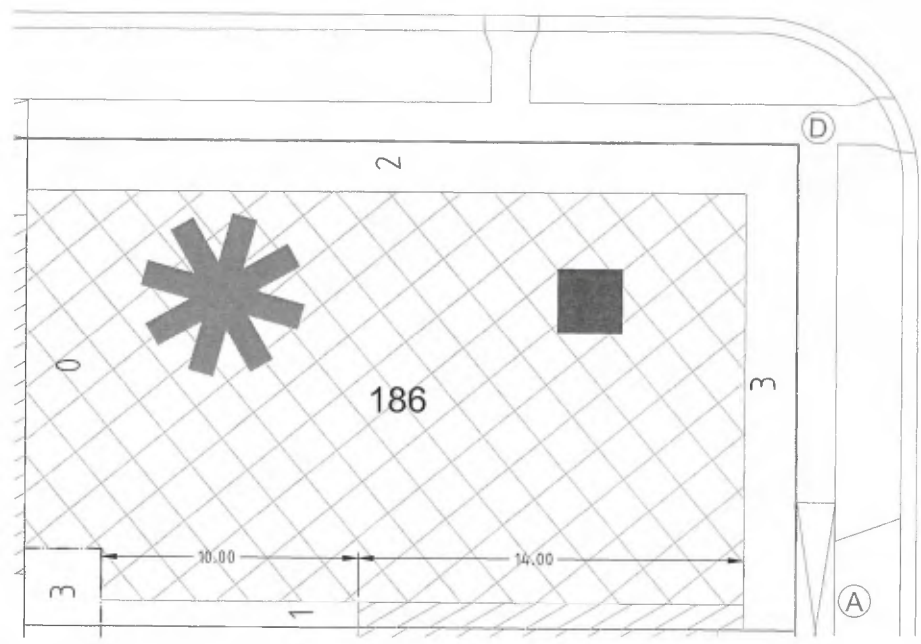


**Places Victoria**  
 RIVERWALK - STAGE 3  
 GEELONG ROAD, WERRIBEE  
 BUILDING ENVELOPES PLAN  
 Drawing No. 10904BE03 Rev D  
 Sheet No. 03 PRELIMINARY  
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 ABN 79 028 501 048

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 E info@delton.com.au  
 W www.delton.com.au

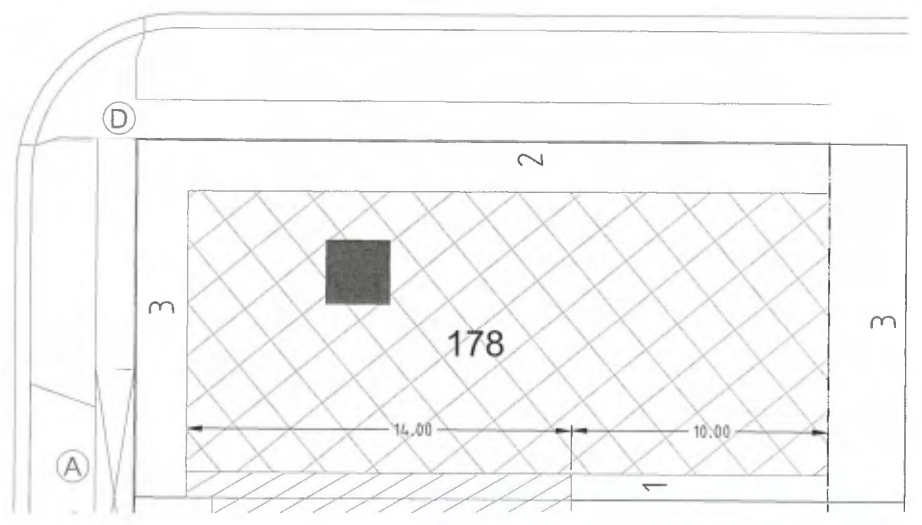
Drawing No. 10904BE04 (10904BE04) - Riverwalk Stage 3 (West/West)  
 Date: 20/11/2013  
 Scale: 1:100

ADVENT ROAD (3A)



ROAD (3A)

ABUNDANT STREET (3C)



AREA 3

Planning and Environment Act 1987  
 Wyndham Planning Scheme

Amended Plan 16 of 19

Permit WYP 4474/10.17

Issued on 2/3/11

*J. Melnikoff*  
 Signature for the Responsible Authority  
 Date 11/11/13

NOT TO BE USED FOR CONSTRUCTION

Drawn by -	Date: 20/11/11
Designed -	
Date -	
AN	
Verified -	
Date -	
AN	
Audited -	
Date -	
AN	
Approved -	
Date -	
AN	

- BUILDING ENVELOPE (GROUND FLOOR)
- BUILDING ENVELOPE (FIRST FLOOR)
- BUILDING ENVELOPE (FIRST FLOOR INCLINE)
- 2 METRE WIDE EASEMENT
- 3 METRE WIDE EASEMENT



3  
 SETBACK MINIMUM REQUIRE IF B. A BUILDING CAN BE CONSTRUCTED ON THE BOUNDARY PROVIDED THAT THE BUILDING HEIGHT AND LENGTH REQUIREMENTS ARE MET

DUAL OCCUPANCY SITE

DESIGNATED VEHICLE CROSSOVER TO LOT (NO OTHER VEHICULAR ACCESS POINT IS PERMITTED TO A LOT, EXCEPT WITH THE APPROVAL OF PLACES VICTORIA AND WYNDHAM CITY COUNCIL)

MINIMUM 2 STOREY REQUIREMENT



Coordinate: MGA  
 Levels: AHD

Hor 1:100 0m 1m 2m 4m 6m

Scale @ A1/A3

Places Victoria  
 RIVERWALK - STAGE 3  
 GEELONG ROAD, WERRIBEE  
 BUILDING ENVELOPES PLAN

Drawing No. 10904BE04 Rev A  
 Sheet No. 04 PRELIMINARY

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 407/79, 408/80, 1248



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 Balaclava Victoria 31133  
 Australia

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 E info@daltonpe.com.au  
 W www.daltonpe.com.au

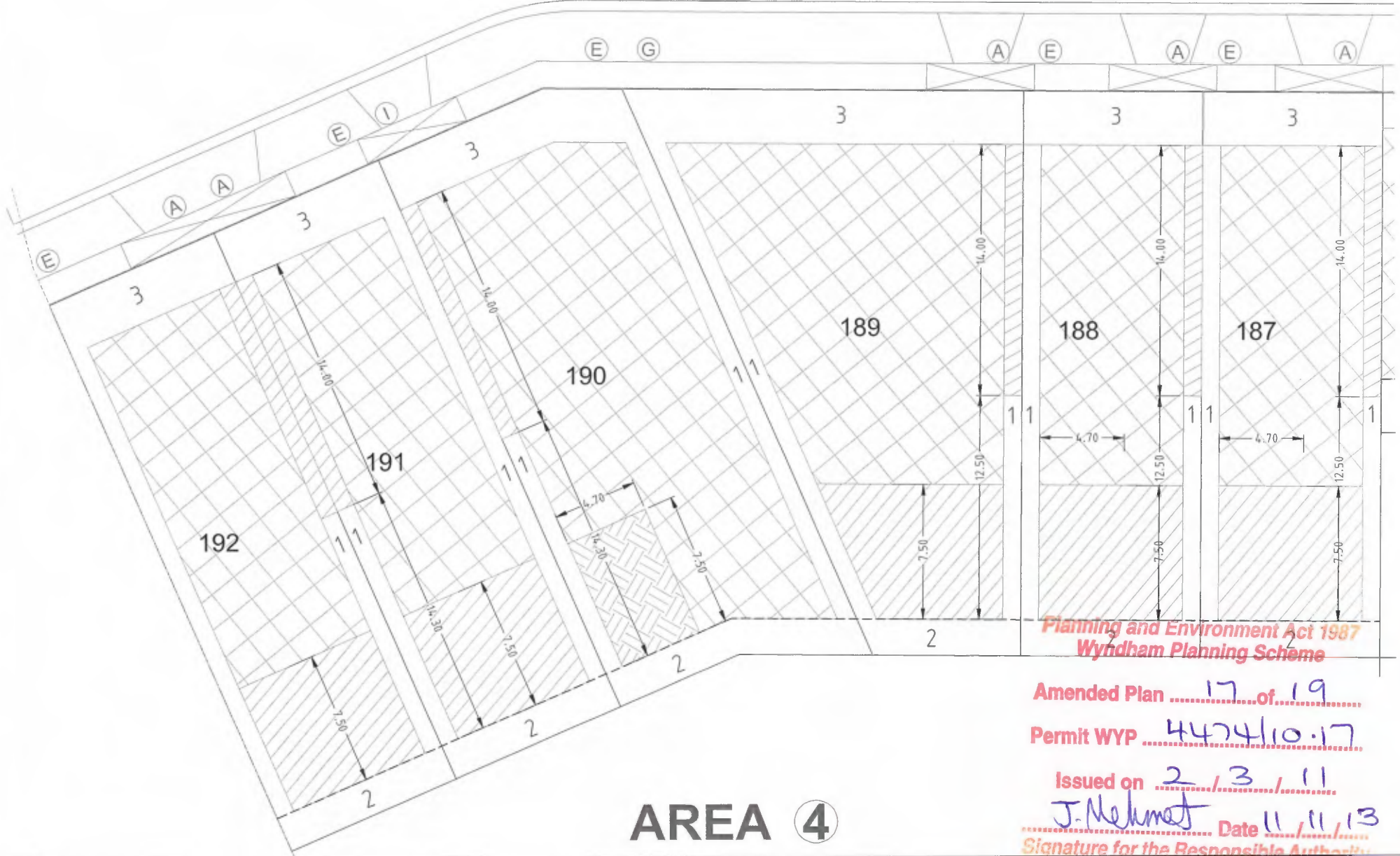
REV	AMENDMENTS	DATE	APP'D.
A	AMENDED SHEET ADDED	24/04/12	TL

118  
 LOT NUMBER

Written dimensions to take precedence over scale.  
 Contractor shall check and verify all dimensions on site.  
 Discrepancies to be brought to the attention of the Superintendent.



# ADVENT ROAD (3A)



Planning and Environment Act 1987  
Wyndham Planning Scheme

Amended Plan .....17...of...19.....

Permit WYP .....4474/10.17.....

Issued on 2 / 3 / 11  
*J. Mehmet*  
 Date 11 / 11 / 13  
 Signature for the Responsible Authority

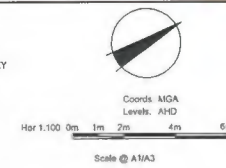
## AREA 4

<b>NOT TO BE USED FOR CONSTRUCTION</b>			
C	AMENDED: SHEET ADDED	24/04/12	TL
B	AMENDED AS PER VIC URBAN COMMENTS	14/07/11	TL
A	ISSUED FOR DISCUSSION	13/07/11	TL
REV	AMENDMENTS	DATE	APP'D.

Drawn HT Date 08/07/11  
 Designed -  
 Date -  
 AN  
 Verified -  
 Date -  
 AN  
 Audited -  
 Date -  
 AN  
 Approved -  
 Date -  
 AN  
 Written dimensions to take precedence over scale.  
 Contractor shall check and verify all dimensions on site.  
 Discrepancies to be brought to the attention of the Superintendent.

- BUILDING ENVELOPE (GROUND FLOOR)
- BUILDING ENVELOPE (FIRST FLOOR)
- BUILDING ENVELOPE (FIRST FLOOR INCLINE)
- 2 METRE WIDE EASEMENT
- 3 METRE WIDE EASEMENT
- 118** LOT NUMBER

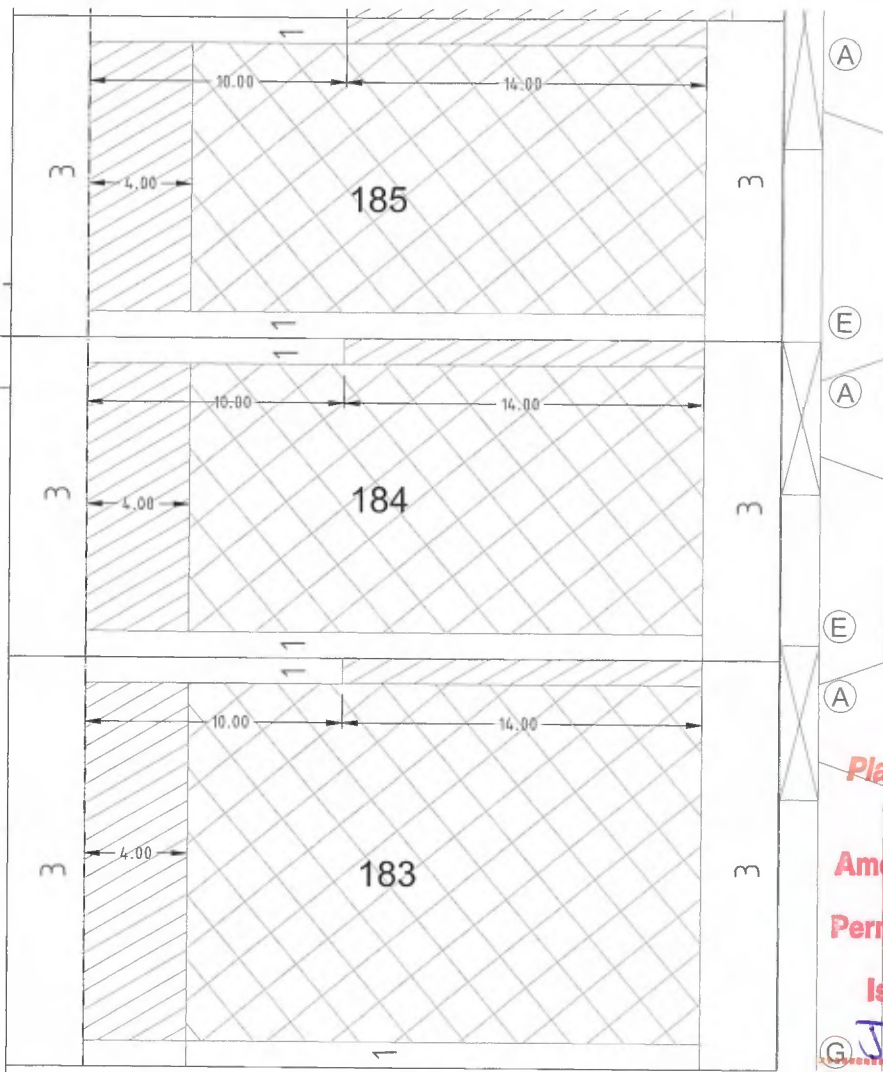
- 3** SETBACK MINIMUM REQUIRED IF 0, A BUILDING CAN BE CONSTRUCTED ON THE BOUNDARY PROVIDED THAT THE BUILDING HEIGHT AND LENGTH REQUIREMENTS ARE MET
- DUAL OCCUPANCY SITE
- MINIMUM 3 STOREY REQUIREMENT
- DESIGNATED VEHICLE CROSSOVER TO LOT AND OTHER VEHICULAR ACCESS POINT IS PERMITTED TO A LOT, EXCEPT WITH THE APPROVAL OF PLACES VICTORIA AND WYNDHAM CITY COUNCIL.



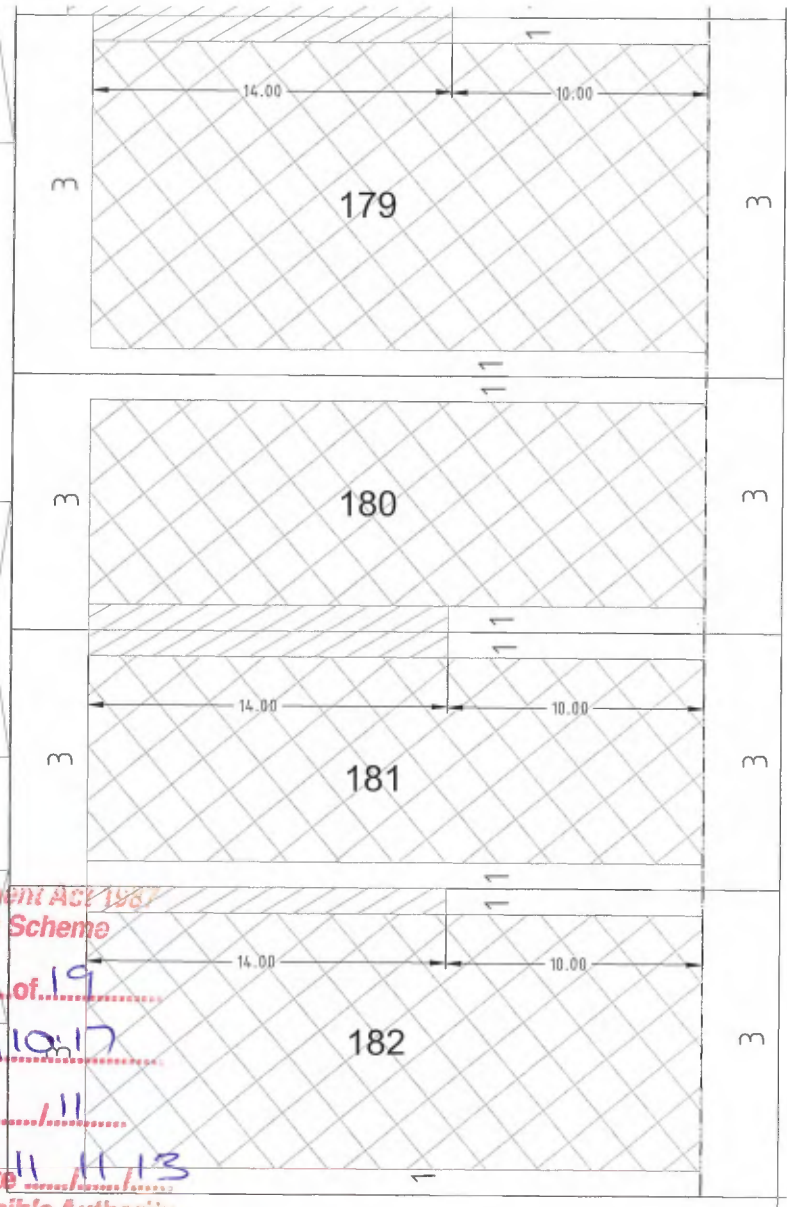
**Places Victoria**  
 RIVERWALK - STAGE 3  
 GEELONG ROAD, WERRIBEE  
 BUILDING ENVELOPES PLAN  
 Drawing No. 10904BE05 Rev C  
 Sheet No. 05 PRELIMINARY  
 © Dalton Consulting Engineers Pty Ltd  
 ABN 76 008 914 140

**DCE**  
 dalton consulting engineers  
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 T 61 3 9598 6888  
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# AREA 5



ABUNDANT STREET (3C)

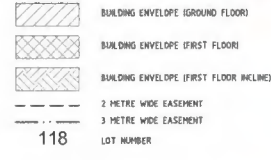


Planning and Environment Act 1987  
 Wyndham Planning Scheme  
 Amended Plan 18 of 19  
 Permit WYP 4474/10-17  
 Issued on 2/3/11  
 Signature for the Responsible Authority  
 Date 11/11/13

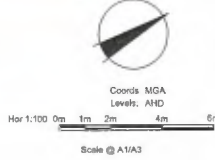
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 Plot Date: Thu Sep 29, 2011 11:27am  
 User: m11005

<b>NOT TO BE USED FOR CONSTRUCTION</b>			
REV	AMENDMENTS	DATE	APP'D.
C	AMENDED: SHEET ADDED	24/04/12	TL
B	AMENDED AS PER VIC URBAN COMMENTS	14/07/11	TL
A	ISSUED FOR DISCUSSION	13/07/11	TL

Drawn by: [blank] Date: 08/07/11  
 Designed: [blank]  
 Title: [blank]  
 Issued: [blank]  
 Date: [blank]  
 AN  
 Audited: [blank]  
 Date: [blank]  
 AN  
 Approved: [blank]  
 Date: [blank]  
 AN  
 Written dimensions to take precedence over scale.  
 Contractor shall check and verify all dimensions on site.  
 Discrepancies to be brought to the attention of the Superintendent.



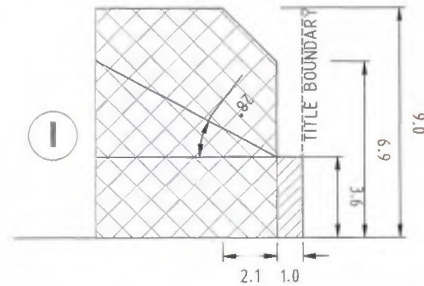
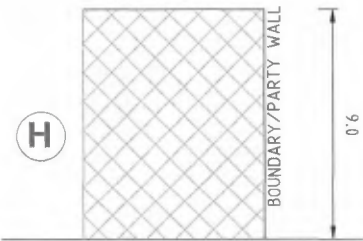
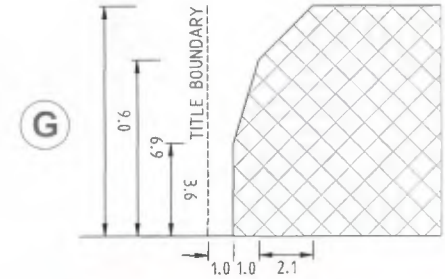
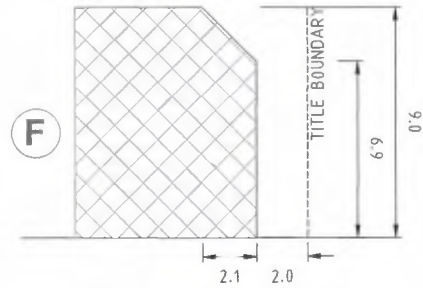
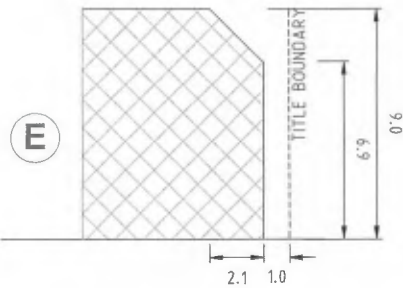
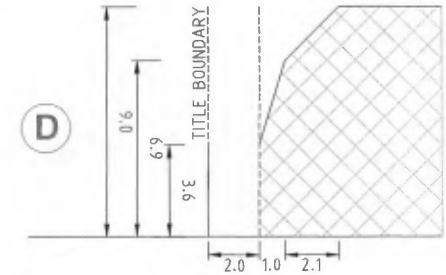
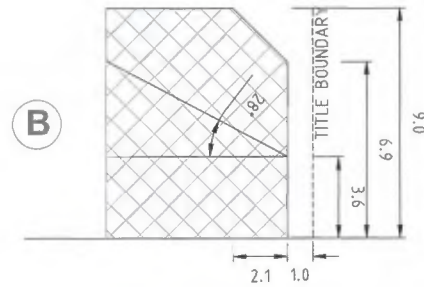
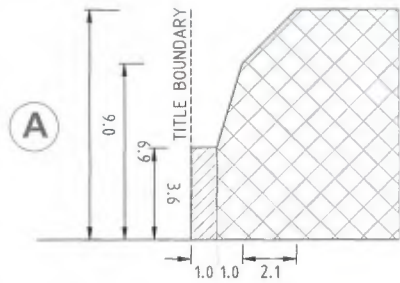
3  
 SETBACK MINIMUM REQUIRED OF 8. A BUILDING CAN BE CONSTRUCTED ON THE BOUNDARY PROVIDED THAT THE BUILDING HEIGHT AND LENGTH REQUIREMENTS ARE MET)  
 DUAL OCCUPANCY SITE  
 DESIGNATED VEHICLE CROSSOVER TO LOT AND OTHER VEHICULAR ACCESS POINT IS PERMITTED TO A LOT, EXCEPT WITH THE APPROVAL OF PLACES VICTORIA AND WYNDHAM CITY COUNCIL.



**Places Victoria**  
 RIVERWALK - STAGE 3  
 GEELONG ROAD, WERRIBEE  
 BUILDING ENVELOPES PLAN  
 Drawing No. 10904BE06 Rev C  
 Sheet No. 06 PRELIMINARY  
 © Dalton Consulting Engineers Pty Ltd  
 40/41 The Esplanade, Geelong


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Planning and Environment Act 1987  
Wyndham Planning Scheme

Amended Plan 19 of 19

Permit WYP 4474/10.17

Issued on 2 / 3 / 11

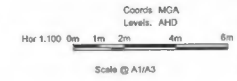
*J. McInnes*  
Signature for the Responsible Authority  
Date 11 / 11 / 13

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User: jmcinnes  
Date: 11/11/13 11:23:11 AM

<b>NOT TO BE USED FOR CONSTRUCTION</b>			
REV	AMENDMENTS	DATE	APPD.
D	TY REVISED	26/09/13	TL
C	AMENDED: SHEET ADDED	24/04/12	TL
B	AMENDED AS PER VIC URBAN COMMENTS	14/07/11	TL
A	ISSUED FOR DISCUSSION	13/07/11	TL

Drawn: HT Date: 06/07/11  
 Designed: AN  
 Date: AN  
 Verified: AN  
 Date: AN  
 Audited: AN  
 Date: AN  
 Approved: AN  
 Date: AN  
 Written dimensions to take precedence over scale.  
 Contractor shall check and verify all dimensions on site.  
 Discrepancies to be brought to the attention of the Superintendent.

- BUILDING ENVELOPE (GROUND FLOOR)
- BUILDING ENVELOPE (FIRST FLOOR)
- BUILDING ENVELOPE (FIRST FLOOR INCLINE)



**Places Victoria**  
 RIVERWALK - STAGE 3  
 GEELONG ROAD, WERRIBEE  
 BUILDING ENVELOPES PLAN

Drawing No. **10904BE07** Rev **D**  
 Sheet No. **07** PRELIMINARY  
 © Dalton Consulting Engineers Pty Ltd  
 10/10/13

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