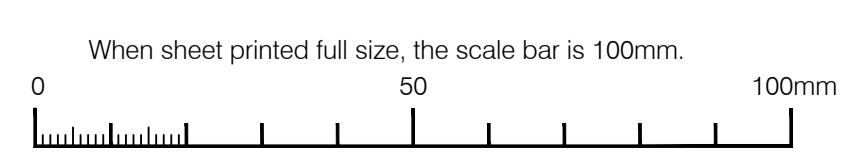




### LEGEND

- 1 SINGLE STOREY SETBACK  
MAXIMUM BUILDING ENVELOPE AND SETBACK DISTANCES FROM BOUNDARY.  
NOTE: COUNCIL PLANNING SETBACK REQUIREMENTS ARE TO BE READ IN CONJUNCTION WITH SHOWN DIMENSIONS
- 1.9 TWO STOREY SETBACK  
MAXIMUM BUILDING ENVELOPE AND SETBACK DISTANCES FROM BOUNDARY.  
NOTE: COUNCIL PLANNING SETBACK REQUIREMENTS ARE TO BE READ IN CONJUNCTION WITH SHOWN DIMENSIONS
- X NOMINATED GARAGE LOCATION  
TYPICAL SETBACK 5.50m.  
UNLESS NOTED OTHERWISE
- DENOTES GARAGE (CAN BE BUILT ON BOUNDARY 6m(L) & 3m WALL(H))
- DESIGN CONTOURS (200mm INTERVALS)
- SIDE ENTRY PIT (SEP)
- JUNCTION BOX (JB)
- SEWER MAINTENANCE HOLE
- SEWER INSPECTION OPENING
- SEWER CONNECTION
- WATER CONNECTION
- COMMUNICATIONS PIT
- ELECTRICAL PIT (NOTE REFER ELECTRICAL DRG. TO CONFIRM FINAL LOCATION. TYPICAL)
- PUBLIC LIGHT POLE
- PRAM RAMP
- TRANSFORMER/SWITCHING CUBICLE EASEMENT
- STORMWATER KERB OUTLET
- RETAINING WALL / CONCRETE UPSTAND
- EXPOSED AGGREGATE PATH
- PROPOSED DRIVEWAY LOCATION
- CONDUIT UNDER FOOTPATH FOR FUTURE VERGE IRRIGATION BY OWNER
- EXTENT OF WORK
- ALLOTMENT BENCH LEVEL
- RETAINING WALL HEIGHT (m)

- ### NOTES
1. 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.
  2. ALL DATA SHOWN HEREON IS SUBJECT TO APPROVAL BY THE REGISTRAR GENERAL'S DEPARTMENT, COUNCIL AND RELATIVE SERVICE AUTHORITIES. ROAD LAYOUT AND ASSOCIATED INFRASTRUCTURE IS DERIVED FROM DESIGN INFORMATION AND SUBJECT TO CHANGE.
  3. ENVELOPES ARE INDICATIVE SHOWING MINIMUM SET BACKS ONLY AT THE TIME OF PREPARATION. COUNCIL AND DEVELOPMENT PLAN REQUIREMENTS MUST ALSO BE ADHERED TO.
  4. MINIMUM PRIVATE OPEN SPACE AND MAXIMUM SITE COVERAGE PER COUNCIL AND DESIGN GUIDELINES APPLY.
  5. PRIVATE OPEN SPACE:  
FOR SITE AREA < 300m<sup>2</sup> : 24m<sup>2</sup>  
FOR SITE AREA ≥ 300m<sup>2</sup> : 60m<sup>2</sup>  
LOCATED BEHIND BUILDING LINE



INFORMATION ISSUE  
NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION	DRAFT	ENG.	CHKD
A	10.09.21	FOR CLIENT REVIEW	TDJD	SM	SM
B	21.10.21	FOR COUNCIL APPROVAL	TDJD	SM	SM
C	20.12.21	FOR INFORMATION	TDJD	SM	SM

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ROSEWORTHY LD 313/D038/19  
QUINDOO - STAGE 3

**BUILDING ENVELOPE PLAN**

A1 DRAWING NUMBER  
Job Number Sheet No. Rev.

Design TDJD Drawn TDJD WGA192042-DR-CV-0328 C

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