

Memorandum of Common Provisions

Section 91A Transfer of Land Act 1958

AA1753

16/06/2011 \$52.60 MCP



Lodged by

Name: Middletons
Phone: (613) 9205 2000
Address: Level 25, Rialto South Tower
525 Collins Street
Melbourne VIC 3000
Reference: MMCK.JTL.10034697
Customer Code: 1255H

This memorandum (containing 36 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 VicUrban 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.

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.

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- 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.

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- 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 VicUrban, 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 **'VicUrban'** means The Victorian Urban Development Authority created pursuant to the *Victorian Urban Development Authority 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);
- 2.1⁶₅ Daylight to Habitable Room windows (regulation 420).

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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.

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 Setback and tolerable encroachments into Front Street Setback

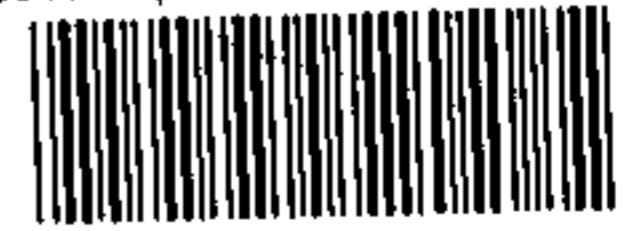
No Dwelling shall be Setback from the Front Street less than 3.0 metres and Side Street less than zero metres, with the exception of the following encroachments that may impose beyond the Building Envelope and Building Envelope Profile:

- (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

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- (h) Decks, steps or landings less than 800 millimetres in height.

None of the above structures may impose beyond the Front Street Setback by more than 1.5 metres.

None of the above structures may be greater than 3.6 metres in height.

Eaves, (including fascias and gutter) may encroach into a Front Street or Side Street Setback by not more than 500 millimetres.

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.

2.5 Encroachments into side and rear Setback

- 2.5.1 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;
- (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).

- 2.5.2 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";

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- (b) An unroofed stairway or ramp;
 - (c) A pergola;
 - (d) Shade sails; and
 - (e) A domestic watertank.

2.6 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.

2.7 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.

2.8 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.

2.9 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 have to provide a Setback to accommodate a Habitable Room window in an existing Dwelling.


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2.10 One Dwelling on a lot

With the exception of those lots identified with a  and marked as "Dual Occupancy Site" on the "Building Envelopes Plan", only one Dwelling may be erected on a lot within the Plan of Subdivision.

2.11 Front Street Setback of Garages

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

2.12 Location of Crossovers

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

2.13 Compliance and Discretion

VicUrban 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 VicUrban pursuant to this clause shall only be provided in circumstances where VicUrban 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.

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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 VicUrban (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;
- 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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**RIVERWALK
GEEELONG ROAD, WERRIBEE**

STAGE 1 BUILDING ENVELOPES

Drawing No. 10902BE01 Rev J
PBEI 19/11/2014 BY

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 10/01/2007



15710 09/04/2011

LETHAL MINIMUM REQUIRED IN A BUILDING CAN BE
CONSTRUCTED ON THE BOUNDARY PROVIDED THAT THE
FLOOR AND HEIGHT AND LENGTH REQUIREMENTS ARE MET)

DATE: 11/11/2011
TIME: 11:11 AM
PAGE: 1

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SUBURBAN CITY COUNCIL

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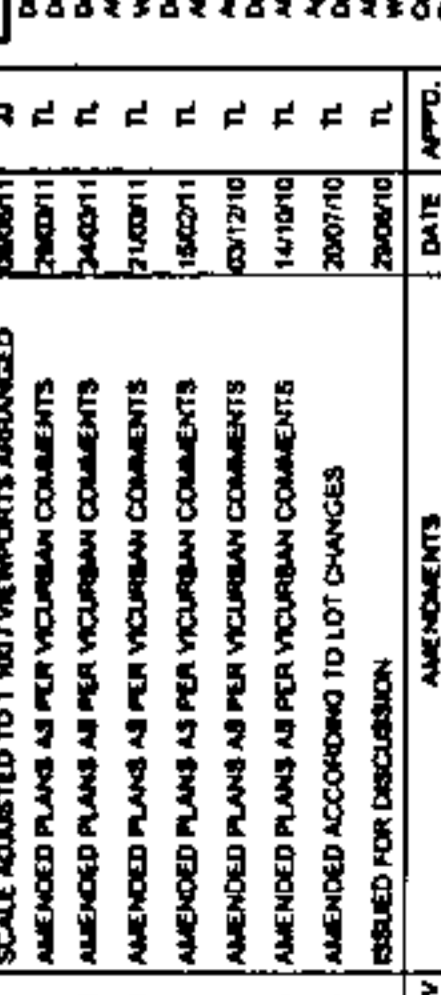
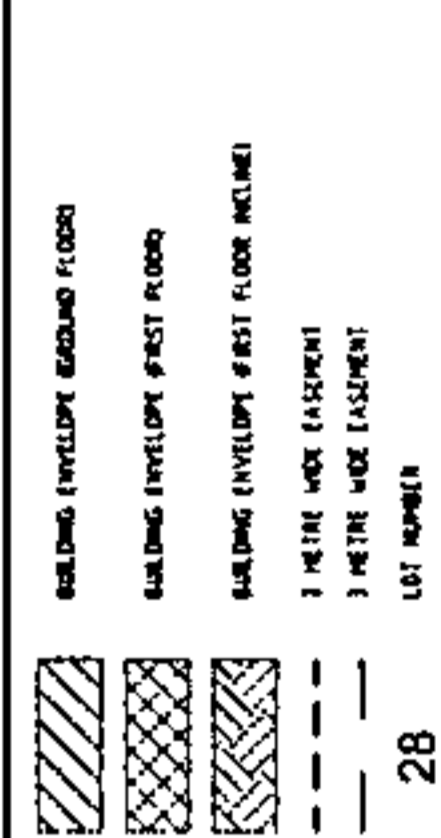
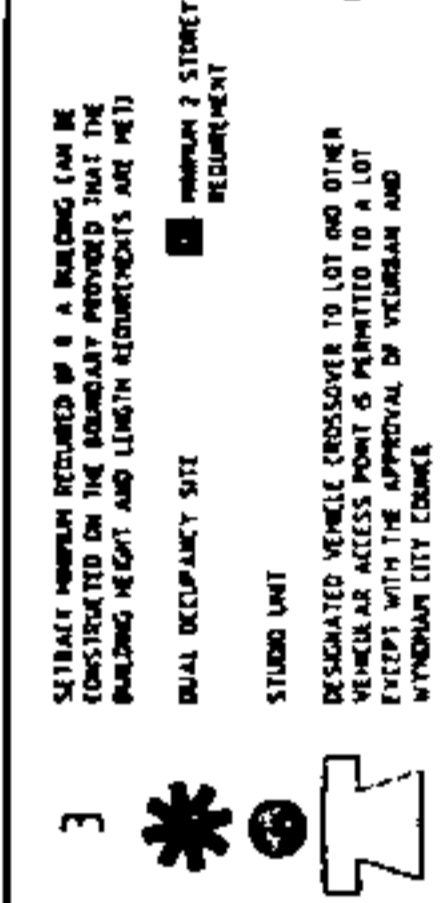
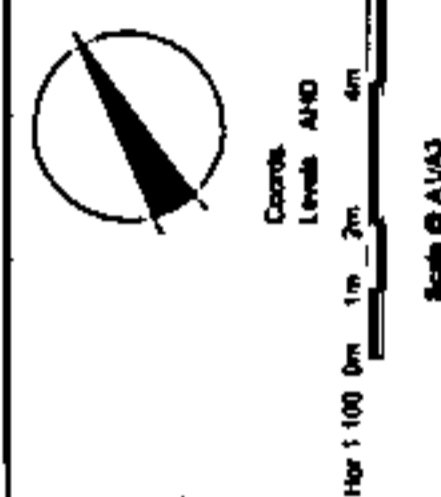
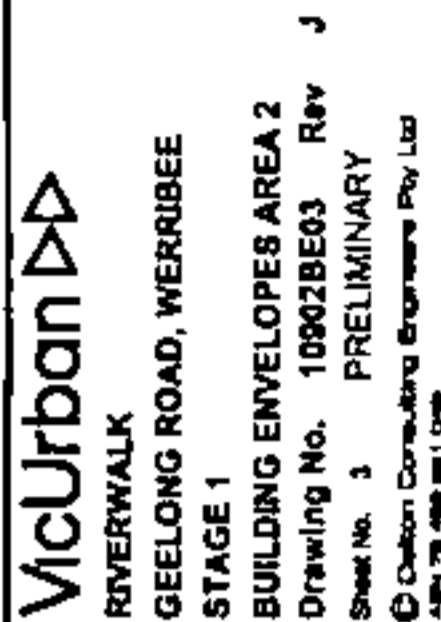
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AREA 2

ORDER AND CREDIT AND VOUCHER TO CREDIT

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dalton consulting engineers

2250 Winesap Drive
PO Box 346
Belyea, Missouri 63008
Australia

VicUrban 

**RIVERWALK
GEE LONG ROAD, WERRIBEE**

STAGE 1
BUILDING ENVELOPES AREA

Drawing No. 10903BED4 Rev J

Sheet No. 4 PRELIMINARY
© Colton Consulting Engineers P.C.
August 28, 2008 10:51 AM



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THE INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 01-11-2001 BY 60322 UCBAW/SJS

STANDARD UNIT

IN THE MARCH 2011
REOPENING OF THE
MARCH 2011 SITE

DESIGNATED VEHICLE CROSSOVER TO LOT AND OTHER
VEHICULAR ACCESS POINT IS PERMITTED TO A LOT,
EXCEPT WITH THE APPROVAL OF VILMORAN AND
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FROM
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Computer Aided Design and

Disadvantages in the brought in

NOT TO BE USED FOR
CONSTRUCTION

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2015

EXPLORATION AVENUE

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16/06/2011 \$52.60 MCP



DOCE

water@quadracy.com.au
water@quadracy.com.au
Quadracy Group Ltd
Quadracy Group Ltd
Quadracy Group Ltd


VicUrban 

RIVERWALK
GEELONG ROAD, WERRIBEE
STAGE 1
BUILDING ENVELOPES AREA
Drawing No. 10002BEG
Sheet No. 6
PRELIMINARY

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SECTORS. MINIMUM REQUIRED OF 3. A BUILDING CAN BE CONSIDERED FOR THE BOUNDARY PROVIDED THAT THE BUILDING HEIGHT AND LENGTH REQUIREMENTS ARE MET.

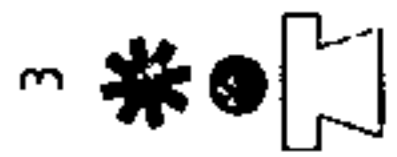
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DUAL OCCUPANCY SITE

\$1000 UNIT

DESIGNATED VEHICLE (PROHIBITED TO LOT) AND OTHER VEHICULAR ACCESS POINT IS PERMITTED IN A LOT.

ENTERED WITH THE APPROVAL OF VICTORIA AND WINDHAM CITY COUNCIL

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Будинг Буржуазно Уотер

COLLEGE GRADUATE UNIVERSITY
60-C-9801 Chd
PROG. RESEARCHER, DR.

VicUrban

**RIVERWALK
GEELONG ROAD, WERRIBEE**

STAGE 1

BUILDING ENVELOPES AREA 6

Sheet No. 7 PRELIMINARY

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[illegible]

CANOPY WAY

HAMLET STREET

AREA 6

24

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01/06/11	SCALE ADJUSTED TO 100 / NEWPORTS ARRANGED		
03/03/11	AMENDED PLANS AS PER VICUBRAN COMMENTS		
24/03/11	AMENDED PLANS AS PER VICUBRAN COMMENTS		
21/03/11	AMENDED PLANS AS PER VICUBRAN COMMENTS		
16/02/11	AMENDED PLANS AS PER VICUBRAN COMMENTS		
03/12/10	AMENDED PLANS AS PER VICUBRAN COMMENTS		
14/10/10	AMENDED PLANS AS PER VICUBRAN COMMENTS		
20/07/10	AMENDED ACCORDING TO LOT CHANGES		
28/06/10	ISSUED FOR DISCUSSION		

16/06/2011

\$52.60

MCP



Buchanan Burghardson

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 URL: **http://www.ama-**
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VicUrban

**ROVERWALK
GEELONG ROAD. WERRIBEE**

STAGE 1

Drawing No. 10902BE09 Rev J

Street No. & PRELIMINARY
Dalton Consulting Engineers Pty Ltd
2004 20 0000 001 Date



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CONFIDENTIAL

SEVEN MONTHS OF A WAR (1941-1942)

THE NEW YORK PUBLIC LIBRARY
ASTOR LENOX TILDEN FOUNDATION
100 N. 5TH ST. NEW YORK 17, N.Y.

IN THE DISTRICT COURT OF THE
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

AND DESIGNATED VEHICLE CROSSOVER TO LOT TWO OTHER
STANDARD UNIT

VEHICULAR ACCESS POINT IS PERMITTED TO A LOT,
EXCEPT WITH THE APPROVAL OF VICTORIAN AND
SYDNEY CITY COUNCIL.

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●

2-

DEPT. OF DEFENSE (DDO) (DDO) (DDO)

AM. CHURCH, (WELL DONE MASTER PLUMBER)

THE COURT OF APPEALS OF THE DISTRICT OF COLUMBIA

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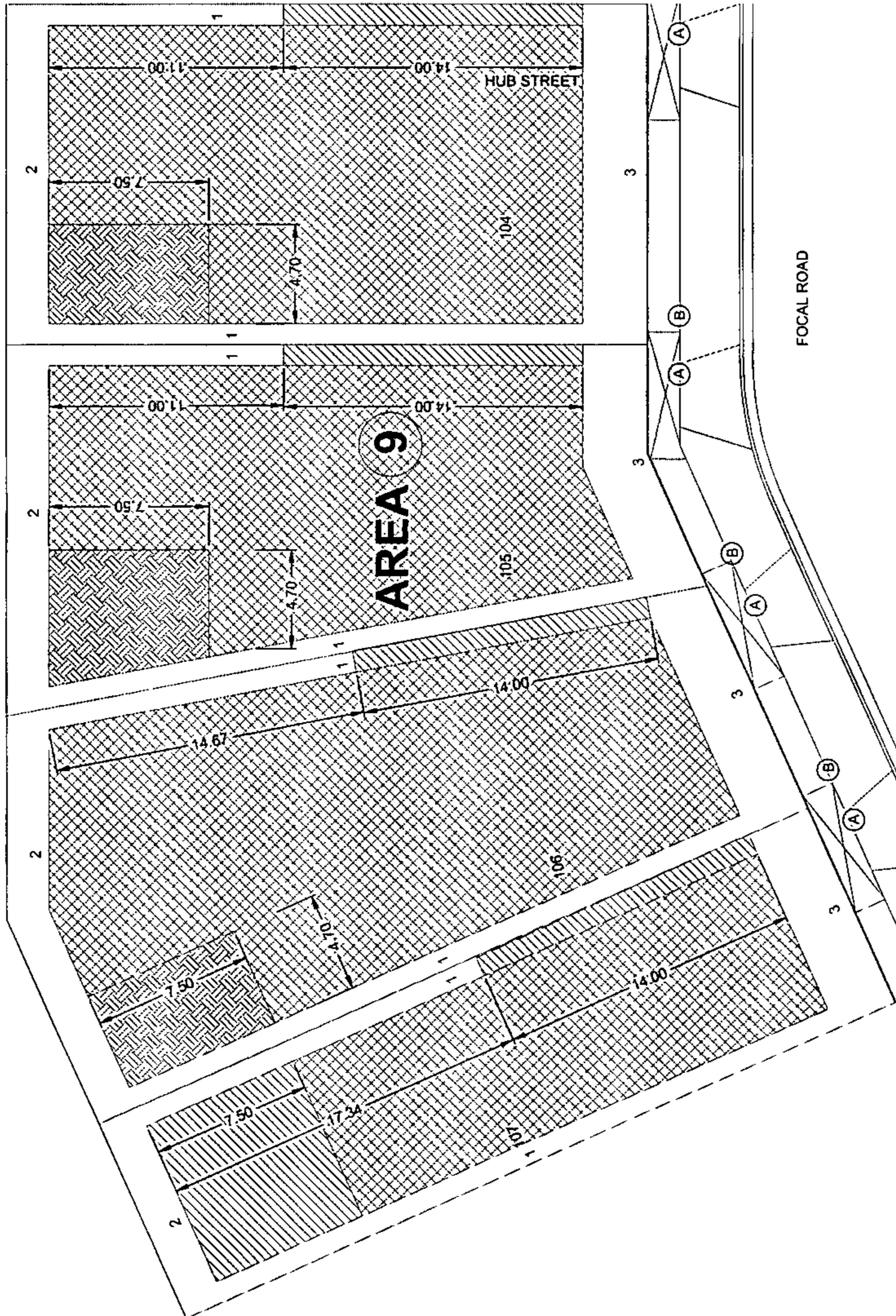
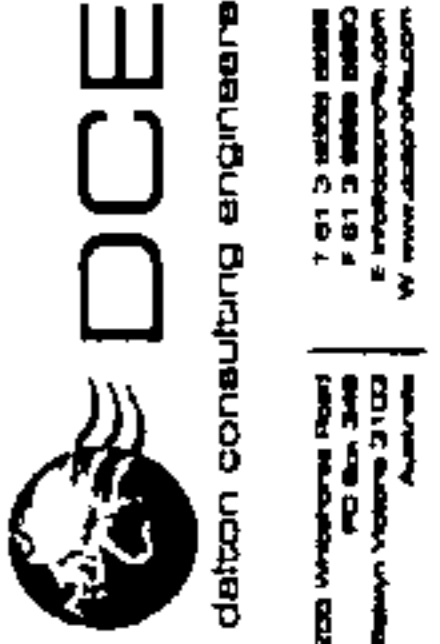
12. When dimensions to hole precedes over hole, checkers shall check and verify all dimensions on hole.

**NOT TO BE USED FOR
CONSTRUCTION**

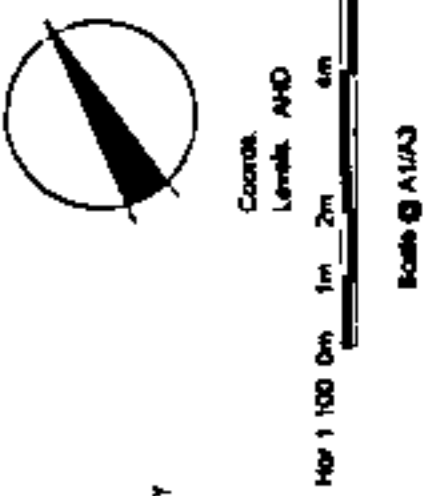
	JJ	TT
SCALE ADJUSTED TO 100 / VEHICLES AMENDED	7060611	290610
AMENDED PLANS AS PER VCLURBAN COMMENTS	7260211	290611
AMENDED PLANS AS PER VCLURBAN COMMENTS	7340611	290611
AMENDED PLANS AS PER VCLURBAN COMMENTS	7160311	290611
AMENDED PLANS AS PER VCLURBAN COMMENTS	6920211	290611
AMENDED PLANS AS PER VCLURBAN COMMENTS	6371201	290611
AMENDED PLANS AS PER VCLURBAN COMMENTS	1441010	290611
AMENDED ACCORDING TO LOT CHANGES	2906710	290611
ISSUED FOR DISCUSSION	2906110	290611
AMENDMENTS	DATE	APPL

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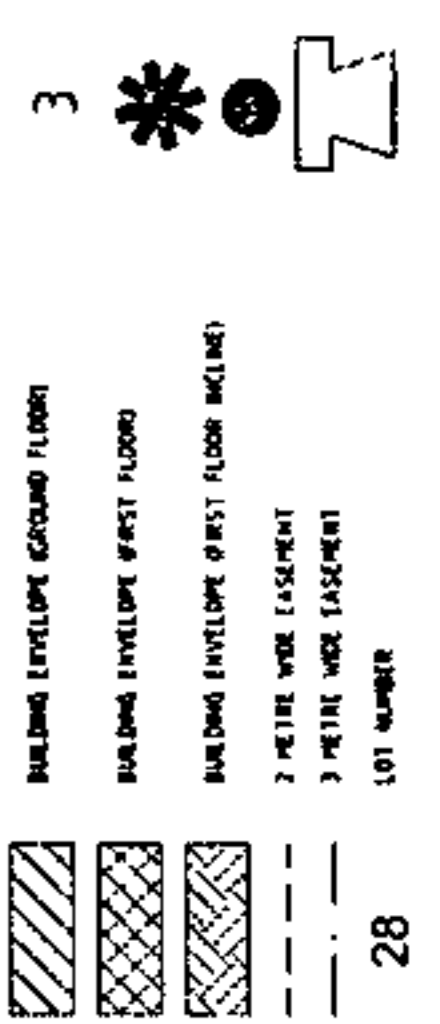
16/06/2011 \$52.60 MCP



VicUrban
RIVERWALK
GEELONG ROAD, WERRIBEE
STAGE 1
BUILDING ENVELOPES AREA 9
Drawing No. 10902BE10 Rev J
Sheet No. 11 PRELIMINARY
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STRAIGHT MINIMUM REQUIRED OF 9.4 BUILDINGS CAN BE
CONSTRUCTED ON THE BOUNDARY PROVIDED THAT THE
BUILDING HEIGHT AND LENGTH REQUIREMENTS ARE MET
DUAL OCCUPANCY SITE MINIMUM 2 STOREY
STUDIO UNIT
RELOCATED VEHICLE ENVELOPES TO LOT AND OTHER
VEHICLE ACCESS POINT IS PERMITTED TO A LOT
EXCEPT WITH THE APPROVAL OF VICURBAN AND
MUNICIPALITY CITY COUNCIL



28
LOT NUMBER

REV	DATE	DESCRIPTION
1	24/03/11	SCALE ADJUSTED TO 1:100 / VIEWPORTS ADJUSTED
2	24/03/11	AMENDED PLANS AS PER VICURBAN COMMENTS
3	24/03/11	AMENDED PLANS AS PER VICURBAN COMMENTS
4	24/03/11	AMENDED PLANS AS PER VICURBAN COMMENTS
5	24/03/11	AMENDED PLANS AS PER VICURBAN COMMENTS
6	24/03/11	AMENDED PLANS AS PER VICURBAN COMMENTS
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9	24/03/11	AMENDED PLANS AS PER VICURBAN COMMENTS
10	24/03/11	AMENDED PLANS AS PER VICURBAN COMMENTS
11	24/03/11	AMENDED PLANS AS PER VICURBAN COMMENTS
12	24/03/11	AMENDED PLANS AS PER VICURBAN COMMENTS
13	24/03/11	AMENDED PLANS AS PER VICURBAN COMMENTS
14	24/03/11	AMENDED PLANS AS PER VICURBAN COMMENTS
15	24/03/11	AMENDED PLANS AS PER VICURBAN COMMENTS
16	24/03/11	AMENDED PLANS AS PER VICURBAN COMMENTS
17	24/03/11	AMENDED PLANS AS PER VICURBAN COMMENTS
18	24/03/11	AMENDED PLANS AS PER VICURBAN COMMENTS
19	24/03/11	AMENDED PLANS AS PER VICURBAN COMMENTS
20	24/03/11	AMENDED PLANS AS PER VICURBAN COMMENTS
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22	24/03/11	AMENDED PLANS AS PER VICURBAN COMMENTS
23	24/03/11	AMENDED PLANS AS PER VICURBAN COMMENTS
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27	24/03/11	AMENDED PLANS AS PER VICURBAN COMMENTS
28	24/03/11	AMENDED PLANS AS PER VICURBAN COMMENTS

NOT TO BE USED FOR
CONSTRUCTION

16/06/2011 \$52.60


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HUB STREET



VicUrban 

RIVERWALK
GEELONG ROAD, WERRIBEE
STAGE 1
BUILDING ENVELOPES AREA 12
Drawing No. 10902BE13 Rev
Sheet No. 14 PRELIMINARY

 **Colson Consulting Engineers Pty Ltd**
1000-1001 Sturt Street, Melbourne

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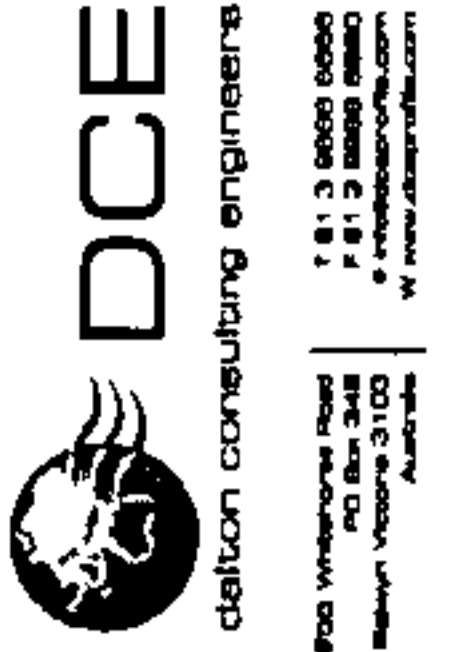
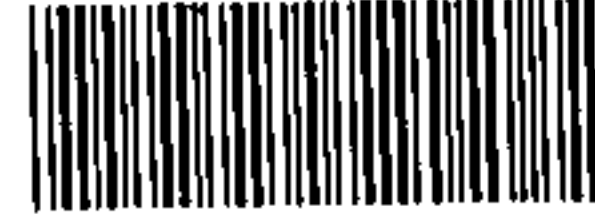
AREA 12

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16/06/2011

\$52.60

MCP



VicUrban

REVERWALK
GEELONG ROAD, WERRIBEE

BUILDING ENVELOPES AREA 16
Drawing No. 10902BE18 Rev J

STAGE 1
PRELIMINARY

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SETBACKS: MINIMUM REQUIRED OF 3.0 M. BUILDING CAN BE
CONSTRUCTED ON THE BOUNDARY PROVIDED THAT THE
BUILDING HEIGHT AND LOT COVER REQUIREMENTS ARE MET.

DUAL OCCUPANCY SITE
STUDIO UNIT

DESIGNATED VEHICLE ENDSIDE TO LOT AND OTHER
VEHICULAR ACCESS POINT IS PERMITTED TO A LOT,
EXCEPT WITH THE APPROVAL OF VICURBAN AND
WERRIBEE CITY COUNCIL.

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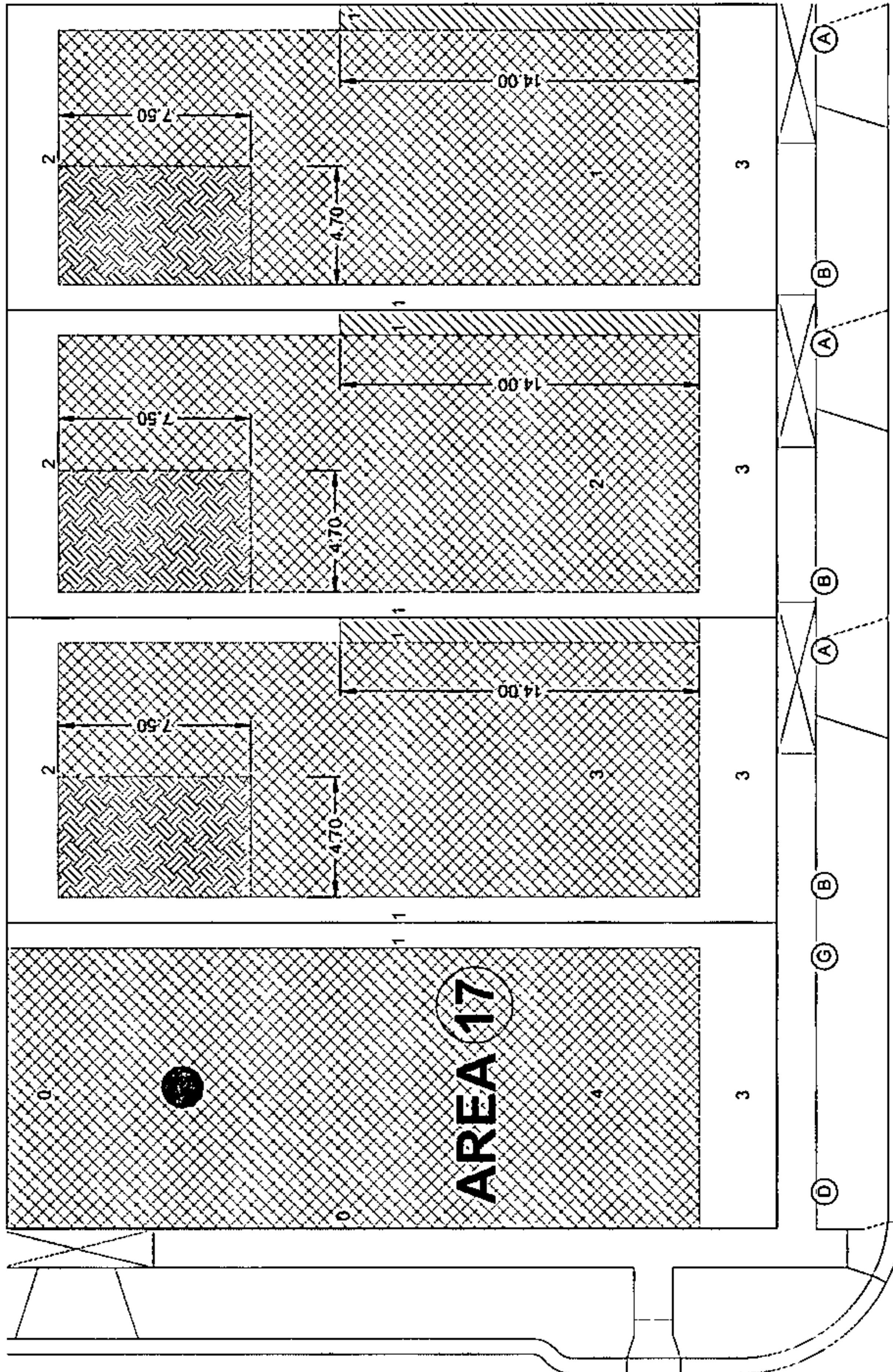
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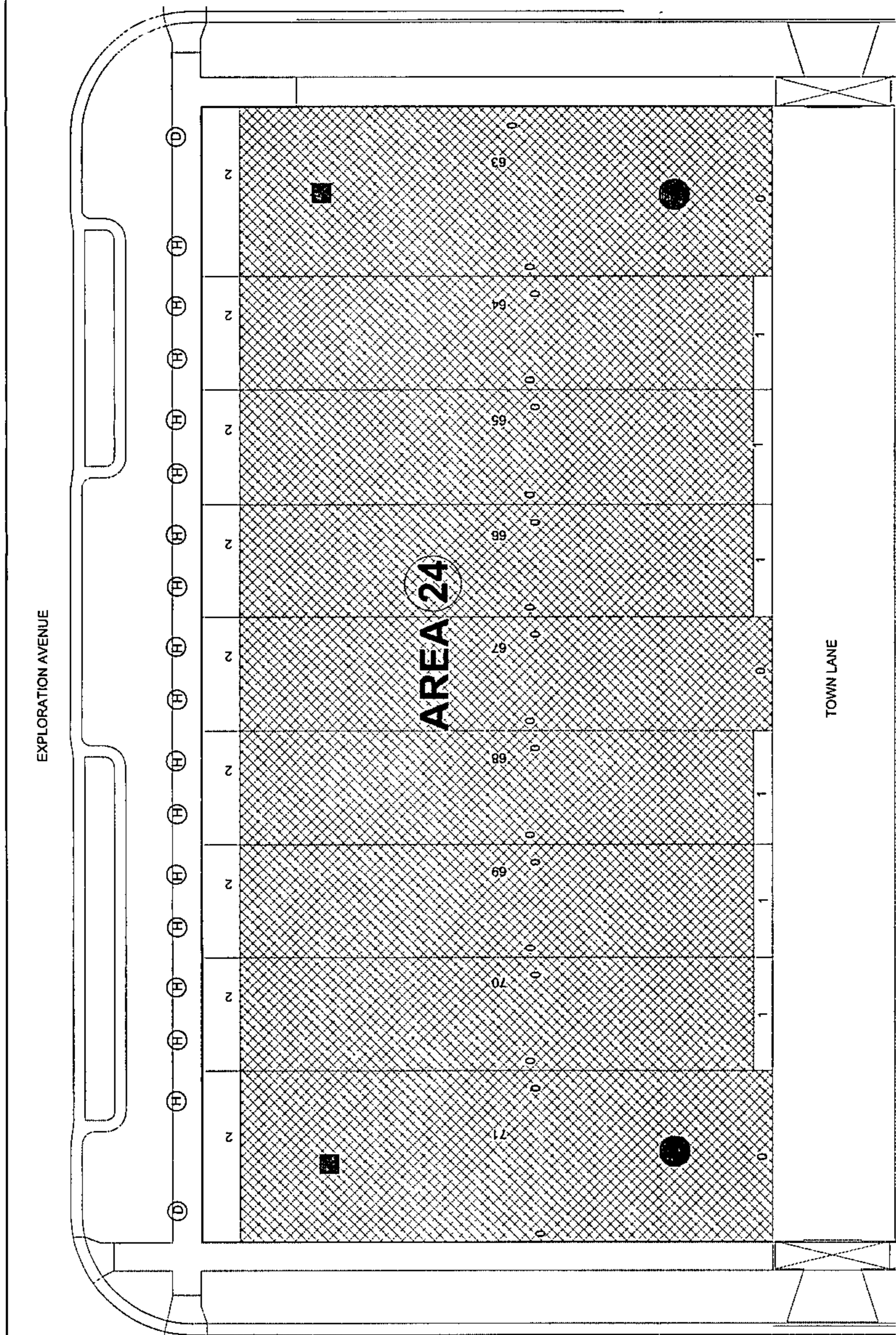
AREA 17

NOT TO BE USED FOR
CONSTRUCTION

REV	DESCRIPTION	DATE	APPROVED
1	SCALE ADJUSTED TO 1:100 / NEWPORTS ARRANGED	20/03/11	TL
2	AMENDED PLANS AS PER VICURBAN COMMENTS	24/03/11	TL
3	AMENDED PLANS AS PER VICURBAN COMMENTS	21/03/11	TL
4	AMENDED PLANS AS PER VICURBAN COMMENTS	16/03/11	TL
5	AMENDED PLANS AS PER VICURBAN COMMENTS	10/12/10	TL
6	AMENDED PLANS AS PER VICURBAN COMMENTS	14/10/10	TL
7	AMENDED PLANS AS PER VICURBAN COMMENTS	20/07/10	TL
8	AMENDED PLANS AS PER VICURBAN COMMENTS	20/06/10	TL
9	AMENDED PLANS AS PER VICURBAN COMMENTS	20/06/10	TL
10	AMENDED PLANS AS PER VICURBAN COMMENTS	20/06/10	TL
11	AMENDED PLANS AS PER VICURBAN COMMENTS	20/06/10	TL
12	AMENDED PLANS AS PER VICURBAN COMMENTS	20/06/10	TL
13	AMENDED PLANS AS PER VICURBAN COMMENTS	20/06/10	TL
14	AMENDED PLANS AS PER VICURBAN COMMENTS	20/06/10	TL
15	AMENDED PLANS AS PER VICURBAN COMMENTS	20/06/10	TL
16	AMENDED PLANS AS PER VICURBAN COMMENTS	20/06/10	TL
17	AMENDED PLANS AS PER VICURBAN COMMENTS	20/06/10	TL
18	AMENDED PLANS AS PER VICURBAN COMMENTS	20/06/10	TL
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22	AMENDED PLANS AS PER VICURBAN COMMENTS	20/06/10	TL
23	AMENDED PLANS AS PER VICURBAN COMMENTS	20/06/10	TL
24	AMENDED PLANS AS PER VICURBAN COMMENTS	20/06/10	TL
25	AMENDED PLANS AS PER VICURBAN COMMENTS	20/06/10	TL
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28	AMENDED PLANS AS PER VICURBAN COMMENTS	20/06/10	TL
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Order By Date 26/05/10

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Source: *U.S. Census Bureau, Current Population Reports, 1990*

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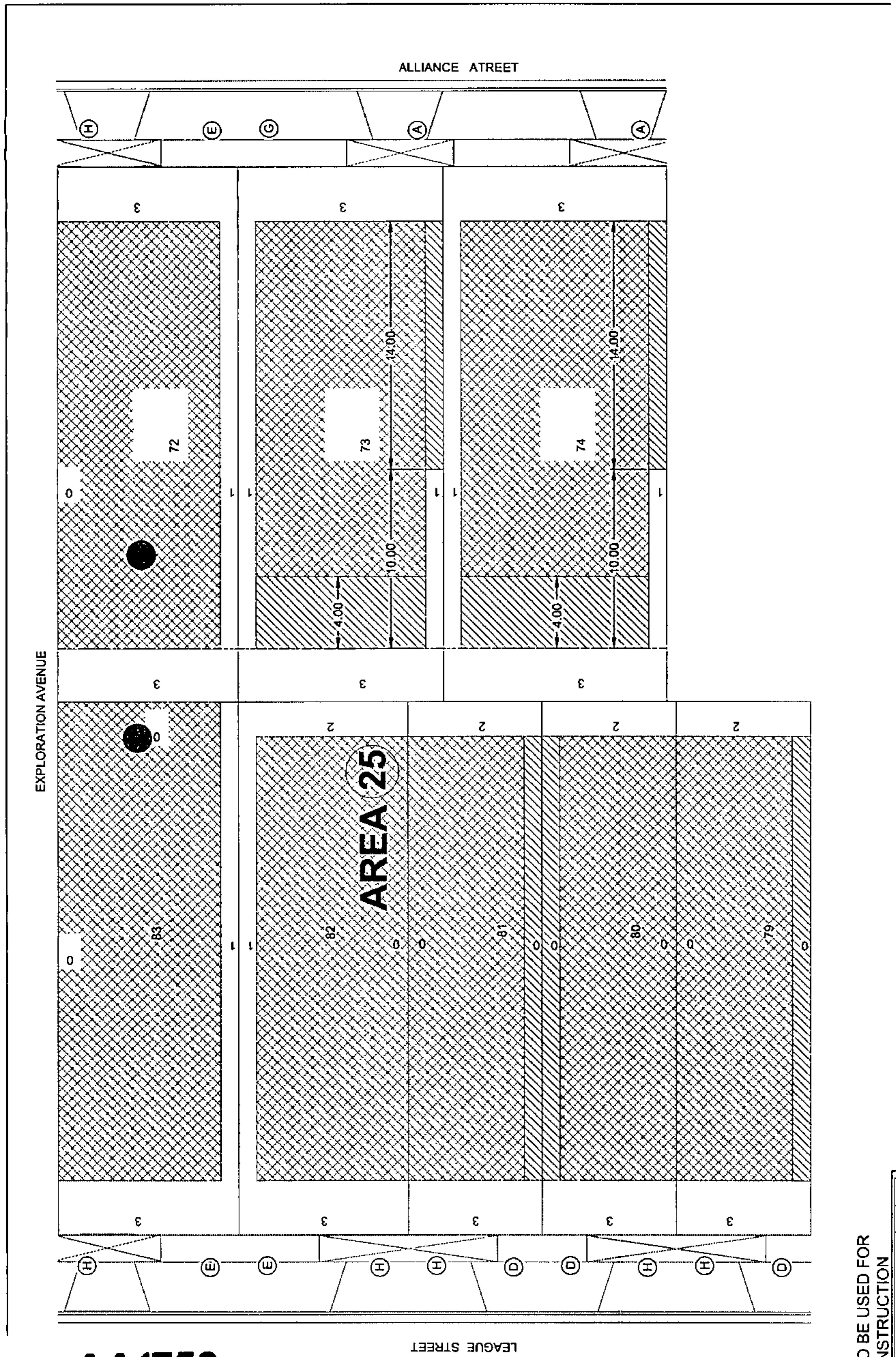
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References

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LEAGUE STREET

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NOT TO BE USED FOR
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REV	DATE	APPROVED	AMENDMENTS
J	16/06/11	TL	SCALE ADJUSTED TO 1:100 (VIEWPORTS ARRANGED)
I	24/03/11	TL	AMENDED PLANS AS PER VICURBAN COMMENTS
H	24/03/11	TL	AMENDED PLANS AS PER VICURBAN COMMENTS
G	21/03/11	TL	AMENDED PLANS AS PER VICURBAN COMMENTS
F	15/03/11	TL	AMENDED PLANS AS PER VICURBAN COMMENTS
E	02/12/10	TL	AMENDED PLANS AS PER VICURBAN COMMENTS
D	14/10/10	TL	AMENDED PLANS AS PER VICURBAN COMMENTS
C	23/07/10	TL	AMENDED PLANS AS PER VICURBAN COMMENTS
B	24/06/10	TL	AMENDED PLANS AS PER VICURBAN COMMENTS
A	16/06/11	TL	ISSUED FOR DISCUSSION

Drawn BY: [Name]
Checked BY: [Name]
Approved BY: [Name]
Date: [Date]
Scale: [Scale]
Notes: [Notes]

Building Envelope (Ground Floor)
Building Envelope (First Floor)
Building Envelope (First Floor Mezzanine)
2 Metre Wide Easement
3 Metre Wide Easement
List Number: 28

STUDIED LOT
DESIGNATED HERETO (EXCEPT TO LOT AND OTHER
REQUIREMENTS) IS PERMITTED TO A LOT,
TO BE USED FOR THE PURPOSES OF THE LOT,
VICURBAN CITY COUNCIL

STUDIED LOT
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