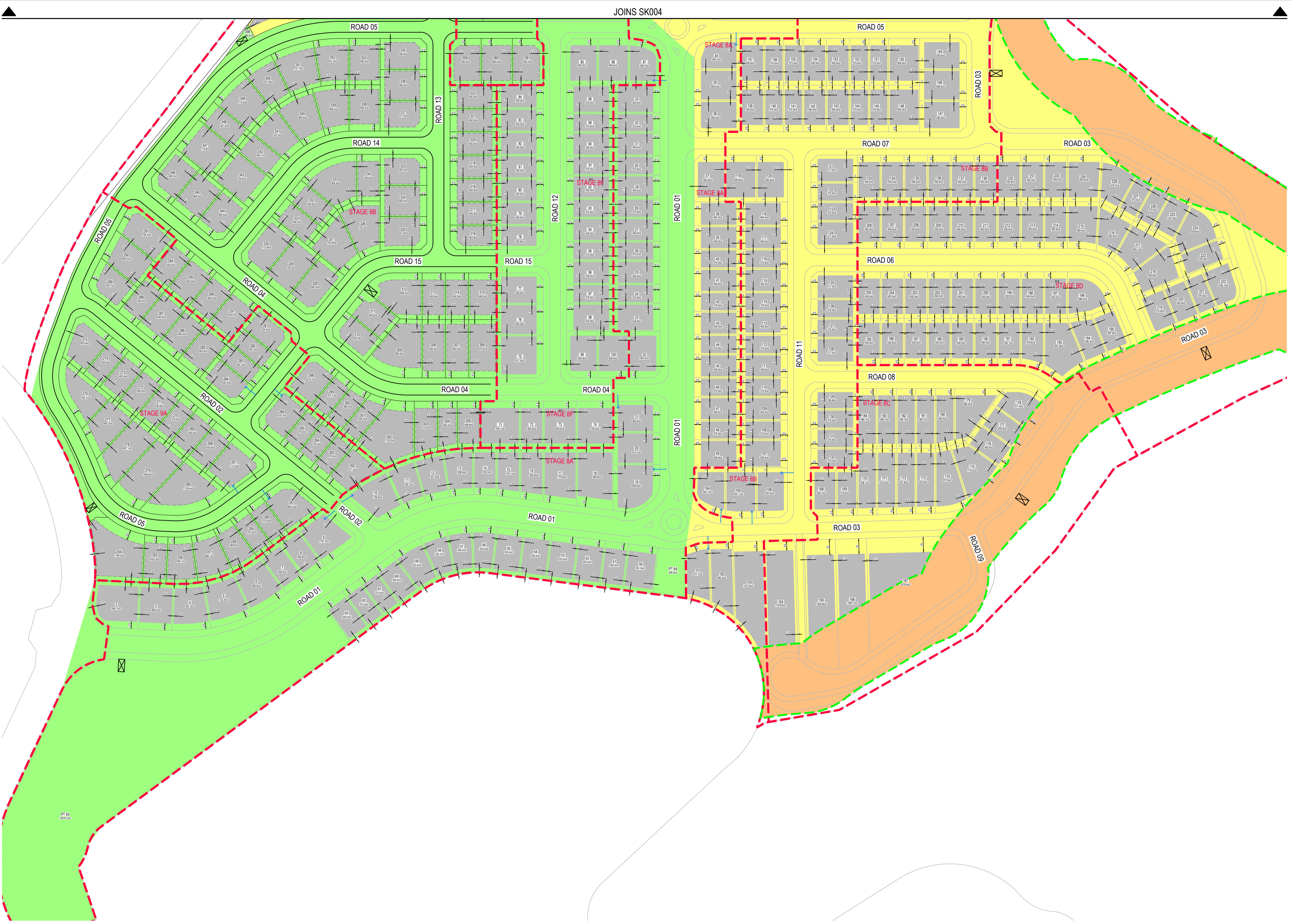
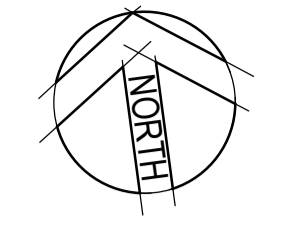


DATE PLOTTED: 23 March 2022 2:53 PM BY: EAMMON MURPHY



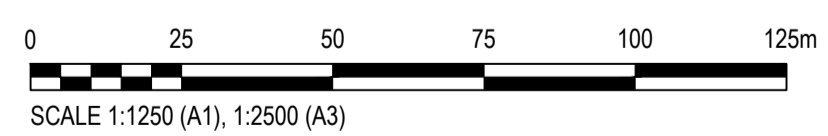
FAIRWAYS NORTH BUILDING ENVELOPE LAYOUT
SCALE 1:1250

DISCLAIMER
IT IS ACKNOWLEDGED THAT THE DIMENSION, AREAS, LOT GRADES AS WELL AS LOCATIONS OF SERVICES AND EASEMENTS ARE SUBJECT TO DA APPROVAL, DETAIL DESIGN, FINAL SURVEY, AUTHORITY REQUIREMENTS & REGISTRATION OF THE DEPOSITED PLAN. THE PARTICULARS OF THIS PLAN ONLY REPRESENT THE FACTS AT THE TIME OF PRINTING & SUBJECT TO CHANGE. THE PARTICULARS SHALL NOT BE TAKEN AS A REPRESENTATION IN ANY RESPECT ON THE PART OF THE VENDOR OR ITS AGENTS. AUTHORITIES SHOULD BE CONSULTED IN RELATION TO ANY LIMITATIONS OR REQUIREMENTS AS BUILDING RESTRICTIONS MAY APPLY.

NOTE
1. THE MINIMUM REAR SETBACK FOR THE FIRST STOREY IS 3.0m. THE MINIMUM REAR SETBACK FOR THE SECOND STOREY PORTION OF A TWO STOREY HOME IS 8.0m.

LEGEND

- - - STAGING BOUNDARY
- - - APZ BOUNDARY
- PROPOSED SUBSTATION
- DRIVEWAY LOCATION
- PROPOSED BUILDING ENVELOPE
- BAL - 19
- BAL - 29
- INNER APZ



XREFS: XR-82013043-09-EI-SURVEY; XR-82013043-07-D1-BAL RATINGS; XR-82013043-06-D1-BASE; XR-82013043-77-D1-BUILDING ENVELOPE FN1 & FN2
CAD File: \A\U\VOL\CF\309\Projects\FY13\82013043-77_Bingara Subdivision_Design\Drawings\Build\CF1000\FN1_STAGE_9A-C_DASKETCHES\82013043-77_SK003.dwg

Rev.	Date	Description	Des.	Verif.	Appd.
3	23/03/2022	ISSUED FOR INFORMATION	AXM	HE	JRO
2	22/03/2022	ISSUED FOR INFORMATION	AXM	HE	JRO
1	21/03/2022	ISSUED FOR INFORMATION	AXM	HE	JRO

METRO

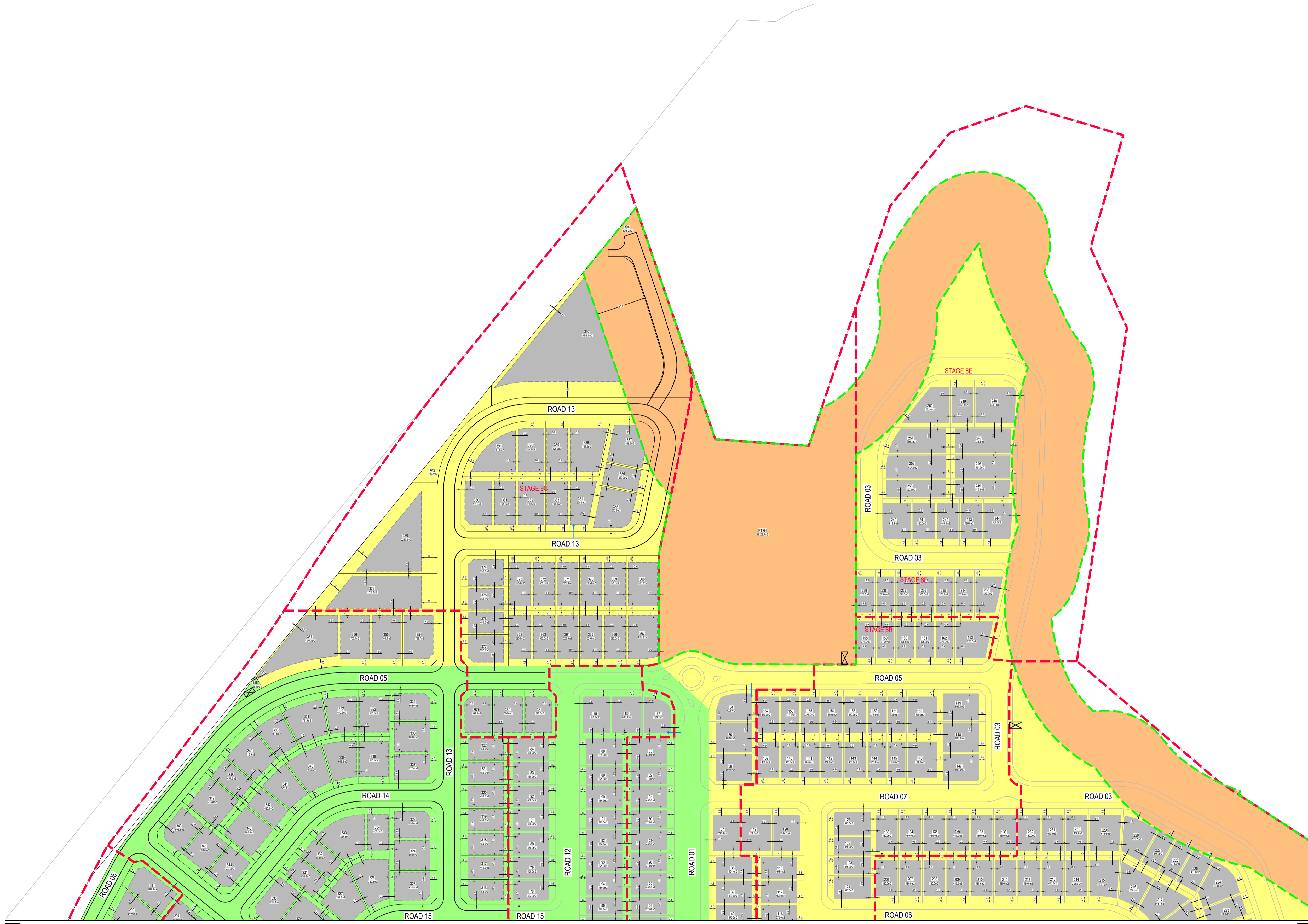
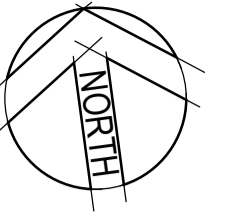
© Cardno Limited All Rights Reserved.
This document is produced by Cardno Limited solely for the benefit of and use by the client in accordance with the terms of the retainer. Cardno Limited does not and shall not assume any responsibility or liability whatsoever to any third party arising out of any use or reliance by third party on the content of this document.

Cardno (NSW/ACT) Pty Ltd | ABN 95 001 145 035
Ground Floor, 16 Burrell Street
Woolongong NSW 2500
Tel: 02 4231 9600 Fax: 02 4228 6811
Web: www.cardno.com.au

Drawn	EKM	Date	21/03/2022
Checked	BAH	Date	21/03/2022
Designed	AXM	Date	21/03/2022
Verified	HE	Date	21/03/2022
Approved	JRO	Date	21/03/2022

Client	METRO PROPERTY GROUP
Project	BINGARA GORGE FAIRWAYS NORTH STAGE 9A-C DEVELOPMENT APPLICATION
Title	FAIRWAYS NORTH BUILDING ENVELOPE LAYOUT PLAN SHEET 1 OF 2

Status	FOR INFORMATION ONLY NOT TO BE USED FOR CONSTRUCTION PURPOSES		
DATUM	AHD	Scale	1:1250
Size	A1	Revision	3
Drawing Number	82013043-77 SK003		



JOINS SK003
FAIRWAYS NORTH BUILDING ENVELOPE LAYOUT
 SCALE 1:1250

DISCLAIMER

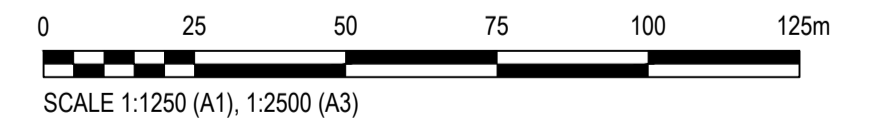
IT IS ACKNOWLEDGED THAT THE DIMENSION, AREAS, LOT GRADES AS WELL AS LOCATIONS OF SERVICES AND EASEMENTS ARE SUBJECT TO DA APPROVAL, DETAIL DESIGN, FINAL SURVEY, AUTHORITY REQUIREMENTS & REGISTRATION OF THE DEPOSITED PLAN. THE PARTICULARS OF THIS PLAN ONLY REPRESENT THE FACTS AT THE TIME OF PRINTING & SUBJECT TO CHANGE. THE PARTICULARS SHALL NOT BE TAKEN AS A REPRESENTATION IN ANY RESPECT ON THE PART OF THE VENDOR OR ITS AGENTS. AUTHORITIES SHOULD BE CONSULTED IN RELATION TO ANY LIMITATIONS OR REQUIREMENTS AS BUILDING RESTRICTIONS MAY APPLY.

NOTE

1. THE MINIMUM REAR SETBACK FOR THE FIRST STOREY IS 3.0m. THE MINIMUM REAR SETBACK FOR THE SECOND STOREY PORTION OF A TWO STOREY HOME IS 8.0m.

LEGEND

- - - STAGING BOUNDARY
- - - APZ BOUNDARY
- X PROPOSED SUBSTATION
- DRIVEWAY LOCATION
- PROPOSED BUILDING ENVELOPE
- BAL - 19
- BAL - 29
- INNER APZ



XREFs: XR-8201304377-01-D1-BASE: XR-NA82013043-09-E1-SURVEY: XR-8201304377-01-D1-BAL RATINGS: XR-NA82013043-09-D1-BASE: XR-82013043-77-D1-BUILDING ENVELOPE FN1 & FN2
 CAD File: \A\U\N\O\CF\309\Projects\FY1382013043-77_Bingara Subdivision Design\Drawings\Build\0100-FN1-STAGE 9A-C DASKETCHES\82013043-77 SK004.dwg

Rev.	Date	Description	Des.	Verif.	Appd.
3	23/03/2022	ISSUED FOR INFORMATION	AXM	HE	JRO
2	22/03/2022	ISSUED FOR INFORMATION	AXM	HE	JRO
1	21/03/2022	ISSUED FOR INFORMATION	AXM	HE	JRO

METRO

© Cardno Limited All Rights Reserved.
 This document is produced by Cardno Limited solely for the benefit of and use by the client in accordance with the terms of the retainer. Cardno Limited does not and shall not assume any responsibility or liability whatsoever to any third party arising out of any use or reliance by third party on the content of this document.

Cardno (NSWACT) Pty Ltd | ABN 95 001 145 035
 Ground Floor, 16 Burrell Street
 Wollongong NSW 2500
 Tel: 02 4231 9600 Fax: 02 4228 6811
 Web: www.cardno.com.au

Drawn	EKM	Date	21/03/2022
Checked	BAH	Date	21/03/2022
Designed	AXM	Date	21/03/2022
Verified	HE	Date	21/03/2022
Approved	JRO	Date	21/03/2022

Client	METRO PROPERTY GROUP
Project	BINGARA GORGE FAIRWAYS NORTH STAGE 9A-C DEVELOPMENT APPLICATION
Title	FAIRWAYS NORTH BUILDING ENVELOPE LAYOUT PLAN SHEET 2 OF 2

Status	FOR INFORMATION ONLY		
NOT TO BE USED FOR CONSTRUCTION PURPOSES			
DATUM	AHD	Scale	1:1250
Size	A1		Revision
Drawing Number	82013043-77 SK004		3