

LEGEND

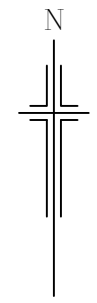
- SINGLE STOREY SETBACK
(3m WALL HEIGHT)
MAX. BUILDING ENVELOPE &
MIN. SETBACK DISTANCES
FROM BOUNDARY.
- TWO STOREY SETBACK
(>3m WALL HEIGHT)
MAX. BUILDING ENVELOPE &
MIN. SETBACK DISTANCES
FROM BOUNDARY.
- DRIVEWAY LOCATION.
MAX. WIDTH OF 6m
- DENOTES GARAGE LOCATION &
MAY BE BUILT ON BOUNDARY.
TYP. 5.5m SETBACK UNLESS
NOTED OTHERWISE.
MAX. 11.5m LENGTH & 3m HEIGHT
ABOVE THE TOP OF FOOTING
- SEWER CONNECTION
- WATER CONNECTION
- SAPN PILLAR /
ELECTRICAL CONNECTION
- SAPN LIGHT POLE
- SAPN TRANSFORMER
- COMMUNICATIONS PIT
- REAR OF ALLOTMENT
STORMWATER CONNECTION
- STORMWATER KERB OUTLET
- STORMWATER JUNCTION BOX
- STORMWATER SIDE ENTRY PIT
- RETAINING WALL & HEIGHT
- PRAM RAMP
- FOOTPATH
- IRRIGATION CONDUIT
UNDER FOOTPATH
- ALLOTMENT MINIMUM
BENCH LEVEL (AHD)
- EASEMENT
- FENCING SUPPLIED
- STREET SIGN
- DRIVEWAY CROSSOVER



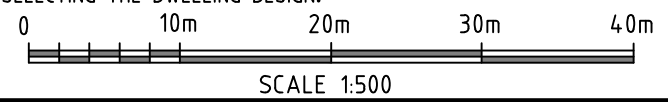
NOTES

- THIS PLAN IS TO BE USED FOR MARKETING PURPOSES ONLY. EASEMENTS SHOWN ARE SUBJECT TO CHANGE AT THE DISCRETION OF STATUTORY AUTHORITIES AND/OR THE DEVELOPER.
- ALL DATA SHOWN HEREON IS SUBJECT TO APPROVAL BY THE REGISTRAR GENERAL'S DEPARTMENT, COUNCIL & RELATIVE SERVICE AUTHORITIES. ROAD LAYOUT AND ASSOCIATED INFRASTRUCTURE IS DERIVED FROM DESIGN INFORMATION AND SUBJECT TO CHANGE.
- FENCING NOMINATED TO BE PROVIDED BY THE DEVELOPER SHALL BE PROVIDED IN COMPLIANCE WITH THE DESIGN GUIDELINES. THE FENCING NOMINATED TO BE PROVIDED BY THE DEVELOPER SPECIFICALLY EXCLUDES ANY UNDER FENCE PLINTHS (INCLUDING CONCRETE PLINTHS), GATES AND ANYTHING ELSE REQUIRED TO ESTABLISH THE FENCE WHICH WILL BE AT THE PURCHASER'S COST. THE PURCHASER MUST ARRANGE, COORDINATE AND PAY FOR THESE WORKS SEPARATELY TO THE DEVELOPER.
- IF THE PURCHASER CHANGES AND, OR NOMINATES (IF NONE SHOWN) THE DRIVEWAY OR GARAGE LOCATION THE PURCHASER MUST UNDERTAKE THEIR OWN DUE DILIGENCE TO ENSURE THE LOCATION MEETS COUNCIL REQUIREMENTS, DOES NOT CLASH WITH SERVICES AND, OR INFRASTRUCTURE AND HAS SUITABLE DRIVEWAY GRADES. THE PURCHASER WILL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH A CHANGE AND, OR POSITION OF A NOMINATED DRIVEWAY AND GARAGE LOCATION.
- ENVELOPES ARE INDICATIVE SHOWING MINIMUM SET BACKS ONLY AT THE TIME OF PREPARATION. COUNCIL AND PLANNING AND DESIGN CODE CRITERIA MUST ALSO BE ADHERED TO.

- NO RETAINING WALLS WILL BE BUILT ON ANY BOUNDARY OF AN ALLOTMENT WHEN THE DIFFERENCE IN ALLOTMENT BENCH LEVEL TO THE SURROUNDING LEVELS IS LESS THAN 300mm. IN THESE INSTANCES, THE BENCH LEVEL WILL BE BATTERED TO MEET THE SURROUNDING LEVELS.
- MINIMUM PRIVATE OPEN SPACE:
FOR SITE AREA <301m² : 24m² LOCATED BEHIND BUILDING LINE
FOR SITE AREA >301m² : 60m² LOCATED BEHIND BUILDING LINE
MINIMUM DIRECTLY ACCESSIBLE FROM A LIVING ROOM = 16m² (WITH A MIN. DIMENSION OF 3m)
- MAXIMUM BUILDING HEIGHT: 2 BUILDING LEVELS WITH A MAXIMUM HEIGHT OF 9m WHEN THE LOT NOMINATES A TWO-STOREY SETBACK
- MAXIMUM SITE COVERAGE PER PLANNING AND DESIGN CODE REQUIREMENTS AND DESIGN GUIDELINES APPLY.
- THE BUILDING ENVELOPES DEMONSTRATED ON THIS BUILDING ENVELOPE PLAN HAVE REGARD TO THE RELEVANT STANDARDS FOR SETBACKS, PRIVATE OPEN SPACE IN THE PLANNING AND DESIGN CODE. HOWEVER, THE BUILDING ENVELOPES DO NOT TAKE INTO CONSIDERATION FUTURE ANCILLARY DEVELOPMENT SUCH AS OUTBUILDINGS, SWIMMING POOLS WHICH MAY BE IMPACTED BY THE SIZE AND LOCATION OF A DWELLING. REGARD SHOULD BE HAD TO FUTURE ANTICIPATED ANCILLARY DEVELOPMENT IN SELECTING THE DWELLING DESIGN.



STAGE 9
D.N 312/D001/14



Hickinbotham
Herriot consulting
civil & structural engineers

Liberty