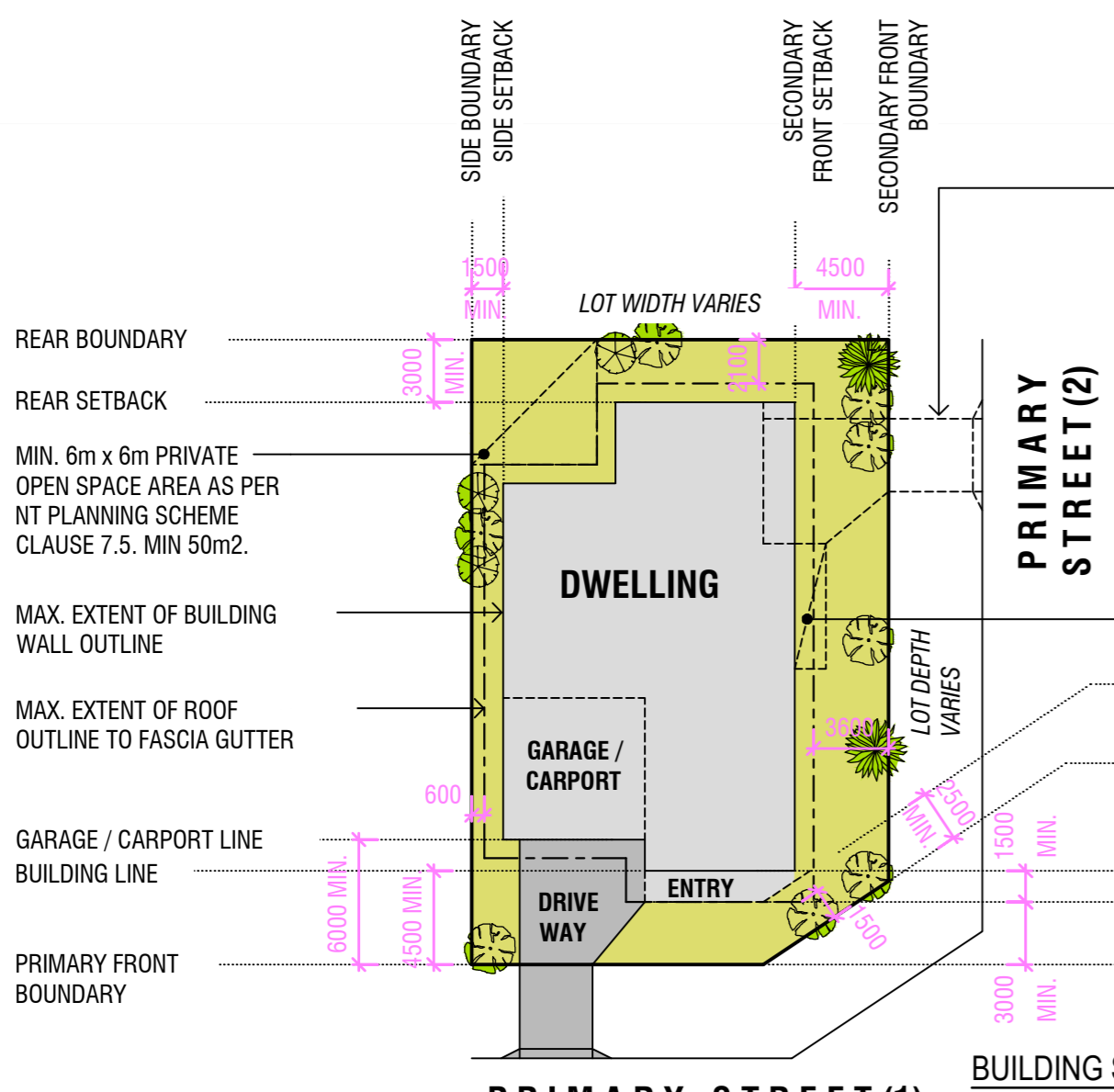
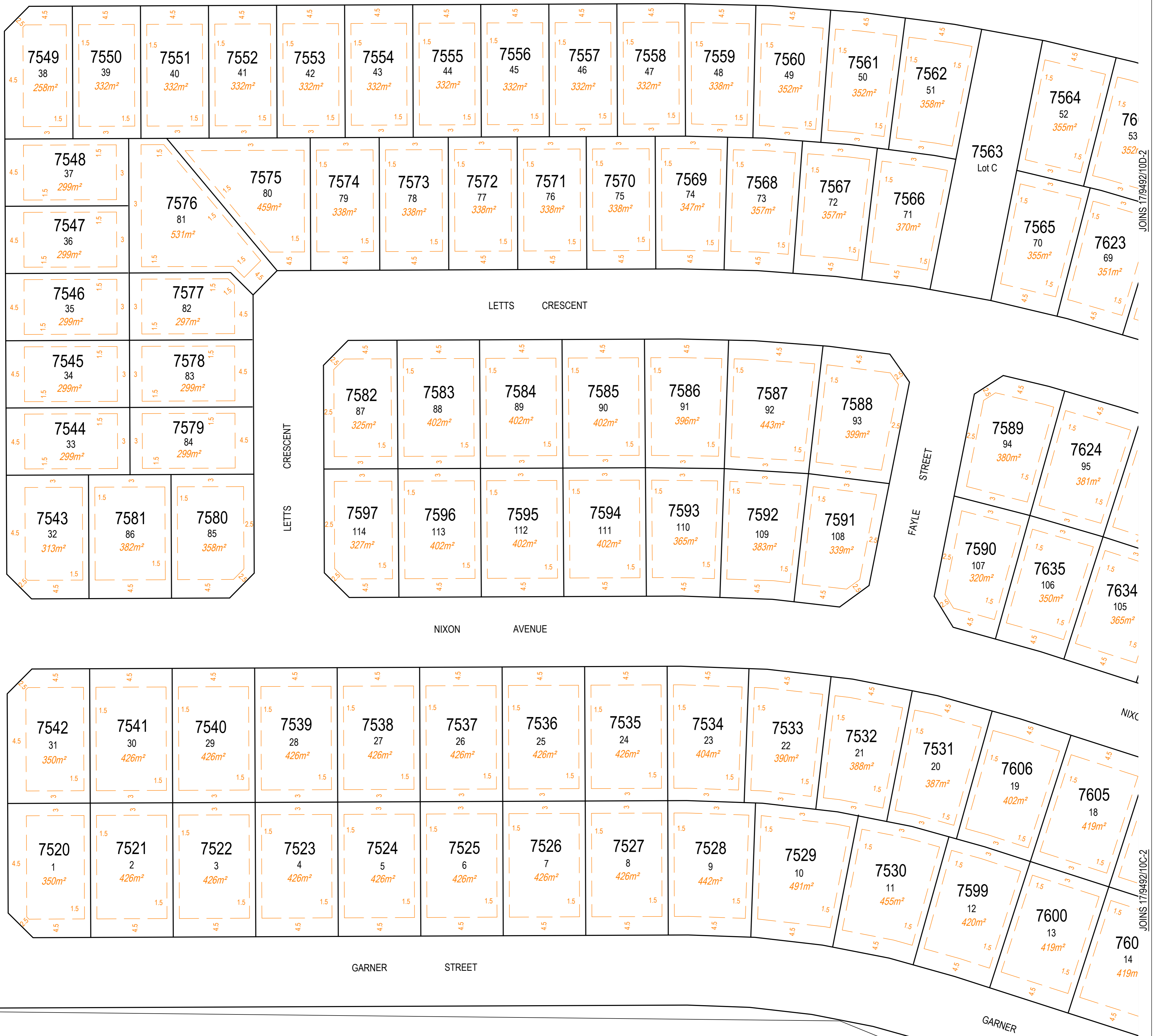


Note
All areas and dimensions are subject to survey

REUBEN AVENUE

REUBEN AVENUE

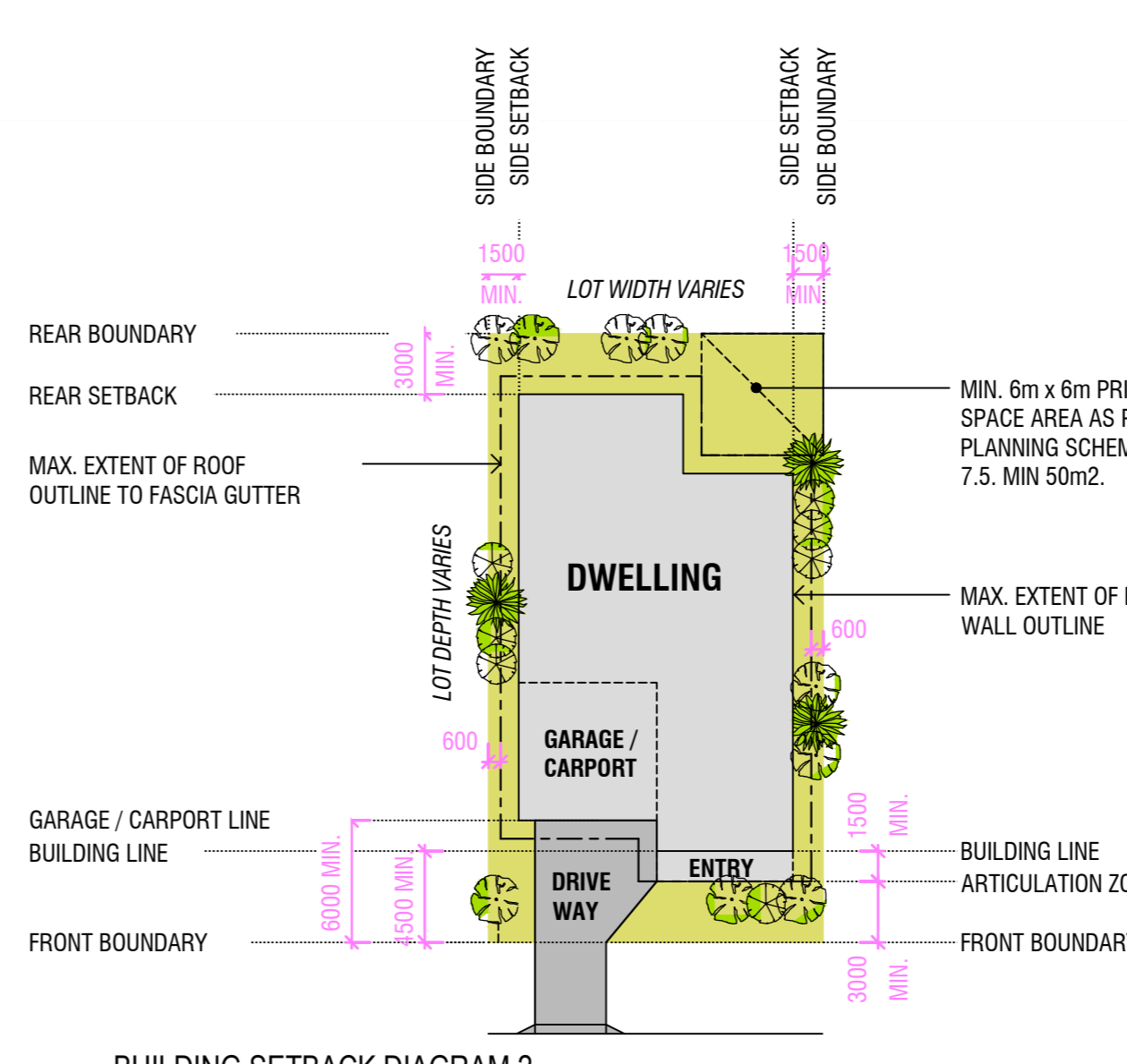


DRIVEWAY AND ENTRY ARE PERMITTED ALONG EITHER PRIMARY STREET, ENSURING THE GARAGE / CARPORT LINE AND ARTICULATION ZONE ARE SET BACK AS DIMENSIONED FOR PRIMARY STREET (1) BELOW

ARTICULATION ZONE: MAX. 6m ALONG LONG BOUNDARY. CAN BE INCORPORATED ANYWHERE ALONG DWELLING IN ADDITION TO ARTICULATION ZONE AT PRIMARY STREET (1).

CORNER BUILDING SETBACK
CORNER BOUNDARY

BUILDING LINE
ARTICULATION ZONE
FRONT BOUNDARY



Refer to Building Setback Diagrams for details of the permitted 1.5 metre articulation zone for porches, verandahs, decks and balconies

MIN. 6m x 6m PRIVATE OPEN SPACE AREA AS PER NT PLANNING SCHEME CLAUSE 7.5. MIN 50m².

MAX. EXTENT OF BUILDING WALL OUTLINE

MAX. EXTENT OF ROOF OUTLINE TO FASCIA GUTTER

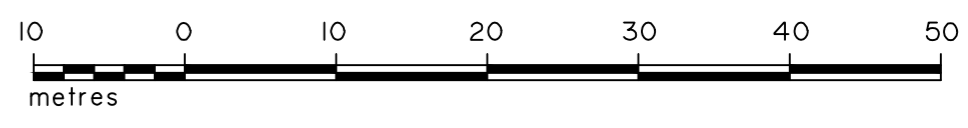
BUILDING LINE
ARTICULATION ZONE
FRONT BOUNDARY

288m² denotes Building Envelope Area

Setbacks are face of building with eaves no greater than 900mm from face of building (ultimately fascias/gutters will be no less than 600mm off boundary or 2100mm off rear boundary)

On corner blocks, setbacks to building line shall be 2400mm or 4500mm as shown and eaves no greater than 900mm

denotes Zero lot line



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darwin@eja.com.au

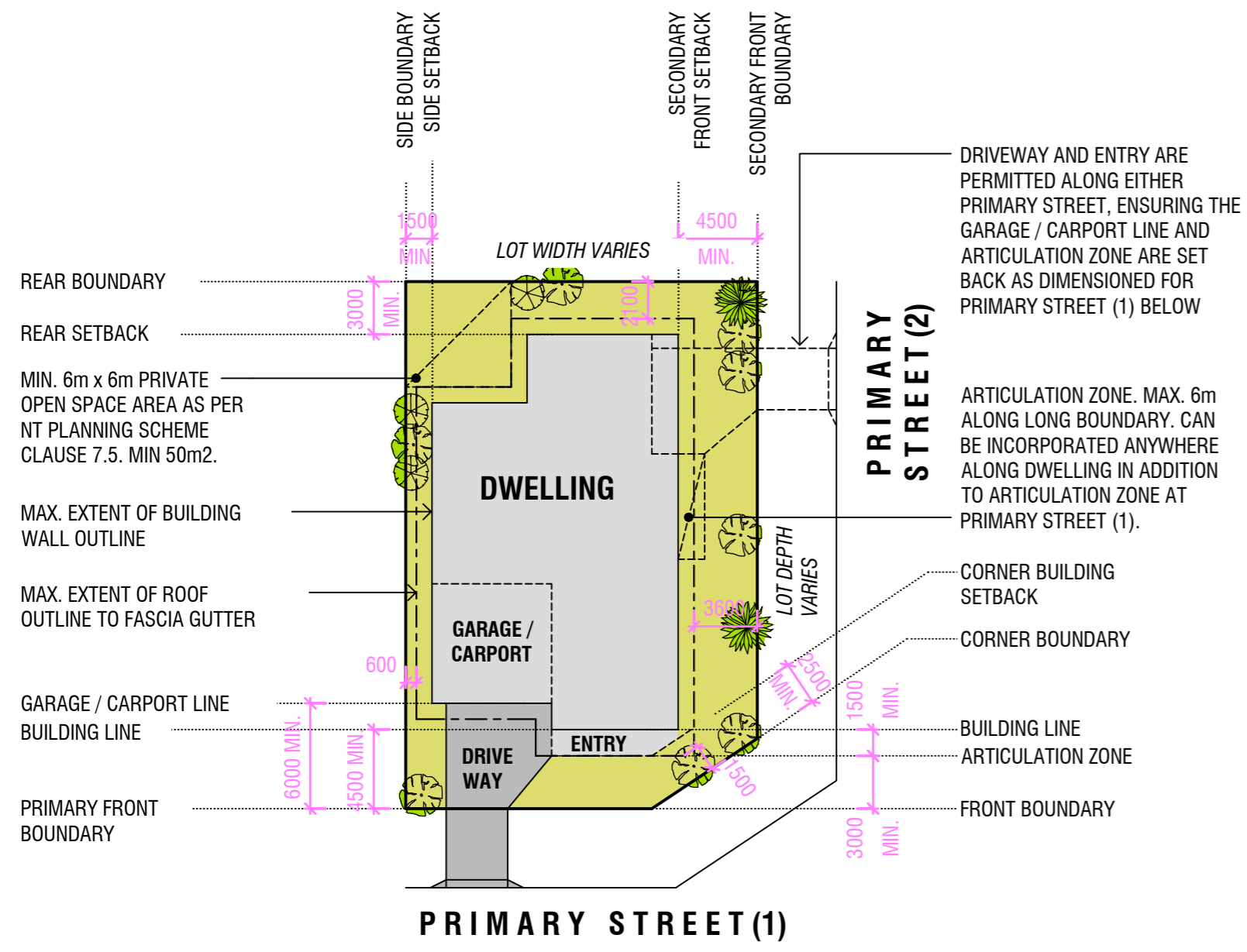
SECTION 7349, HUNDRED OF BAGOT

NORTHCREST

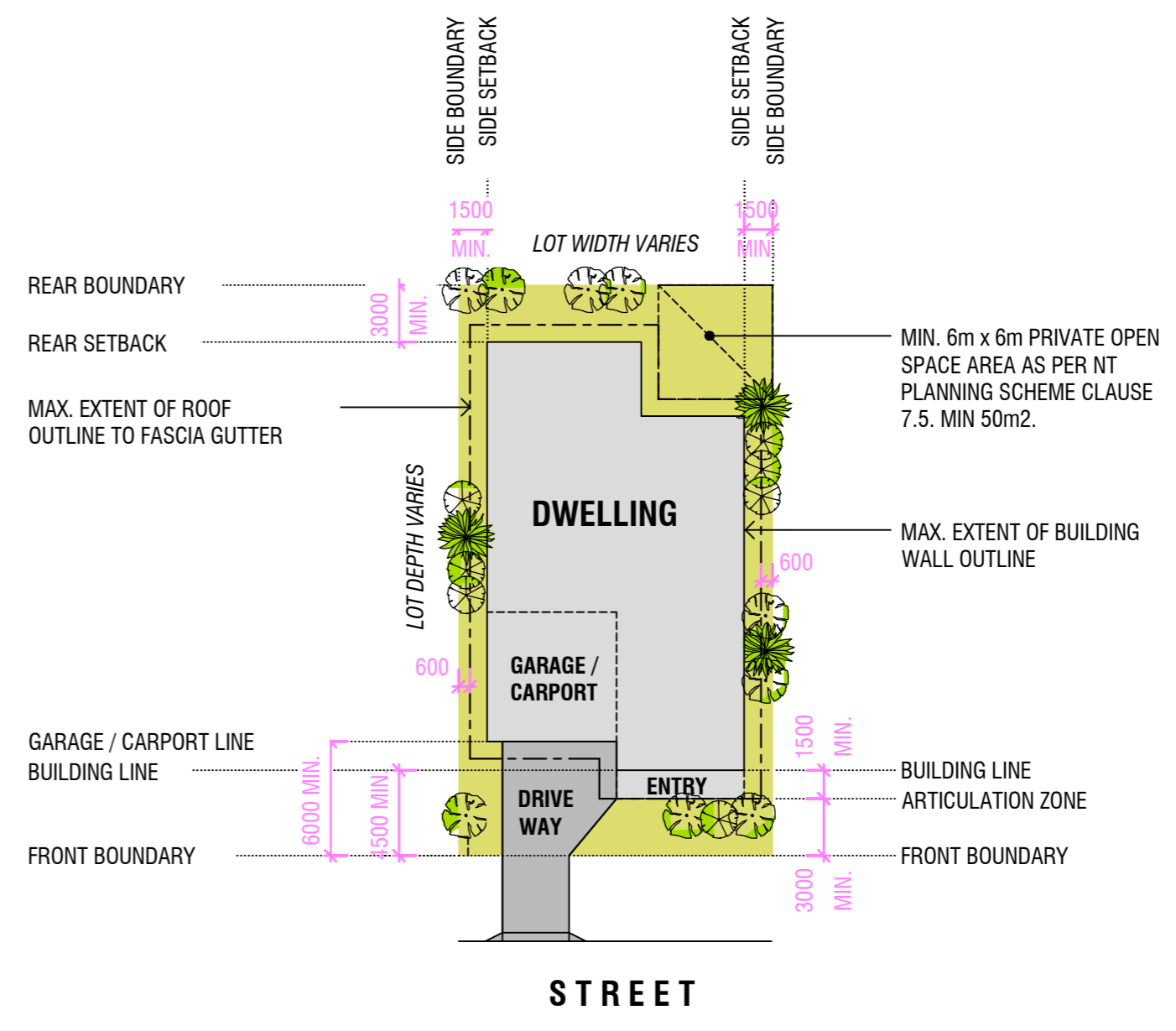
STAGES 1A & 1B SETBACKS

Client **HALIKOS DEVELOPMENTS**

Scale: 1:500 (A1)
Datum:
Drawn by: SJH
Date: 06.02.18
Cad File: 9492-10C.DWG
Drawing No: 18/9492/10B-2 SHEET 2 OF 5



BUILDING SETBACK DIAGRAM 1
Not to Scale



BUILDING SETBACK DIAGRAM 2
Not to Scale

JOINS 17/9492/10D-2



288m² denotes Building Envelope Area

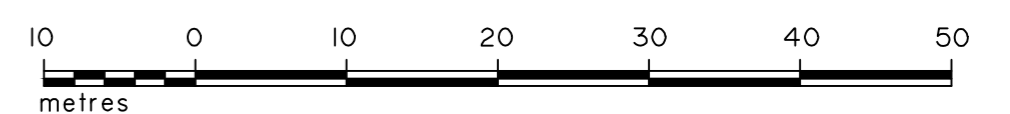
Setbacks are face of building with eaves no greater than 900mm from face of building (ultimately fascias/gutters will be no less than 600mm off boundary or 2100mm off rear boundary)

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Refer to Building Setback Diagrams for details of the permitted 1.5 metre articulation zone for porches, verandahs, decks and balconies

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**SECTION 7349, HUNDRED OF BAGOT
NORTHCREST**

STAGES 1A & 1B SETBACKS

Client **HALIKOS DEVELOPMENTS**

Licensed Surveyor:
Date:

Drawn by: SJH
Date: 06.02.18
Cad File: 9492-10C.DWG

Scale: 1:500 (A1)

Datum:

Drawing No:

18/9492/10C-2
SHEET 3 OF 5