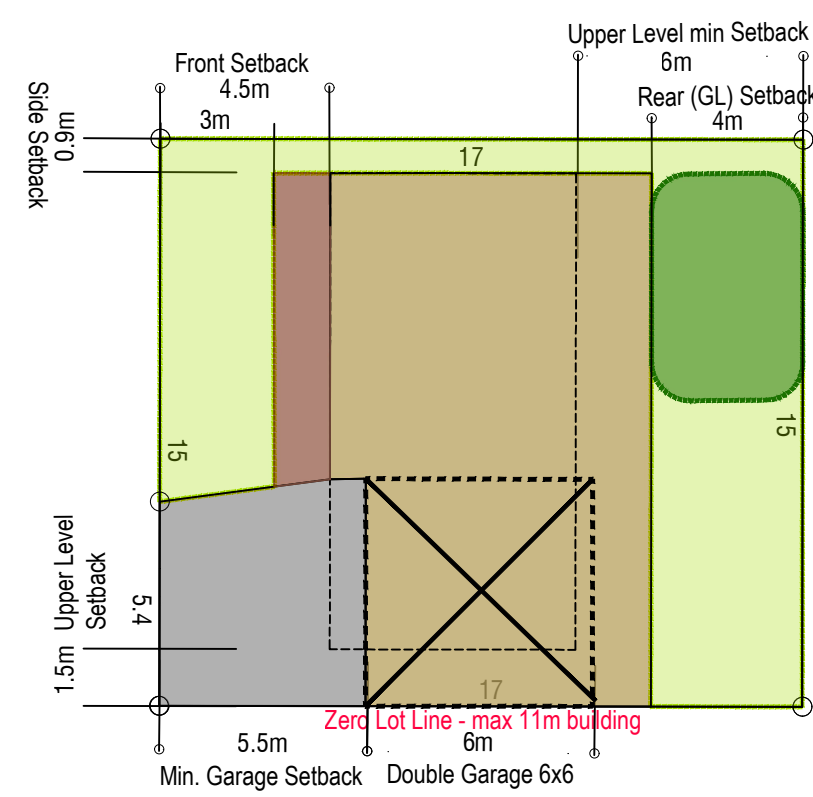
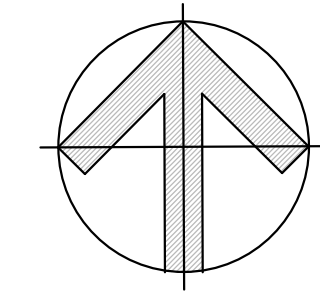


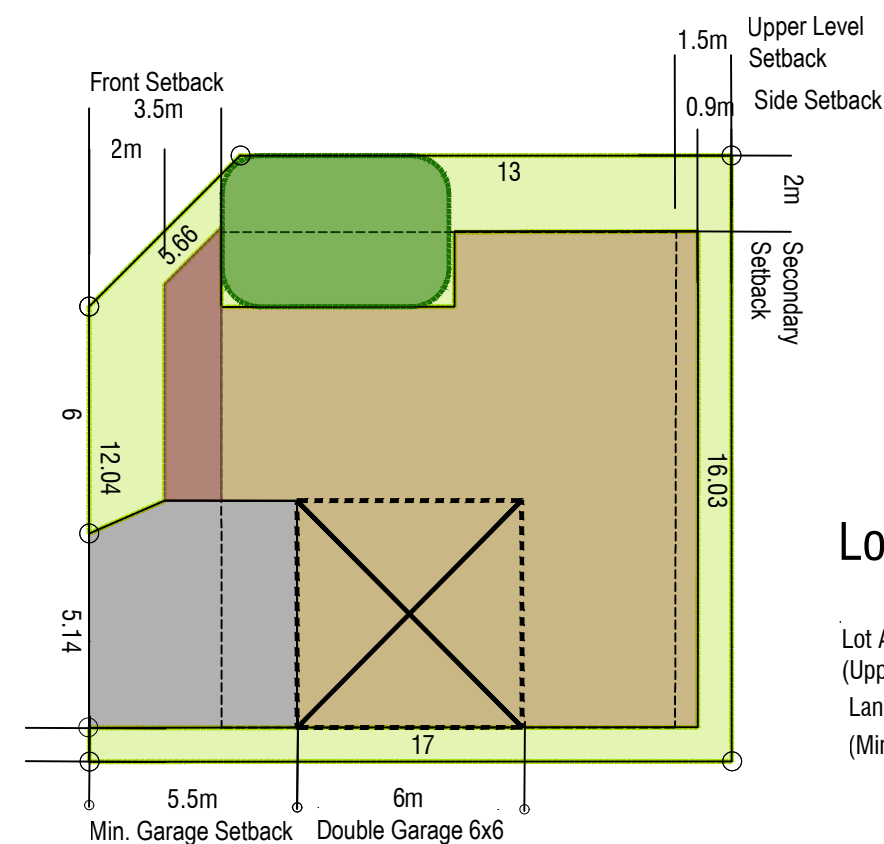
BUILDING ENVELOPE PLAN

Lot 143,144,147,148



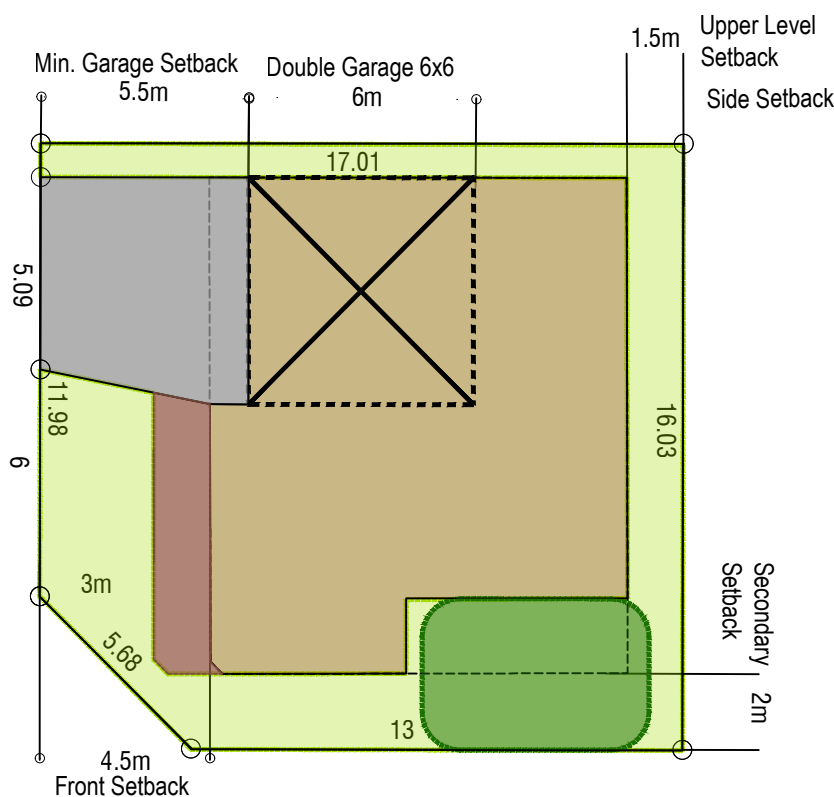
Lot 143

Lot Area (M²): 255
 (Upper Level Max. 40% Site Area) 102
 Landscaping Area (m²): 103.6
 (Min. 25% of Allotment Area) 63.7



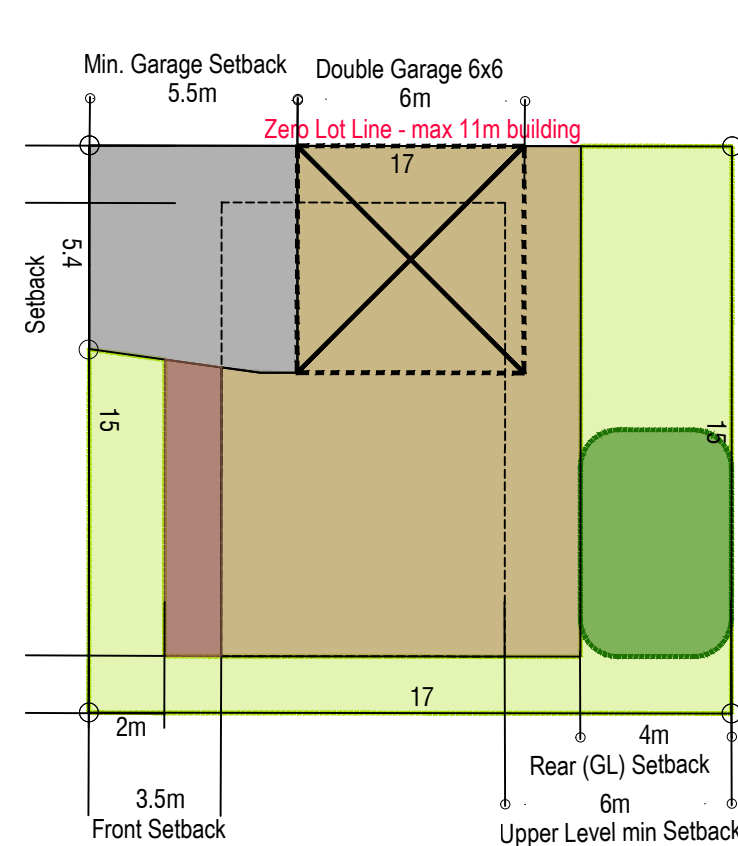
Lot 147

Lot Area (M²): 264.5
 (Upper Level Max. 30% Site Area) 79.3
 Landscaping Area (m²): 85
 (Min. 30% of Allotment Area) 77.1



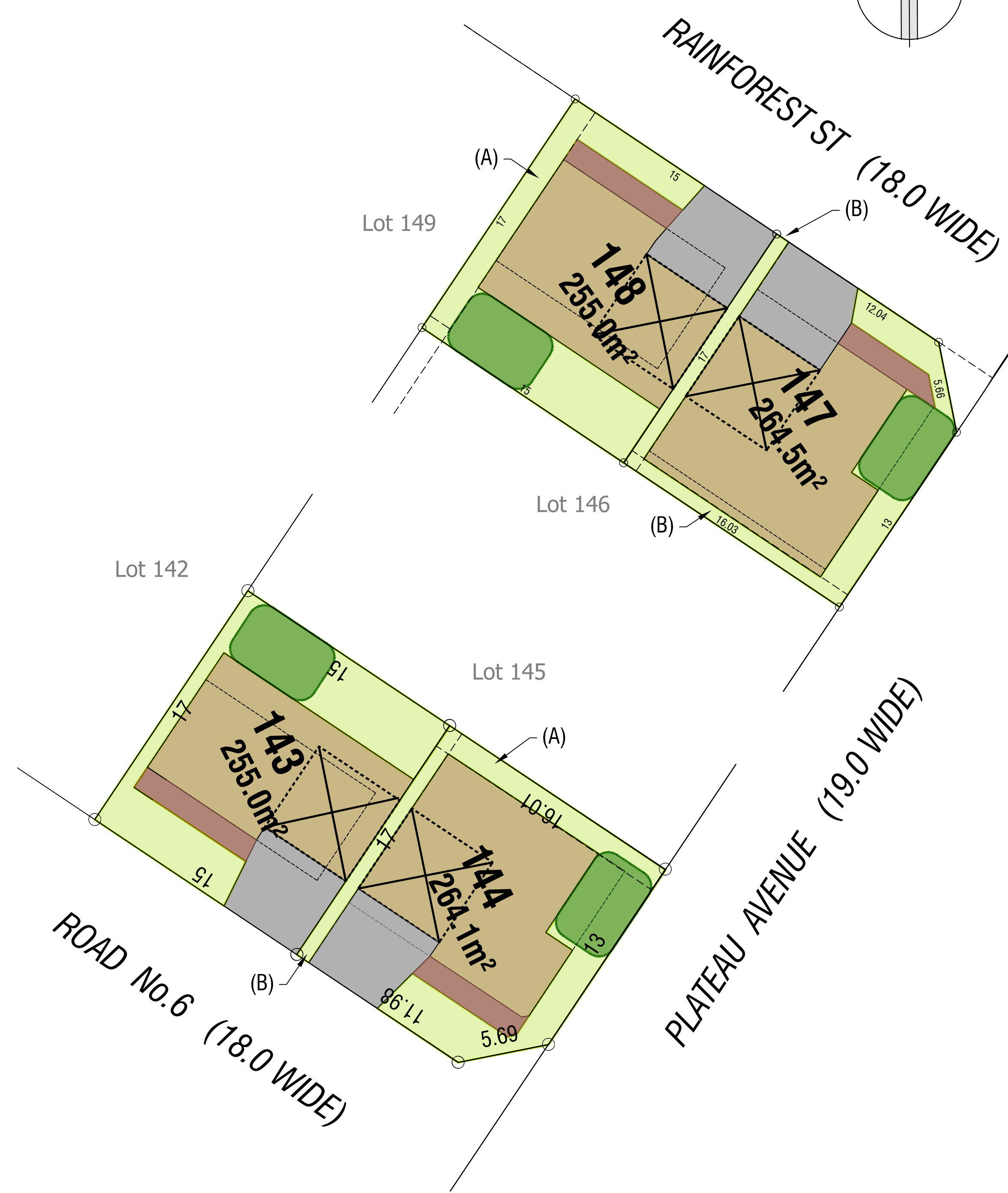
Lot 144

Lot Area (M²): 264.1
 (Upper Level Max. 30% Site Area) 79.2
 Landscaping Area (m²): 90
 (Min. 25% of Allotment Area) 66



Lot 148

Lot Area (M²): 255
 (Upper Level Max. 40% Site Area) 102
 Landscaping Area (m²): 95.4
 (Min. 25% of Allotment Area) 63.7



BUILDING ENVELOPE LEGEND

- Preferred Ground Level Area
- Articulation Area
- Primary Open Space (4x6)
- General Landscaping
- Driveway
- Preferred Garage Location

Restriction on the use of land marked (D) on the plan in relation to fire resistance level (120/120/120 RFL) as per Ausgrid Network Standard NW00-S0082

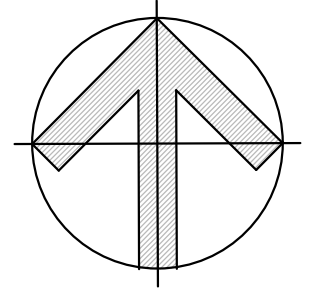
Restriction on the use of land marked (E) on the plan in relation to swimming pools.

- (A) EASEMENT FOR DRAINAGE OF WATER 1.5 WIDE
- (B) EASEMENT FOR ACCESS MAINTENANCE AND CONSTRUCTION 0.9 WIDE

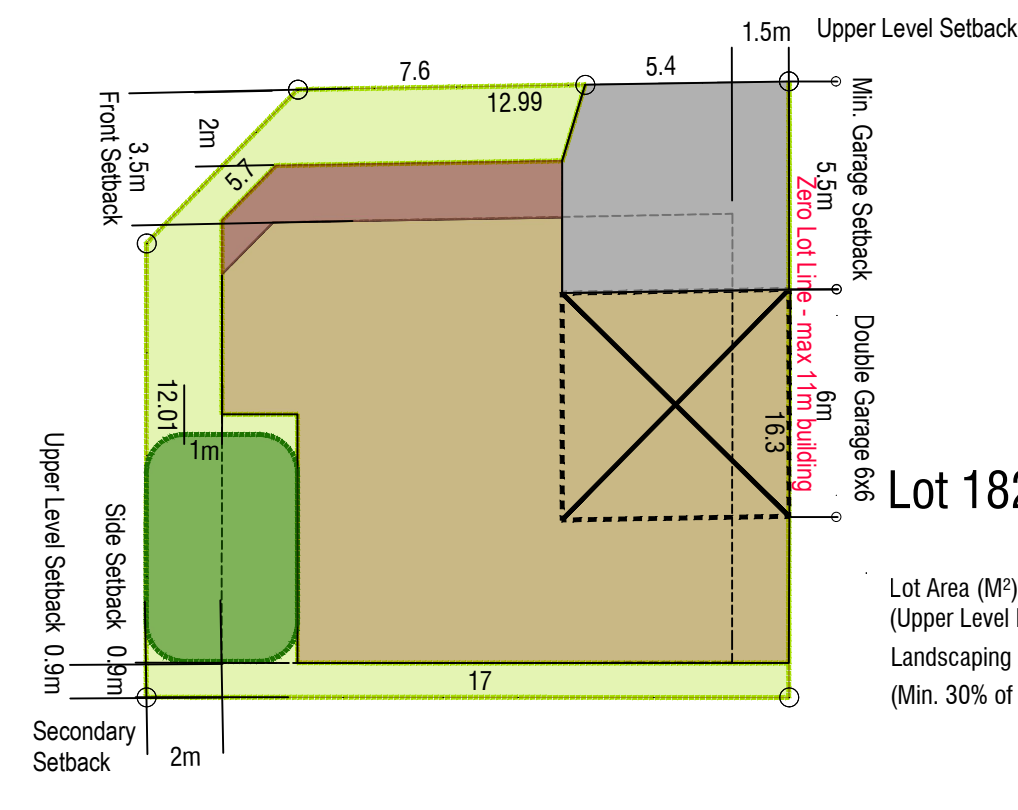
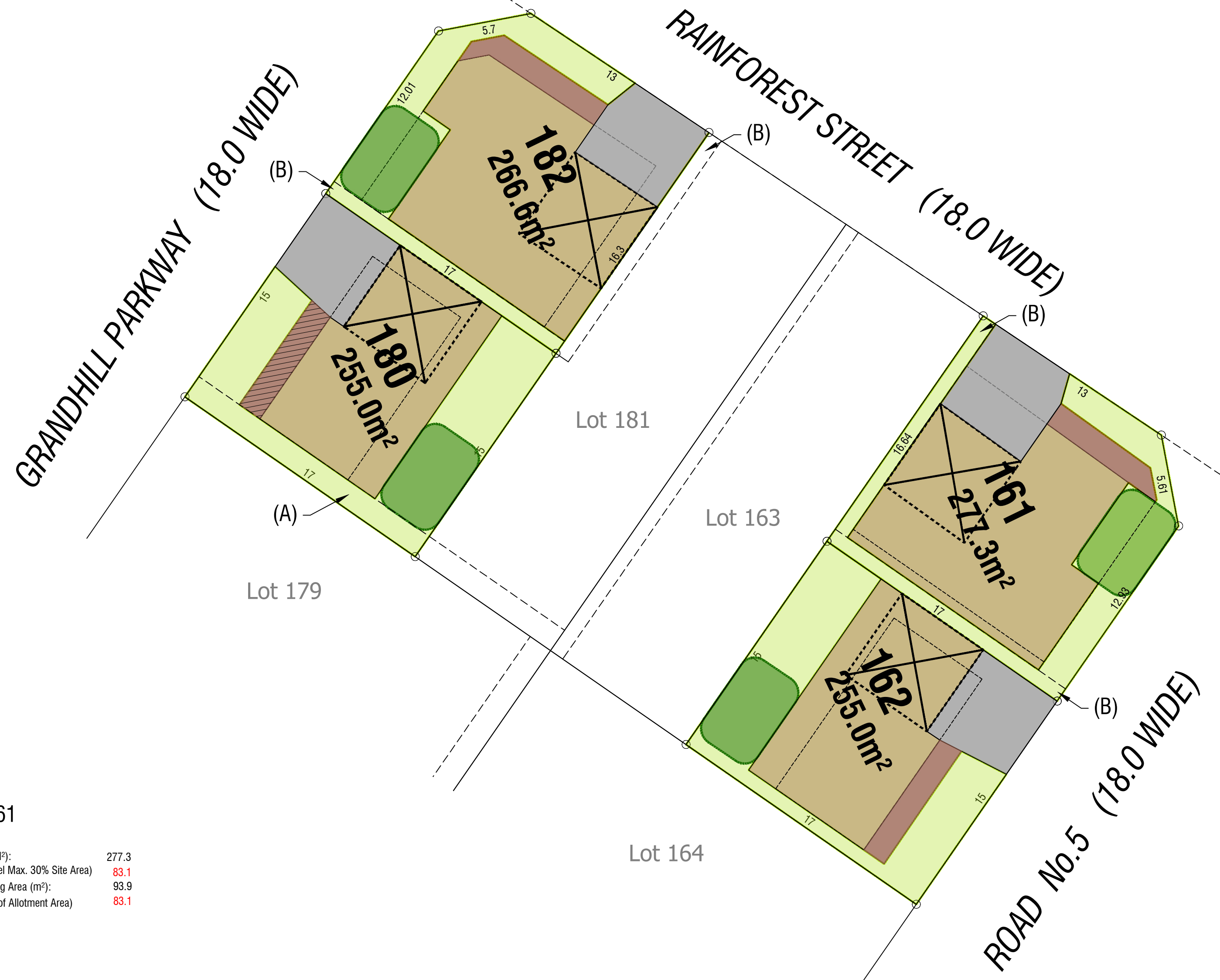
REVISION	DESCRIPTION	BY	DATE	BAR SCALES	SURVEY	HEIGHT DATUM	LGA	AUTHORITY REFERENCE	PROJECT MANAGERS • SURVEYORS • PLANNERS • ENGINEERS	SITE DESCRIPTION	PROJECT	DRAWING NUMBER
C	AMEND BEP	MT	18/05/21		-	AHD	-	-	GROUP DEVELOPMENT SERVICES PTY LTD PO Box 498, Pennant Hills NSW 1715 Phone: +61 2 9980 1000 Fax: +61 2 9484 0355 Email: info@gdsland.com.au www.gdsland.com.au <small>THIS DRAWING IS SUBJECT TO COPYRIGHT AND MUST NOT BE REPRODUCED BY WHOLE OR PART WITHOUT PRIOR WRITTEN CONSENT OF GROUP DEVELOPMENT SERVICES PTY LTD. THIS PLAN MUST NOT BE USED FOR CONSTRUCTION UNLESS SIGNED AS APPROVED BY PRINCIPAL CERTIFYING AUTHORITY.</small>	Subdivision of Lot 1 created in 1162/2020/ZB and proposed changed to road network THIS PLAN IS PRELIMINARY ONLY AND IS SUBJECT TO AMENDMENTS AND CHANGES DUE TO FURTHER INVESTIGATION, LATENT FINDS, UNKNOWN SITE CONDITIONS, SURVEYING AND LOCAL COUNCIL STATE AND FEDERAL GOVERNMENT AUTHORITIES RECOMMENDATIONS AND APPROVALS. REPORTS AND INFORMATION REQUIRED TO FINALISE THIS PLAN WILL INCLUDE BUT WILL NOT BE LIMITED TO ARCHAEOLOGY, HERITAGE, CONTAMINATION, ECOLOGY, ZONING, DWELLING DENSITIES, CONSCIENTIOUS OBJECTION, GEOTECHNICAL, ADJOINING LANDOWNERS, REFERRAL AUTHORITIES, FLOODING AND WATERWAYS, SEWERAGE, WATER SUPPLY, ELECTRICITY, TELECOMMUNICATION.	SUBDIVISION OF LOT 1 IN DP1257802 285 ANNANGROVE RD BOX HILL, NSW	1 of
B	AMEND BEP	MT	26/03/21	DESIGN	CHECKING	DA No.	DATE	1				
A	DA SUBMISSION - BEP	RKS	19/11/20	DRAWN	CHECKING	CC No.	DATE	1				
NOTE: BOUNDARY AND LOT DIMENSIONS, ALIGNMENTS AND AREAS ARE PROVISIONAL AND ROUNDED TO NEAREST DECIMAL PLACE. AS SUCH THESE AREAS ARE SUBJECT TO FINAL SURVEY.								PROJECT REFERENCE: P00390 DATE OF ISSUE: 19/11/20 REVISION No.: C SHEET SIZE: A1		1 SHEETS		

BUILDING ENVELOPE PLAN

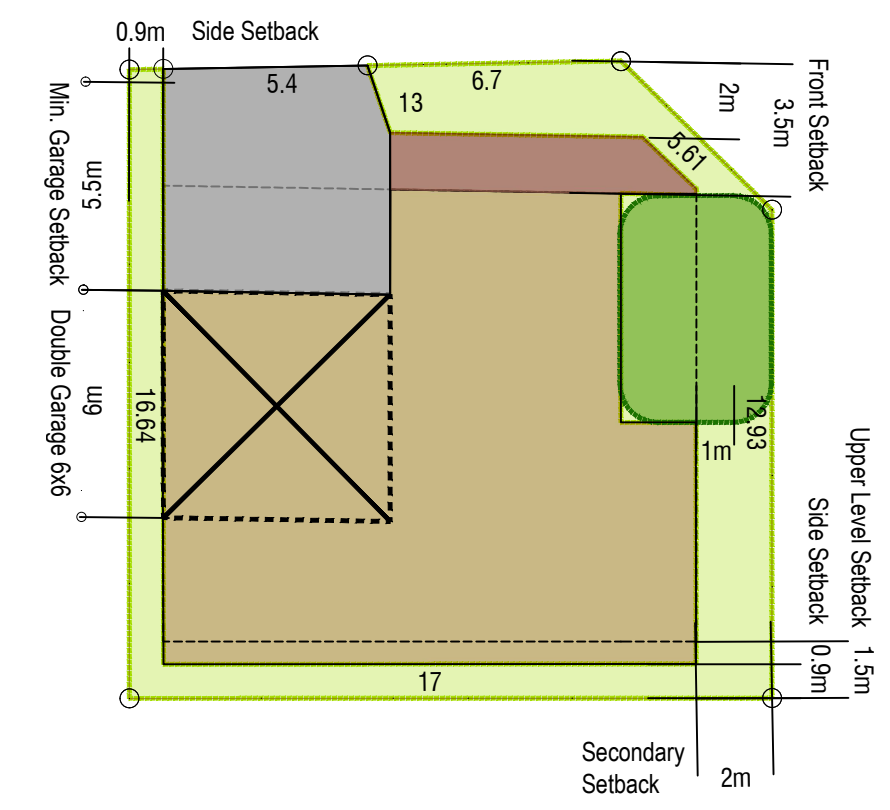
Lot 161, 162, 180, 182



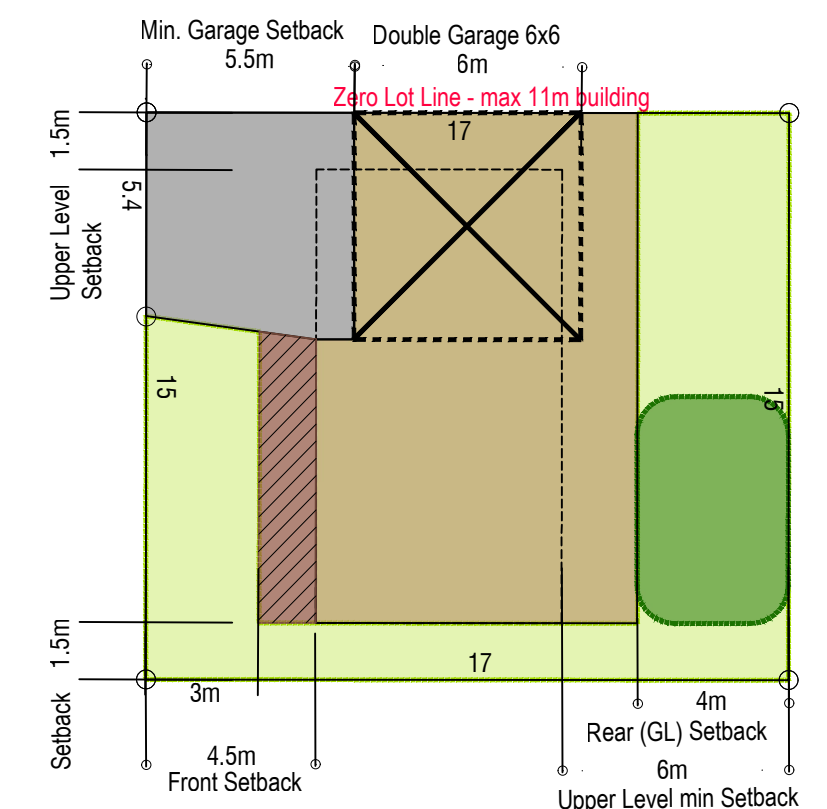
BUILDING ENVELOPE LEGEND	
Preferred Ground Level Area	
Articulation Area	
Primary Open Space (4x6)	
General Landscaping	
Driveway	
Preferred Garage Location	
Restriction on the use of land marked (D) on the plan in relation to fire resistance level (120/120/120 RFL) as per Ausgrid Network Standard NW00-S0082	
Restriction on the use of land marked (E) on the plan in relation to swimming pools.	



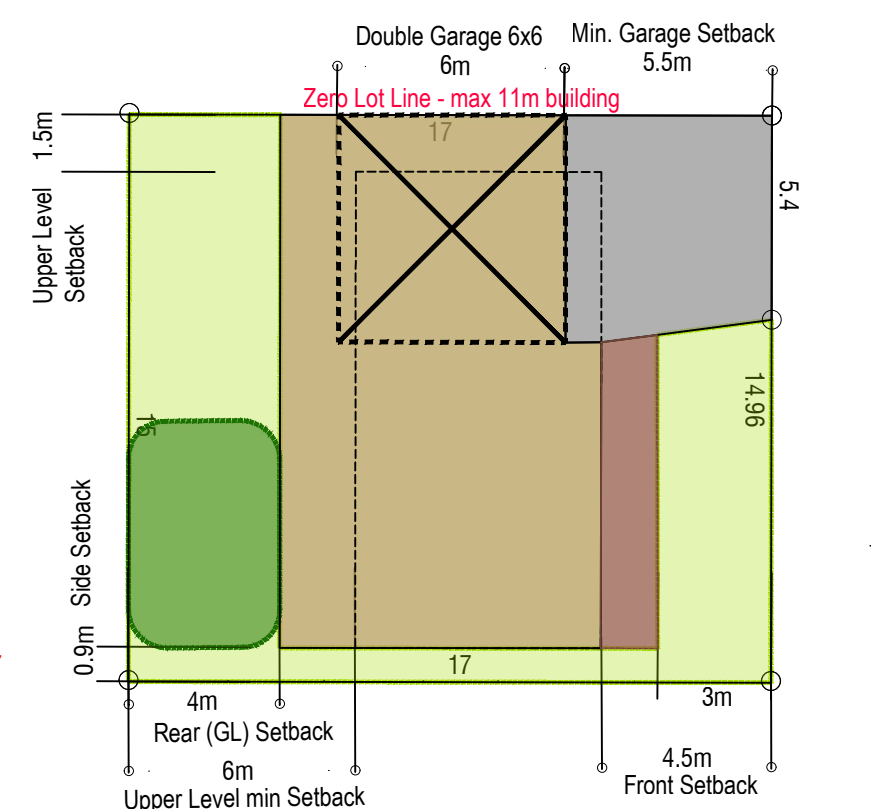
Lot 182
 Lot Area (M²): 266.6
 (Upper Level Max. 30% Site Area) 79.9
 Landscaping Area (m²): 90.5
 (Min. 30% of Allotment Area) 79.9



Lot 161
 Lot Area (M²): 277.3
 (Upper Level Max. 30% Site Area) 83.1
 Landscaping Area (m²): 93.9
 (Min. 30% of Allotment Area) 83.1



Lot 180
 Lot Area (M²): 255
 (Upper Level Max. 40% Site Area) 102
 Landscaping Area (m²): 103.2
 (Min. 25% of Allotment Area) 63.7



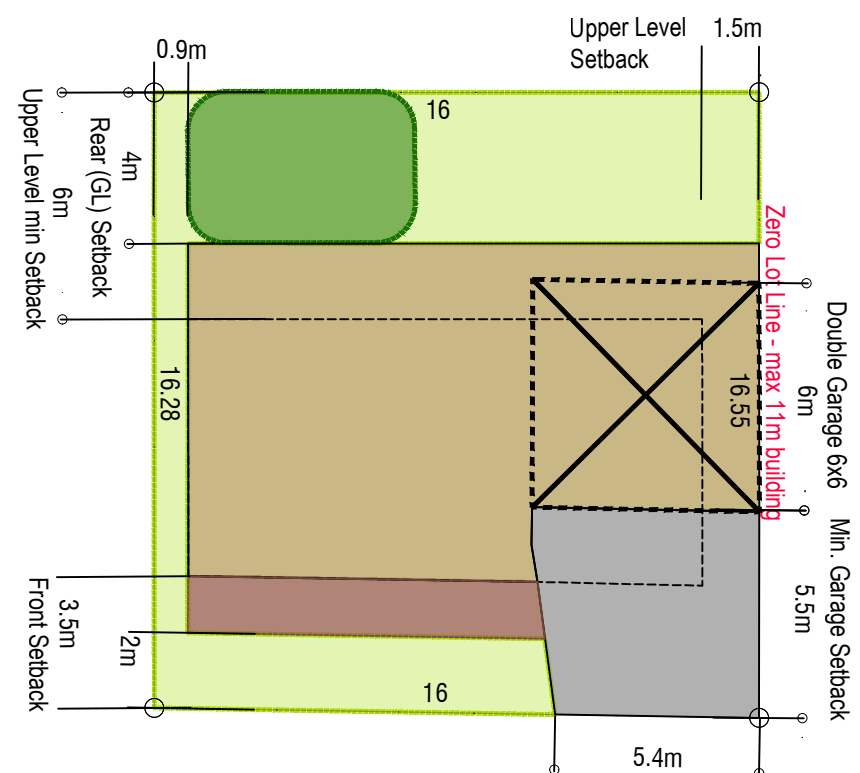
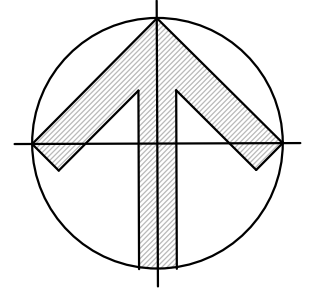
Lot 162
 Lot Area (M²): 255
 (Upper Level Max. 40% Site Area) 102
 Landscaping Area (m²): 97.3
 (Min. 25% of Allotment Area) 63.7

- (A) EASEMENT FOR DRAINAGE OF WATER 1.5 WIDE
- (B) EASEMENT FOR ACCESS MAINTENANCE AND CONSTRUCTION 0.9 WIDE

REVISION	DESCRIPTION	BY	DATE	BAR SCALES	SURVEY	HEIGHT DATUM	LGA	AUTHORITY REFERENCE	PROJECT MANAGERS • SURVEYORS • PLANNERS • ENGINEERS	SITE DESCRIPTION	PROJECT	DRAWING NUMBER
C	AMEND BEP	MT	18/05/21		-	AHD	-	-	GROUP DEVELOPMENT SERVICES PTY LTD PO Box 498, Pennant Hills NSW 1715 Phone: +61 2 9980 1000 Fax: +61 2 9484 0355 Email: info@gdsland.com.au www.gdsland.com.au <small>THIS DRAWING IS SUBJECT TO COPYRIGHT AND MUST NOT BE REPRODUCED BY WHOLE OR PART WITHOUT PRIOR WRITTEN CONSENT OF GROUP DEVELOPMENT SERVICES PTY LTD. THIS PLAN MUST NOT BE USED FOR CONSTRUCTION UNLESS SIGNED AS APPROVED BY PRINCIPAL CERTIFYING AUTHORITY.</small>	Subdivision of Lot 1 created in 1162/2020/ZB and proposed changed to road network THIS PLAN IS PRELIMINARY ONLY AND IS SUBJECT TO AMENDMENTS AND CHANGES DUE TO FURTHER INVESTIGATION, LATENT FINDS, UNKNOWN SITE CONDITIONS, SURVEYING AND LOCAL COUNCIL STATE AND FEDERAL GOVERNMENT AUTHORITIES RECOMMENDATIONS AND APPROVALS. REPORTS AND INFORMATION REQUIRED TO FINALISE THIS PLAN WILL INCLUDE BUT WILL NOT BE LIMITED TO ARCHAEOLOGY, HERITAGE, CONTAMINATION, ECOLOGY, ZONING, DWELLING DENSITIES, CONSCIENTIOUS OBJECTION, GEOTECHNICAL, ADJOINING LANDOWNERS, REFERRAL AUTHORITIES, FLOODING AND WATERWAYS, SEWERAGE, WATER SUPPLY, ELECTRICITY, TELECOMMUNICATION.	SUBDIVISION OF LOT 1 IN DP1257802 285 ANNANGROVE RD BOX HILL, NSW	1 of
B	AMEND BEP	MT	26/03/21					1				
A	DA SUBMISSION - BEP	RKS	19/11/20					1				
NOTE: BOUNDARY AND LOT DIMENSIONS, ALIGNMENTS AND AREAS ARE PROVISIONAL AND ROUNDED TO NEAREST DECIMAL PLACE. AS SUCH THESE ARE SUBJECT TO FINAL SURVEY.												1 SHEETS

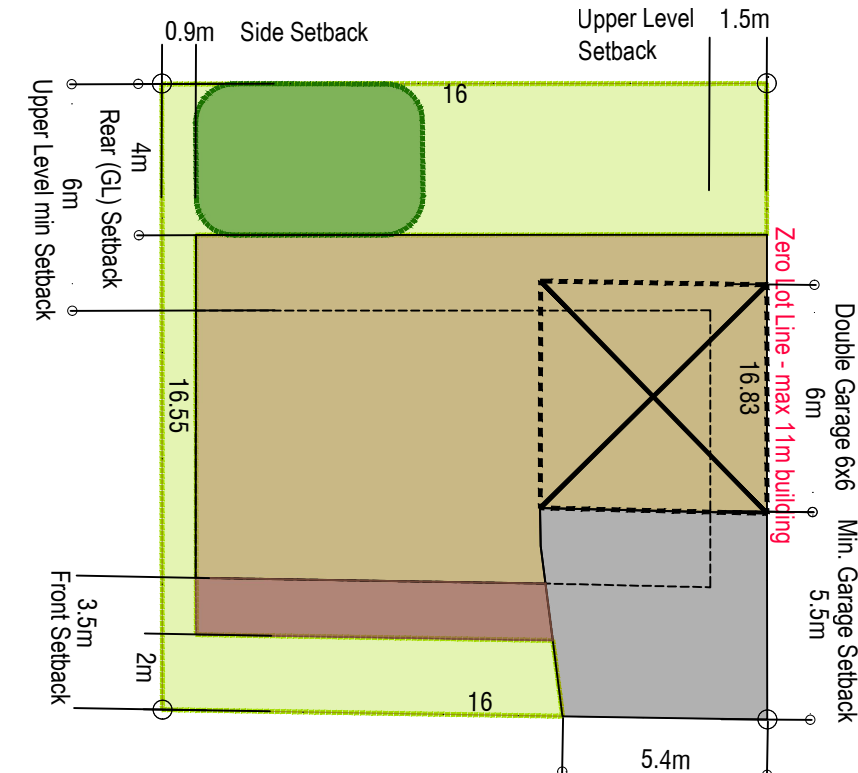
BUILDING ENVELOPE PLAN

Lot 192, 194, 195, 196



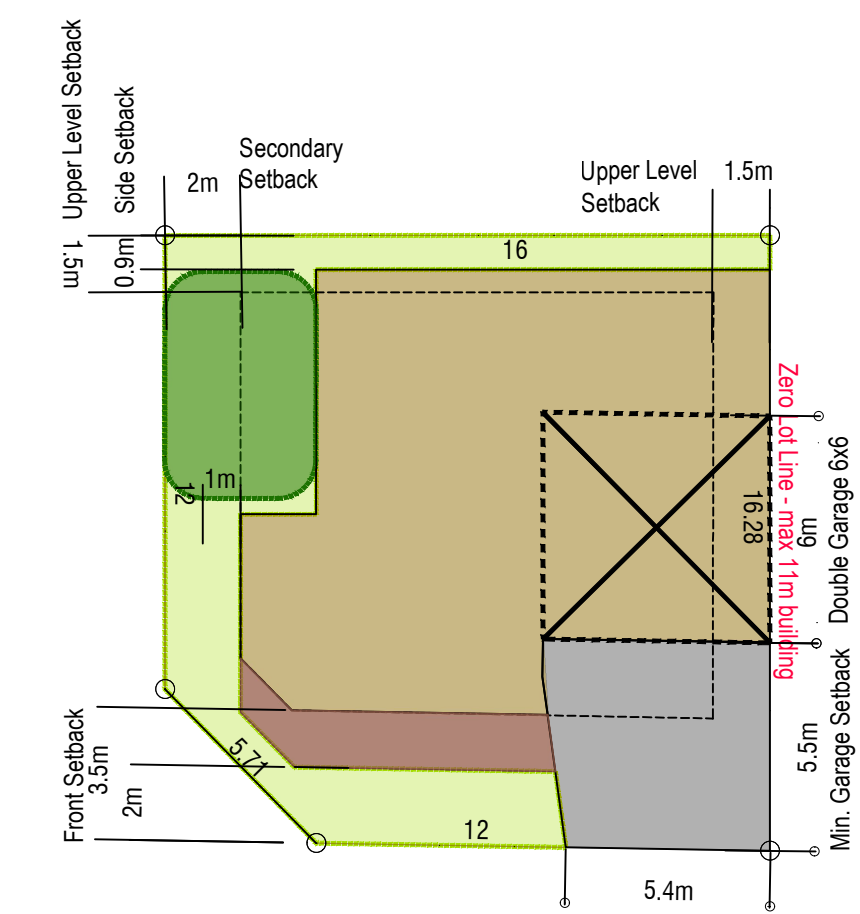
Lot 194

Lot Area (M²): 262.6
 (Upper Level Max. 30% Site Area) 78.8
 Landscaping Area (m²): 103.2
 (Min. 25% of Allotment Area) 65.6



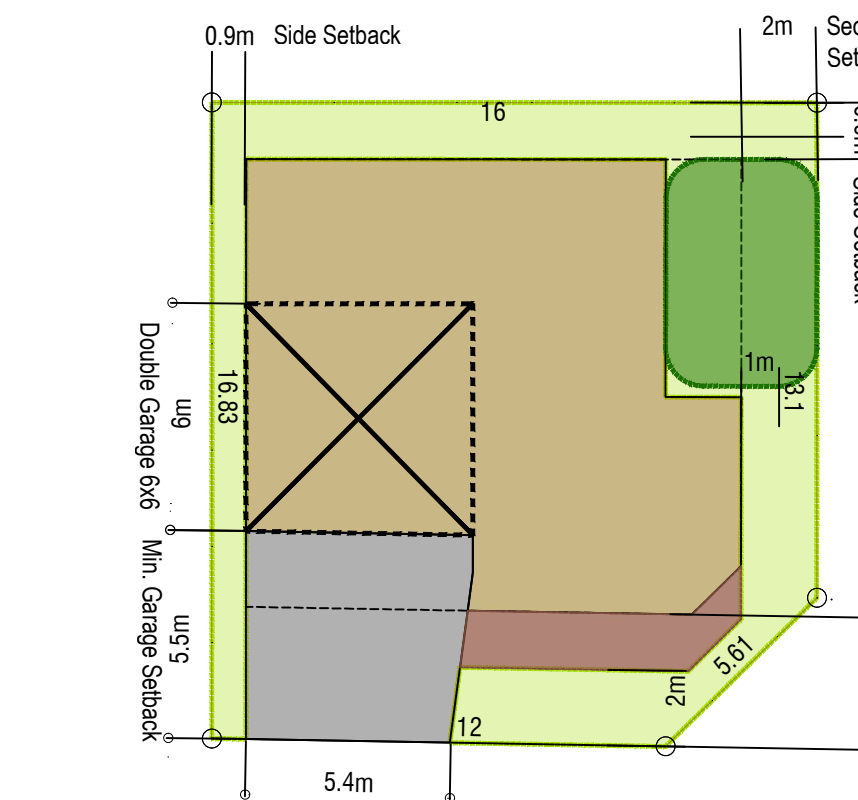
Lot 195

Lot Area (M²): 267
 (Upper Level Max. 30% Site Area) 80.1
 Landscaping Area (m²): 103.7
 (Min. 25% of Allotment Area) 67.6



Lot 192

Lot Area (M²): 250.2
 (Upper Level Max. 30% Site Area) 75.1
 Landscaping Area (m²): 76.5
 (Min. 30% of Allotment Area) 75.1

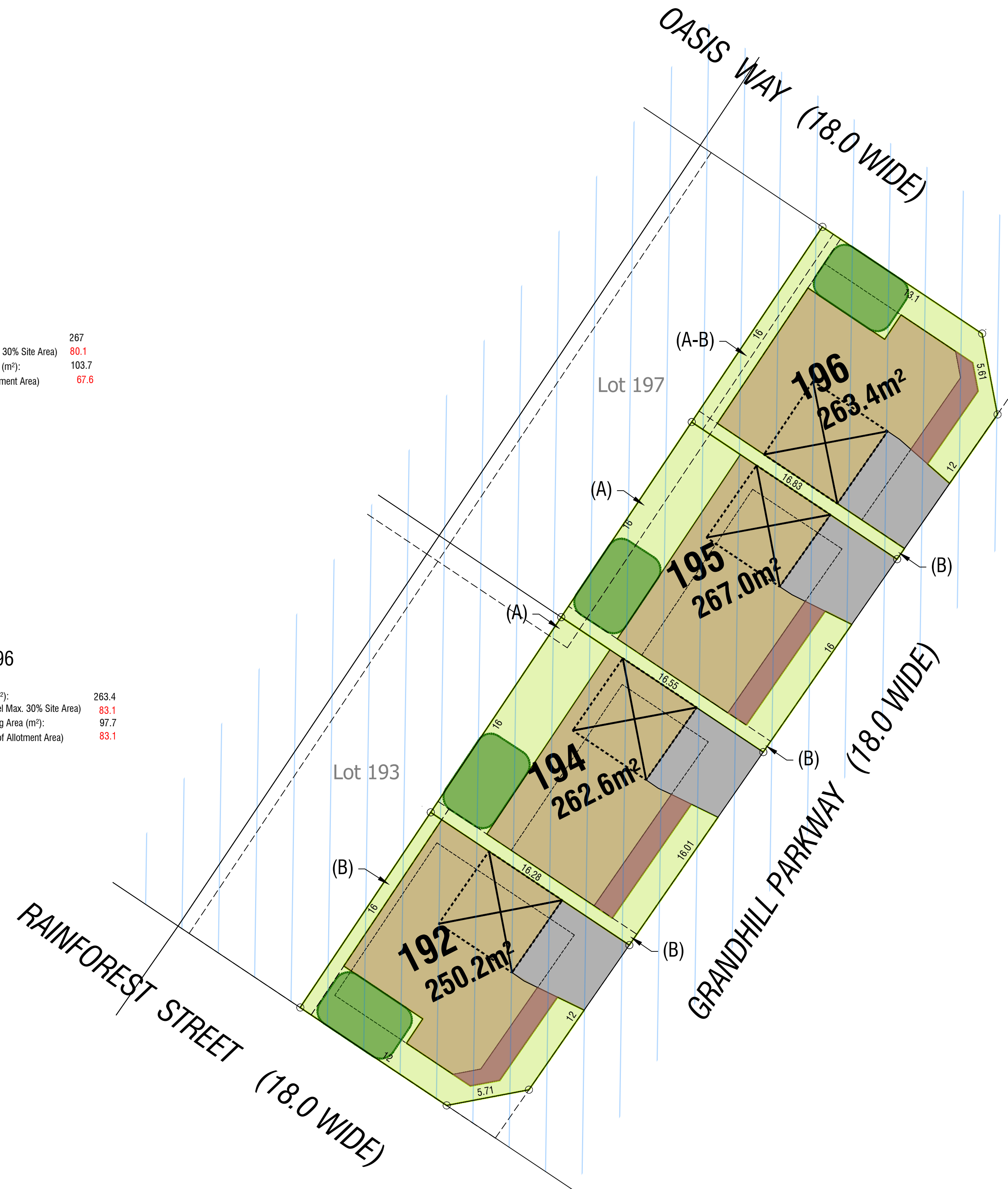


Lot 196

Lot Area (M²): 263.4
 (Upper Level Max. 30% Site Area) 83.1
 Landscaping Area (m²): 97.7
 (Min. 30% of Allotment Area) 83.1

BUILDING ENVELOPE LEGEND

- Preferred Ground Level Area
- Articulation Area
- Primary Open Space (4x6)
- General Landscaping
- Driveway
- Preferred Garage Location
- Restriction on the use of land marked (D) on the plan in relation to fire resistance level (120/120/120 RFL) as per Ausgrid Network Standard NW00-S0082
- Restriction on the use of land marked (E) on the plan in relation to swimming pools.

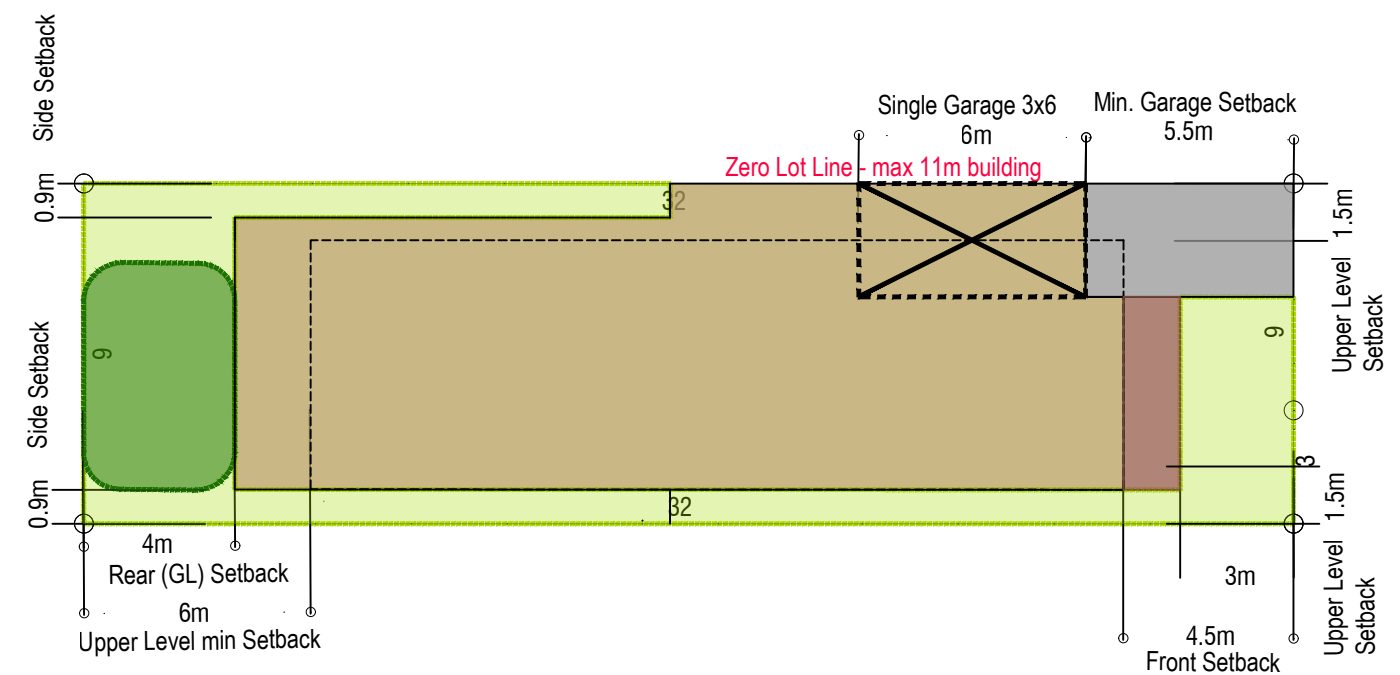
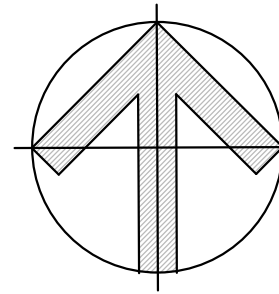


- (A) EASEMENT FOR DRAINAGE OF WATER 1.5 WIDE
- (B) EASEMENT FOR ACCESS MAINTENANCE AND CONSTRUCTION 0.9 WIDE

REVISION	DESCRIPTION	BY	DATE	BAR SCALES	SURVEY	HEIGHT DATUM	LGA	AUTHORITY REFERENCE	PROJECT MANAGERS • SURVEYORS • PLANNERS • ENGINEERS	SITE DESCRIPTION	PROJECT	DRAWING NUMBER
C	AMEND BEP	MT	18/05/21		-	AHD	-	-	GROUP DEVELOPMENT SERVICES PTY LTD PO Box 498, Pennant Hills NSW 1715 Phone: +61 2 9980 1000 Fax: +61 2 9484 0355 Email: info@gdsland.com.au www.gdsland.com.au <small>THIS DRAWING IS SUBJECT TO COPYRIGHT AND MUST NOT BE REPRODUCED BY WHOLE OR PART WITHOUT PRIOR WRITTEN CONSENT OF GROUP DEVELOPMENT SERVICES PTY LTD. THIS PLAN MUST NOT BE USED FOR CONSTRUCTION UNLESS SIGNED AS APPROVED BY PRINCIPAL CERTIFYING AUTHORITY.</small>	Subdivision of Lot 1 created in 1162/2020/ZB and proposed changed to road network THIS PLAN IS PRELIMINARY ONLY AND IS SUBJECT TO AMENDMENTS AND CHANGES DUE TO FURTHER INVESTIGATION, LATENT FINDS, UNKNOWN SITE CONDITIONS, SURVEYING AND LOCAL COUNCIL STATE AND FEDERAL GOVERNMENT AUTHORITIES RECOMMENDATIONS AND APPROVALS. REPORTS AND INFORMATION REQUIRED TO FINALISE THIS PLAN WILL INCLUDE BUT WILL NOT BE LIMITED TO ARCHAEOLOGY, HERITAGE, CONTAMINATION, ECOLOGY, ZONING, DWELLING DENSITIES, CONSCIENTIOUS OBJECTION, GEOTECHNICAL, ADJOINING LANDOWNERS, REFERRAL AUTHORITIES, FLOODING AND WATERWAYS, SEWERAGE, WATER SUPPLY, ELECTRICITY, TELECOMMUNICATION.	SUBDIVISION OF LOT 1 IN DP1257802 285 ANNANGROVE RD BOX HILL, NSW	1 SHEETS
B	AMEND BEP	MT	26/03/21	DESIGN	CHECKING	DA No.	DATE					
A	DA SUBMISSION - BEP	RKS	19/11/20	DRAWN	CHECKING	CC No.	DATE					
NOTE: BOUNDARY AND LOT DIMENSIONS, ALIGNMENTS AND AREAS ARE PROVISIONAL AND ROUNDED TO NEAREST DECIMAL PLACE. AS SUCH THESE AREAS ARE SUBJECT TO FINAL SURVEY.												
PROJECT REFERENCE: P00390 DATE OF ISSUE: 19/11/20 REVISION No.: C SHEET SIZE: A1												

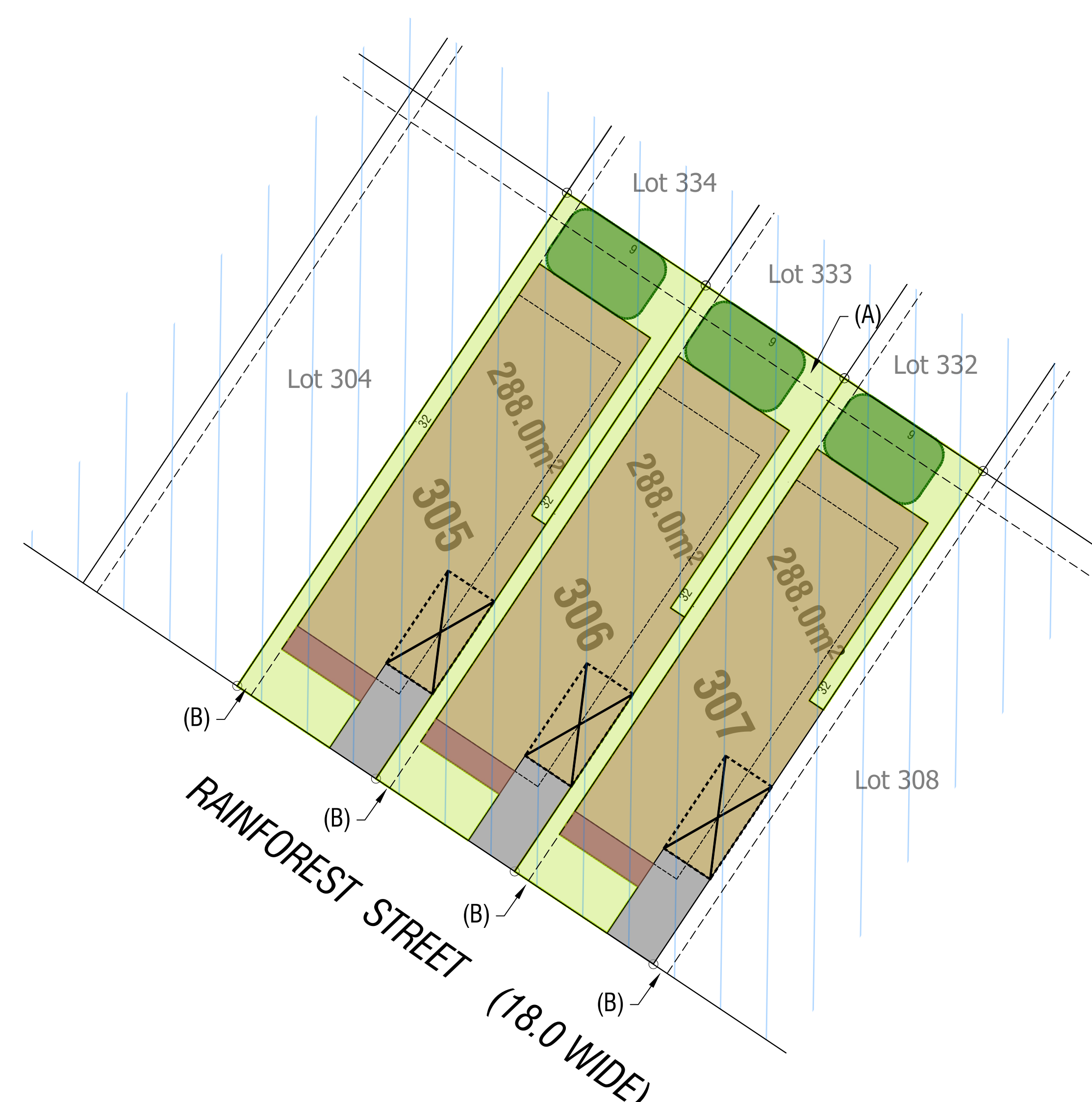
BUILDING ENVELOPE PLAN

Lot 305,306,307



Lot 305,306,307

Lot Area (M²): 288
 (Upper Level Max. 40% Site Area) 115.2
 Landscaping Area (m²): 75.4
 (Min. 25% of Allotment Area) 72



BUILDING ENVELOPE LEGEND

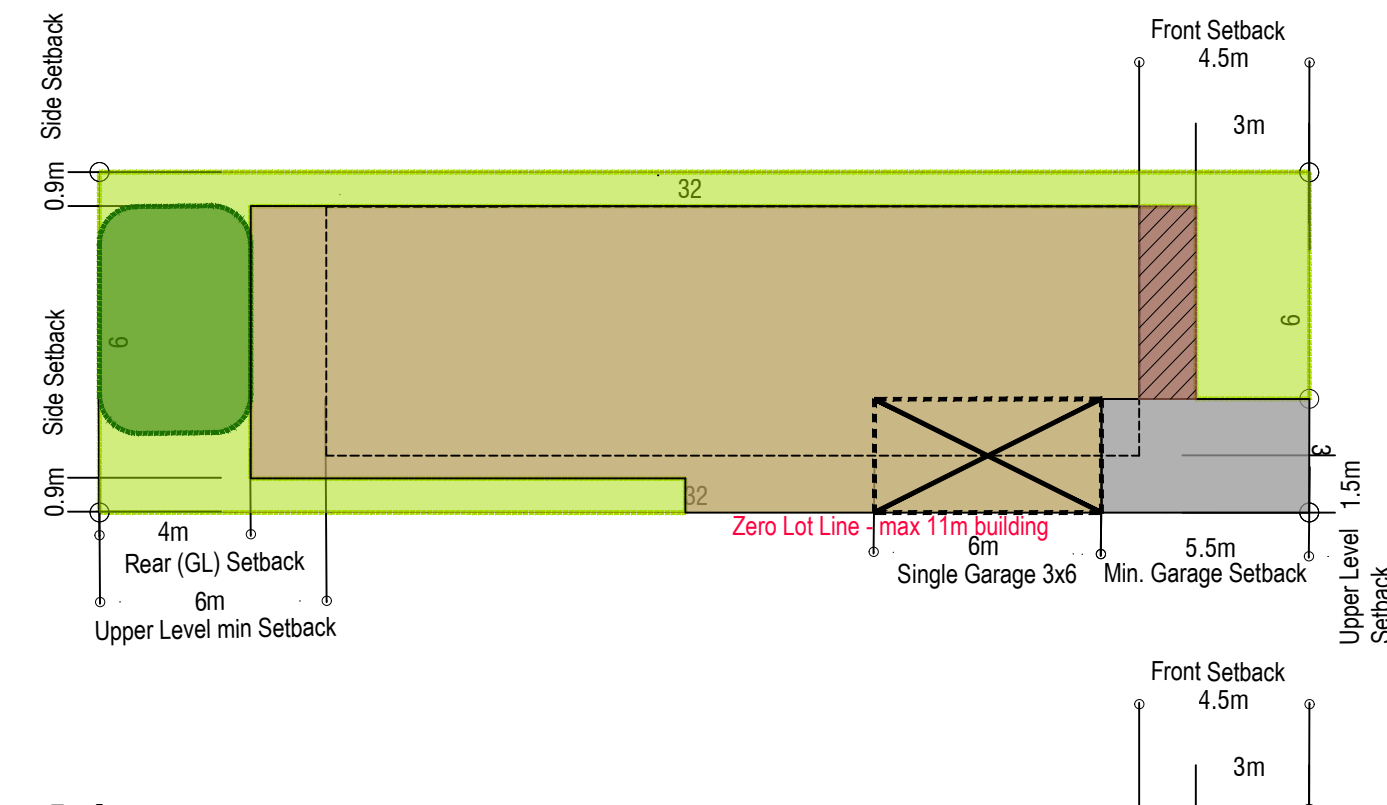
- Preferred Ground Level Area
- Articulation Area
- Primary Open Space (4x6)
- General Landscaping
- Driveway
- Preferred Garage Location
- Restriction on the use of land marked (D) on the plan in relation to fire resistance level (120/120/120 RFL) as per Ausgrid Network Standard NW00-S0082
- Restriction on the use of land marked (E) on the plan in relation to swimming pools.

- (A) EASEMENT FOR ACCESS MAINTENANCE AND CONSTRUCTION 0.9 WIDE
- (B) EASEMENT FOR DRAINAGE OF WATER 1.5 WIDE

REVISION	DESCRIPTION	BY	DATE	BAR SCALES	SURVEY	HEIGHT DATUM	LGA	AUTHORITY REFERENCE	PROJECT MANAGERS • SURVEYORS • PLANNERS • ENGINEERS	SITE DESCRIPTION	PROJECT	DRAWING NUMBER
					-	AHD	-	-	GROUP DEVELOPMENT SERVICES PTY LTD PO Box 498, Pennant Hills NSW 1715 Phone: +61 2 9980 1000 Fax: +61 2 9484 0355 Email: info@gdsland.com.au www.gdsland.com.au	Subdivision of Lot 1 created in 1162/2020/ZB and proposed changed to road network	SUBDIVISION OF LOT 1 IN DP1257802 285 ANNANGROVE RD BOX HILL, NSW	1 of 1
C	AMEND BEP	MT	18/05/21		DESIGN	CHECKING	DA No.	DATE	<small>THIS DRAWING IS SUBJECT TO COPYRIGHT AND MUST NOT BE REPRODUCED BY WHOLE OR PART WITHOUT PRIOR WRITTEN CONSENT OF GROUP DEVELOPMENT SERVICES PTY LTD. THIS PLAN MUST NOT BE USED FOR CONSTRUCTION UNLESS SIGNED AS APPROVED BY PRINCIPAL CERTIFYING AUTHORITY.</small>	<small>THIS PLAN IS PRELIMINARY ONLY AND IS SUBJECT TO AMENDMENTS AND CHANGES DUE TO FURTHER INVESTIGATION, LATENT FINDS, UNKNOWN SITE CONDITIONS, SURVEYING AND LOCAL COUNCIL STATE AND FEDERAL GOVERNMENT AUTHORITIES RECOMMENDATIONS AND APPROVALS. REPORTS AND INFORMATION REQUIRED TO FINALISE THIS PLAN WILL INCLUDE BUT WILL NOT BE LIMITED TO ARCHAEOLOGY, HERITAGE, CONTAMINATION, ECOLOGY, ZONING, DWELLING DENSITIES, CONSCIENTIOUS OBJECTION, GEOTECHNICAL, ADJOINING LANDOWNERS, REFERRAL AUTHORITIES, FLOODING AND WATERWAYS, SEWERAGE, WATER SUPPLY, ELECTRICITY, TELECOMMUNICATION.</small>	PROJECT REFERENCE: P00390 DATE OF ISSUE: 19/11/20 REVISION No.: C SHEET SIZE: A1	1
B	AMEND BEP	MT	26/03/21	DRAWN	CHECKING	CC No.	DATE	1				
A	DA SUBMISSION - BEP	RKS	19/11/20									1

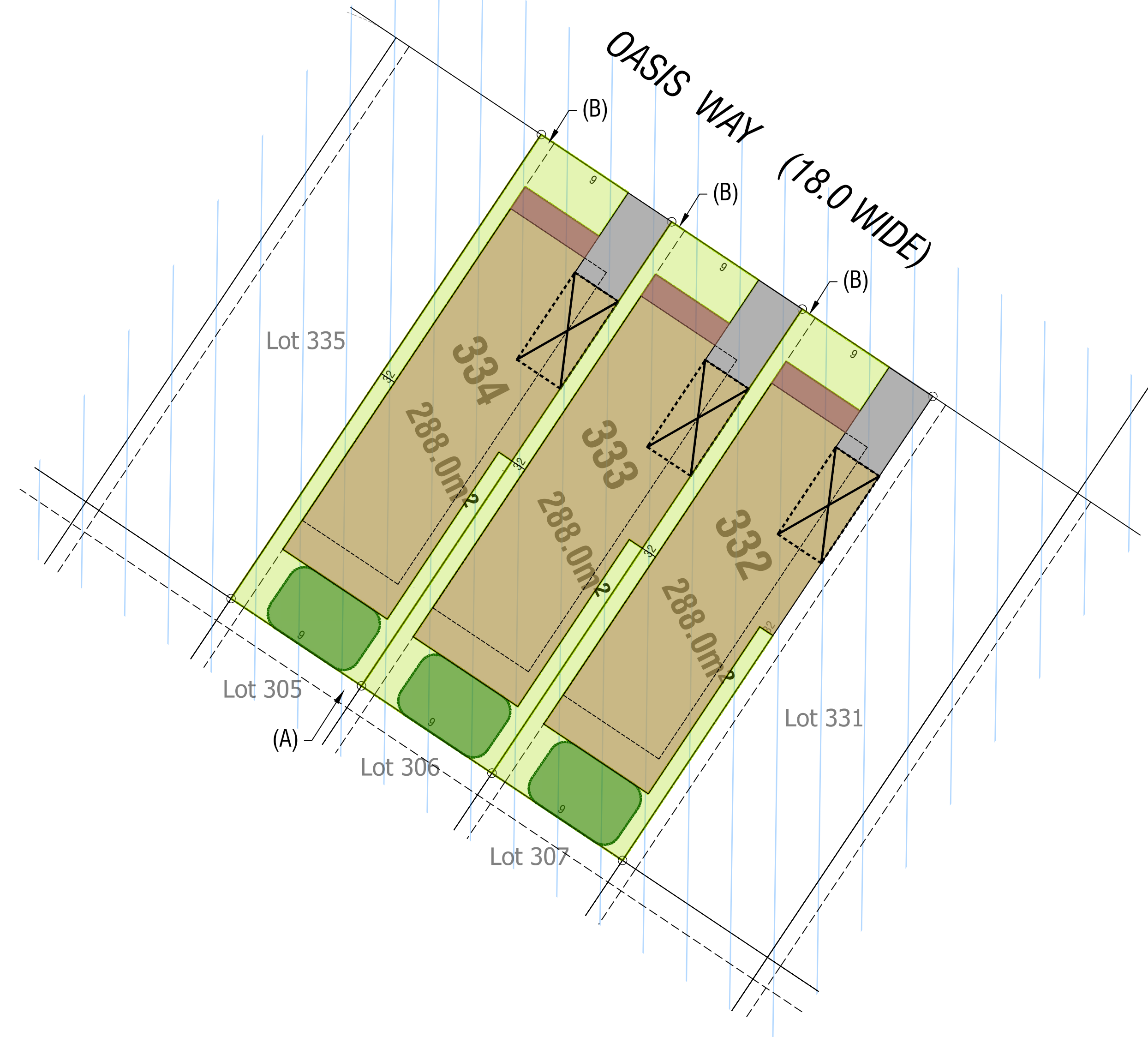
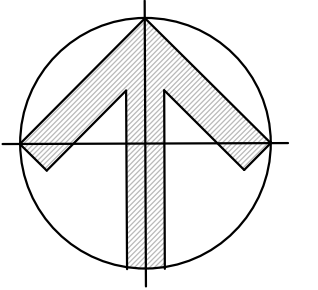
BUILDING ENVELOPE PLAN

Lot 332,333,334



Lot 332,333,334

Lot Area (M²): 288
 (Upper Level Max. 40% Site Area) 115.2
 Landscaping Area (m²): 75.6
 (Min. 25% of Allotment Area) 72



BUILDING ENVELOPE LEGEND

- Preferred Ground Level Area
- Articulation Area
- Primary Open Space (4x6)
- General Landscaping
- Driveway
- Preferred Garage Location X
- Restriction on the use of land marked (D) on the plan in relation to fire resistance level (120/120/120 RFL) as per Ausgrid Network Standard NW00-S0082
- Restriction on the use of land marked (E) on the plan in relation to swimming pools.

- (A) EASEMENT FOR ACCESS MAINTENANCE AND CONSTRUCTION 0.9 WIDE
- (B) EASEMENT FOR DRAINAGE OF WATER 1.5 WIDE

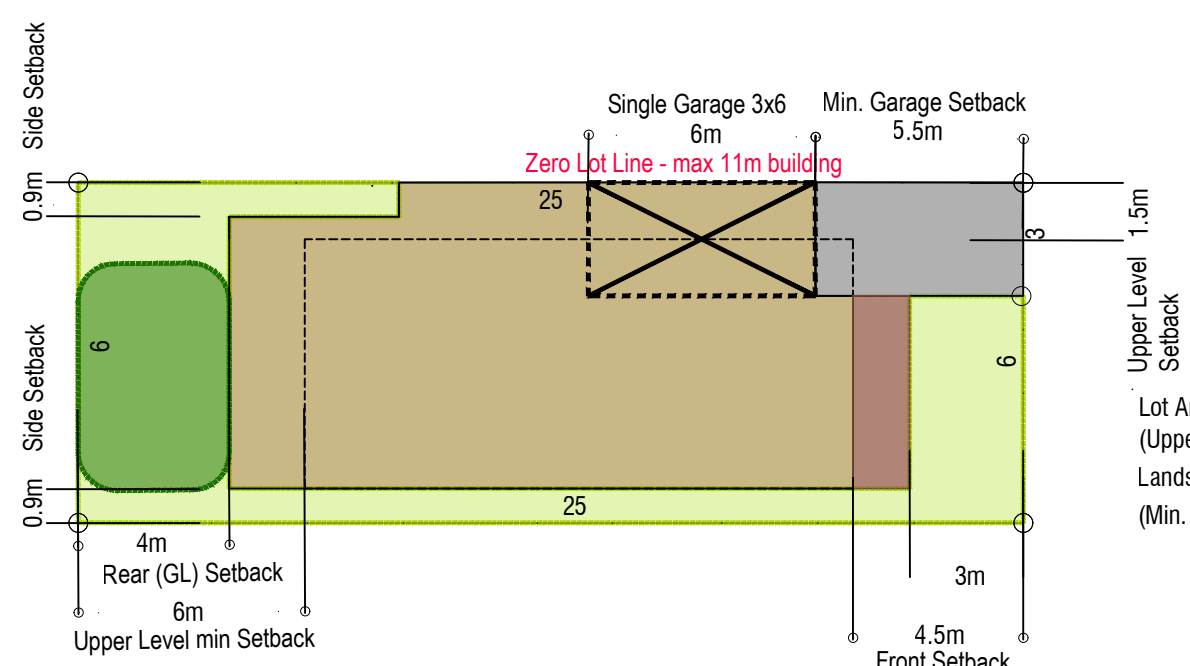
REVISION	DESCRIPTION	BY	DATE	BAR SCALES	SURVEY	HEIGHT DATUM	LGA	AUTHORITY REFERENCE
C	AMEND BEP	MT	18/05/21		-	AHD	-	-
B	AMEND BEP	MT	26/03/21		DESIGN	CHECKING	DA No.	DATE
A	DA SUBMISSION - BEP	RKS	19/11/20		DRAWN	CHECKING	CC No.	DATE

PROJECT MANAGERS • SURVEYORS • PLANNERS • ENGINEERS ABN: 86 064 110 809 	GROUP DEVELOPMENT SERVICES PTY LTD PO Box 498, Pennant Hills NSW 1715 Phone: +61 2 9980 1000 Fax: +61 2 9484 0355 Email: info@gdsland.com.au www.gdsland.com.au	SITE DESCRIPTION Subdivision of Lot 1 created in 1162/2020/ZB and proposed changed to road network PROJECT SUBDIVISION OF LOT 1 IN DP1257802 285 ANNANGROVE RD BOX HILL, NSW PROJECT REFERENCE: P00390 DATE OF ISSUE: 19/11/20 REVISION No.: C SHEET SIZE: A1
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THIS PLAN IS PRELIMINARY ONLY AND IS SUBJECT TO AMENDMENTS AND CHANGES DUE TO FURTHER INVESTIGATION, LATENT FINDS, UNKNOWN SITE CONDITIONS, SURVEYING AND LOCAL COUNCIL STATE AND FEDERAL GOVERNMENT AUTHORITIES RECOMMENDATIONS AND APPROVALS. REPORTS AND INFORMATION REQUIRED TO FINALISE THIS PLAN WILL INCLUDE BUT WILL NOT BE LIMITED TO ARCHAEOLOGY, HERITAGE, CONTAMINATION, ECOLOGY, ZONING, DWELLING DENSITIES, CONSCIENTIOUS OBJECTION, GEOTECHNICAL, ADJOINING LANDOWNERS, REFERRAL AUTHORITIES, FLOODING AND WATERWAYS, SEWERAGE, WATER SUPPLY, ELECTRICITY, TELECOMMUNICATION.	DRAWING NUMBER 1 of 1 SHEETS
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BUILDING ENVELOPE PLAN

Lot 198,337,338,339,340,341,342

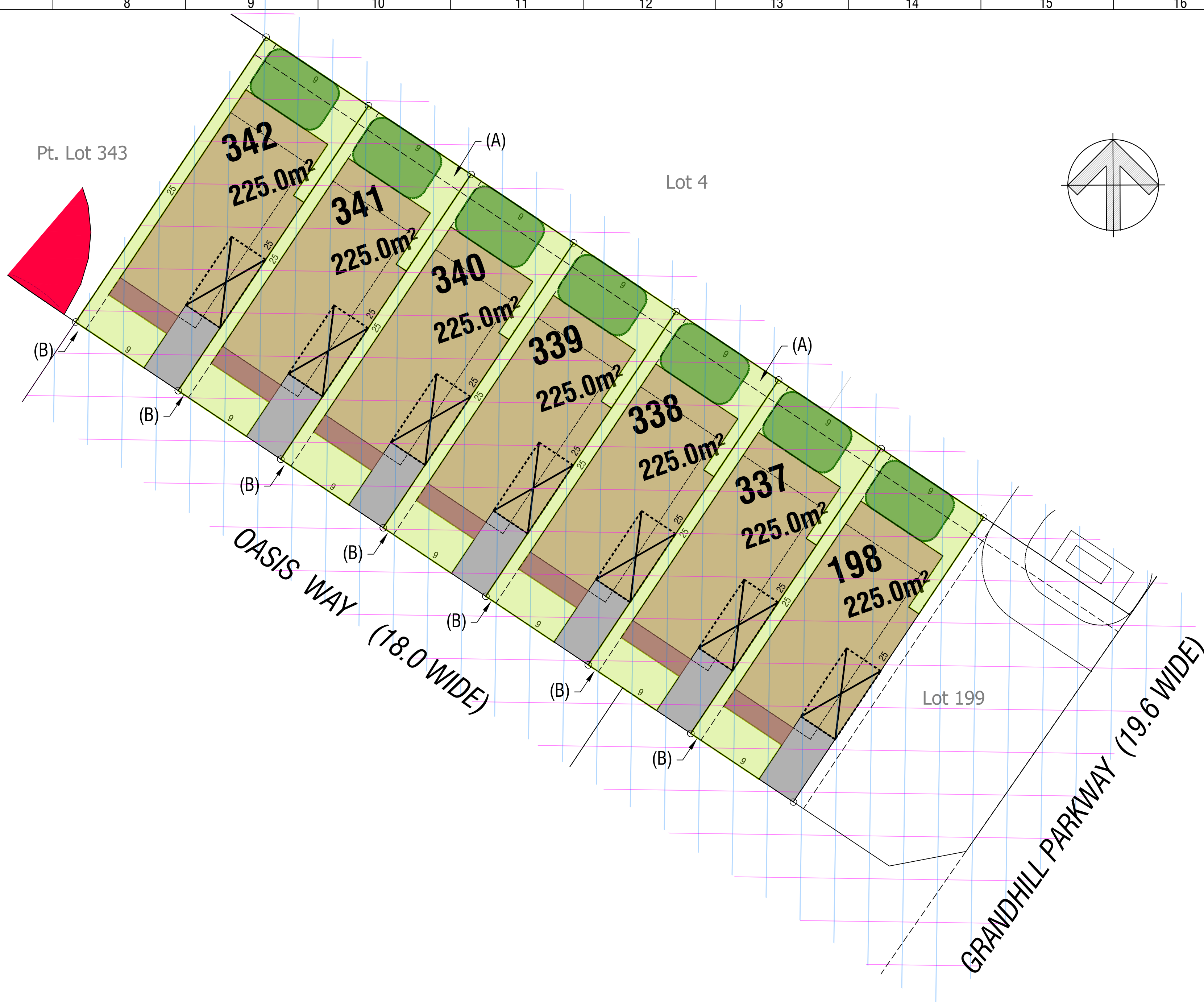


Lot 198,337,338,339,340,341,342

Lot Area (M²): 225
 (Upper Level Max. 40% Site Area) 90
 Landscaping Area (m²): 70.2
 (Min. 25% of Allotment Area) 56.2

BUILDING ENVELOPE LEGEND

- Preferred Ground Level Area
- Articulation Area
- Primary Open Space (4x6)
- General Landscaping
- Driveway
- Preferred Garage Location
- Restriction on the use of land marked (D) on the plan in relation to fire resistance level (120/120/120 RFL) as per Ausgrid Network Standard NW00-S0082
- Restriction on the use of land marked (E) on the plan in relation to swimming pools.



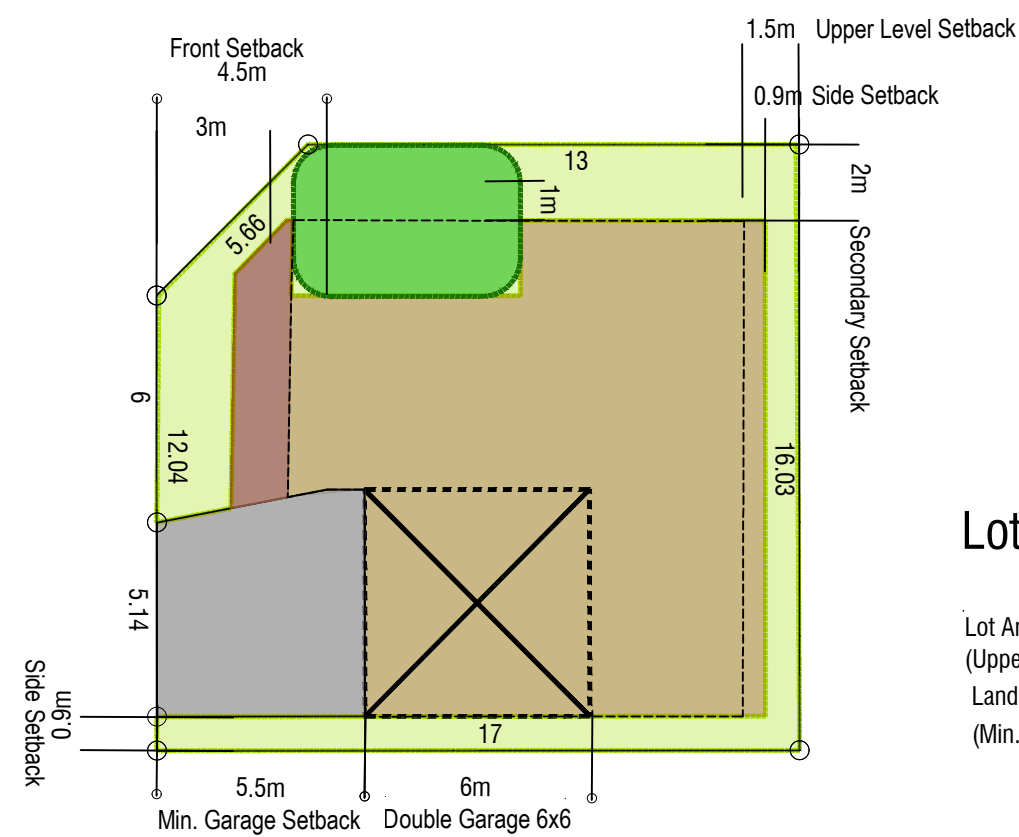
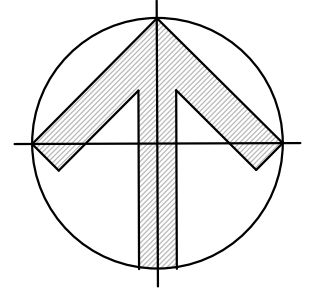
- (A) EASEMENT FOR DRAINAGE OF WATER 1.5 WIDE
- (B) EASEMENT FOR ACCESS MAINTENANCE AND CONSTRUCTION 0.9 WIDE

REVISION	DESCRIPTION	BY	DATE	BAR SCALES	SURVEY	HEIGHT DATUM	LGA	AUTHORITY REFERENCE	PROJECT MANAGERS • SURVEYORS • PLANNERS • ENGINEERS	SITE DESCRIPTION	PROJECT	DRAWING NUMBER			
						AHD			GROUP DEVELOPMENT SERVICES PTY LTD PO Box 498, Pennant Hills NSW 1715 Phone: +61 2 9980 1000 Fax: +61 2 9484 0355 Email: info@gdsland.com.au www.gdsland.com.au <small>THIS DRAWING IS SUBJECT TO COPYRIGHT AND MUST NOT BE REPRODUCED BY WHOLE OR PART WITHOUT PRIOR WRITTEN CONSENT OF GROUP DEVELOPMENT SERVICES PTY LTD. THIS PLAN MUST NOT BE USED FOR CONSTRUCTION UNLESS SIGNED AS APPROVED BY PRINCIPAL CERTIFYING AUTHORITY.</small>	Subdivision of Lot 1 created in 1162/2020/ZB and proposed changed to road network THIS PLAN IS PRELIMINARY ONLY AND IS SUBJECT TO AMENDMENTS AND CHANGES DUE TO FURTHER INVESTIGATION, LATENT FINDS, UNKNOWN SITE CONDITIONS, SURVEYING AND LOCAL COUNCIL STATE AND FEDERAL GOVERNMENT AUTHORITIES RECOMMENDATIONS AND APPROVALS. REPORTS AND INFORMATION REQUIRED TO FINALISE THIS PLAN WILL INCLUDE BUT WILL NOT BE LIMITED TO ARCHAEOLOGY, HERITAGE, CONTAMINATION, ECOLOGY, ZONING, DWELLING DENSITIES, CONSCIENTIOUS OBJECTION, GEOTECHNICAL, ADJOINING LANDOWNERS, REFERRAL AUTHORITIES, FLOODING AND WATERWAYS, SEWERAGE, WATER SUPPLY, ELECTRICITY, TELECOMMUNICATION.	SUBDIVISION OF LOT 1 IN DP1257802 285 ANNANGROVE RD BOX HILL, NSW	1 of 1 SHEETS			
C	AMEND BEP	MT	18/05/21		CHECKING	DA No.	DATE	PROJECT REFERENCE					DATE OF ISSUE	REVISION No.	SHEET SIZE
B	AMEND BEP	MT	26/03/21					P00390					19/11/20	C	A1
A	DA SUBMISSION - BEP	RKS	19/11/20												

NOTE: BOUNDARY AND LOT DIMENSIONS, ALIGNMENTS AND AREAS ARE PROVISIONAL AND ROUNDED TO NEAREST DECIMAL PLACE. AS SUCH THESE AREAS ARE SUBJECT TO FINAL SURVEY.

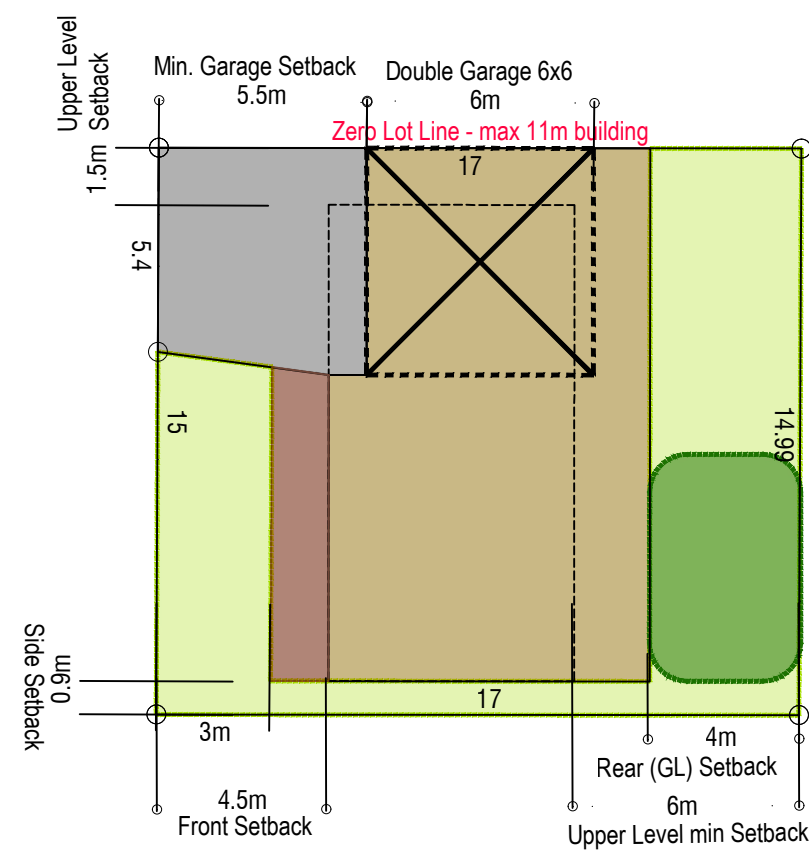
BUILDING ENVELOPE PLAN

Lot 102,103



Lot 102

Lot Area (M²): 264.2
 (Upper Level Max. 30% Site Area) 79.3
 Landscaping Area (m²): 90
 (Min. 25% of Allotment Area) 66

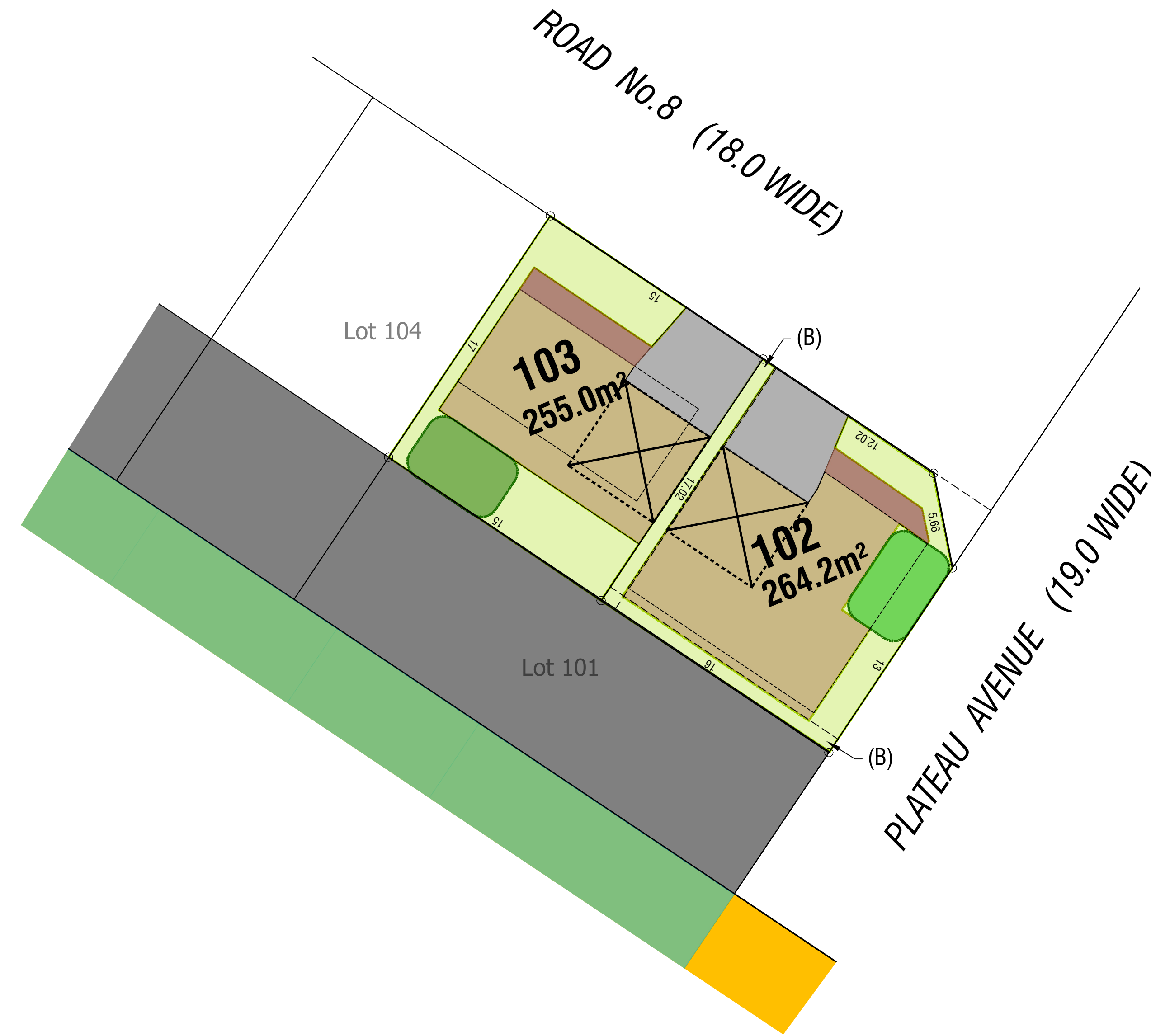


Lot 103

Lot Area (M²): 255
 (Upper Level Max. 40% Site Area) 102
 Landscaping Area (m²): 96.5
 (Min. 25% of Allotment Area) 63.7

BUILDING ENVELOPE LEGEND

- Preferred Ground Level Area
- Articulation Area
- Primary Open Space (4x6)
- General Landscaping
- Driveway
- Preferred Garage Location
- Restriction on the use of land marked (D) on the plan in relation to fire resistance level (120/120/120 RFL) as per Ausgrid Network Standard NW00-S0082
- Restriction on the use of land marked (E) on the plan in relation to swimming pools.



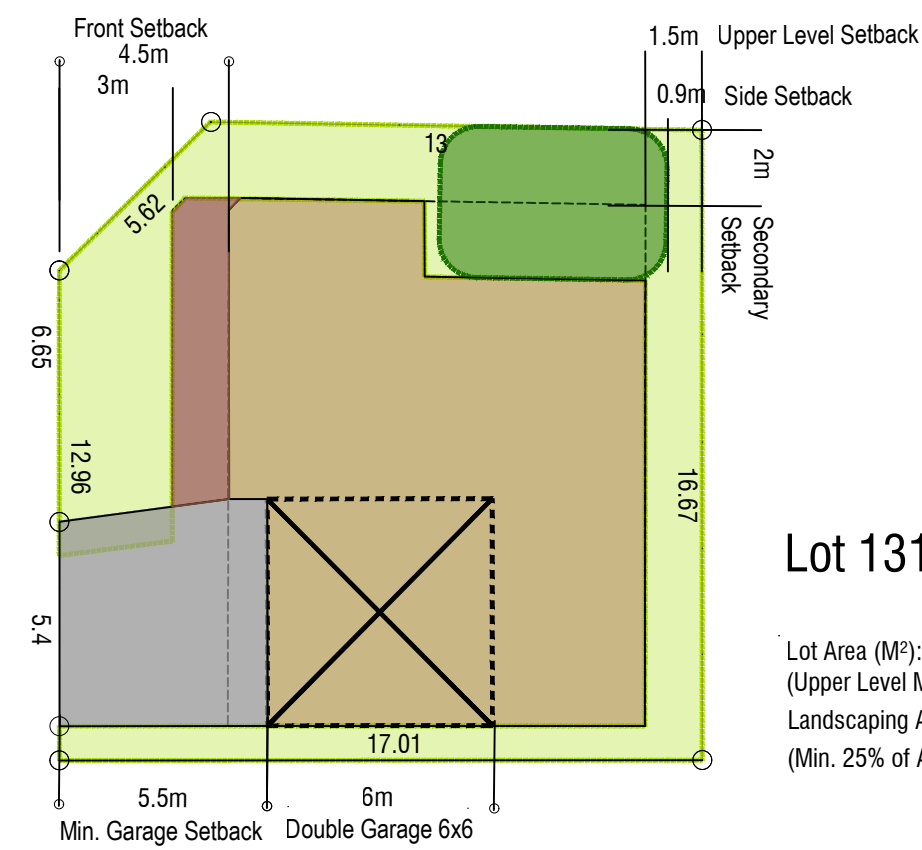
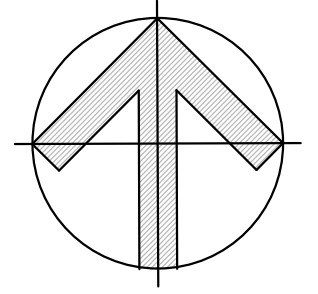
(A) EASEMENT FOR DRAINAGE OF WATER 1.5 WIDE
 (B) EASEMENT FOR ACCESS MAINTENANCE AND CONSTRUCTION 0.9 WIDE

REVISION	DESCRIPTION	BY	DATE	BAR SCALES	SURVEY	HEIGHT DATUM	LGA	AUTHORITY REFERENCE	PROJECT MANAGERS • SURVEYORS • PLANNERS • ENGINEERS	SITE DESCRIPTION	PROJECT	DRAWING NUMBER
					-	AHD	-	-	GROUP DEVELOPMENT SERVICES PTY LTD PO Box 498, Pennant Hills NSW 1715 Phone: +61 2 9980 1000 Fax: +61 2 9484 0355 Email: info@gdsland.com.au www.gdsland.com.au	Subdivision of Lot 1 created in 1162/2020/ZB and proposed changed to road network	SUBDIVISION OF LOT 1 IN DP1257802 285 ANNANGROVE RD BOX HILL, NSW	1 of 1
C	AMEND BEP	MT	18/05/21		DESIGN	CHECKING	DA No.	DATE	<small>THIS DRAWING IS SUBJECT TO COPYRIGHT AND MUST NOT BE REPRODUCED BY WHOLE OR PART WITHOUT PRIOR WRITTEN CONSENT OF GROUP DEVELOPMENT SERVICES PTY LTD. THIS PLAN MUST NOT BE USED FOR CONSTRUCTION UNLESS SIGNED AS APPROVED BY PRINCIPAL CERTIFYING AUTHORITY.</small>	<small>THIS PLAN IS PRELIMINARY ONLY AND IS SUBJECT TO AMENDMENTS AND CHANGES DUE TO FURTHER INVESTIGATION, LATENT FINDS, UNKNOWN SITE CONDITIONS, SURVEYING AND LOCAL COUNCIL STATE AND FEDERAL GOVERNMENT AUTHORITIES RECOMMENDATIONS AND APPROVALS. REPORTS AND INFORMATION REQUIRED TO FINALISE THIS PLAN WILL INCLUDE BUT WILL NOT BE LIMITED TO ARCHAEOLOGY, HERITAGE, CONTAMINATION, ECOLOGY, ZONING, DWELLING DENSITIES, CONSCIENTIOUS OBJECTION, GEOTECHNICAL, ADJOINING LANDOWNERS, REFERRAL AUTHORITIES, FLOODING AND WATERWAYS, SEWERAGE, WATER SUPPLY, ELECTRICITY, TELECOMMUNICATION.</small>	PROJECT REFERENCE: P00390 DATE OF ISSUE: 19/11/20 REVISION No.: C SHEET SIZE: A1	1
B	AMEND BEP	MT	26/03/21	DRAWN	CHECKING	CC No.	DATE	1				
A	DA SUBMISSION - BEP	RKS	19/11/20									1

NOTE: BOUNDARY AND LOT DIMENSIONS, ALIGNMENTS AND AREAS ARE PROVISIONAL AND ROUNDED TO NEAREST DECIMAL PLACE. AS SUCH THESE AREAS ARE SUBJECT TO FINAL SURVEY.

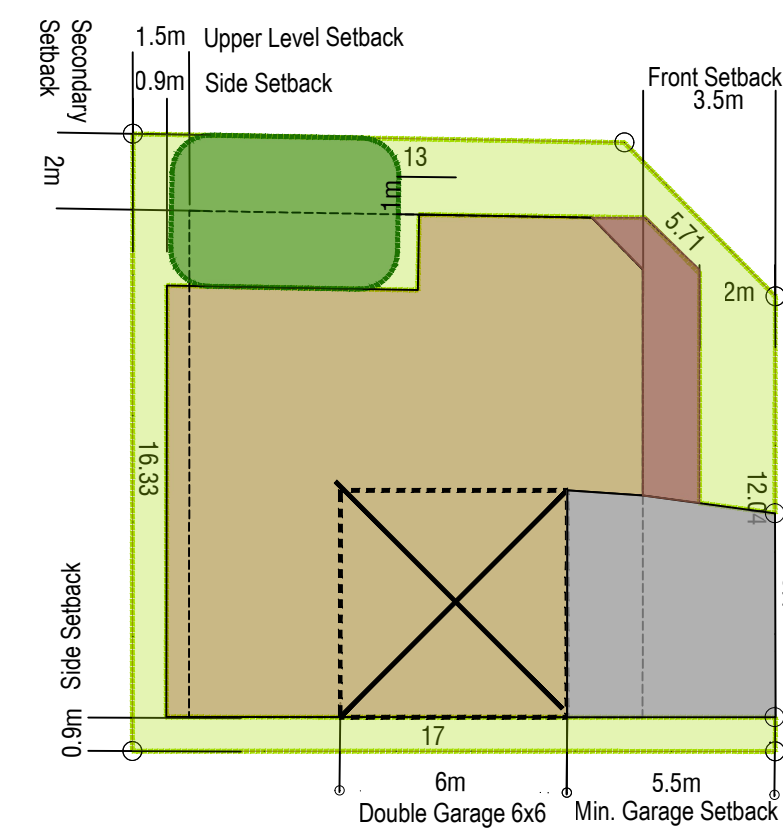
BUILDING ENVELOPE PLAN

Lot 131, 133, 158, 160



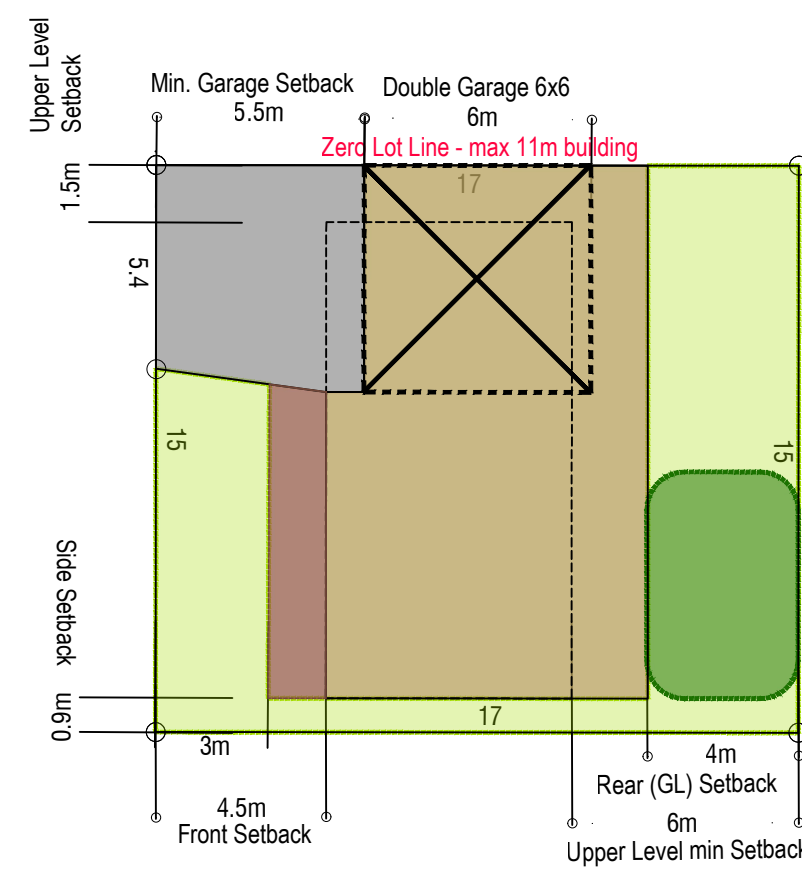
Lot 131

Lot Area (M²): 277.8
 (Upper Level Max. 30% Site Area) 83.3
 Landscaping Area (m²): 80.7
 (Min. 25% of Allotment Area) 89



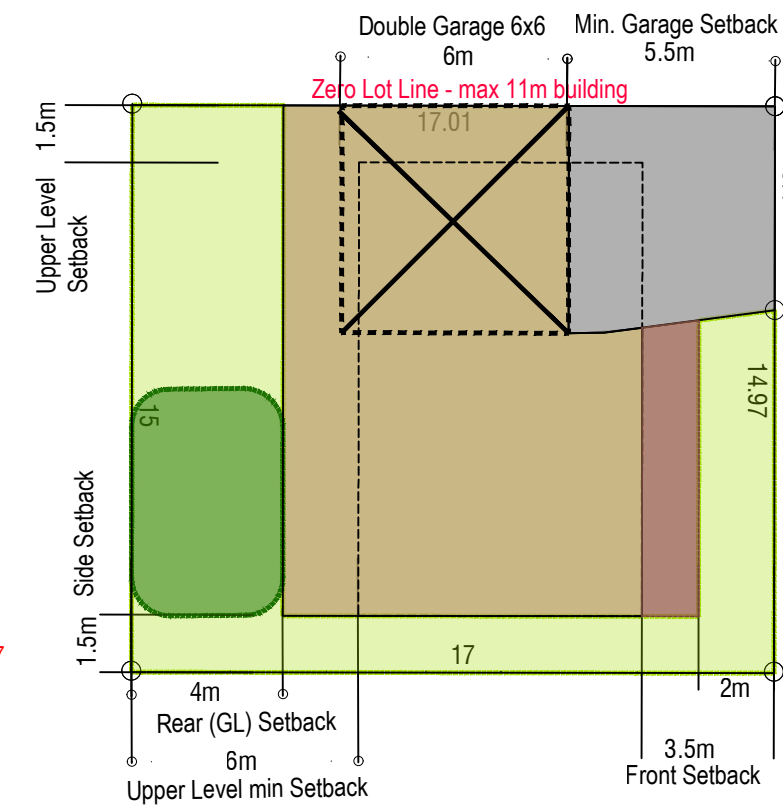
Lot 160

Lot Area (M²): 267.1
 (Upper Level Max. 30% Site Area) 80.1
 Landscaping Area (m²): 85.9
 (Min. 30% of Allotment Area) 80.1



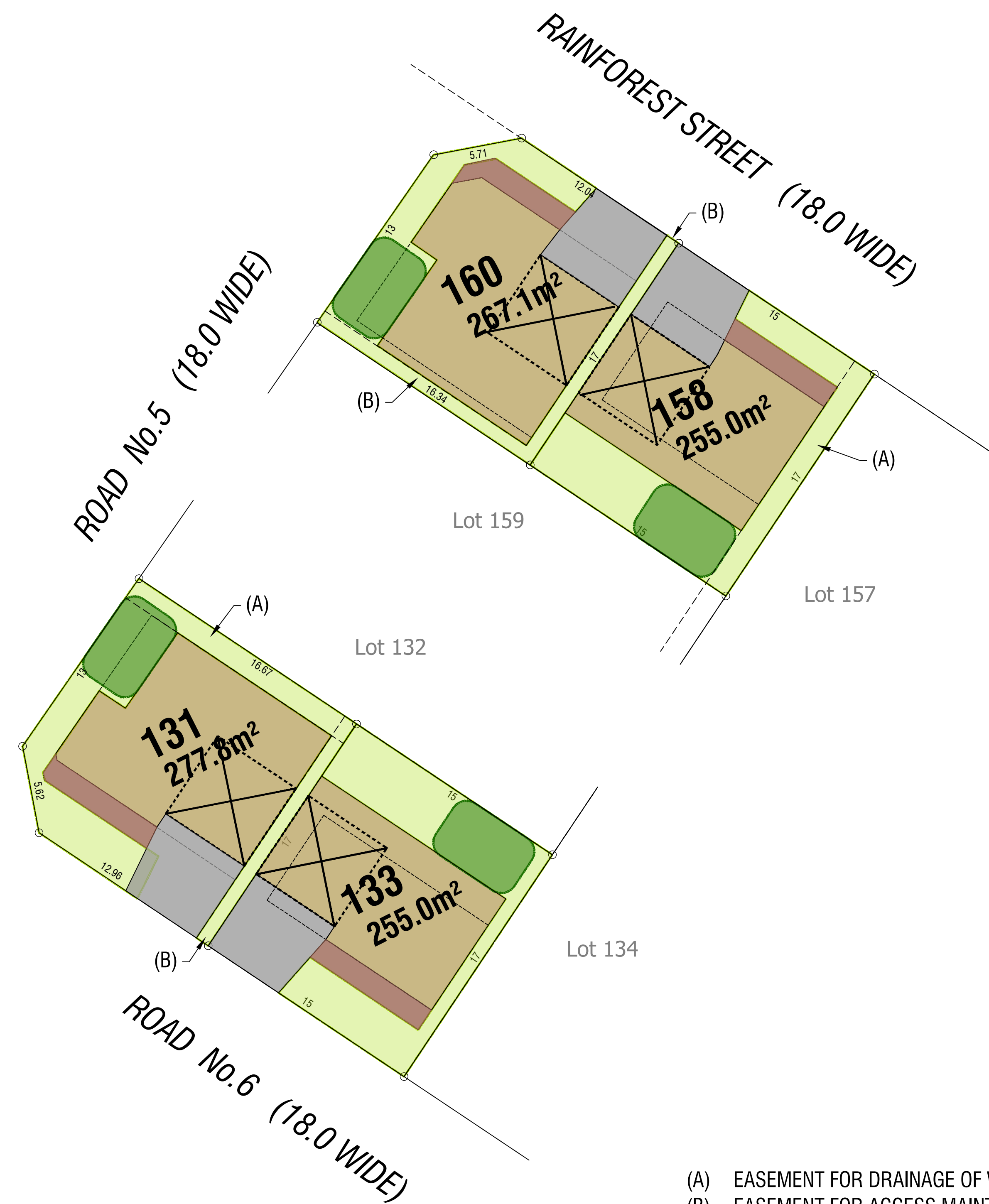
Lot 133

Lot Area (M²): 255
 (Upper Level Max. 40% Site Area) 102
 Landscaping Area (m²): 71.7
 (Min. 25% of Allotment Area) 63.7



Lot 158

Lot Area (M²): 255
 (Upper Level Max. 40% Site Area) 102
 Landscaping Area (m²): 95.6
 (Min. 25% of Allotment Area) 83.7



BUILDING ENVELOPE LEGEND

- Preferred Ground Level Area
- Articulation Area
- Primary Open Space (4x6)
- General Landscaping
- Driveway
- Preferred Garage Location

Restriction on the use of land marked (D) on the plan in relation to fire resistance level (120/120/120 RFL) as per Ausgrid Network Standard NW00-S0082

Restriction on the use of land marked (E) on the plan in relation to swimming pools.

(A) EASEMENT FOR DRAINAGE OF WATER 1.5 WIDE
 (B) EASEMENT FOR ACCESS MAINTENANCE AND CONSTRUCTION 0.9 WIDE

REVISION	DESCRIPTION	BY	DATE	BAR SCALES	SURVEY	HEIGHT DATUM	LGA	AUTHORITY REFERENCE	PROJECT MANAGERS • SURVEYORS • PLANNERS • ENGINEERS	SITE DESCRIPTION	PROJECT	DRAWING NUMBER
C	AMEND BEP	MT	18/05/21		-	AHD	-	-	GROUP DEVELOPMENT SERVICES PTY LTD PO Box 498, Pennant Hills NSW 1715 Phone: +61 2 9980 1000 Fax: +61 2 9484 0355 Email: info@gdsland.com.au www.gdsland.com.au <small>THIS DRAWING IS SUBJECT TO COPYRIGHT AND MUST NOT BE REPRODUCED BY WHOLE OR PART WITHOUT PRIOR WRITTEN CONSENT OF GROUP DEVELOPMENT SERVICES PTY LTD. THIS PLAN MUST NOT BE USED FOR CONSTRUCTION UNLESS SIGNED AS APPROVED BY PRINCIPAL CERTIFYING AUTHORITY.</small>	Subdivision of Lot 1 created in 1162/2020/ZB and proposed changed to road network THIS PLAN IS PRELIMINARY ONLY AND IS SUBJECT TO AMENDMENTS AND CHANGES DUE TO FURTHER INVESTIGATION, LATENT FINDS, UNKNOWN SITE CONDITIONS, SURVEYING AND LOCAL COUNCIL STATE AND FEDERAL GOVERNMENT AUTHORITIES RECOMMENDATIONS AND APPROVALS. REPORTS AND INFORMATION REQUIRED TO FINALISE THIS PLAN WILL INCLUDE BUT WILL NOT BE LIMITED TO ARCHAEOLOGY, HERITAGE, CONTAMINATION, ECOLOGY, ZONING, DWELLING DENSITIES, CONSCIENTIOUS OBJECTION, GEOTECHNICAL, ADJOINING LANDOWNERS, REFERRAL AUTHORITIES, FLOODING AND WATERWAYS, SEWERAGE, WATER SUPPLY, ELECTRICITY, TELECOMMUNICATION.	SUBDIVISION OF LOT 1 IN DP1257802 285 ANNANGROVE RD BOX HILL, NSW	1 of 1 SHEETS
B	AMEND BEP	MT	26/03/21									
A	DA SUBMISSION - BEP	RKS	19/11/20									
				NOTE: BOUNDARY AND LOT DIMENSIONS, ALIGNMENTS AND AREAS ARE PROVISIONAL AND ROUNDED TO NEAREST DECIMAL PLACE. AS SUCH THESE AREAS ARE SUBJECT TO FINAL SURVEY.					PROJECT REFERENCE: P00390 DATE OF ISSUE: 19/11/20 REVISION No.: C SHEET SIZE: A1			