

Defendable Space vegetation management requirements apply to lots:

101, 102, 103, 106, 107, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119

201, 222, 223, 224, 228, 229, 230,

302, 303, 319, 320, 321, 322

406, 407, 408, 409, 410, 411

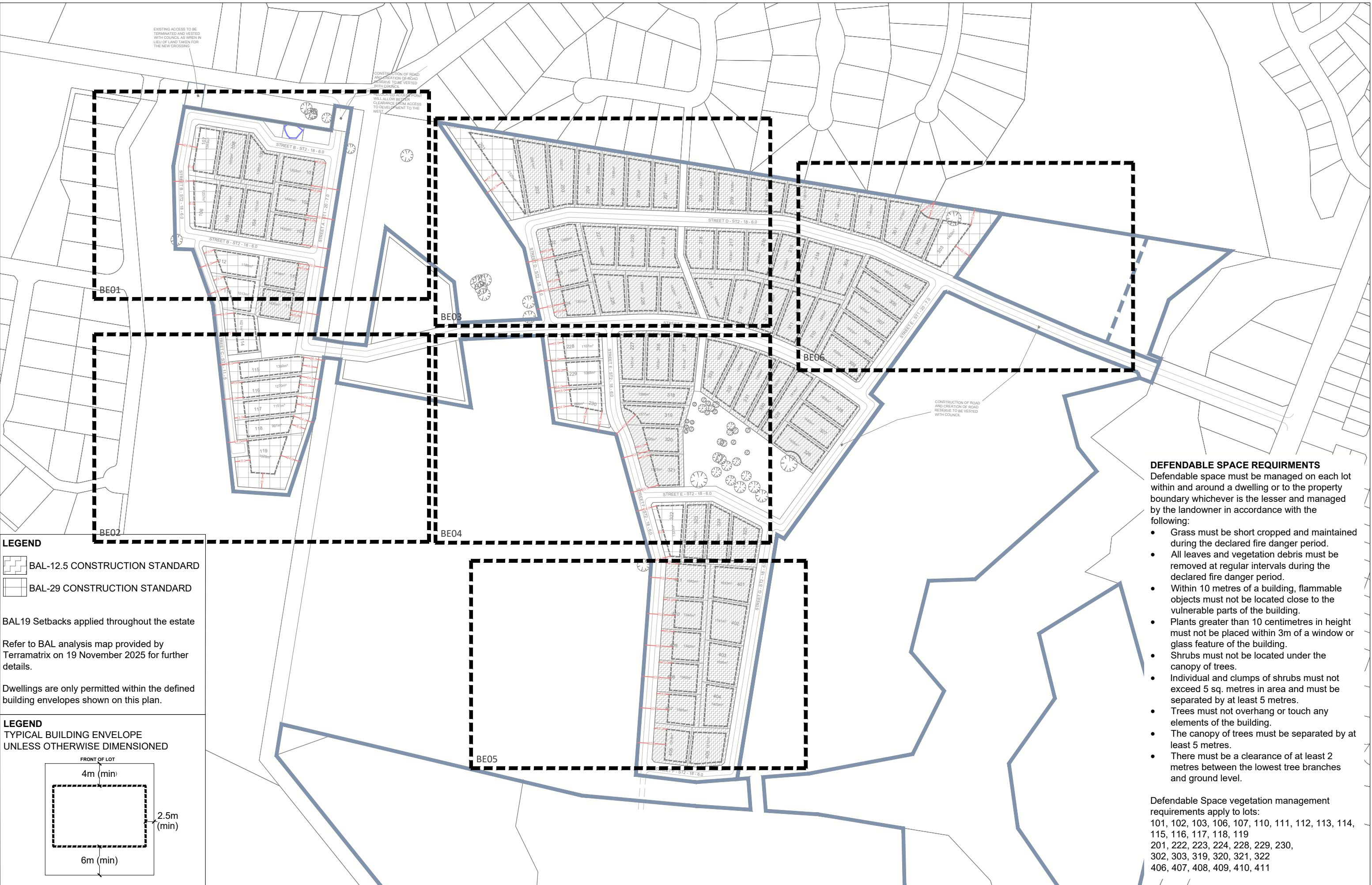
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LEGEND

-  BAL-12.5 CONSTRUCTION STANDARD
-  BAL-29 CONSTRUCTION STANDARD

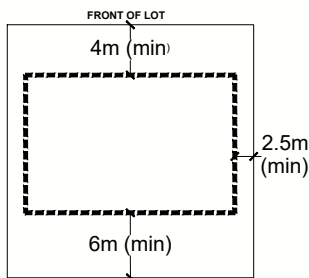
BAL19 Setbacks applied throughout the estate

Refer to BAL analysis map provided by Terramatrix on 19 November 2025 for further details.

Dwellings are only permitted within the defined building envelopes shown on this plan.

LEGEND

TYPICAL BUILDING ENVELOPE
UNLESS OTHERWISE DIMENSIONED



DEFENDABLE SPACE REQUIRMENTS

Defendable space must be managed on each lot within and around a dwelling or to the property boundary whichever is the lesser and managed by the landowner in accordance with the following:

- Grass must be short cropped and maintained during the declared fire danger period.
- All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
- Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
- Plants greater than 10 centimetres in height must not be placed within 3m of a window or glass feature of the building.
- Shrubs must not be located under the canopy of trees.
- Individual and clumps of shrubs must not exceed 5 sq. metres in area and must be separated by at least 5 metres.
- Trees must not overhang or touch any elements of the building.
- The canopy of trees must be separated by at least 5 metres.
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

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PROJECT INFORMATION	REVISIONS		
PROJECT NO: 11497	36	BAL OFFSETS UPDATE	JG 26.11.2025
DRAWING NO: BE00	35	STAGE 2 & 3 LOT UPDATE	JG 17.09.2025
VERSION NO: 36	34	STAGING BOUNDARY UPDATE	JG 27.08.2025
DATE: 20.02.26	33	STAGING BOUNDARY UPDATE	JG 30.07.2025
DRAFT: TK	32	STAGING BOUNDARY UPDATE	JG 25.07.2025
CHECKED: JG	REV	DESCRIPTION	CHK DATE

NOTES

- Boundaries based on EDM Survey Data.
- Contour data intervals are 2m (if shown).



LEGEND

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BAL-29 CONSTRUCTION STANDARD

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TYPICAL BUILDING ENVELOPE
UNLESS OTHERWISE DIMENSIONED

FRONT OF LOT

4m (min)

2.5m (min)

6m (min)

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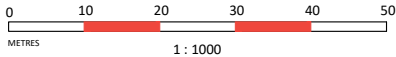
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Human Habitats
424 / 888 Collins Street
Melbourne, Victoria 3008
Tel: 03 9594 1700
www.humanhabitats.com.au



Castle Creek Estate, Wodonga
Building Envelope Plan - 03



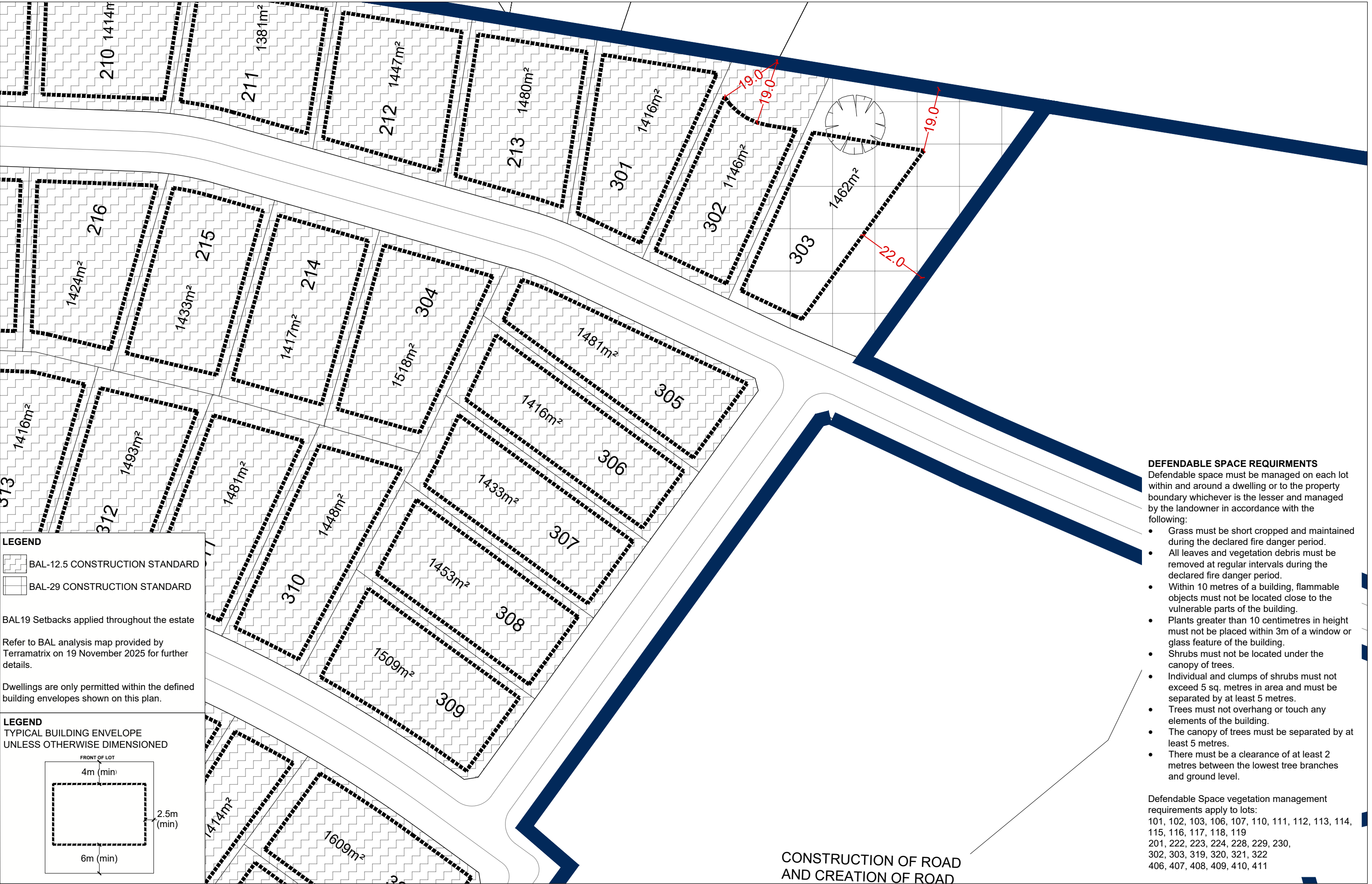
PROJECT INFORMATION
PROJECT NO: 11497
DRAWING NO: BE03
VERSION NO: 36
DATE: 20.02.26
DRAFT: TK
CHECKED: JG

REVISIONS			
36	BAL OFFSETS UPDATE	JG	26.11.2025
35	STAGE 2 & 3 LOT UPDATE	JG	17.09.2025
34	STAGING BOUNDARY UPDATE	JG	27.08.2025
33	STAGING BOUNDARY UPDATE	JG	30.07.2025
32	STAGING BOUNDARY UPDATE	JG	25.07.2025
REV	DESCRIPTION	CHK	DATE

NOTES

- Boundaries based on EDM Survey Data.
- Contour data intervals are 2m (if shown).

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