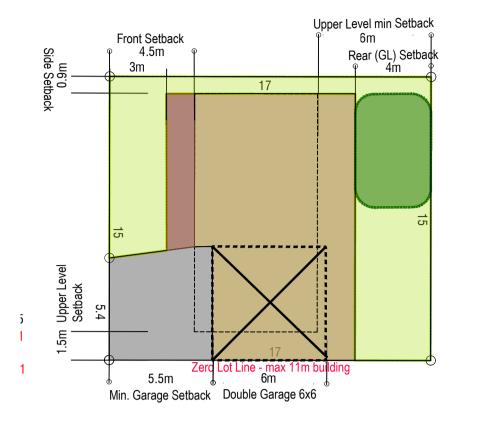
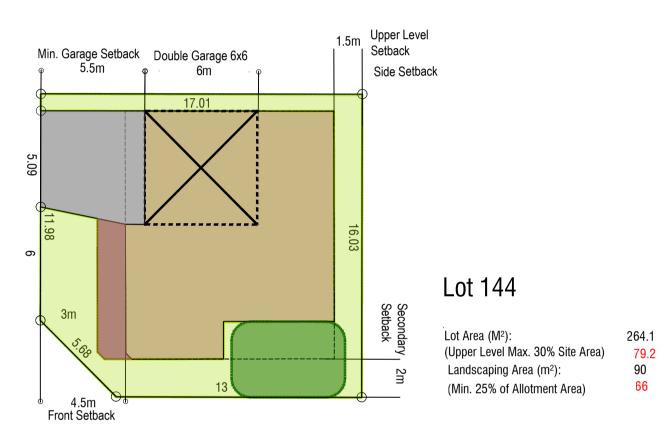
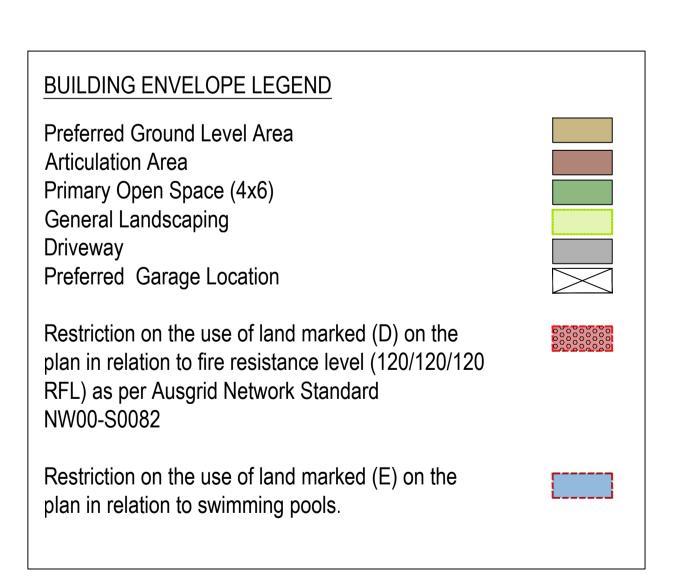
BUILDING ENVELOPE PLAN Lot 143,144,147,148

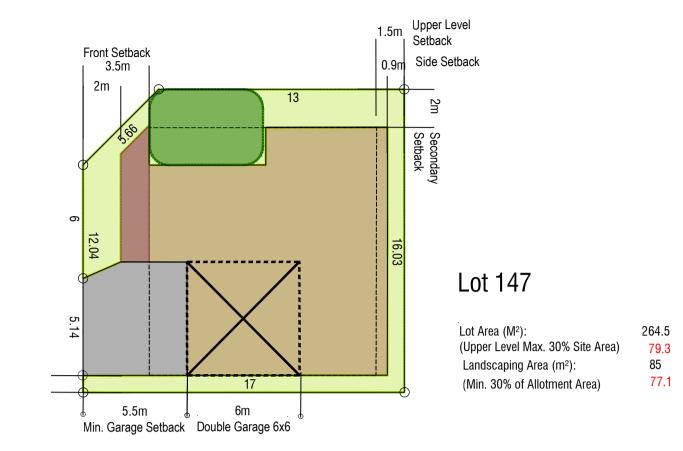


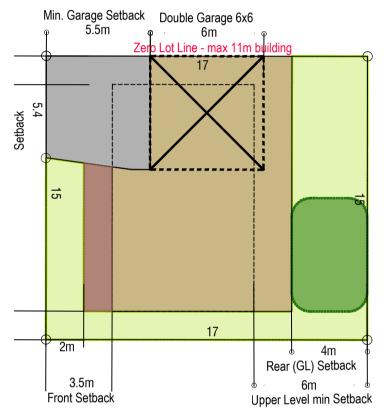
Lot 143

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





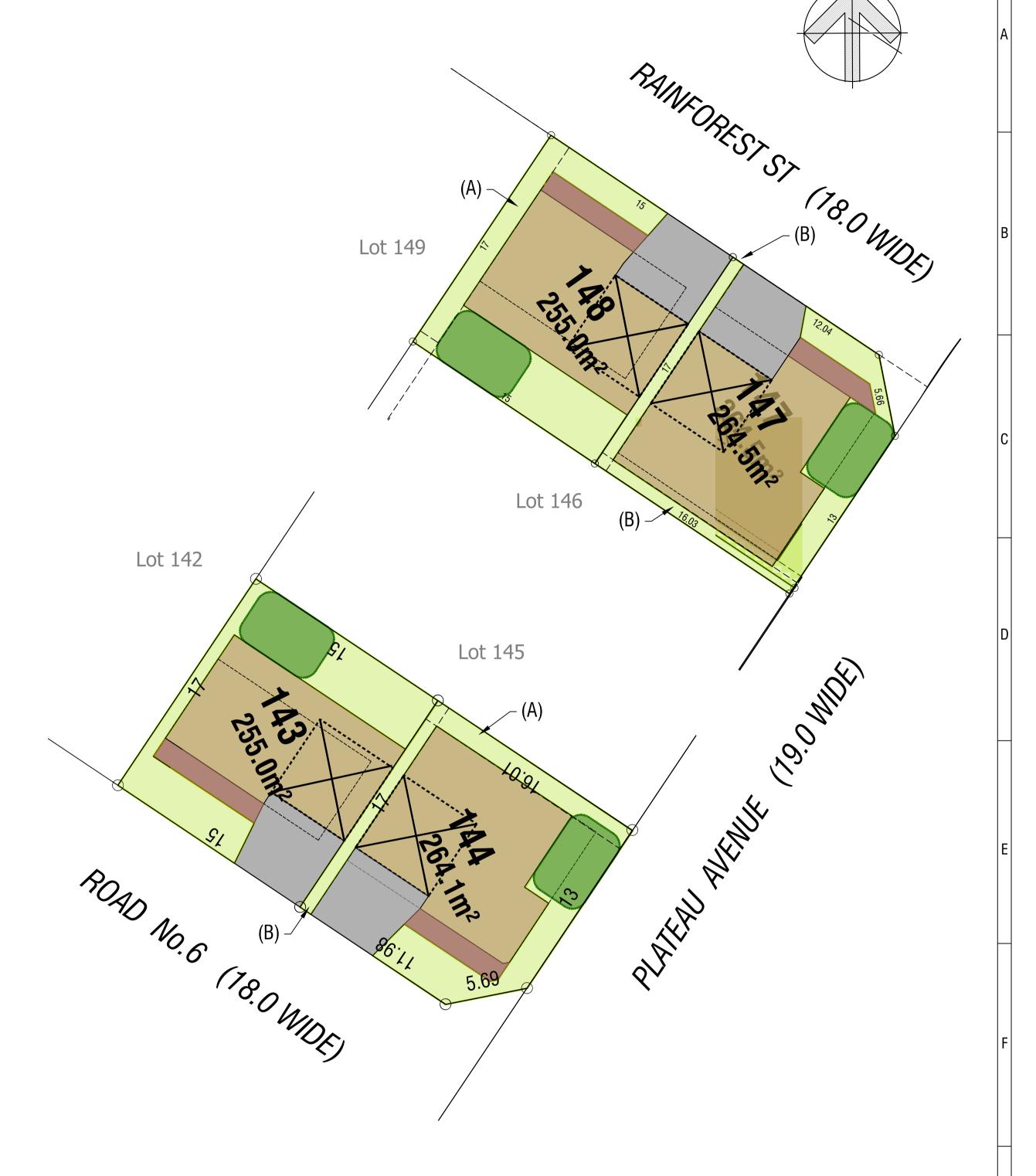




Lot 148

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

Rear (GL) Setback

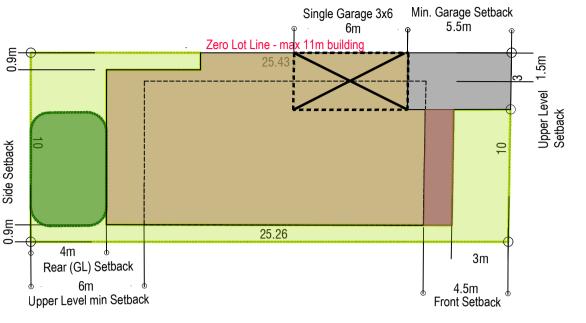


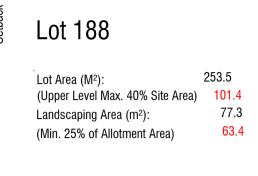
- (A) EASEMENT FOR DRAINAGE OF WATER 1.5 WIDE
- (B) EASEMENT FOR ACCESS MAINTENANCE AND CONSTRUCTION 0.9 WIDE

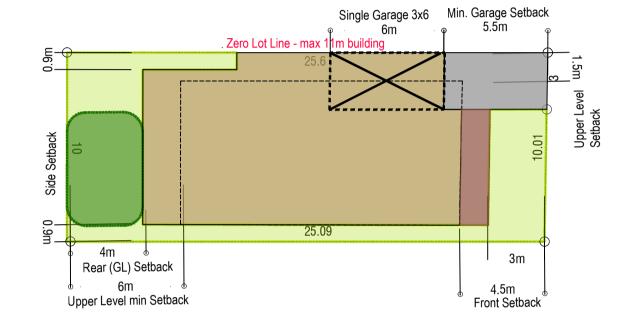
REVISIO	N DESCRIPTION	ВУ Г	ATE	BAR SCALES	SURVEY	HEIGHT DATUM	LGA	AUTHOR REFEREN	DRITY ENCE	PROJECT MANAGE	RS • SURVEYORS	PLANNERS • ENGINEERS	S SITE DESCRIPTI	Subdivision of Lo	ot 1 created in 1162/2020/ZB	PROJECT				DRAWING
H					-	AHD	-	-	-	ABN: 86 064 110 809	GROUP DEVEL	PMENT SERVICES PTY LTD		and proposed ch	anged to road network	•	ION OF LOT 1 IN D			NOMBER
					DESIGN	CHECKING	DA No.	DATE			PO Box 498, Pennant Hills NSW 17	Fax: +61 2 9484 0355 L5 Email: info@gdsland.com.au	u THIS PLAN IS PR	RELIMINARY ONLY AND IS SUBJECT T	TO AMENDMENTS AND CHANGES DUE TO FURTHE	285 ANNAN	IGROVE RD BOX H	ILL, NSW		1
С	AMEND BEP	MT 18	05/21		-	-	-	-	-		Phone: +61 2 9980 10	0 www.gdsland.com.au		ERAL GOVERNMENT AUTHORITIES	ONDITIONS, SURVEYING AND LOCAL COUNCIL RECOMMENDATIONS AND APPROVALS.					OT
В	AMEND BEP	MT 26	03/21	NOTE: BOUNDARY AND LOT DIMENSIONS, ALIGNMENTS AND AREAS ARE	DRAWN	CHECKING	CC No.	DATE			THIS DRAWING IS SUBJECT TO WHOLE OR PART WITHOUT PRICES BOY LTD. THIS BLAN	OPYRIGHT AND MUST NOT BE REPRODUCED BY R WRITTEN CONSENT OF GROUP DEVELOPMENT	LIMITED TO ARC	CHAEOLOGY, HERITAGE, CONTAMIN	SE THIS PLAN WILL INCLUDE BUT WILL NOT BE NATION, ECOLOGY, ZONING, DWELLING DENSITIES,	PROJECT REFERENCE	DATE OF ISSUE	REVISION No.	SHEET SIZE	1
А	DA SUBMISSION - BEP	RKS 19	11/20	PROVISIONAL AND ROUNDED TO NEAREST DECIMAL PLACE. AS SUCH THESE AREA ARE SUBJECT TO FINAL SURVEY.	-	-	-	-	-		SIGNED AS APPROVED BY PRIN	IPAL CERTIFYING AUTHORITY.	FLOODING AND	,,	DINING LANDOWNERS, REFERAL AUTHORITIES, SUPPLY, ELECTRICITY, TELECOMMUNICATION.	P00390	19/11/20	C	A1	SHEETS
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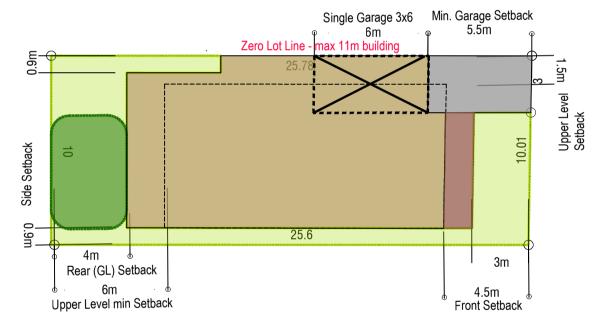
BUILDING ENVELOPE PLAN Lot 188,189,190





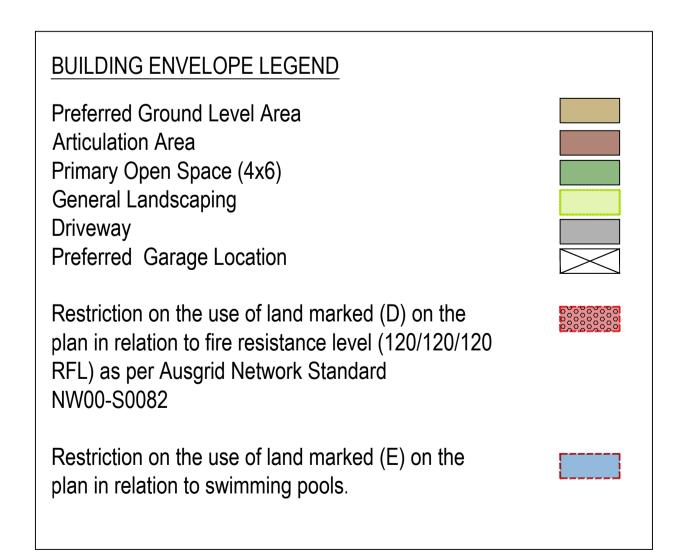








Lot Area (M²): 256.9 (Upper Level Max. 40% Site Area) 101.6 Landscaping Area (m²): 77.5 (Min. 25% of Allotment Area) 63.6





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

	REVISION	DESCRIPTION	BY	DATE	BAR SCALE
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	С	AMEND BEP	MT	18/05/21]
	В	AMEND BEP	MT	26/03/21	NOTE: B
	А	DA SUBMISSION - BEP	RKS	19/11/20	PROVIS AREA A

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E: BOUNDARY AND LOT DIMENSION	IS, ALIGNMENTS AND AREAS ARE							
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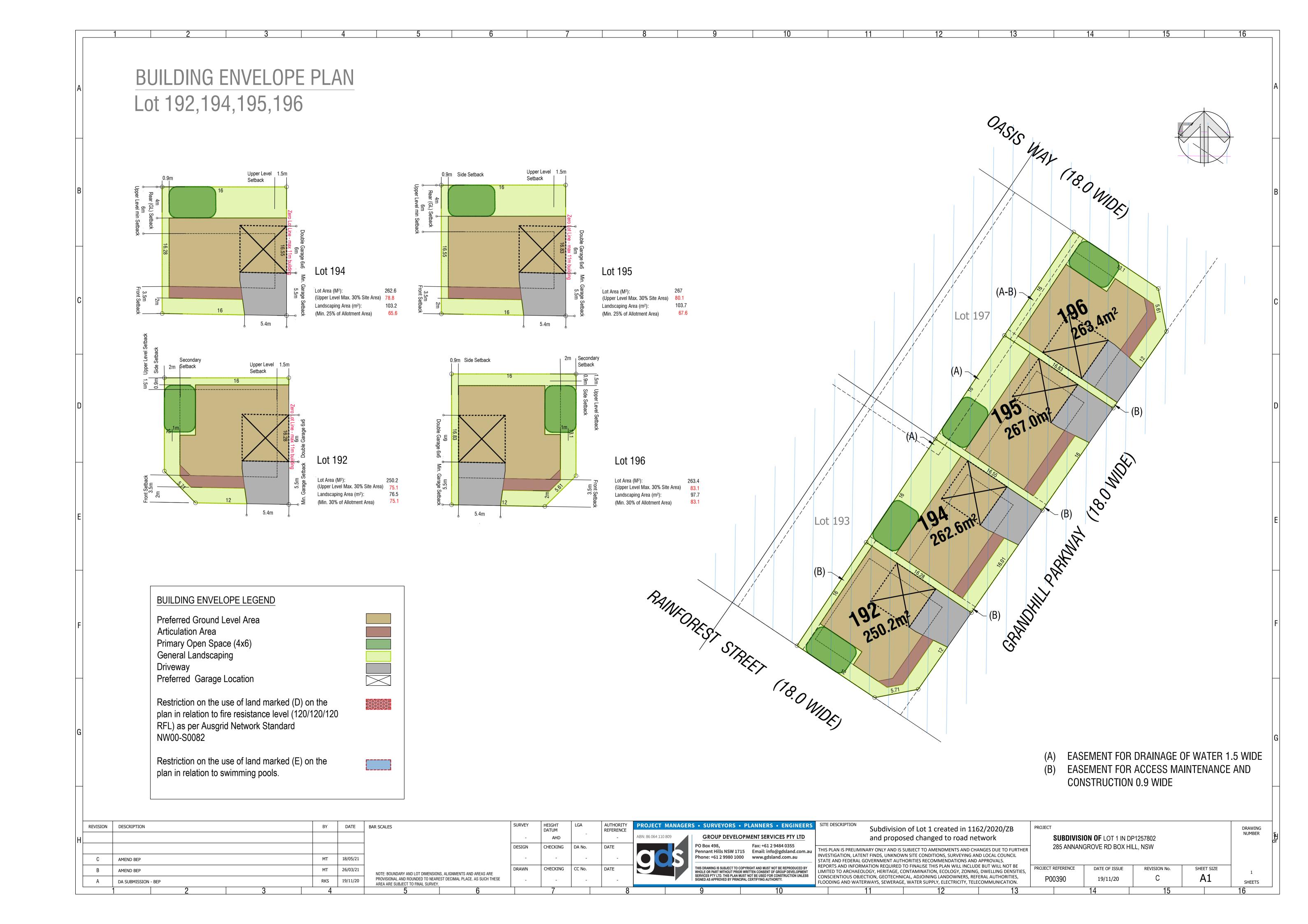
HEIGHT DATUM	LGA	AUTHORITY REFERENCE	PR
AHD	-	-	ABN
CHECKING	DA No.	DATE	
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CHECKING	CC No.	DATE	
-	-	-	

PROJECT MANAGER	S • SURVEYORS • P	LANNERS • ENGINEERS
ABN: 86 064 110 809	GROUP DEVELOPA	MENT SERVICES PTY LTD
COS	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
	WHOLE OR PART WITHOUT PRIOR WRI	IGHT AND MUST NOT BE REPRODUCED BY TTEN CONSENT OF GROUP DEVELOPMENT NOT BE USED FOR CONSTRUCTION UNLESS CERTIFYING AUTHORITY.

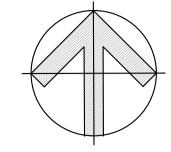
SITE DESCRIPTION	Subdivision of Lot 1 created in 1162/2020/ZB and proposed changed to road network
	ARY ONLY AND IS SUBJECT TO AMENDMENTS AND CHANGES DUE TO FU

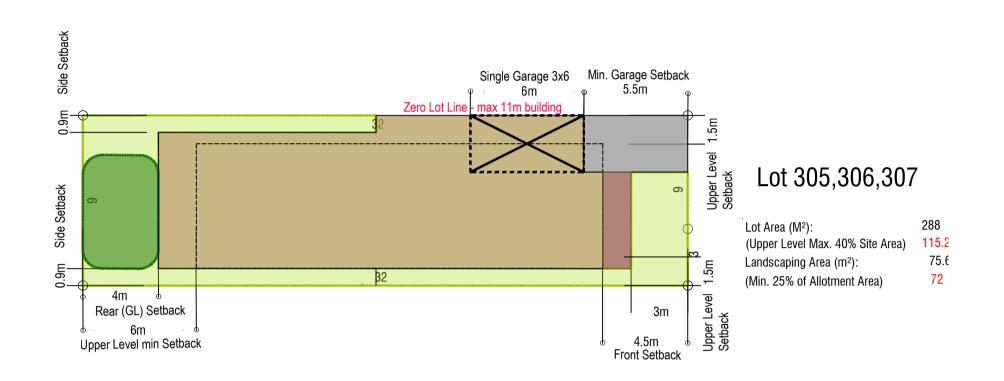
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MENDMENTS AND CHANGES DUE TO FURTHER 285 A	S PLAN IS PRELIMINARY ONLY AND IS S
TIONS, SURVEYING AND LOCAL COUNCIL	ESTIGATION, LATENT FINDS, UNKNOW
MMENDATIONS AND APPROVALS.	TE AND FEDERAL GOVERNMENT AUTH
HIS PLAN WILL INCLUDE BUT WILL NOT BE PROJECT REFERE	ORTS AND INFORMATION REQUIRED T
N, ECOLOGY, ZONING, DWELLING DENSITIES,	ITED TO ARCHAEOLOGY, HERITAGE, CO
IG LANDOWNERS, REFERAL AUTHORITIES, P00390	NSCIENTIOUS OBJECTION, GEOTECHNIC
PLY, ELECTRICITY, TELECOMMUNICATION.	ODING AND WATERWAYS, SEWERAGE
10 10	14

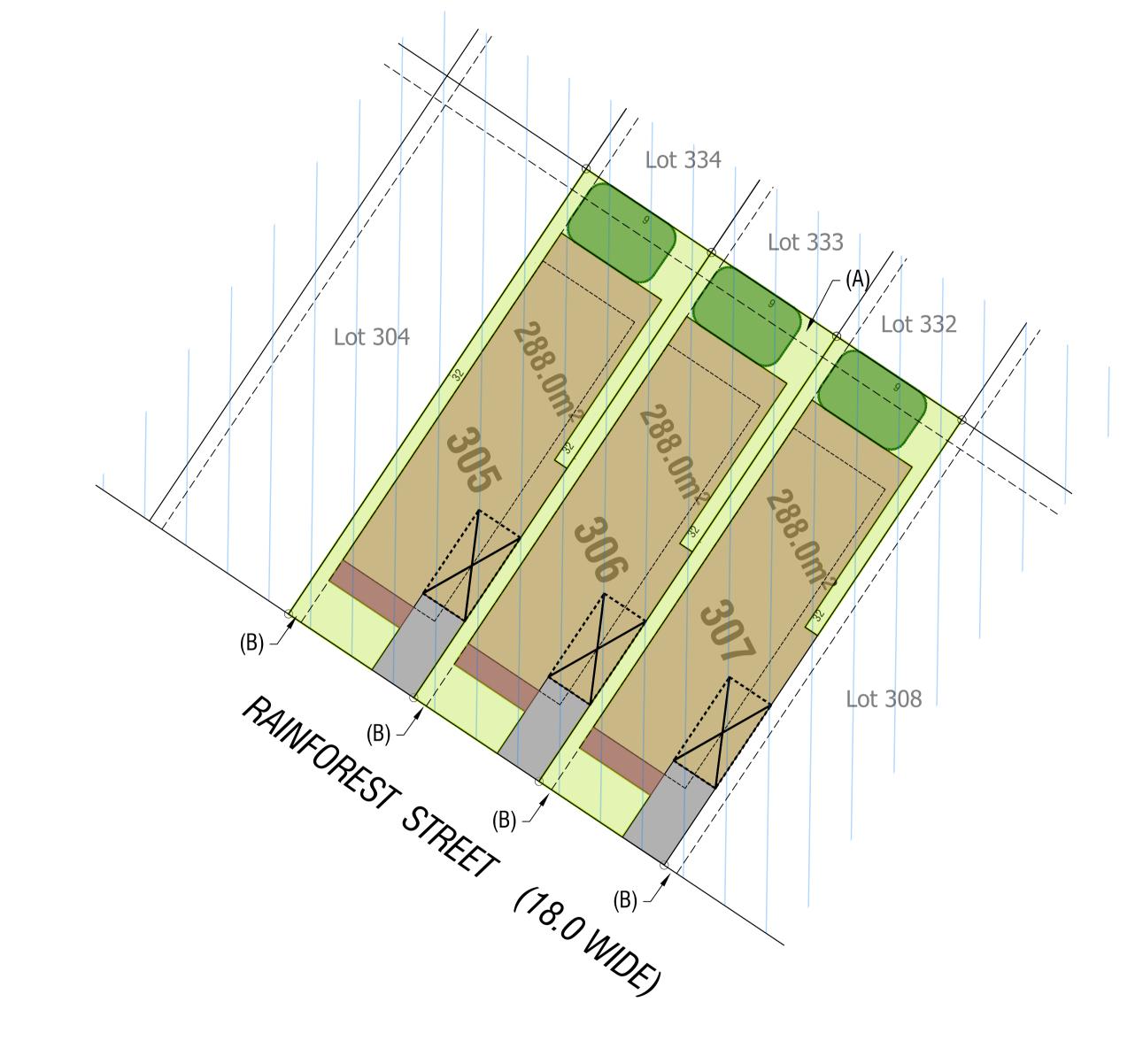
SUBDIVISI 285 ANNAN	DRAWING NUMBER 1 of	F				
PROJECT REFERENCE	DATE OF ISSUE	REVISION No.	T SIZE	1		
P00390	19/11/20	.1	SHEETS			
	4.4			16	_	



BUILDING ENVELOPE PLAN Lot 305,306,307





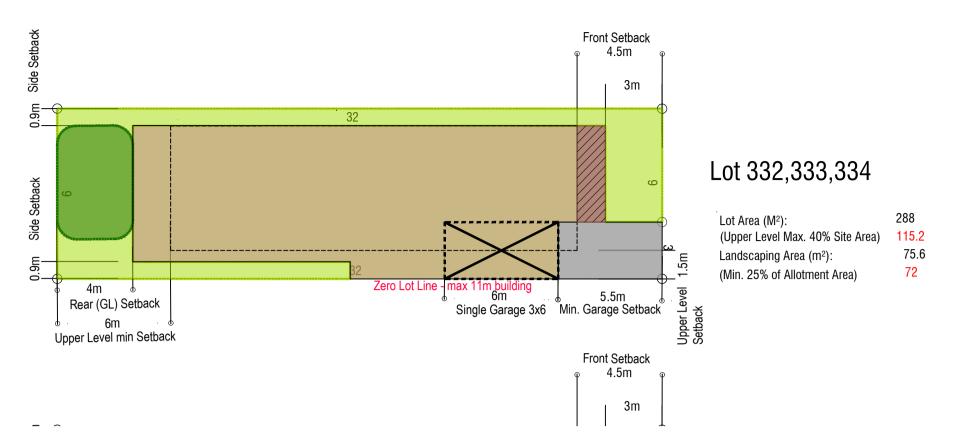


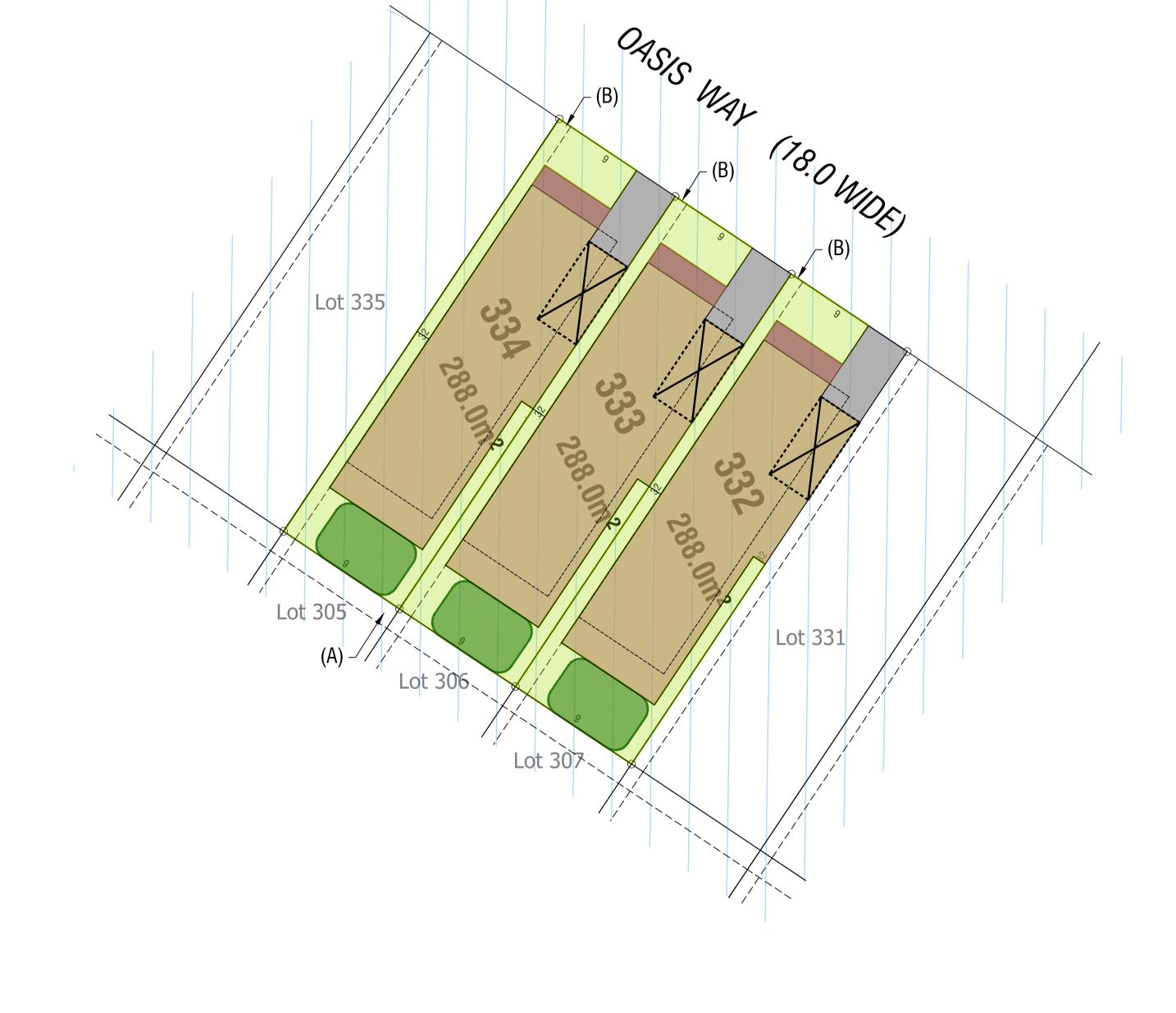
BUILDING ENVELOPE LEGEND	
Preferred Ground Level Area Articulation Area Primary Open Space (4x6) General Landscaping Driveway Preferred Garage Location	
Restriction on the use of land marked (D) on the plan in relation to fire resistance level (120/120/120 RFL) as per Ausgrid Network Standard NW00-S0082	600000000 6000000000000000000000000000
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

REVISI	n description	BY DA	BAR SCALES		SURVEY H	HEIGHT DATUM	LGA	AUTHORIT REFERENCE	PROJECT MA	NAGERS • :	SURVEYORS • I	PLANNERS • ENGINEERS	SITE DESCRIPT	Subdivision of l	ot 1 created in 1162/2020/ZB	PROJECT				DRAWING
H					-	AHD	-	-	ABN: 86 064 110 809		GROUP DEVELOP	PMENT SERVICES PTY LTD		and proposed o	hanged to road network		ION OF LOT 1 IN D			NOMBER
					DESIGN C	CHECKING	DA No.	DATE		PO E Peni	Box 498, nnant Hills NSW 1715	Fax: +61 2 9484 0355 Email: info@gdsland.com.au	THIS PLAN IS PE	RELIMINARY ONLY AND IS SUBJEC	T TO AMENDMENTS AND CHANGES DUE TO FURTHE	285 ANNAN	GROVE RD BOX HI	LL, NSW		of
С	AMEND BEP	MT 18/0	21		-	-	-	-		Pho	one: +61 2 9980 1000	www.gdsland.com.au		, = =	CONDITIONS, SURVEYING AND LOCAL COUNCIL S RECOMMENDATIONS AND APPROVALS.					1
В	AMEND BEP	MT 26/0		MENSIONS. ALIGNMENTS AND AREAS ARE	DRAWN C	CHECKING	CC No.	DATE		THIS D WHOL	DRAWING IS SUBJECT TO COP	PYRIGHT AND MUST NOT BE REPRODUCED BY WRITTEN CONSENT OF GROUP DEVELOPMENT	LIMITED TO AR	NFORMATION REQUIRED TO FINA CHAEOLOGY, HERITAGE, CONTAM	LLISE THIS PLAN WILL INCLUDE BUT WILL NOT BE IINATION, ECOLOGY, ZONING, DWELLING DENSITIES,	PROJECT REFERENCE	DATE OF ISSUE	REVISION No.	SHEET SIZE	1
А	DA SUBMISSION - BEP	RKS 19/1	20 PROVISIONAL AND ROUNDED T AREA ARE SUBJECT TO FINAL S	O NEAREST DECIMAL PLACE. AS SUCH THESE SURVEY.	-	-	-	-		SIGNE	IED AS APPROVED BY PRINCIPA	AL CERTIFYING AUTHORITY.	FLOODING AND		DIOINING LANDOWNERS, REFERAL AUTHORITIES, RR SUPPLY, ELECTRICITY, TELECOMMUNICATION.	P00390	19/11/20	C	A1	SHEETS
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BUILDING ENVELOPE PLAN Lot 332,333,334





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

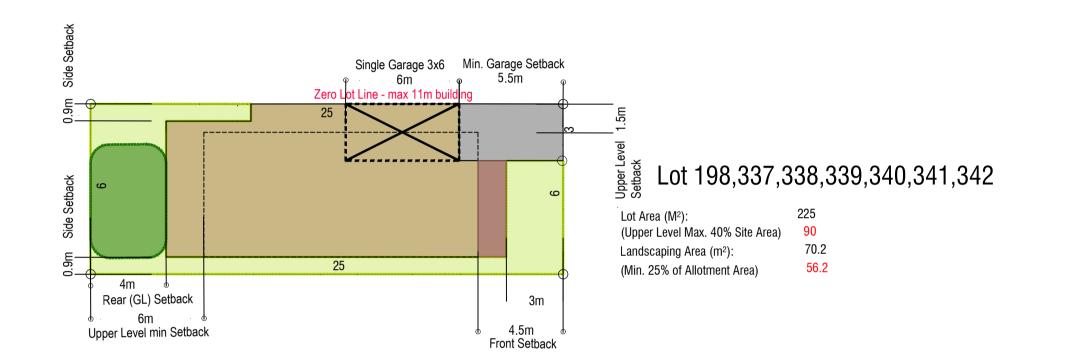
Restriction on the use of land marked (D) on the plan in relation to fire resistance level (120/120/120 RFL) as per Ausgrid Network Standard NW00-S0082

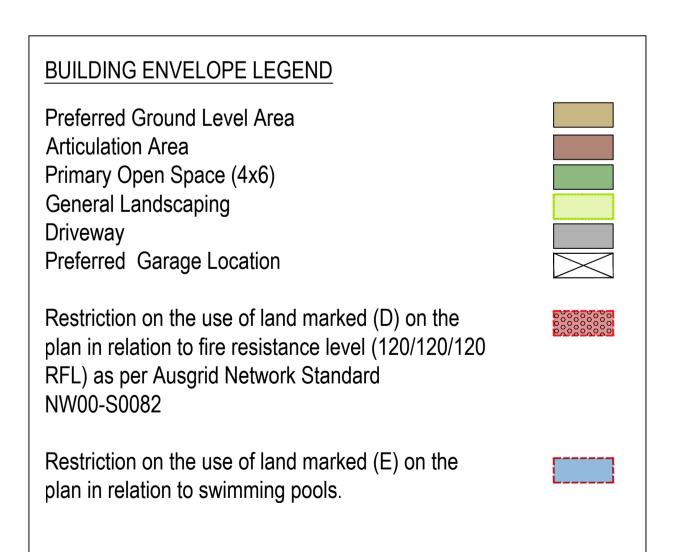
Restriction on the use of land marked (E) on the plan in relation to swimming pools.

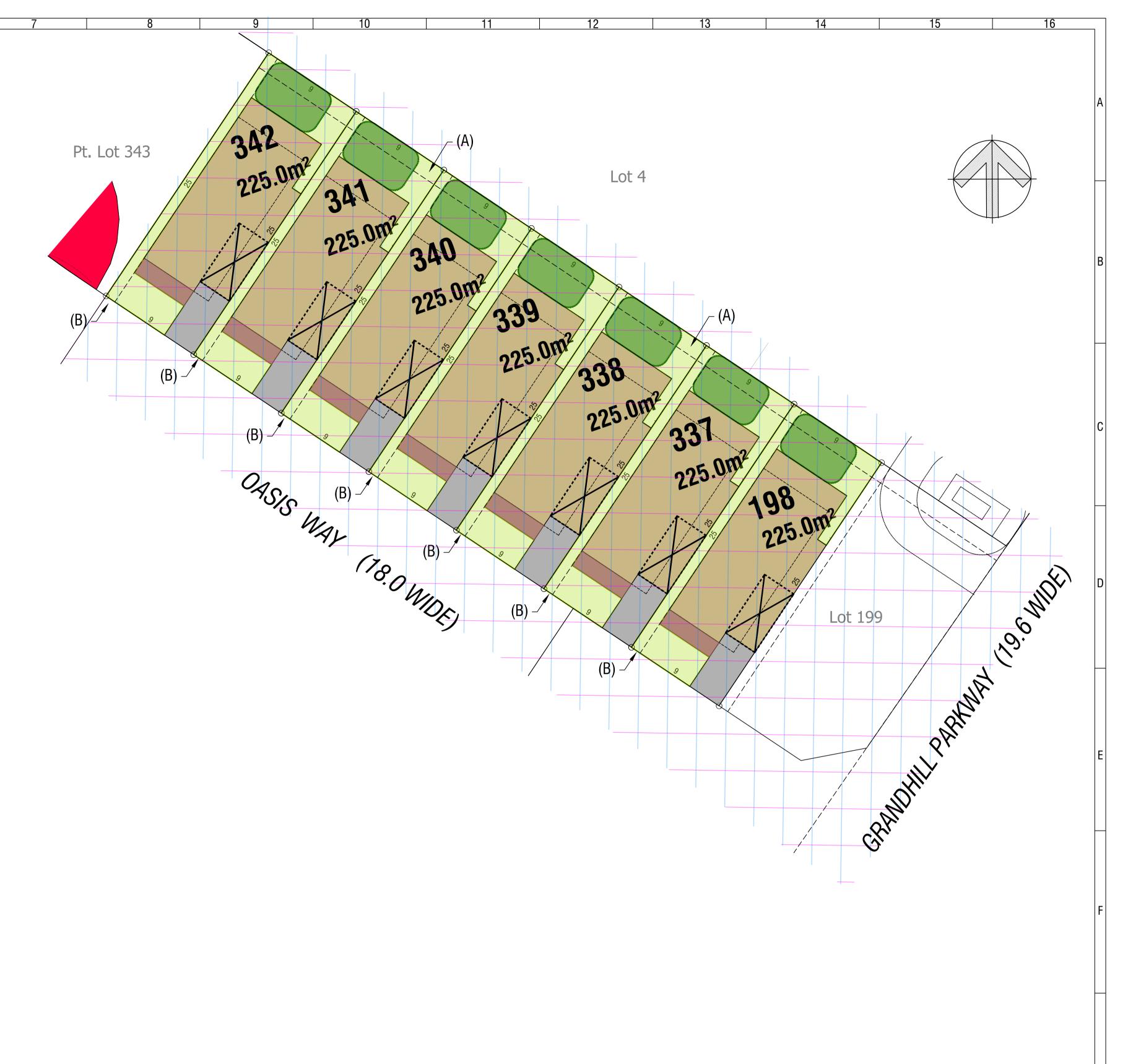
- (A) EASEMENT FOR ACCESS MAINTENANCE AND CONSTRUCTION 0.9 WIDE
- (B) EASEMENT FOR DRAINAGE OF WATER 1.5 WIDE

REVISION DESCRIPTION	BY DATE	BAR SCALES	SURVEY	HEIGHT DATUM	LGA	AUTHORITY REFERENCE	PROJECT MANAG	SERS • SURVEYORS	• PLANNERS • ENGINEERS	Subdivision of Lot 1 created in 1162/2020/ZB	PROJECT	DRAWING
н			-	AHD	-	-	ABN: 86 064 110 809	GROUP DEVE	LOPMENT SERVICES PTY LTD	and proposed changed to road network	SUBDIVISION OF LOT 1 IN DP1257802	NUMBER
			DESIGN	CHECKING	DA No.	DATE		PO Box 498, Pennant Hills NSW	Fax: +61 2 9484 0355 The image of the factor	THIS PLAN IS PRELIMINARY ONLY AND IS SUBJECT TO AMENDMENTS AND CHANGES DUE TO FURTHER	285 ANNANGROVE RD BOX HILL, NSW	of
C AMEND BEP	MT 18/05/21		-	-	-	-		Phone: +61 2 9980 :	000 www.gdsland.com.au	INVESTIGATION, LATENT FINDS, UNKNOWN SITE CONDITIONS, SURVEYING AND LOCAL COUNCIL STATE AND FEDERAL GOVERNMENT AUTHORITIES RECOMMENDATIONS AND APPROVALS.		
B AMEND BEP	MT 26/03/21	NOTE: BOUNDARY AND LOT DIMENSIONS, ALIGNMENTS AND AREAS ARE	DRAWN	CHECKING	CC No.	DATE		THIS DRAWING IS SUBJECT TO WHOLE OR PART WITHOUT P	O COPYRIGHT AND MUST NOT BE REPRODUCED BY RIOR WRITTEN CONSENT OF GROUP DEVELOPMENT	REPORTS AND INFORMATION REQUIRED TO FINALISE THIS PLAN WILL INCLUDE BUT WILL NOT BE LIMITED TO ARCHAEOLOGY, HERITAGE, CONTAMINATION, ECOLOGY, ZONING, DWELLING DENSITIES,	PROJECT REFERENCE DATE OF ISSUE REVISION No. SHEET S	IZE 1
A DA SUBMISSION - BEP	RKS 19/11/20	PROVISIONAL AND ROUNDED TO NEAREST DECIMAL PLACE. AS SUCH THESE AREA ARE SUBJECT TO FINAL SURVEY.	-	-	-	-		SIGNED AS APPROVED BY PR	INCIPAL CERTIFYING AUTHORITY.	FLOODING AND WATERWAYS, SEWERAGE, WATER SUPPLY, ELECTRICITY, TELECOMMUNICATION.	P00390 19/11/20 C A1	SHEETS
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- (A) EASEMENT FOR DRAINAGE OF WATER 1.5 WIDE
- (B) EASEMENT FOR ACCESS MAINTENANCE AND CONSTRUCTION 0.9 WIDE

L					-
	А	A DA SUBMISSION - BEP	RKS	19/11/20	
	В	B AMEND BEP	MT	26/03/21	
	С	C AMEND BEP	MT	18/05/21	
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	REVISION	TISION DESCRIPTION	BY	DATE	ВА

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

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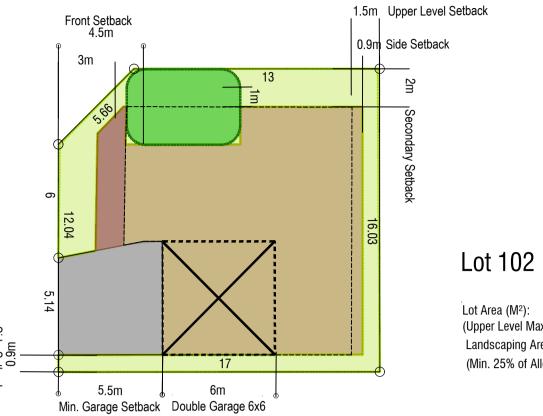
PROJECT MANAGERS • SURVEYORS • PLANNERS • ENGINEERS Pennant Hills NSW 1715 Email: info@gdsland.com.au Phone: +61 2 9980 1000 www.gdsland.com.au THIS DRAWING IS SUBJECT TO COPYRIGHT AND MUST NOT BE REPRODUCED BY WHOLE OR PART WITHOUT PRIOR WRITTEN CONSENT OF GROUP DEVELOPMENT SERVICES PTY LTD. THIS PLAN MUST NOT BE USED FOR CONSTRUCTION UNLESS SIGNED AS APPROVED BY PRINCIPAL CERTIFYING AUTHORITY.

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 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, REFERAL AUTHORITIES, FLOODING AND WATERWAYS, SEWERAGE, WATER SUPPLY, ELECTRICITY, TELECOMMUNICATION.

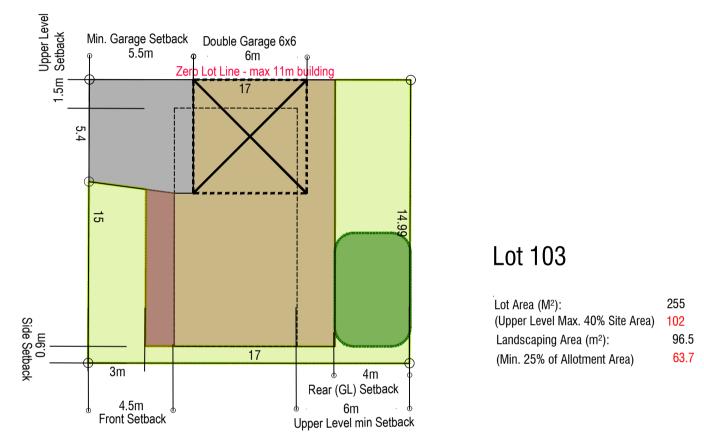
SUBDIVISION OF LOT 1 IN DP1257802 285 ANNANGROVE RD BOX HILL, NSW						
DATE OF ISSUE	REVISION No.	SHEET SIZE] ,			
PROJECT REFERENCE DATE OF ISSUE REVISION No. SHEET SIZE $P00390$ $19/11/20$ C $A1$						
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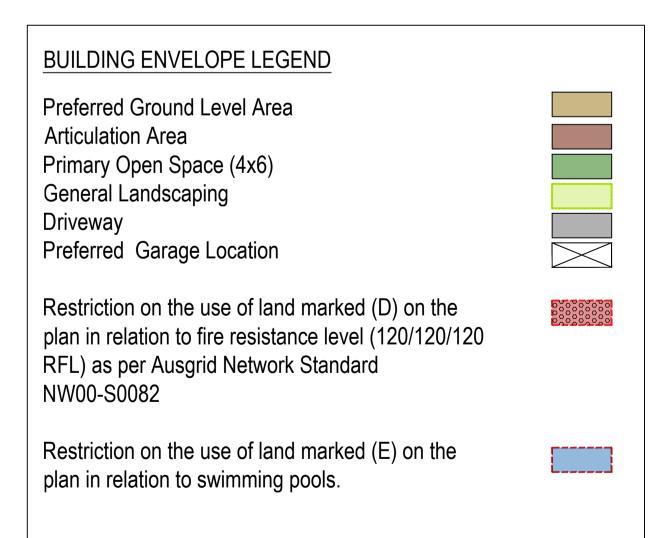
BUILDING ENVELOPE PLAN Lot 102,103

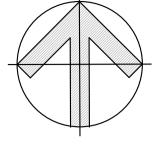


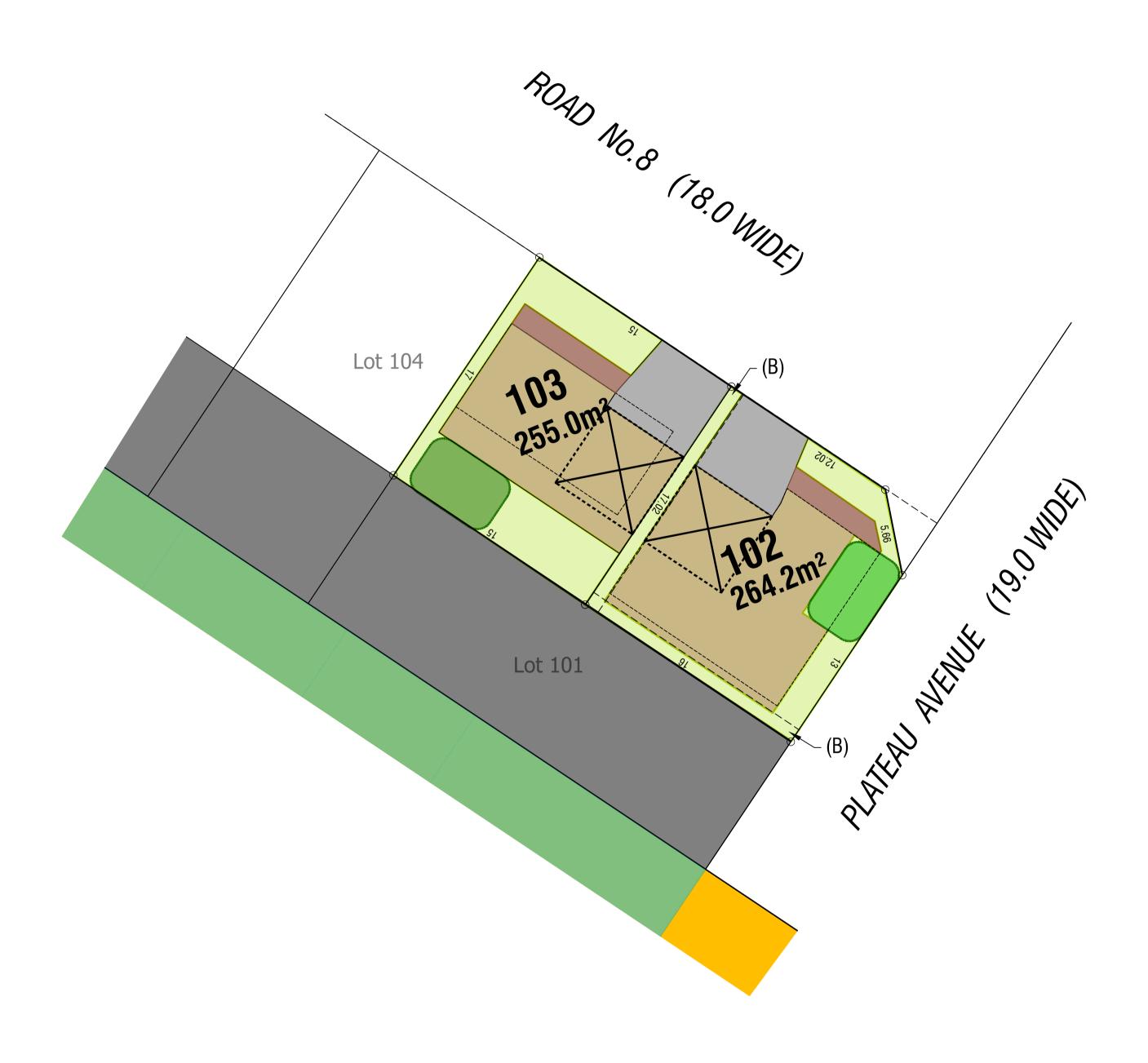


Landscaping Area (m²): (Min. 25% of Allotment Area)









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

	REVISION	DESCRIPTION	BY	DATE	ВА
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	С	AMEND BEP	MT	18/05/21	
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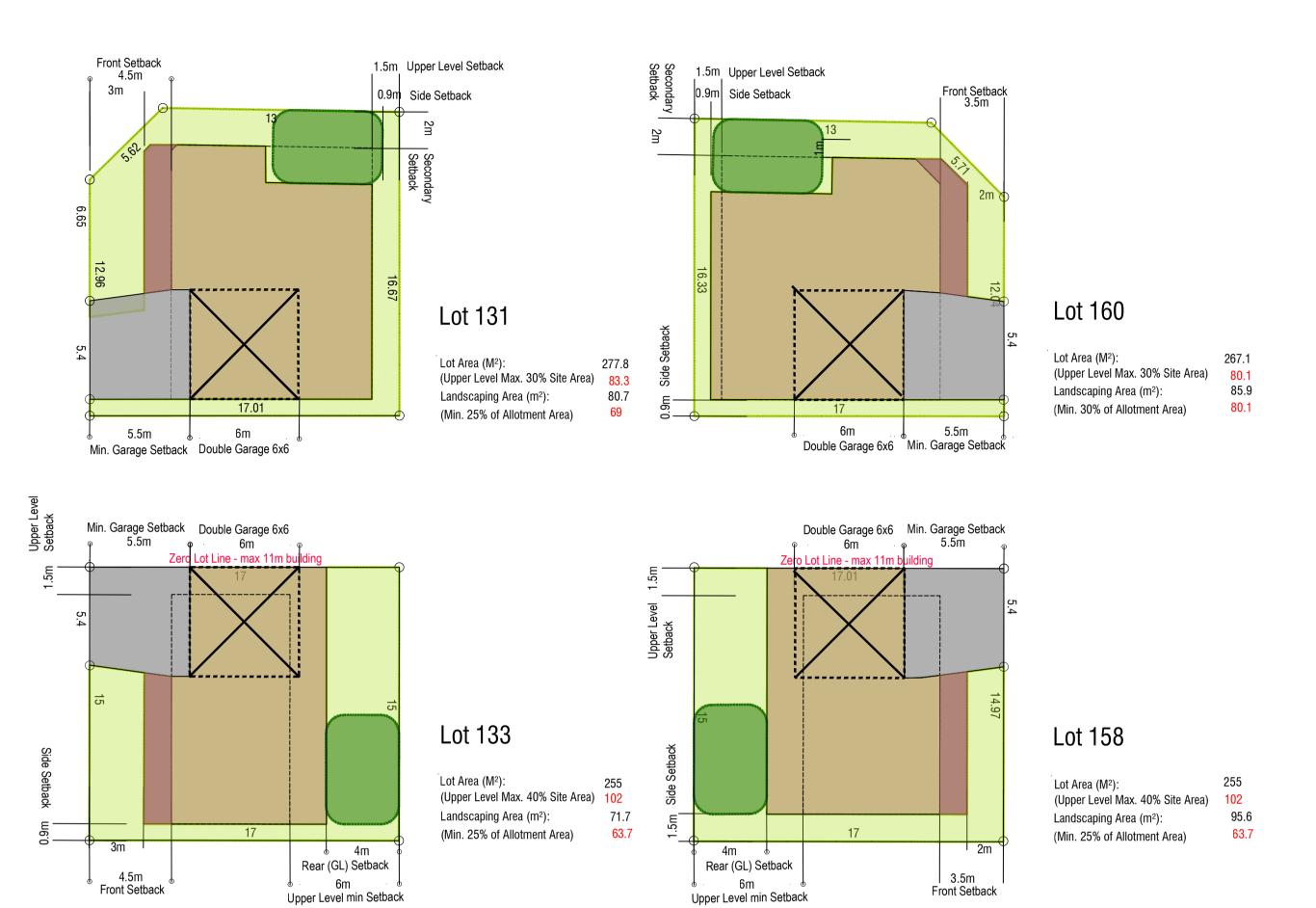
PROJECT MANAGER	S • SURVEYORS • P	LANNERS • ENGINEERS	ı
ABN: 86 064 110 809	GROUP DEVELOPA	MENT SERVICES PTY LTD	l
COS	PO Box 498, Pennant Hills NSW 1715 Phone: +61 2 9980 1000	Fax: +61 2 9484 0355 Email: info@gdsland.com.au www.gdsland.com.au	
9	WHOLE OR PART WITHOUT PRIOR WRI	IGHT AND MUST NOT BE REPRODUCED BY ITTEN CONSENT OF GROUP DEVELOPMENT NOT BE USED FOR CONSTRUCTION UNLESS CERTIFYING AUTHORITY.	

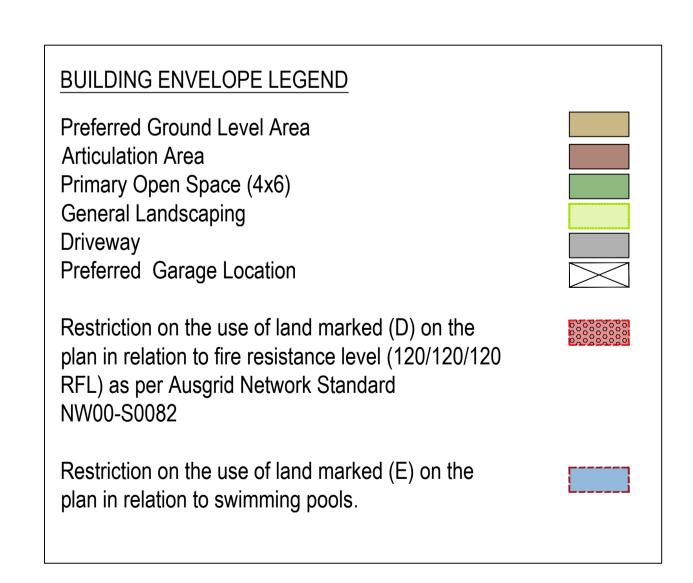
SITE DESCRIPTION	Subdivision of Lot 1 created in 1162/2020/ and proposed changed to road network

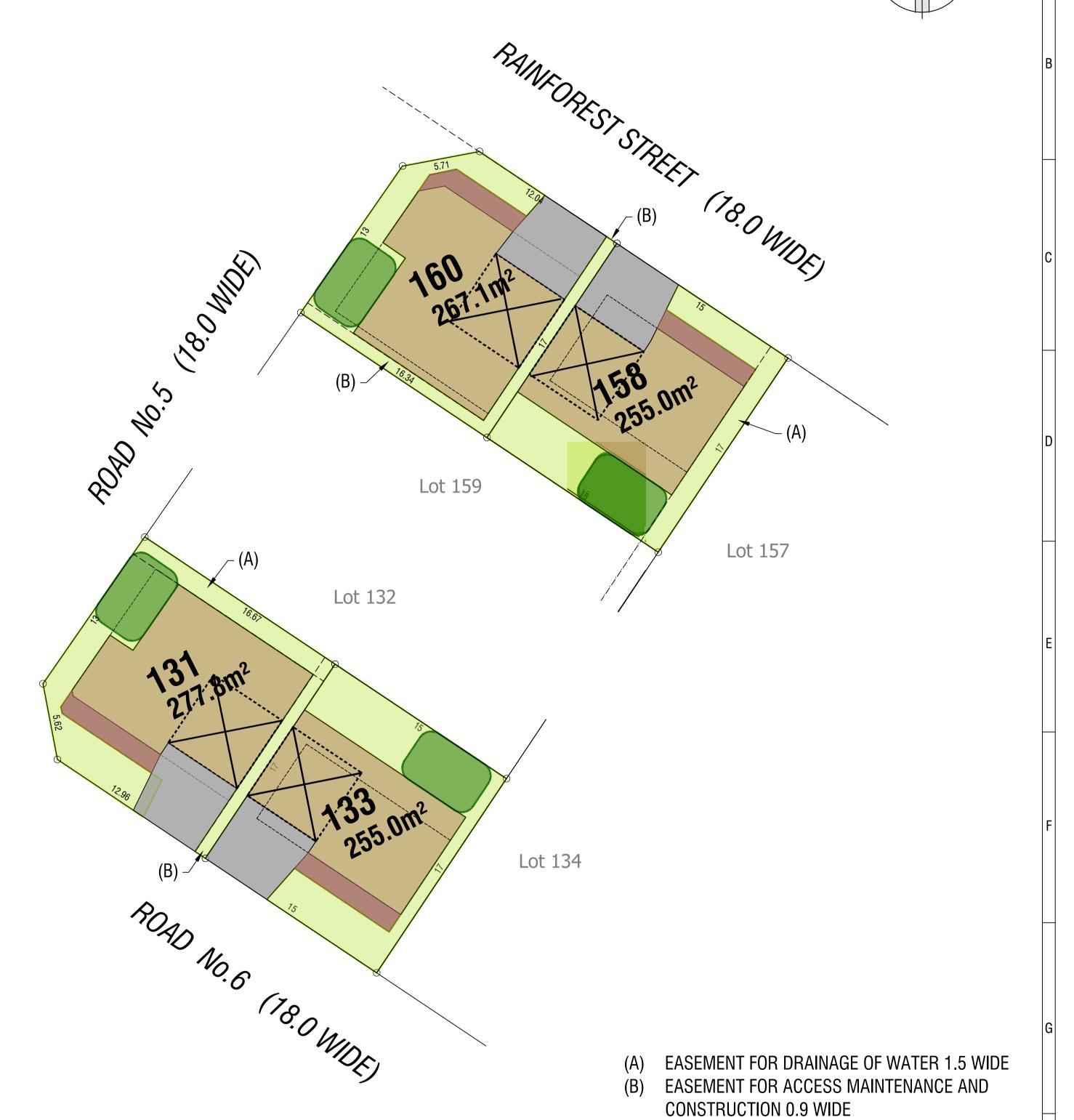
THIS PLAN IS PRELIMINARY ONLY AND IS SUBJECT TO	AMENDMENTS AND CHANGES DUE TO FURTHER
INVESTIGATION, LATENT FINDS, UNKNOWN SITE CON	DITIONS, SURVEYING AND LOCAL COUNCIL
STATE AND FEDERAL GOVERNMENT AUTHORITIES REC	COMMENDATIONS AND APPROVALS.
REPORTS AND INFORMATION REQUIRED TO FINALISE	THIS PLAN WILL INCLUDE BUT WILL NOT BE
LIMITED TO ARCHAEOLOGY, HERITAGE, CONTAMINAT	TION, ECOLOGY, ZONING, DWELLING DENSITIES,
CONSCIENTIOUS OBJECTION, GEOTECHNICAL, ADJOIN	IING LANDOWNERS, REFERAL AUTHORITIES,
FLOODING AND WATERWAYS, SEWERAGE, WATER SU	PPLY, ELECTRICITY, TELECOMMUNICATION.

SUBDIVISI 285 ANNAN	DRAWING NUMBER 1 of					
PROJECT REFERENCE P00390	DATE OF ISSUE 19/11/20	REVISION No.	SHEET	SIZE 1	1	
	<u> </u>	15			SHEETS	

BUILDING ENVELOPE PLAN Lot 131,133,158,160







REVISION DESCRIPTION	BY DATE	BAR SCALES	SURVEY	HEIGHT DATUM	LGA	AUTHORITY REFERENCE	PROJECT MANAG	GERS • SURVEYORS • PLANNERS • ENGINEERS	Subdivision of Lot 1 created in 1162/2020/ZB	PROJECT			DRAWING
н			-	AHD	-	-	ABN: 86 064 110 809	GROUP DEVELOPMENT SERVICES PTY LTD	and proposed changed to road network	SUBDIVISION OF LOT 1 IN DP12	257802		NUMBER
			DESIGN	CHECKING	DA No.	DATE		PO Box 498, Fax: +61 2 9484 0355 Pennant Hills NSW 1715 Email: info@gdsland.com.au	THIS PLAN IS PRELIMINARY ONLY AND IS SUBJECT TO AMENDMENTS AND CHANGES DUE TO FURTHER	285 ANNANGROVE RD BOX HILL	, NSW		1 of
C AMEND BEP	MT 18/05/21		-	-	-	-		Phone: +61 2 9980 1000 www.gdsland.com.au	INVESTIGATION, LATENT FINDS, UNKNOWN SITE CONDITIONS, SURVEYING AND LOCAL COUNCIL STATE AND FEDERAL GOVERNMENT AUTHORITIES RECOMMENDATIONS AND APPROVALS.				, Oi
B AMEND BEP	MT 26/03/21	NOTE: BOUNDARY AND LOT DIMENSIONS, ALIGNMENTS AND AREAS ARE	DRAWN	CHECKING	CC No.	DATE		THIS DRAWING IS SUBJECT TO COPYRIGHT AND MUST NOT BE REPRODUCED BY WHOLE OR PART WITHOUT PRIOR WRITTEN CONSENT TO F GROUP DEVELOPMENT SUBJECT OF THE PROPERTY OF THE WITHOUT PRIOR TO BE SET FOR CONSENTING TO MINE SET OF T	LIMITED TO ARCHAEOLOGY, HERITAGE, CONTAMINATION, ECOLOGY, ZONING, DWELLING DENSITIES,	PROJECT REFERENCE DATE OF ISSUE	REVISION No.	SHEET SIZE	, 1
A DA SUBMISSION - BEP	RKS 19/11/20	PROVISIONAL AND ROUNDED TO NEAREST DECIMAL PLACE. AS SUCH THESE AREA ARE SUBJECT TO FINAL SURVEY.	-	-	-	-		SIGNED AS APPROVED BY PRINCIPAL CERTIFYING AUTHORITY.	CONSCIENTIOUS OBJECTION, GEOTECHNICAL, ADJOINING LANDOWNERS, REFERAL AUTHORITIES, FLOODING AND WATERWAYS, SEWERAGE, WATER SUPPLY, ELECTRICITY, TELECOMMUNICATION.	P00390 19/11/20	С	A1	SHEETS
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