



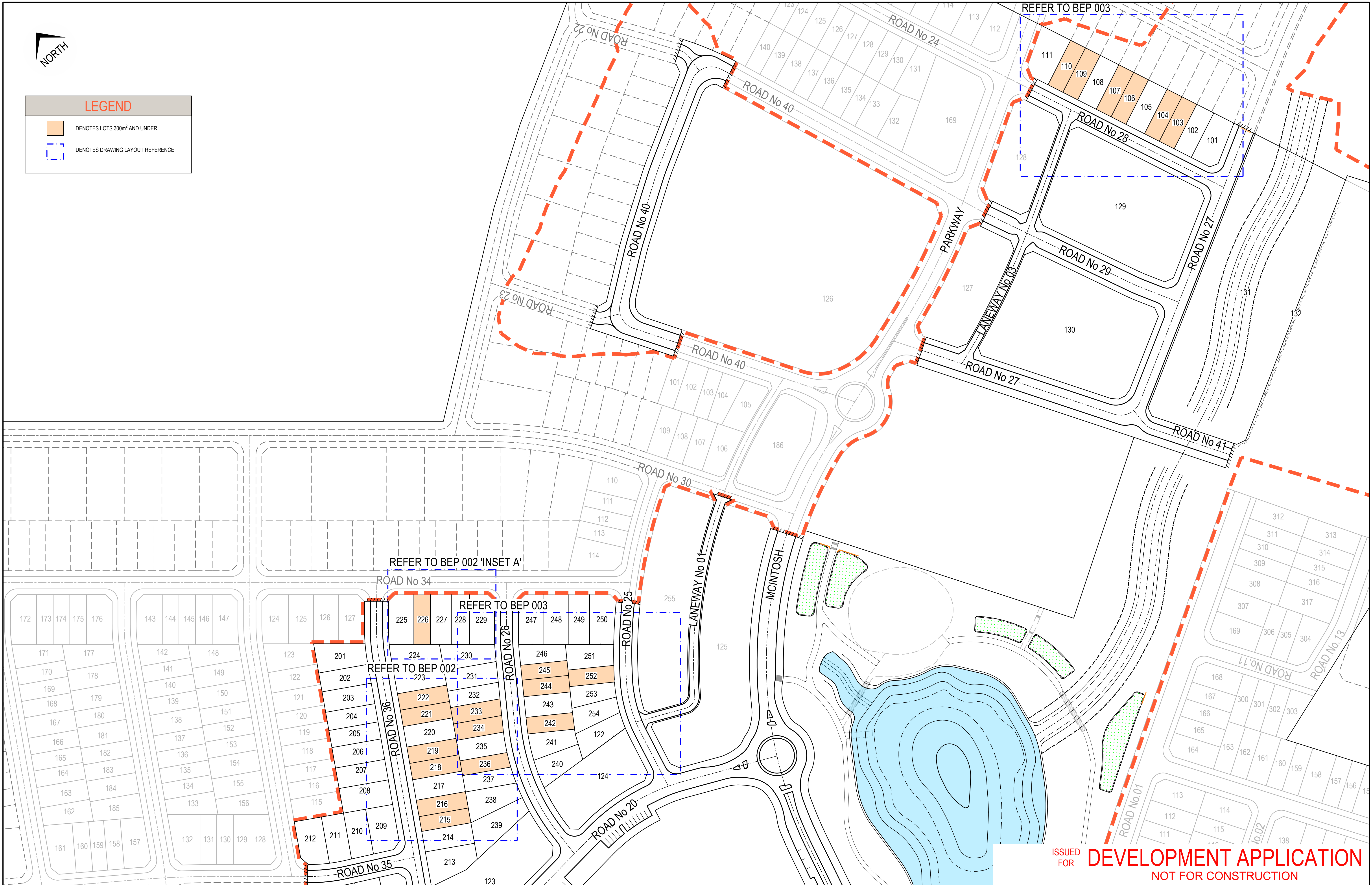
LEGEND



DENOTES LOTS 300m² AND UNDER



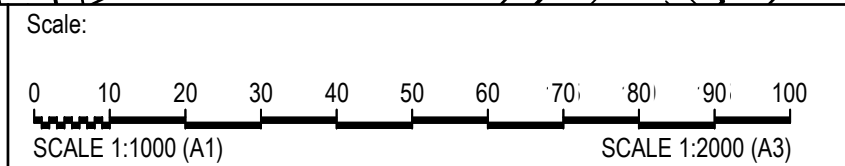
DENOTES DRAWING LAYOUT REFERENCE



ISSUED FOR **DEVELOPMENT APPLICATION**
NOT FOR CONSTRUCTION

Rev	Drawn	Design	Check	Appd.	Date	Revision Description
A	WP	AP/CS	WP	AP	17/08/2023	ISSUED FOR DEVELOPMENT APPLICATION

Disclaimer and Copyright:
ALL DIMENSIONS TO BE CHECKED ON SITE BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
USE WRITTEN DIMENSIONS ONLY. DO NOT SCALE.
THESE DRAWINGS, PLANS, AND SPECIFICATIONS AND THE COPYRIGHT ARE THE PROPERTY OF ORION CONSULTING ENGINEERS PTY LTD AND MUST NOT BE REPRODUCED OR COPIED WHOLLY OR IN PART WITHOUT THE PERMISSION OF ORION CONSULTING ENGINEERS PTY LTD



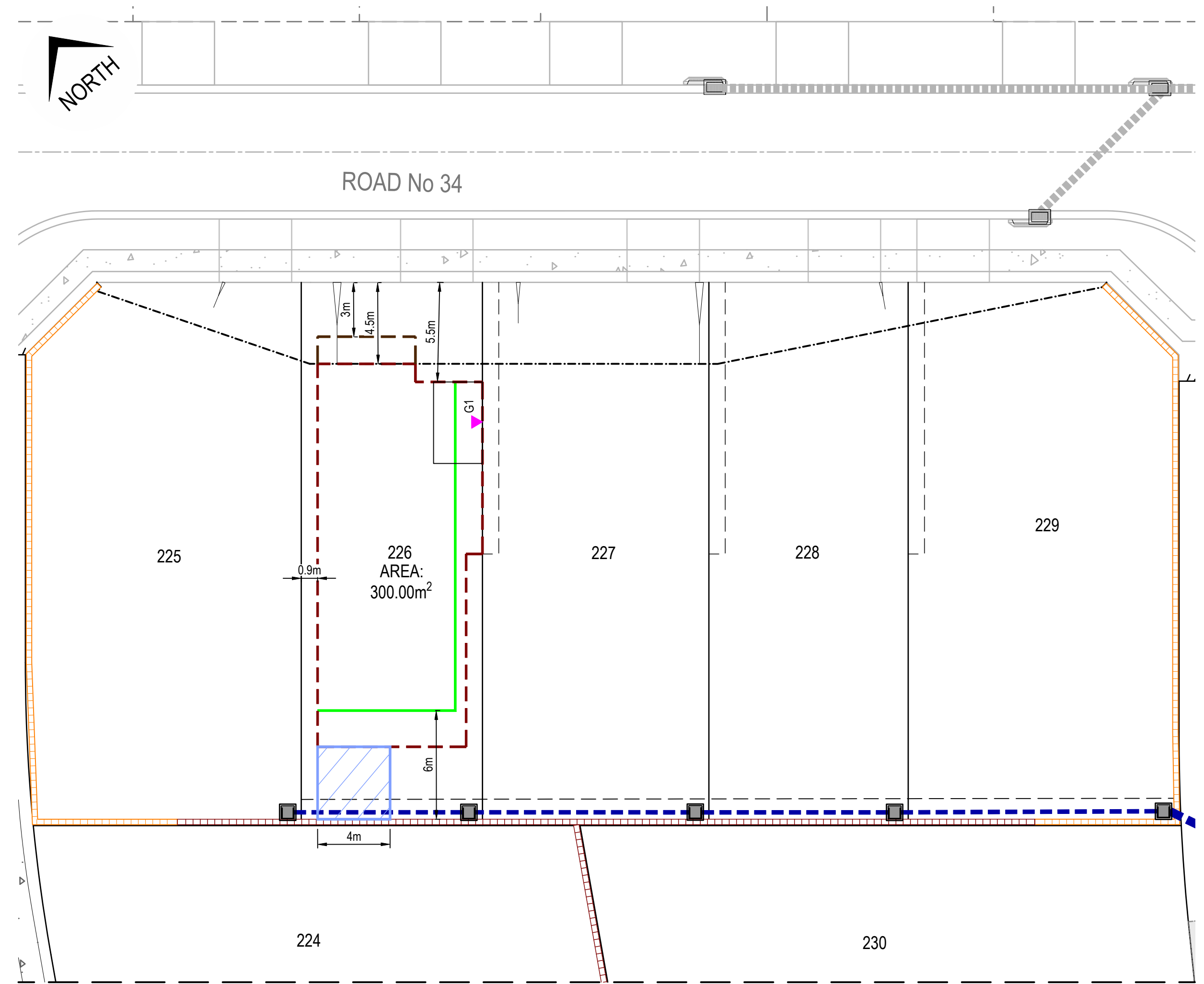
Project:

589, 591 & 593 COBBITTY ROAD,
COBBITTY (PRECINCT 2A)
ROAD & DRAINAGE DESIGN

Title: BUILDING ENVELOPS GENERAL ARRANGEMENT PLAN				
Project No. 21-0258	Set No. 08	Milestone BEP	Plan 001	Revision A



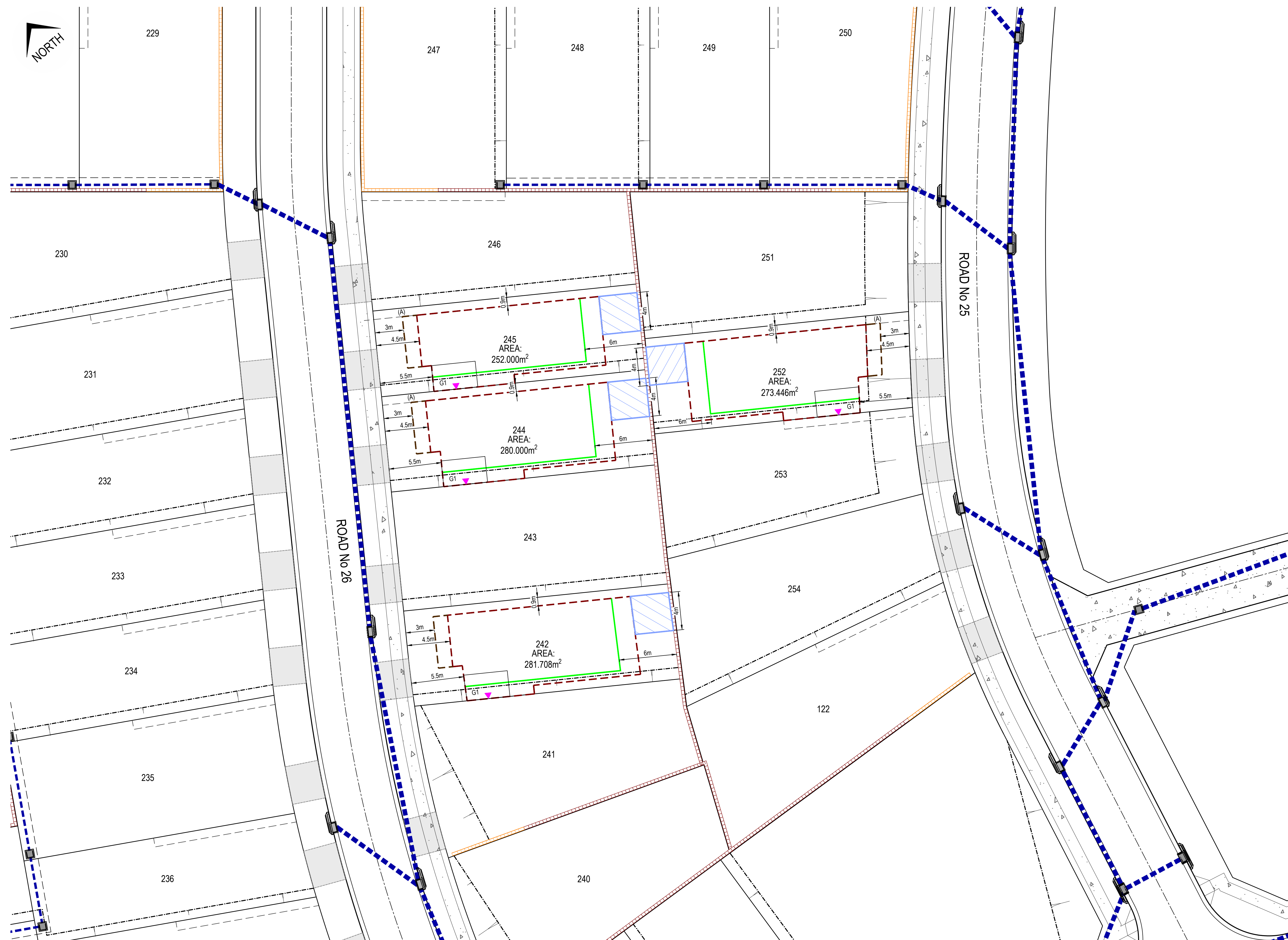
PLAN
SCALE 1:200



REFER LEFT FOR CONTINUATION
'INSET A'
SCALE 1:200

LEGEND

- DENOTES BUILDING ENVELOPE
- DENOTES PRIVATE OPEN SPACE
- DENOTES SECOND STOREY SETBACK
- DENOTES ARTICULATION ZONE
- DENOTES SINGLE GARAGE (AS PART OF SEPARATE APPLICATION)
- INDICATIVE DRIVEWAY LOCATION (AS PART OF SEPARATE APPLICATION)
- DENOTES EASEMENT FOR DRAINAGE 0.9m WIDE
- ZERO LOT BOUNDARY
- RETAINING WALL



229

247

248

249

250

246

251

ROAD No 25

245
AREA:
252.000m²

252
AREA:
273.446m²

244
AREA:
280.000m²

243

254

122

240

235

236

233

234

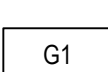
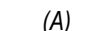
231

232

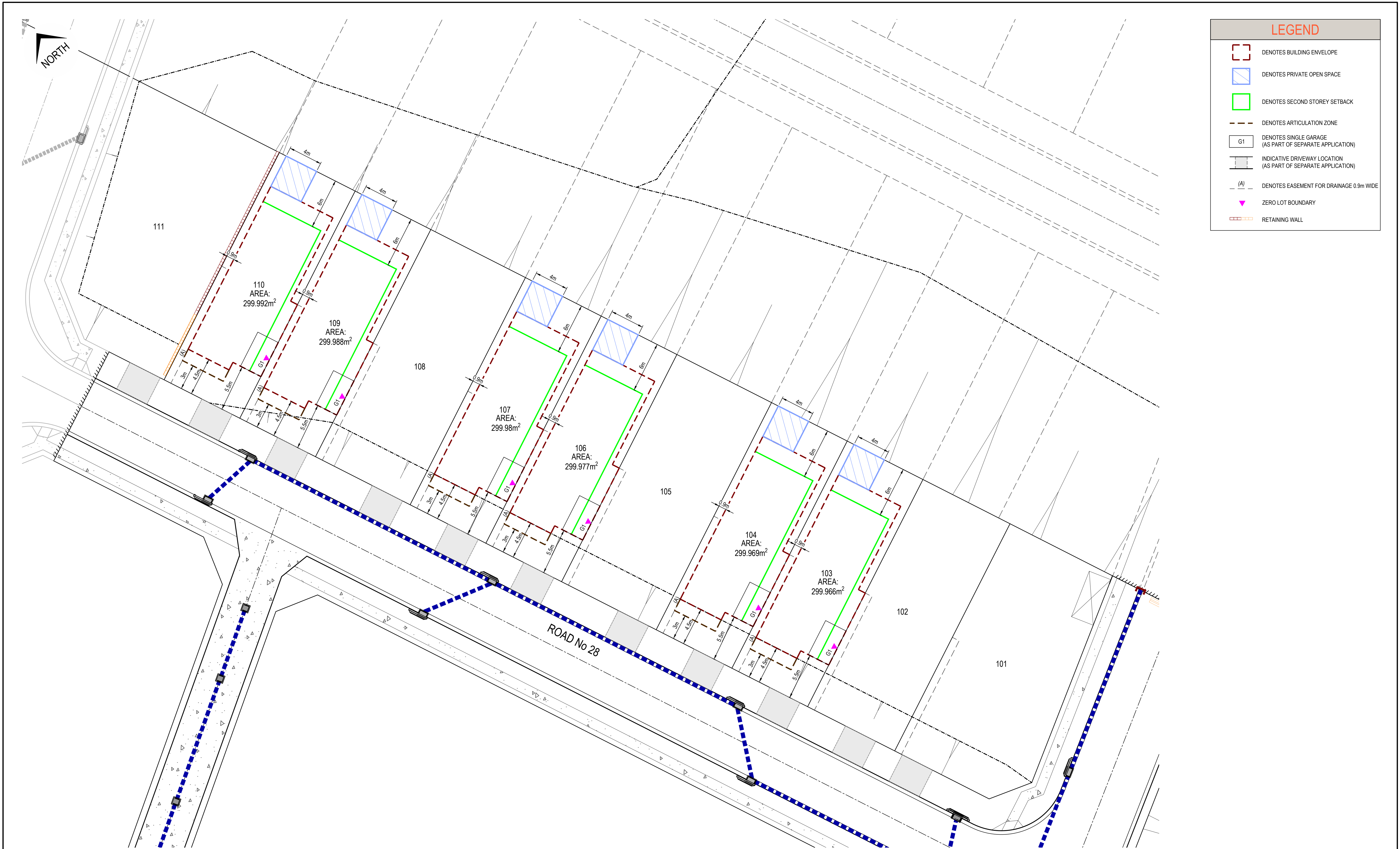
230

PLAN
SCALE 1:200

ISSUED FOR DEVELOPMENT APPLICATION
NOT FOR CONSTRUCTION

LEGEND	
	DENOTES BUILDING ENVELOPE
	DENOTES PRIVATE OPEN SPACE
	DENOTES SECOND STOREY SETBACK
	DENOTES ARTICULATION ZONE
	DENOTES SINGLE GARAGE (AS PART OF SEPARATE APPLICATION)
	INDICATIVE DRIVEWAY LOCATION (AS PART OF SEPARATE APPLICATION)
	DENOTES EASEMENT FOR DRAINAGE 0.9m WIDE
	ZERO LOT BOUNDARY
	RETAINING WALL

[illegible]



ISSUED FOR **DEVELOPMENT APPLICATION**
NOT FOR CONSTRUCTION

							Disclaimer and Copyright: ALL DIMENSIONS TO BE CHECKED ON SITE BY THE CONTRACTOR PRIOR TO CONSTRUCTION. USE WRITTEN DIMENSIONS ONLY. DO NOT SCALE. THESE DRAWINGS, PLANS, AND SPECIFICATIONS AND THE COPYRIGHT ARE THE PROPERTY OF ORION CONSULTING ENGINEERS PTY LTD AND MUST NOT BE REPRODUCED OR COPIED WHOLLY OR IN PART WITHOUT THE PERMISSION OF ORION CONSULTING ENGINEERS PTY LTD	Scale: 02.04.06.08.10.12.14.16.18.20.0 SCALE 1:200 (A1) SCALE 1:400 (A3)	For: mirvac	By: ORION ABN:25 604 069 981 PO Box:7936, BAULKHAM HILLS NSW 2153 T:(02) 8660 0035 E:info@theoriongroup.au S SUSTAINABLE CONSTRUCTION 100% GREEN 100% RECYCLED JAS-ANZ REGISTERED	Project: 589, 591 & 593 COBBITTY ROAD, COBBITTY (PRECINCT 2A) ROAD & DRAINAGE DESIGN	Title: BUILDING ENVELOP PLAN LOTS UNDER 300m2 SHEET 03 OF 03					
Project No	Set No	Milestone	Plan	Revision													
21-0258	08	BEP	004	A													
A	WP	AP/CS	WP	AP	17/08/2023	ISSUED FOR DEVELOPMENT APPLICATION											
Rev	Drawn	Design	Check	Appd.	Date	Revision Description											