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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.

MANDATORY FENCING
SF - MANDATORY SPINE ROAD FENCING
GF - MANDATORY GOLF LOT FENCING

NOTE
1. THE MINIMUM REAR SETBACK FOR THE FIRST STOREY OS 3.0m. THE MINIMUM REAR SETBACK FOR THE SECOND STOREY PORTION OF A TWO STOREY HOME IS 8.0m.
2. * DENOTES THAT PROPERTY ACCESS IS NOT AVAILABLE VIA ROAD 09 AND ROAD 10.

LEGEND

- STAGING BOUNDARY
- APZ BOUNDARY
- PROPOSED OVERLAND FLOW SWALE
- DRIVEWAY LOCATION
- PROPOSED ELEC SUBSTATION & EASEMENT
- PROPOSED BUILDING ENVELOPE
- BAL - 12.5
- BAL - 19
- BAL - 29
- BAL - 40
- BAL - FZ

0 20 40 60 80 100m
SCALE 1:1000 (A1), 1:2000 (A3)

BUILDING ENVELOPE LAYOUT
SCALE 1:1000

Rev.	Date	Description	Des.	Verif.	Appd.
H	29/04/2022	PROPOSED DRIVEWAYS	BAH	RS	CAW
G	20/08/2021	LOT 71 UPDATED	BAH	RS	CAW
F	20/08/2021	LOT NUMBERS UPDATED	BAH	CSH	CAW
E	18/08/2021	INDICATIVE SERVICES ADDED FOR DISCUSSION	BAH	CSH	CAW
D	11/08/2021	RE-ISSUED FOR INFORMATION ONLY	BAH	CSH	CAW
C	9/08/2021	RE-ISSUED FOR INFORMATION ONLY	BAH	CSH	CAW
B	6/08/2021	RE-ISSUED FOR INFORMATION ONLY	BAH	CSH	CAW
A	3/08/2021	ISSUED FOR INFORMATION ONLY	BAH	CSH	CAW

METRO

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Drawn: AXM	Date: 3/08/2021	Client: METRO PROPERTIES
Checked: MPR	Date: 3/08/2021	Project: BINGARA GORGE RIDGELINE
Designed: BAH	Date: 3/08/2021	Title: BUILDING ENVELOPE LAYOUT PLAN SHEET 1 OF 2
Verified: CSH	Date: 3/08/2021	Status: FOR INFORMATION ONLY NOT TO BE USED FOR CONSTRUCTION PURPOSES
Approved: CAW	Date: 3/08/2021	DATUM: AHD
Scale: 1:1000		Size: A1
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