



A1

11
10
9
8
7
6
5
4
3
2
1

- LEGEND**
- PRINCIPAL OPENSOURCE (4x5m=20m²) FOR FRONTAGE BETWEEN 9-14m
 - PRINCIPAL OPENSOURCE (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)

BEP

INDICATIVE BUILDING ENVELOPE PLAN

AMEND. No.	04	DATE:	23/11/2017	DETAILS:	AMENDED AS PER UPDATED CIVIL PLANS
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.	
Calc's:	B.R.	Drawn:	G.W.E.	Proj.Man.	F.C.
Datum:		A.H.D.		L.G.A. NORTHERN BEACHES	
Client Ref.					

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90th ANNIVERSARY 1923 - 2013

APPROVED COMPANY ISO 9001 Quality Management System QMS

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- BEP