LEGEND

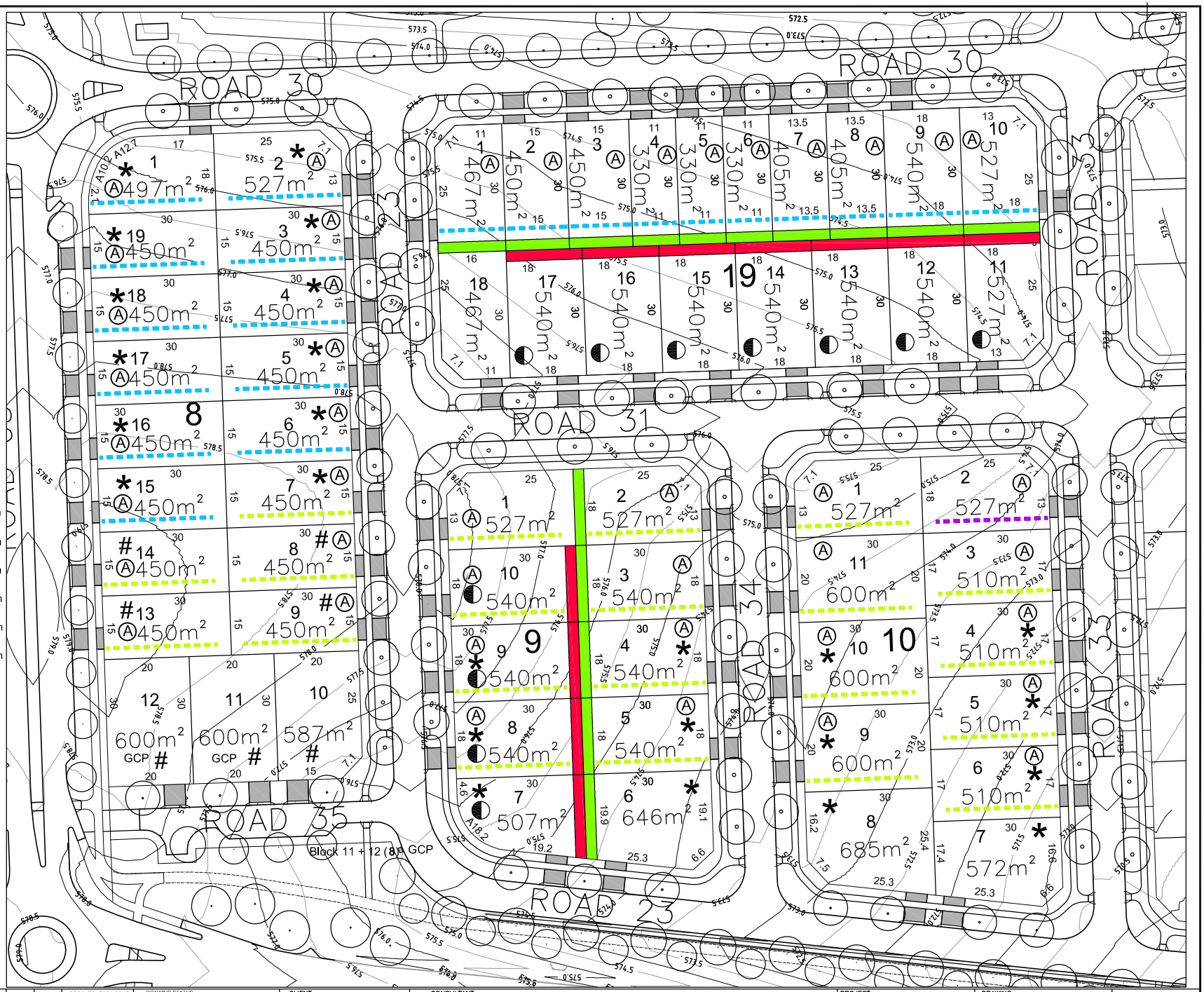
5	SECTION IDENTIFIER
13	BLOCK IDENTIFIER
450m²	BLOCK AREA (m²)
30.0	BLOCK DIMENSIONS
	COMBINED SERVICE EASEMENT 3.5m WIDE
	STORMWATER EASEMENT 2.5m WIDE
	SEWER EASEMENT 2.5m WIDE
	BLOCK REQUIRES UTILITY MAINTENANCE ACCESS EASEMENT. REFER TO SECTION 4.9
	PROPOSED STREET TREE (Subject to Change)
	DRIVEWAY (Subject to Change)
	FOOTPATHS
	POTENTIAL MULTI UNIT DRIVEWAY (Subject to Change)
*	BUSH FIRE MITIGATION MEASURES APPLY TO THESE BLOCKS, BUILDINGS TO BE CONSTRUCTED TO BUILDING CODE OF AUSTRALIA BAL-12.5 AS.3959-1999.
#	BUSH FIRE MITIGATION MEASURES APPLY TO THESE BLOCKS, BUILDINGS TO BE CONSTRUCTED TO BUILDING CODE OF AUSTRALIA BAL-19 AS.3959-1999.
GCP	GARBAGE COLLECTION POINT
(A)	ASPECT OF NORTHERN BOUNDARY IS 0-9° (REFER TABLE 1, SECTION 4.2)
(B)	ASPECT OF NORTHERN BOUNDARY IS 10-19° (REFER TABLE 1, SECTION 4.2)
(C)	ASPECT OF NORTHERN BOUNDARY IS 20-29° (REFER TABLE 1, SECTION 4.2)
(D)	ASPECT OF NORTHERN BOUNDARY IS 30-39° (REFER TABLE 1, SECTION 4.2)
(E)	ASPECT OF NORTHERN BOUNDARY IS 40-50° (REFER TABLE 1, SECTION 4.2)
	INDICATIVE SOLAR SETBACK FOR LOWER FLOOR IS 1.5m +/- 0.1m AND FOR UPPER FLOOR IS 4.6m +/- 0.4m
	INDICATIVE SOLAR SETBACK FOR LOWER FLOOR IS 1.5m +/- 0.1m AND FOR UPPER FLOOR IS 5.2m +/- 0.4m
	INDICATIVE SOLAR SETBACK FOR LOWER FLOOR IS 1.6m +/- 0.1m AND FOR UPPER FLOOR IS 5.6m +/- 0.4m
	INDICATIVE SOLAR SETBACK FOR LOWER FLOOR IS 1.8m +/- 0.1m AND FOR UPPER FLOOR IS 6.3m +/- 0.4m
	INDICATIVE SOLAR SETBACK FOR LOWER FLOOR IS 2.0m +/- 0.1m AND FOR UPPER FLOOR IS 7.0m +/- 0.4m
	INDICATIVE SOLAR SETBACK FOR LOWER FLOOR IS 2.2m +/- 0.1m AND FOR UPPER FLOOR IS 7.7m +/- 0.4m

NOTES:
THE ABOVE INDICATIVE SOLAR SETBACKS HAVE BEEN CALCULATED AS PER RULES IN SECTION 4.2 'SOLAR ENVELOPE GUIDELINES' ASSUMING LOWER FLOOR BUILDING HEIGHT IS 3M AND UPPER FLOOR BUILDING HEIGHT IS 6M TOTAL. SOLAR SETBACKS APPLY EXCEPT WHERE THE 'RESIDENTIAL ZONES -SINGLE DWELLING CODES' OR EASEMENTS HAVE GREATER SETBACKS.

IT IS THE BUYER'S RESPONSIBILITY TO ENSURE COMPLIANCE WITH THE RULES/CRITERIA IN THE 'RESIDENTIAL ZONES-SINGLE DWELLING CODES' AND SECTION 4.2 'SOLAR ENVELOPE GUIDELINES' OF THIS DOCUMENT. THE SETBACKS SHOWN HERE ARE ONLY EXAMPLES OF COMPLIANCE WITH THE LEGISLATION AND MAY VARY DEPENDING ON THE DESIGN OF YOUR HOUSE AND THE FINAL GRADING OF YOUR BLOCK.

PLAN SUBJECT TO SURVEY - FINAL DIMENSIONS AREAS & BLOCK NUMBERS TO BE OBTAINED FROM DEPOSITED PLANS. DISTANCES ARE IN METRES.

CONTOUR INTERVAL IS 0.5m.
CONTOURS REPRESENT DESIGN CONTOURS AND MAY BE SUBJECT TO CHANGE. LEVELS SHOULD BE VERIFIED BY LESSEES.
POSITION OF HYDRAULIC & ELECTRICAL SERVICES TO BE CONFIRMED BY ENGINEERING PLANS.



ISSUE	REASON FOR ISSUE	DATE	DESIGN	DRAWN	CHECKED	APPROVED FOR ISSUE
D	CHANGES TO SECTION INCLUSIONS	21.05.10	JE	PG	IM	IM
E	CHANGES TO CONTOUR FORMATTING	26.05.10	JE	PG	IM	IM
F	UPDATED CONTOURS	18.06.10	JE	PG	IM	IM
G	UPDATED DRIVEWAYS IN AD, AS, AT, AU & BD	07.08.10	JE	PG	IM	IM
H	SECTIONS AO, AV AND BF UPDATED	20.10.10	JE	PG	IM	IM
I	SECTIONS AG, AK, AL, AO, AR, AS, AU & BF CHANGED	18.11.10	JE	PG	IM	IM
J	TAMS APPROVED/ UPDATED TO NUMERICAL	03.02.11	JE	PG	IM	IM

DRAWING STATUS
Warning unless there is an authorised JEA signature in the approved for issue column, this drawing is not approved for issue.

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PROJECT
WRIGHT
Residential Estate

DRAWING
BLOCK DETAILS PLAN

SCALE @ A4
1:1250

PROJECT No	DRAWING No	ISSUE
09/829	BDP 3	J