




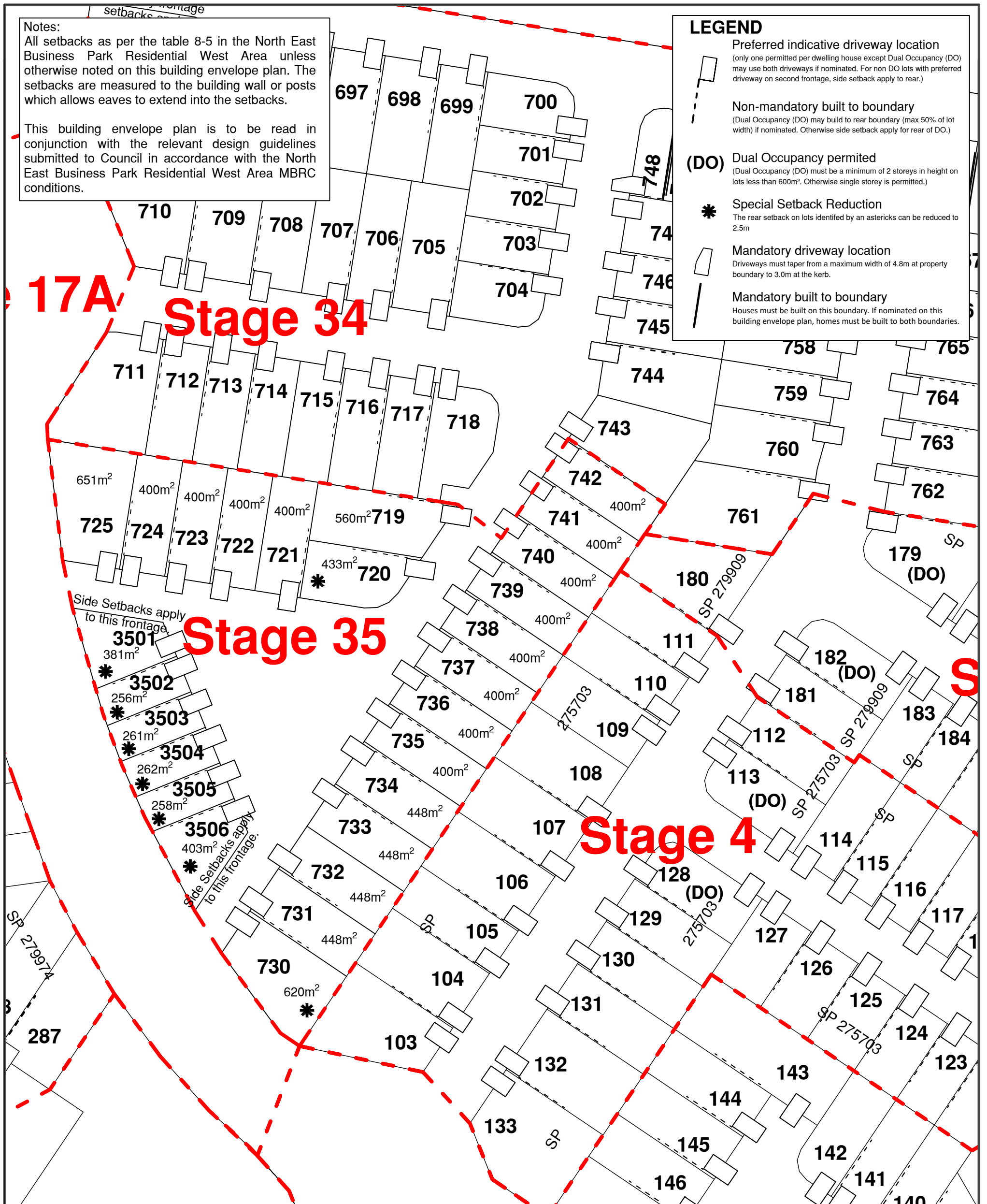


Notes:  
 All setbacks as per the table 8-5 in the North East Business Park Residential West Area unless otherwise noted on this building envelope plan. The setbacks are measured to the building wall or posts which allows eaves to extend into the setbacks.

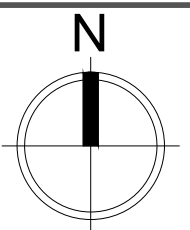
This building envelope plan is to be read in conjunction with the relevant design guidelines submitted to Council in accordance with the North East Business Park Residential West Area MBRC conditions.

**LEGEND**

-  Preferred indicative driveway location  
(only one permitted per dwelling house except Dual Occupancy (DO) may use both driveways if nominated. For non DO lots with preferred driveway on second frontage, side setback apply to rear.)
-  Non-mandatory built to boundary  
(Dual Occupancy (DO) may build to rear boundary (max 50% of lot width) if nominated. Otherwise side setback apply for rear of DO.)
- (DO)** Dual Occupancy permitted  
(Dual Occupancy (DO) must be a minimum of 2 storeys in height on lots less than 600m<sup>2</sup>. Otherwise single storey is permitted.)
-  Special Setback Reduction  
The rear setback on lots identified by an asterisks can be reduced to 2.5m
-  Mandatory driveway location  
Driveways must taper from a maximum width of 4.8m at property boundary to 3.0m at the kerb.
-  Mandatory built to boundary  
Houses must be built on this boundary. If nominated on this building envelope plan, homes must be built to both boundaries.



content  
**BUILDING ENVELOPE PLAN  
 STAGE 35**  
 client  
**NORTH EAST BUSINESS PARK**



scale; 1:1000  
 ©: A3  
 drawn by; MTM  
 checked by; GJM  
 date; 3/10/19  
 drawing no.

**NH-BE-P5S35**

revisions