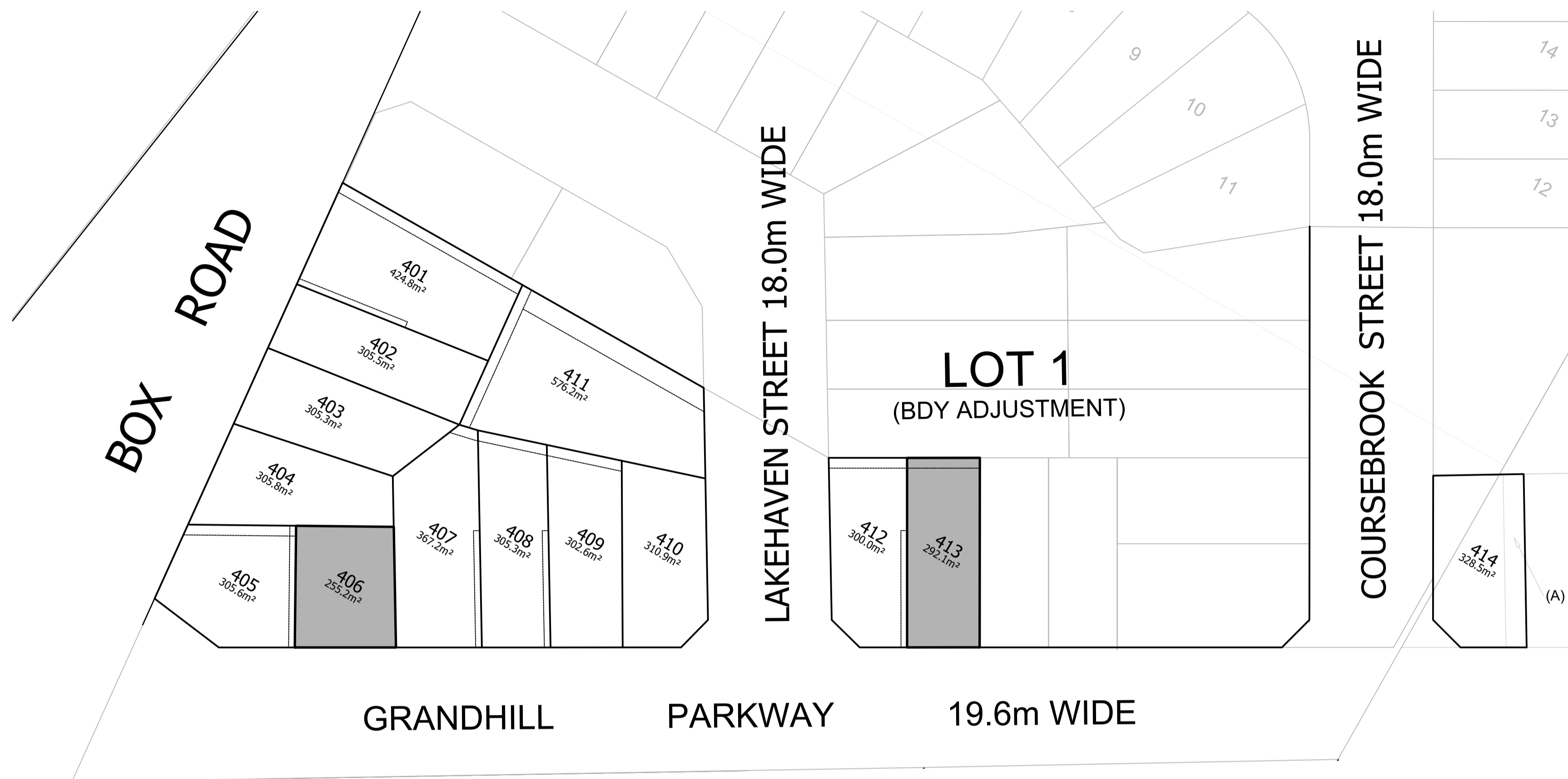


Please refer to conditions of Development Consent for details of matters which must be complied with.

DATE PLOTTED: 12 April 2022 2:45 PM BY: AIDEN MURPHY



GRANDHILL PARKWAY 19.6m WIDE

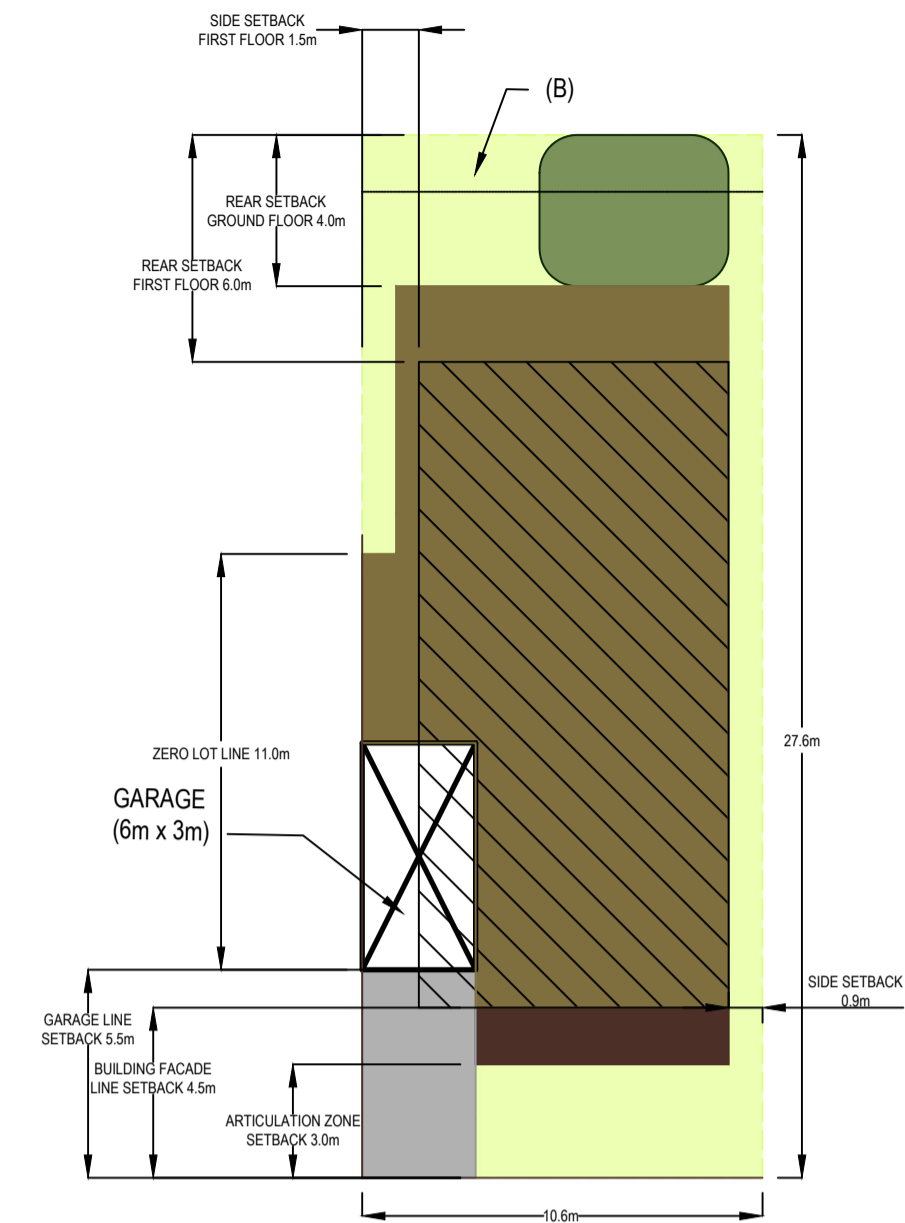
LAKEHAVEN STREET 18.0m WIDE

COURSEBROOK STREET 18.0m WIDE

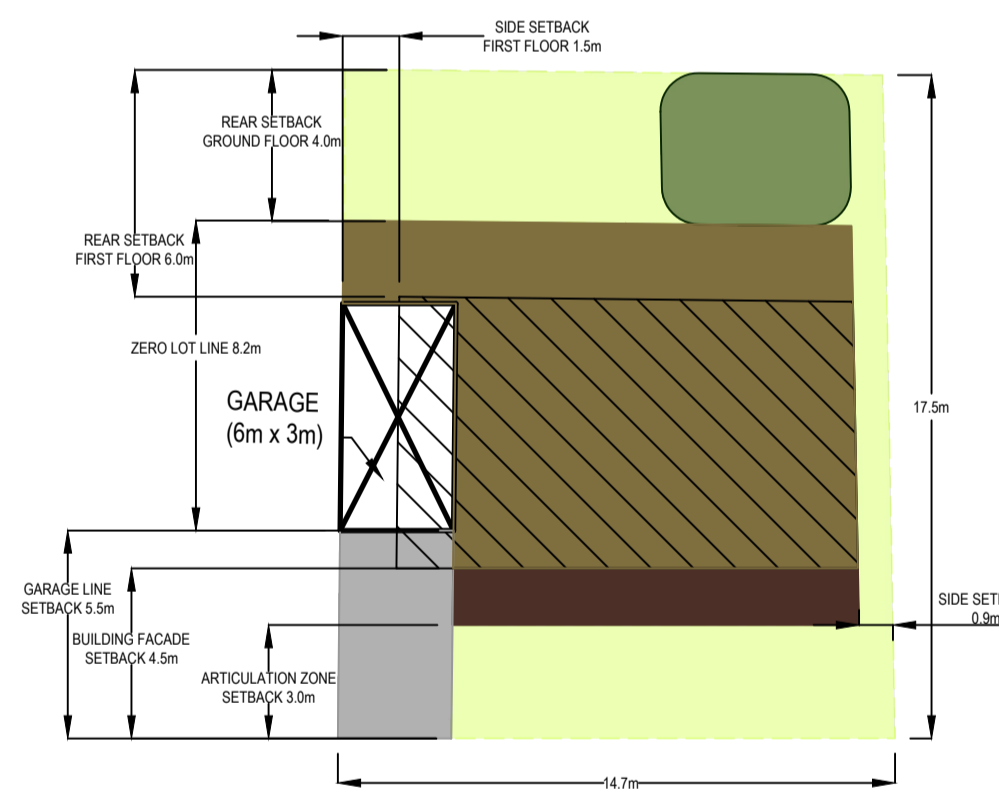
LOT 1
(BDY ADJUSTMENT)

LOT 101
DP 555/2021/ZB

LOTS WITH AN BEP PLAN



LOT 413	
LOT AREA - m ²	292.10
UPPER LEVEL AREA - m ² (MAX. 40% SITE AREA)	139.90
LANDSCAPING AREA - m ²	90.03
MIN. LANDSCAPING AREA REQUIRED (25% OF SITE AREA)	73.03



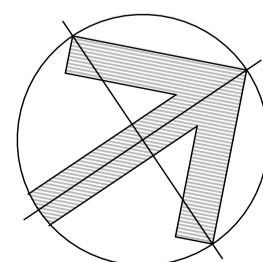
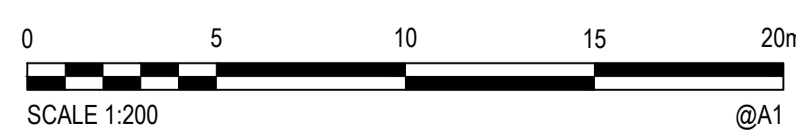
LOT 406	
LOT AREA - m ²	255.20
UPPER LEVEL AREA - m ² (MAX. 40% SITE AREA)	86.14
LANDSCAPING AREA - m ²	101.71
MIN. LANDSCAPING AREA REQUIRED (25% OF SITE AREA)	63.80

LEGEND

- PREFERRED GROUND LEVEL AREA
- ARTICULATION AREA
- PRIMARY OPEN SPACE (4x6) m
- GENERAL LANDSCAPING
- DRIVEWAY
- PREFERRED GARAGE LOCATION
- POSSIBLE FIRST FLOOR AREA
- EASEMENT FOR DRAINAGE (1.5m)

NOTE

THE BUILDING ENVELOPE PLANS IN RESPECT TO SITE COVERAGE REQUIREMENTS ARE INDICATIVE ONLY AND THE APPLICANT NEEDS TO COMPLY WITH THE SPECIFIC DESIGN CONTROLS OF BOX HILL GROWTH CENTRE PRECINCTS - DEVELOPMENT CONTROL PLAN 2018 FOR ANY SUBSEQUENT DEVELOPMENT APPLICATION.



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Drawn AM	Date 12.04.2022	Client LegPro 77A Pty Ltd
Drafting Checked	Date	Project 66 BOX ROAD
Design	Date	Title BOX HILL
Design Checked	Date	Revision A
Approved	Date	Drawing Number P00475-SK10

XREFs: ACAD-P00390-C3D-4 LOTS-Model(20111)-Lot layout - 20111- Neighbour- ACAD-P00475-C3D-SK-Lot Layout option 9- Model(20220323)
CAD File: C:\2022\gds\NPN\00475 - 66 Box Road_3604_Engineering\2_Sketches\P00475-SK10.dwg

Rev.	Date	Revision Description	Drawn	Design	Appd.
A	12.04.2022	ISSUED FOR DA APPROVAL	AM		