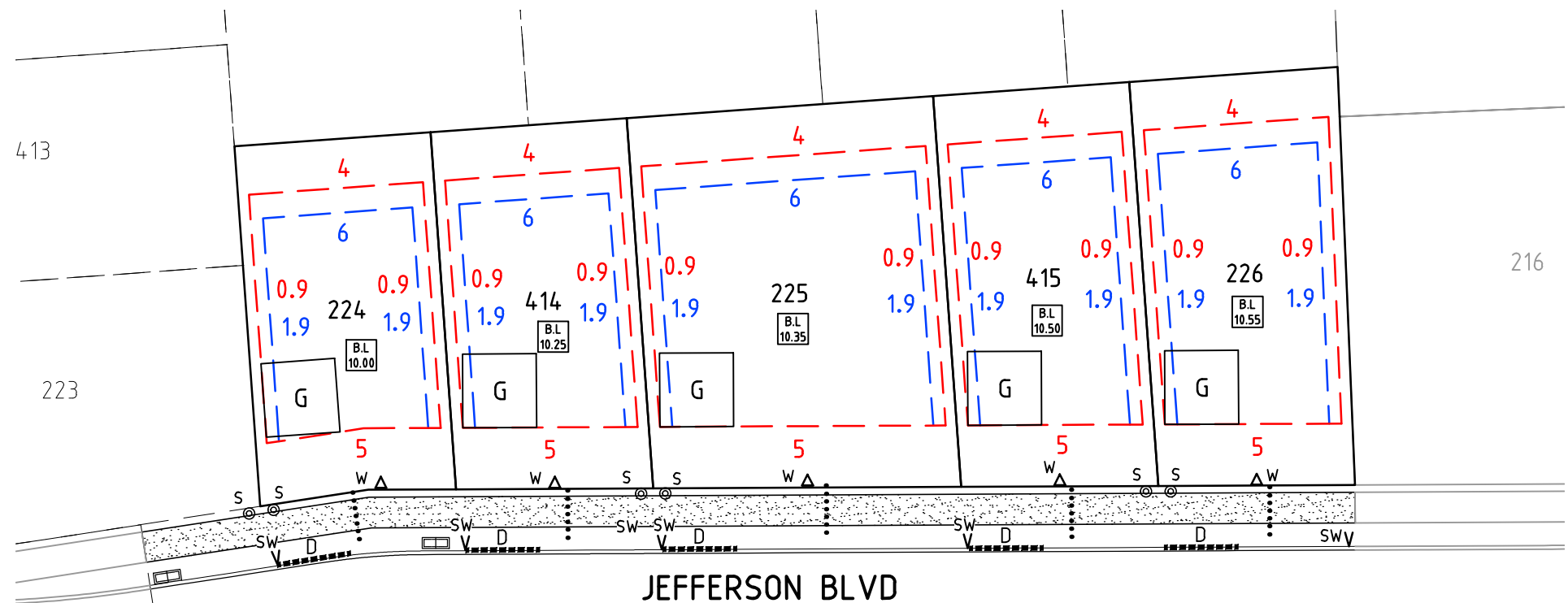


LEGEND

- SINGLE STOREY SETBACK
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MAX. WIDTH OF 6m
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MAX. 11.5m LENGTH & 3m HEIGHT
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- SAPN PILLAR /
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- SAPN LIGHT POLE
- SAPN TRANSFORMER
- COMMUNICATIONS PIT
- REAR OF ALLOTMENT
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- STORMWATER KERB OUTLET
- STORMWATER JUNCTION BOX
- STORMWATER SIDE ENTRY PIT
- RETAINING WALL & HEIGHT
- PRAM RAMP
- FOOTPATH
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UNDER FOOTPATH
- ALLOTMENT MINIMUM
BENCH LEVEL (AHD)
- EASEMENT
- FENCING SUPPLIED
- STREET SIGN
- DRIVEWAY CROSSOVER



JEFFERSON BLVD

NOTES

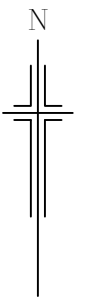
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SHEET 1 OF 5



SCALE 1:500



STAGE 9
D.N 312/D001/14

Hickinbotham
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civil & structural engineers

Liberty

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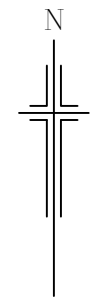
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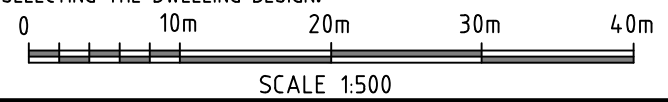
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STAGE 9
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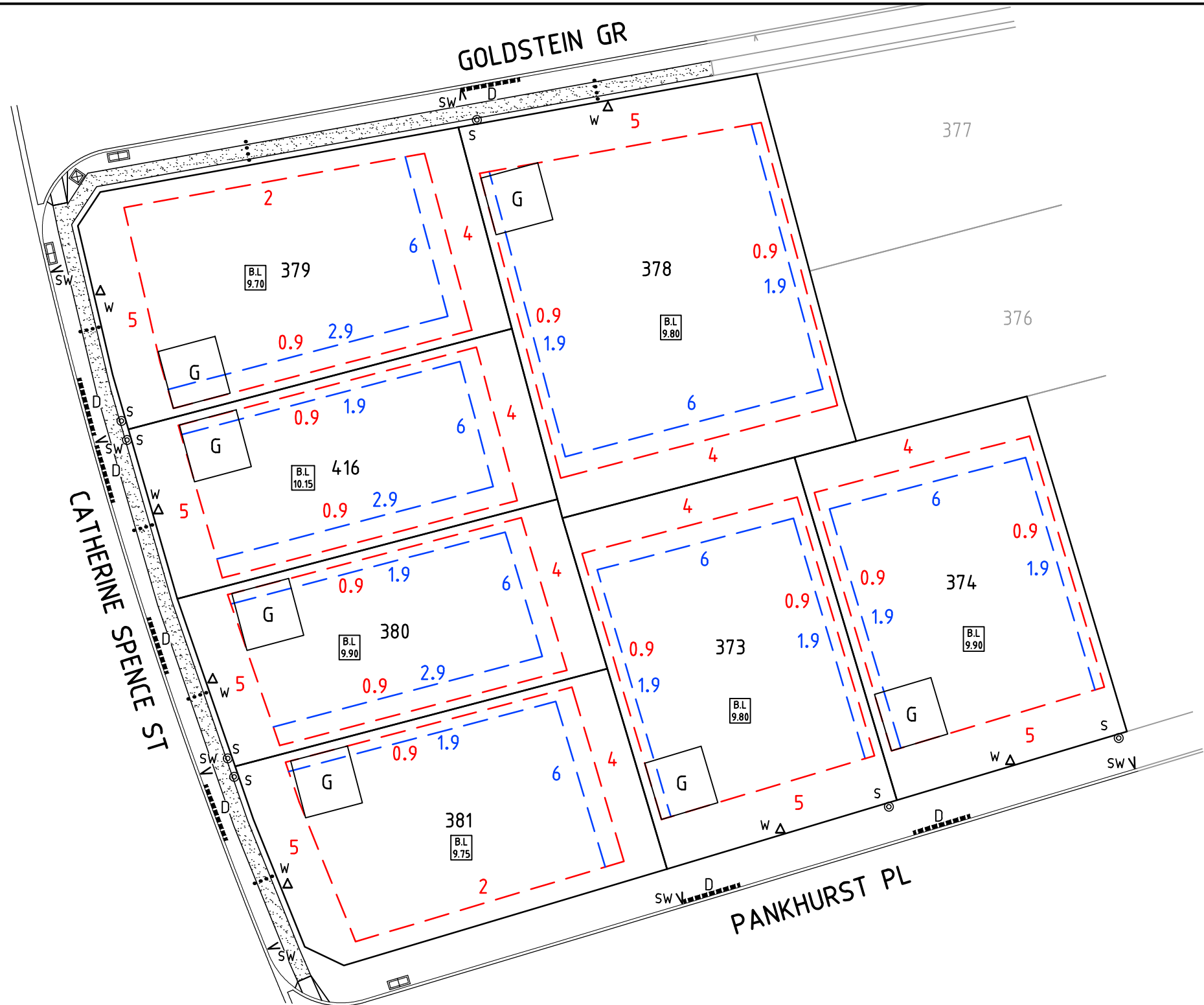


Hickinbotham
Liberty

Herriot consulting
civil & structural engineers

LEGEND

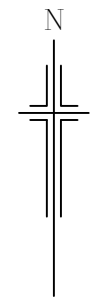
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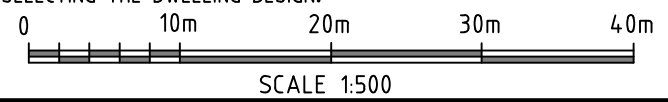
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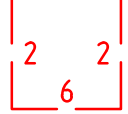
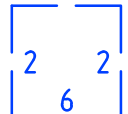

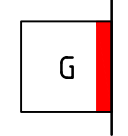






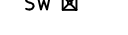



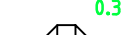
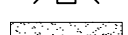

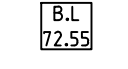


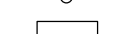



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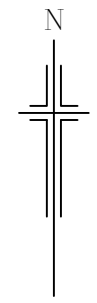
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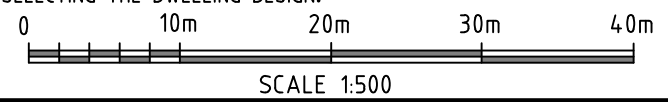
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SHEET 4 OF 5

PUBLISHED 12/04/2023

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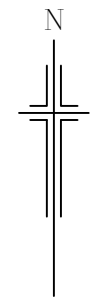
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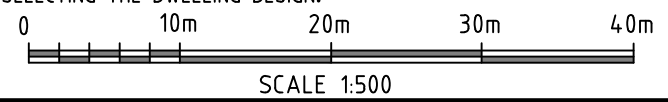
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- MAXIMUM BUILDING HEIGHT: 2 BUILDING LEVELS WITH A MAXIMUM HEIGHT OF 9m WHEN THE LOT NOMINATES A TWO-STOREY SETBACK
- MAXIMUM SITE COVERAGE PER PLANNING AND DESIGN CODE REQUIREMENTS AND DESIGN GUIDELINES APPLY.
- THE BUILDING ENVELOPES DEMONSTRATED 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.



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