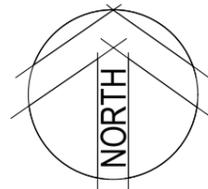
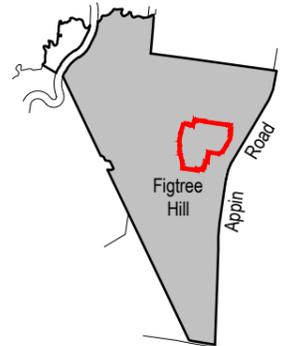


DATE PLOTTED: 12 May 2022 10:42 AM BY: DAVID BALL

XREFs: YR-80216021-LAY-OUT, YR-80216021-10-CI-ROAD, YR-80216021-11-CI-ROAD, YR-80216021-12-CI-ROAD  
 CAD File: N:\Projects\80216021\10-CI-ROAD, YR-80216021-10-CI-ROAD, YR-80216021-11-CI-ROAD, YR-80216021-12-CI-ROAD  
 MDP File: N:\Projects\80216021\11-CI-ROAD, YR-80216021-11-CI-ROAD, YR-80216021-12-CI-ROAD, YR-80216021-10-CI-ROAD, YR-80216021-11-CI-ROAD, YR-80216021-12-CI-ROAD



KEY PLAN



**SITING REQUIREMENTS**

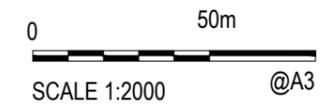
- Building Envelope
- G2 Double Garage
- Corner Lot Articulation
- Corner Lot Fencing
- Fencing By Lendlease
- Sewer line. Building adjacent or over sewer must conform with Sydney Water requirements
- Concrete encased sewer
- Split level lot
- Level of Construction Standard for Bushfire Protection to AS3959
- Dual Occupancy Development that results in two dwellings on a single allotment of land.
  - Subject to Campbelltown Council approval
  - Driveway locations are not fixed for dual occupancies
- Additional requirements for double fronted lots apply - refer to 88b instrument
- Electrical substation. Refer to 88b instrument for easement terms and restrictions

**FRONT AND REAR SETBACK SUMMARY**

Setback Type (Minimum)	Value
Front Building Setback	4.5m
Rear Building Setback - Ground Level	4.0m
Rear Building Setback - Upper Level	6.0m
Front Garage Setback	5.5m & 1m Behind Building Setback

**SIDE SETBACK SUMMARY**

Setback Type (Minimum)	Value
Side Building Setback - Side A	0.9m
Side Building Setback - Side B Ground	0.9m
Side Building Setback - Side B Upper	1.2m
Side Building Setback - Corner Lot	3.0m



Rev	Date	Description	Des.	Verif.	Appd.
2	12/05/22	ISSUE FOR INFORMATION		DJB	
1	07/04/22	ISSUE FOR INFORMATION		DJB	

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Drawn	Date	Client
DJB	07/04/2022	LENLEASE COMMUNITIES
Checked	Date	Project
		FIGTREE HILL
Designed	Date	Project
		MDP
Verified	Date	Title
		BUILDING ENVELOPE PLAN
Approved	Date	Title
		STAGE 1B

Status	FOR INFORMATION ONLY			
NOT TO BE USED FOR CONSTRUCTION PURPOSES				
Datum	Date	Scale	Size	
AHD	Apr-22	1:2000	A3	
Drawing Number				Revision
80216021-MDP-BEP-STG-1B				2