



- LEGEND**
- PRINCIPAL OPENSACE (4x5m=20m²) FOR FRONTAGE BETWEEN 9-14m
 - PRINCIPAL OPENSACE (4x6m=24m²) FOR FRONTAGE >14m
 - PRIVATE OPEN SPACE
 - PREFERRED GARAGE LOCATION
 - SINGLE STOREY BUILDING
 - 2 STOREY BUILDING
 - DRIVEWAY
 - ZERO LOT BOUNDARY
 - RETAINING WALLS

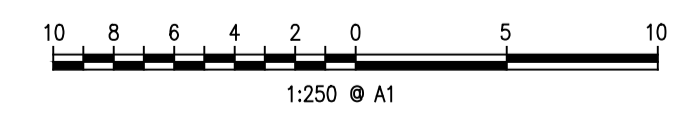
NOTE:

LOT AREAS & DIMENSIONS ARE APPROXIMATE ONLY AND SUBJECT TO FINAL SURVEYS, REGULATORY APPROVALS & PLAN REGISTRATION AT LPI NSW.

BUILDING ENVELOPES SHOW MIN SETBACKS ONLY. SITE COVERAGE HAS NOT BEEN CALCULATED & IS TO BE PART OF THE ARCHITECTURAL DESIGN PROCESS.

PRELIMINARY BUILDING ENVELOPES ARE INDICATIVE ONLY & SUBJECT TO ARCHITECTURAL DESIGN & COUNCIL APPROVAL.

- 'A' - EASEMENT FOR SEWER PURPOSES 5 WIDE (VIDE 6390813)
- 'B' - EASEMENT TO DRAIN WATER VARIABLE WIDTH (B)
- 'C' - EASEMENT TO DRAIN WATER 1.5 WIDE (C)
- 'D' - POSITIVE COVENANT No. 3
- 'E' - EASEMENT FOR ACCESS (FOOTPATH) 3 WIDE (F)
- 'G' - RESTRICTION ON USE OF LAND No. 7
- 'H' - EASEMENT FOR ACCESS & MAINTENANCE 0.9 WIDE (H)
- 'J' - EASEMENT FOR ACCESS VARIABLE WIDTH (J)



LAYOUT1

AMEND. No. 03	DATE: 24/07/2017	DETAILS: AMENDED AS PER UPDATED CIVIL PLANS
AMEND. No. 02	DATE: 22/06/2017	DETAILS: EASEMENT ADDED
AMEND. No. 01	DATE: 21/06/2017	DETAILS: AMENDED AS PER UPDATED CIVIL PLANS

Project: INDICATIVE BUILDING ENVELOPE PLAN OVER PROPOSED SUBDIVISION OF LOTS 32 SECTION C D.P. 5464 41 WARRIEWOOD ROAD, WARRIEWOOD

Principal: WOOLWICH PTY LTD	
Scale: 1:250	Date: 12-APRIL-2017 Council Ref.
Datum: A.H.D.	L.G.A. NORTHERN BEACHES
Calc's: B.R.	Drawn: G.W.E. Proj.Man: F.C. Client Ref:

ABN 77 050 209 991 Level 4, Suite 400 16-18 Cambridge St EPPING NSW 2121 PO Box 233 EPPING NSW 1710 www.craigandrhodes.com.au © Craig & Rhodes

90th ANNIVERSARY 1923 - 2013

APPROVED COMPANY ISO 9001 Quality Management System QMS

Our Ref. 063-16 Dwg File Ref. (Rev) - Sheet Ref. 063-16P L06 [03] - LAYOUT1

INDICATIVE BUILDING ENVELOPE PLAN