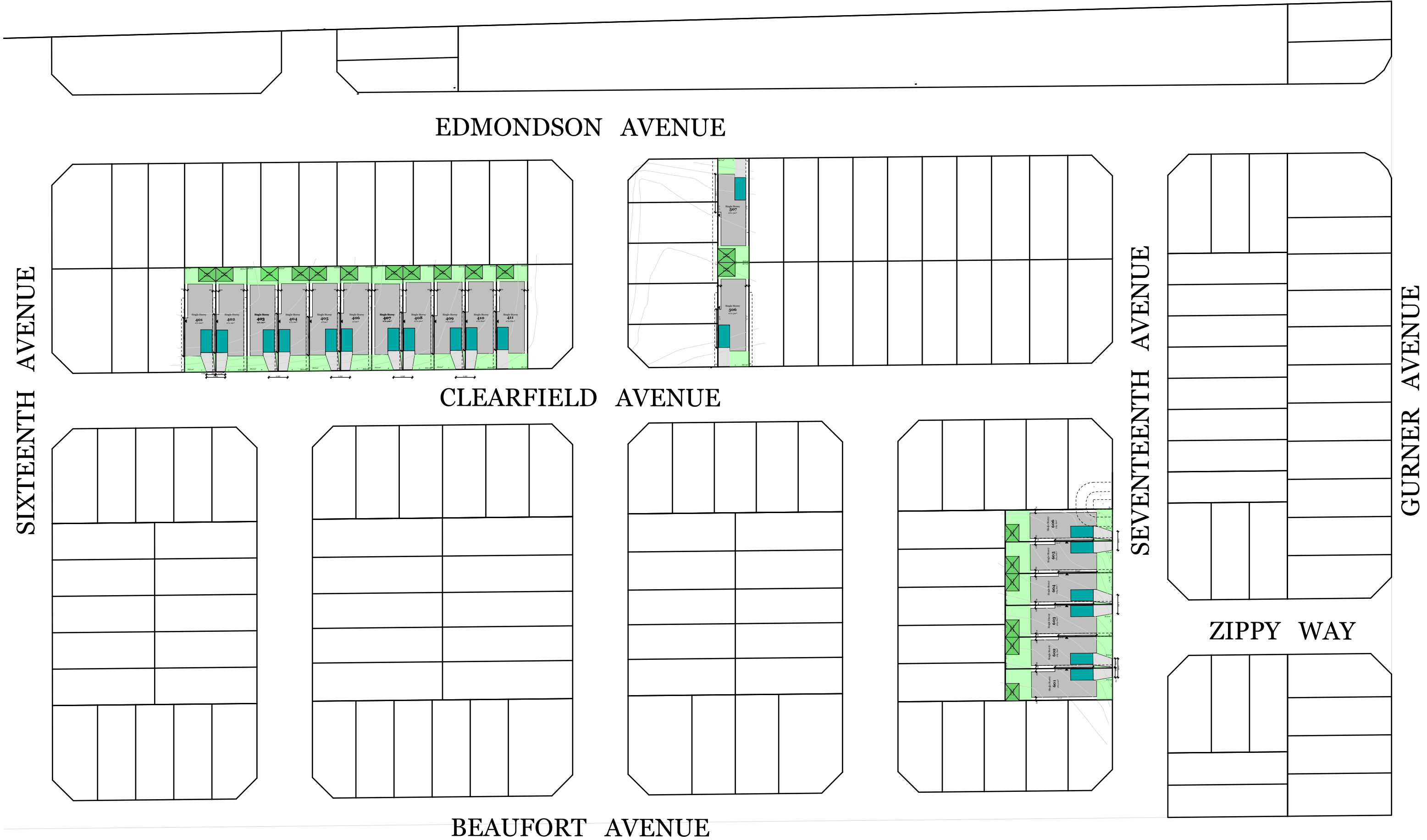
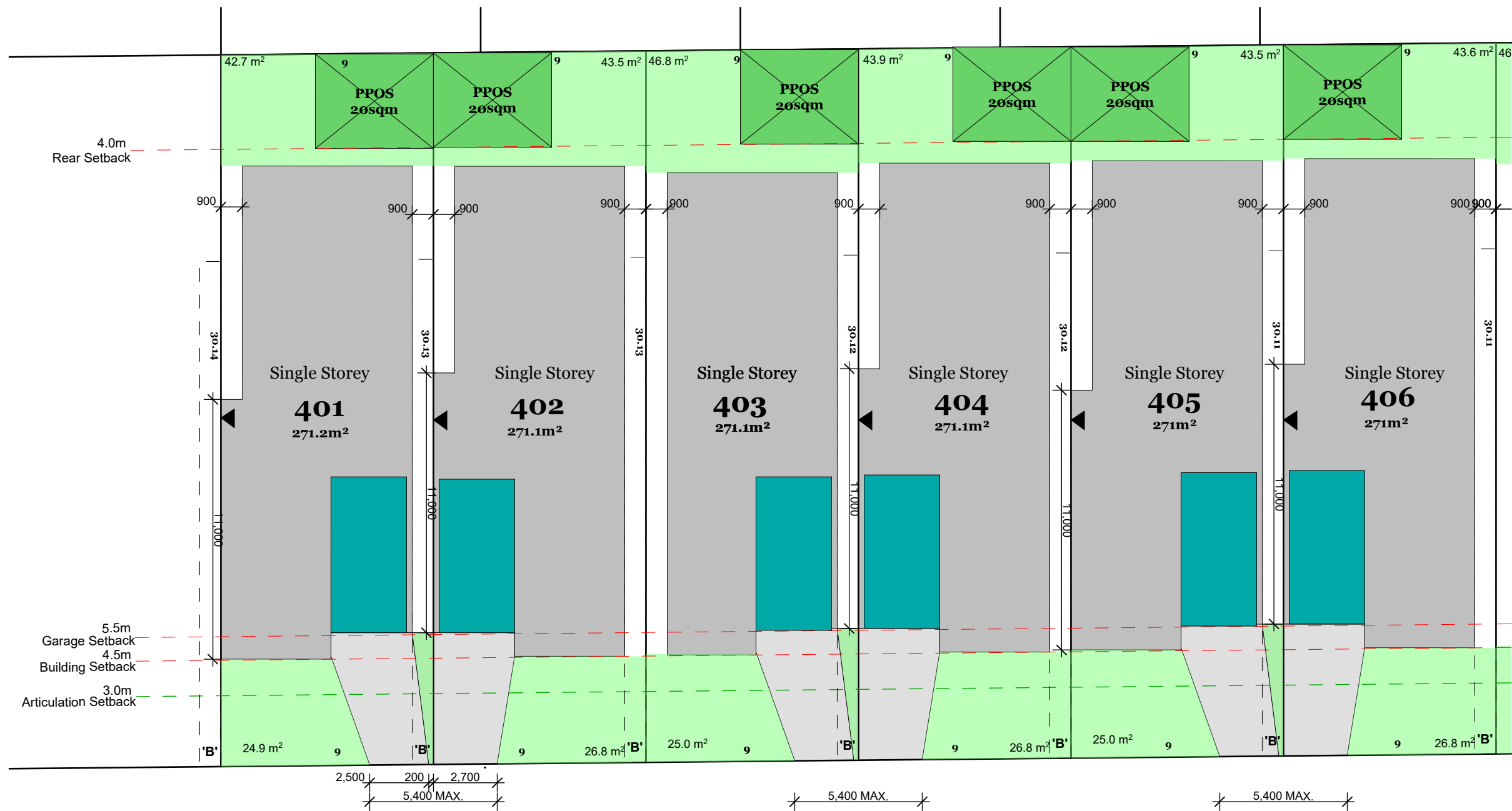
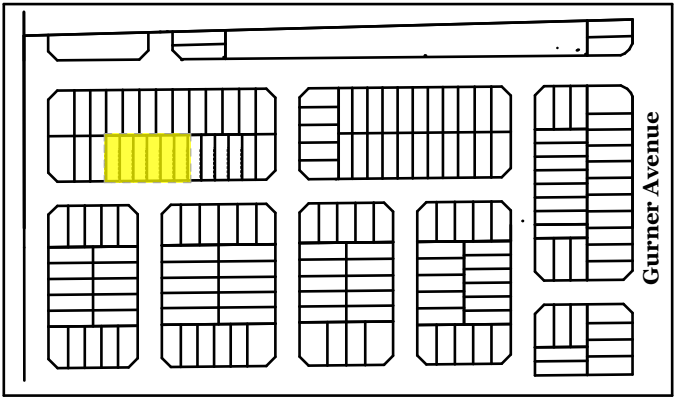




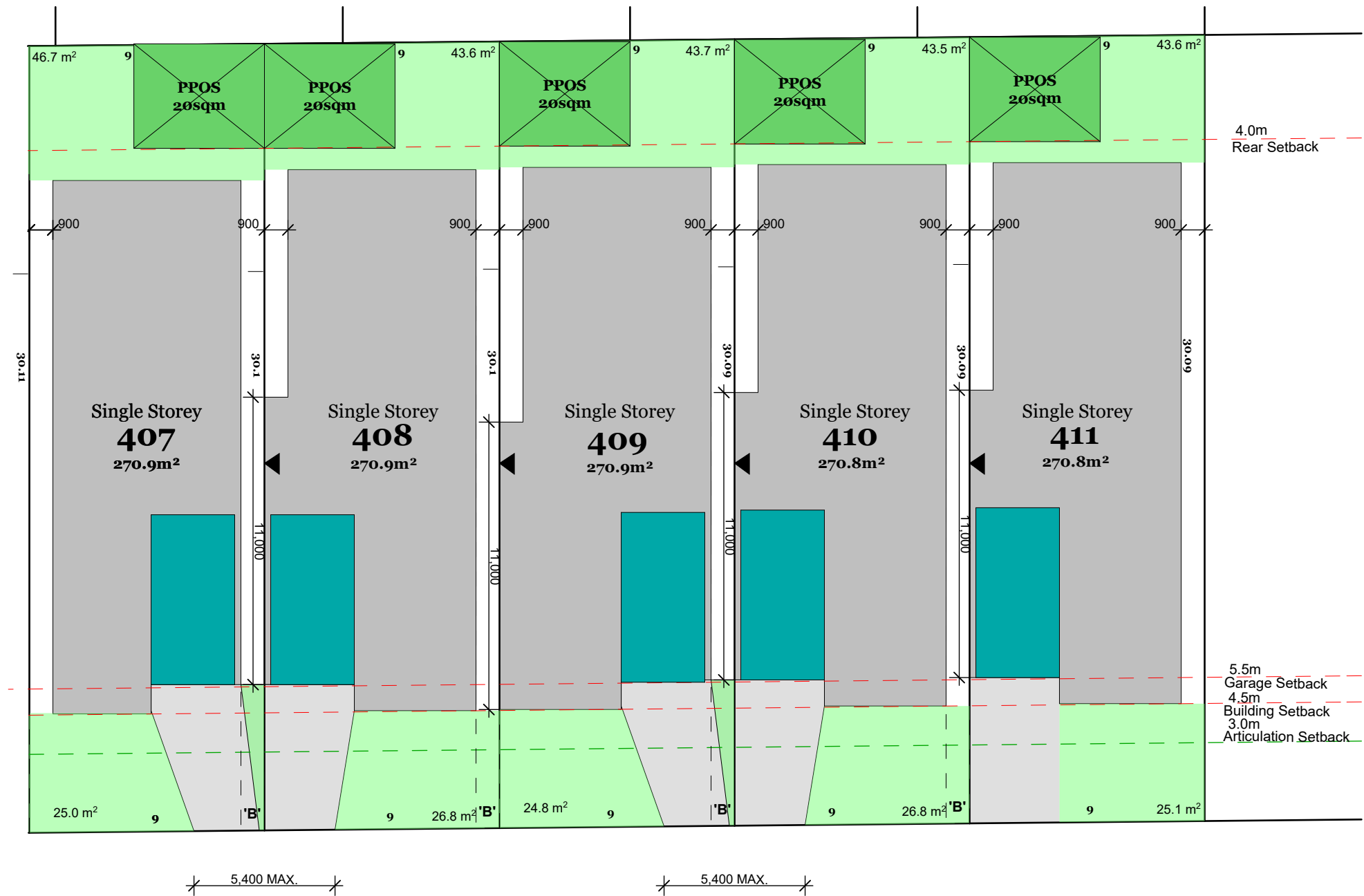
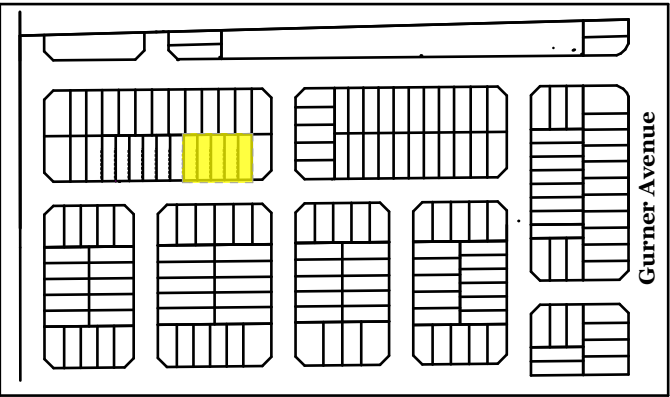


KEY

- Articulation setback
 - Building setback
 - Zerolot boundary
 - Primary building
 - Preferred garage location
 - Landscaped area
 - PPOS
 - Driveway
- NOTE: minimum landscape area 25% of lot area.**

'B' EASEMENT FOR ACCESS & MAINTENANCE (0.9m WIDE)

NOTE: THESE BUILDING ENVELOPE PLANS ARE IN ACCORDANCE WITH THE LIVERPOOL GROWTH CENTRE DCP



KEY

- Articulation setback
- Building setback
- Zerolot boundary
- Primary building
- Preferred garage location
- Landscaped area
- PPOS
- Driveway

NOTE: minimum landscape area 25% of lot area.

'B' EASEMENT FOR ACCESS & MAINTENANCE (0.9m WIDE)

NOTE: THESE BUILDING ENVELOPE PLANS ARE IN ACCORDANCE WITH THE LIVERPOOL GROWTH CENTRE DCP



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Koos de Keijzer 5767 & David Randerson 8542



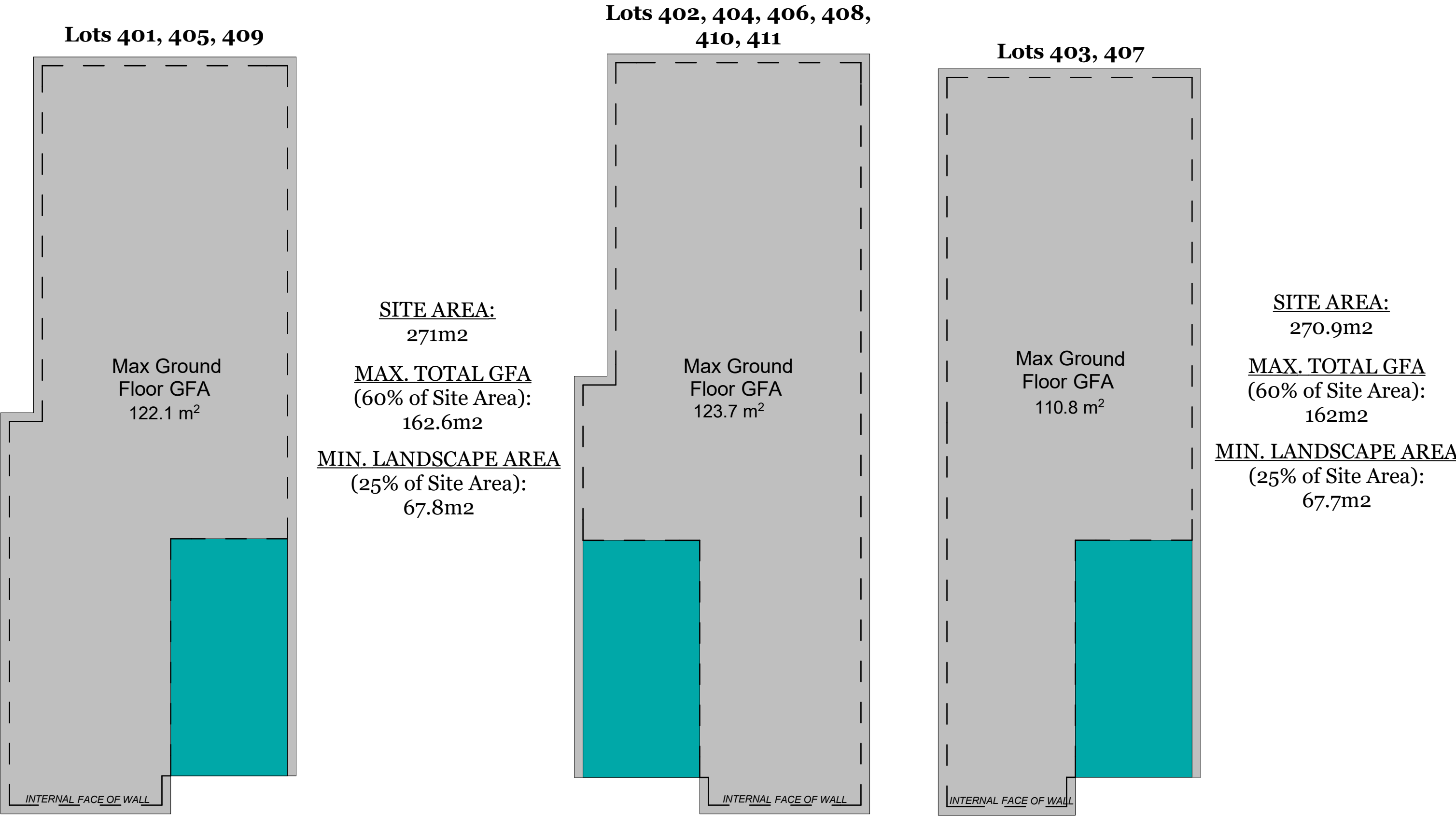
Project Name
Project Number
Date
Scale

Gurner Ave Stages 1-4
11595
11/09/2019
1 : 200@A3

Drawing Name
Drawing Number
Revision

BEP - Lot 407 - 411 (Single Storey Construction)
H

GFA Calculations



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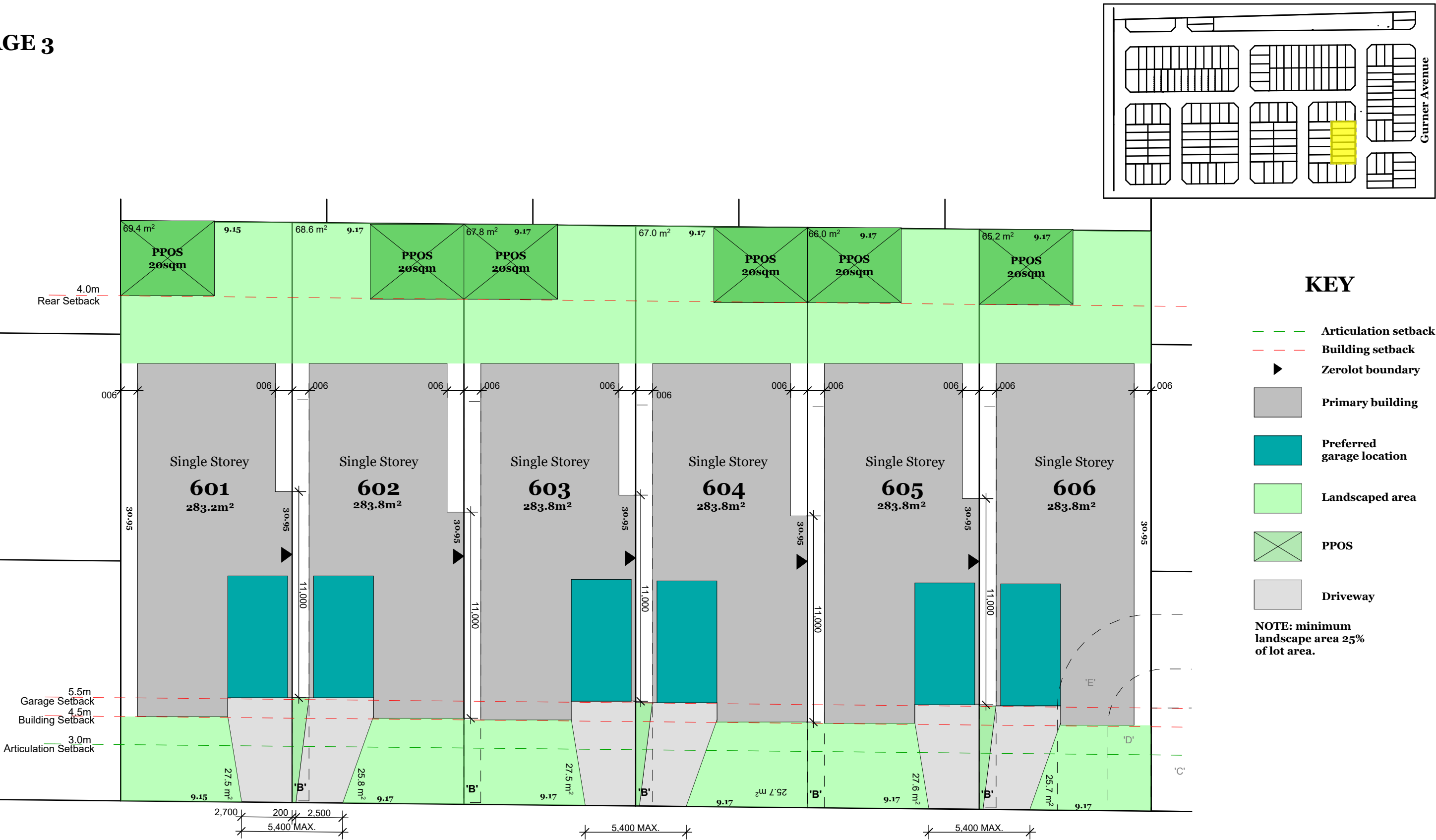
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Project Name	Gurner Ave Stages 1-4
Project Number	11595
Date	11/09/2019
Scale	1 : 100@A3

Drawing Name	BEP - GFA (Single Storey)
Drawing Number	401 - 411
Revision	H

STAGE 3



'C' EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE
'D' RESTRICTION ON USE OF LAND No.5
'E' RESTRICTION ON USE OF LAND No.6
'B' EASEMENT FOR ACCESS & MAINTENANCE (0.9m WIDE)

NOTE: THESE BUILDING ENVELOPE PLANS ARE IN ACCORDANCE WITH THE LIVERPOOL GROWTH CENTRE DCP



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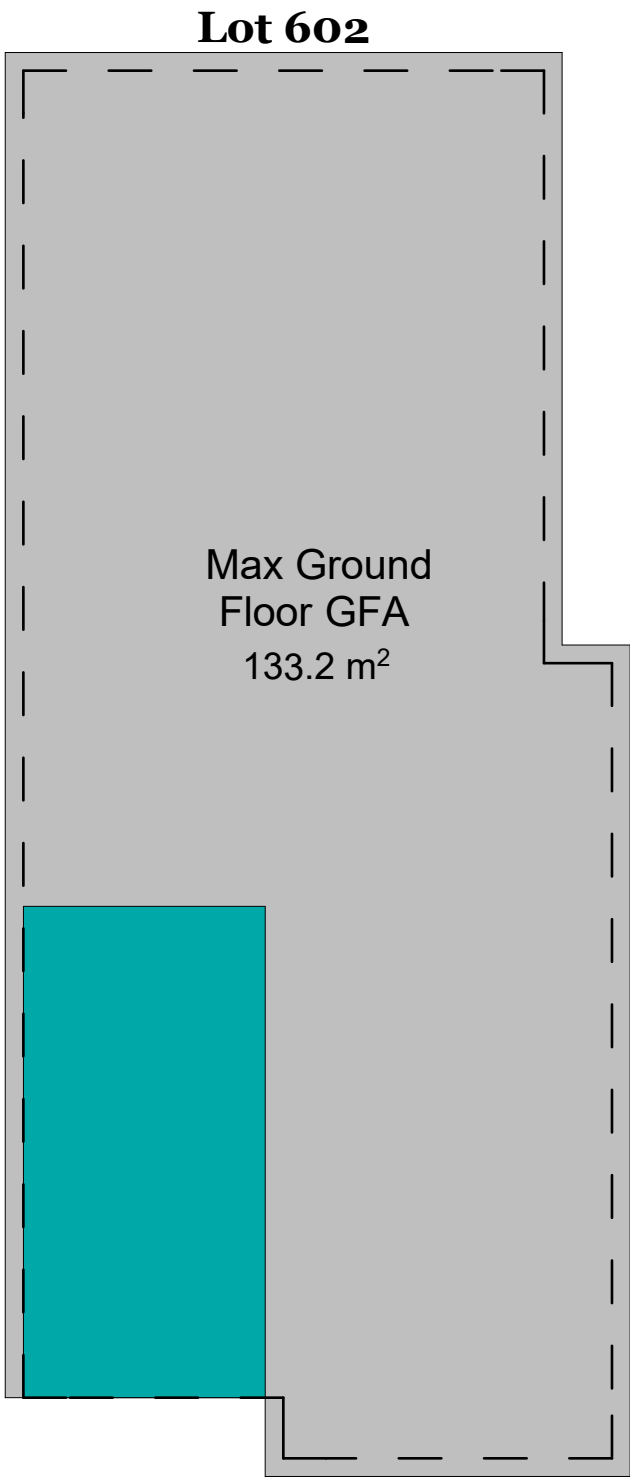
Project Name
Project Number
Date
Scale

Gurner Ave Stages 1-4
11595
11/09/2019
1 : 200@A3

Drawing Name
Drawing Number
Revision

BEP - Lot 601 - 606 (Single Storey Construction)
H

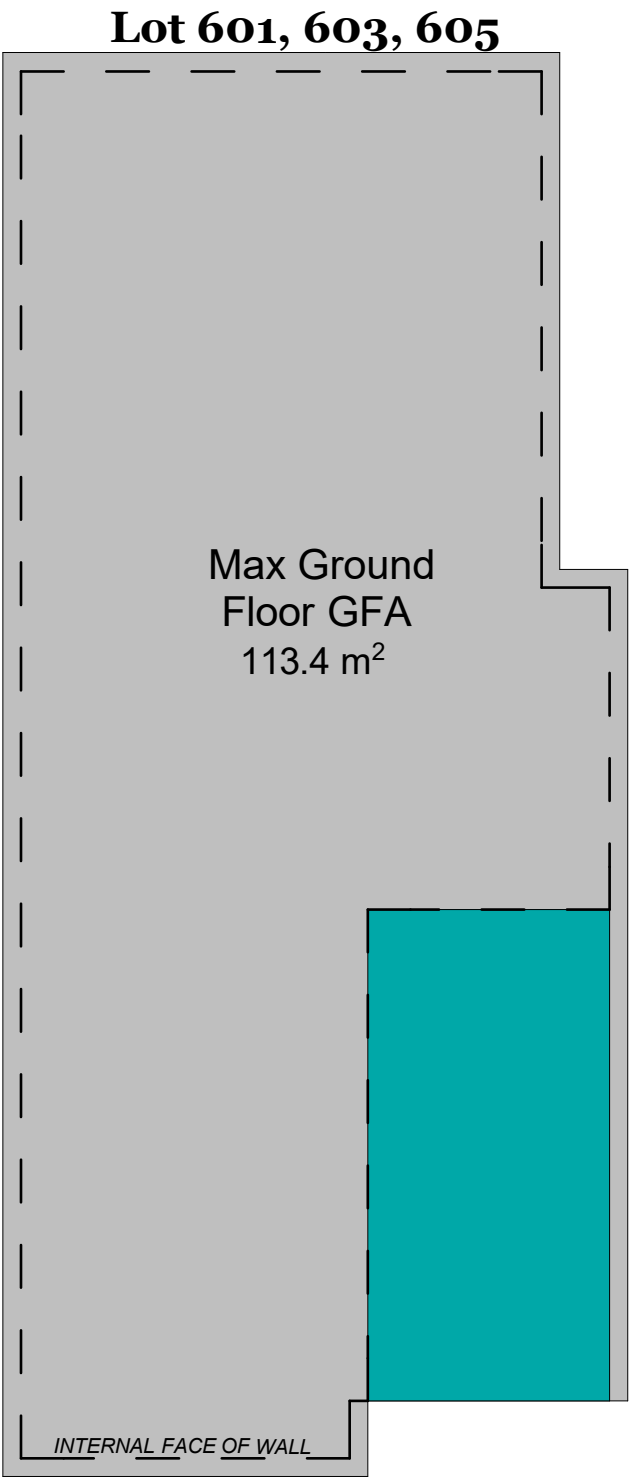
GFA Calculations



SITE AREA:
283.8m2

MAX TOTAL GFA
(60% of Site Area):
170.3m2

MIN. LANDSCAPE AREA
(25% of Site Area): 71m2



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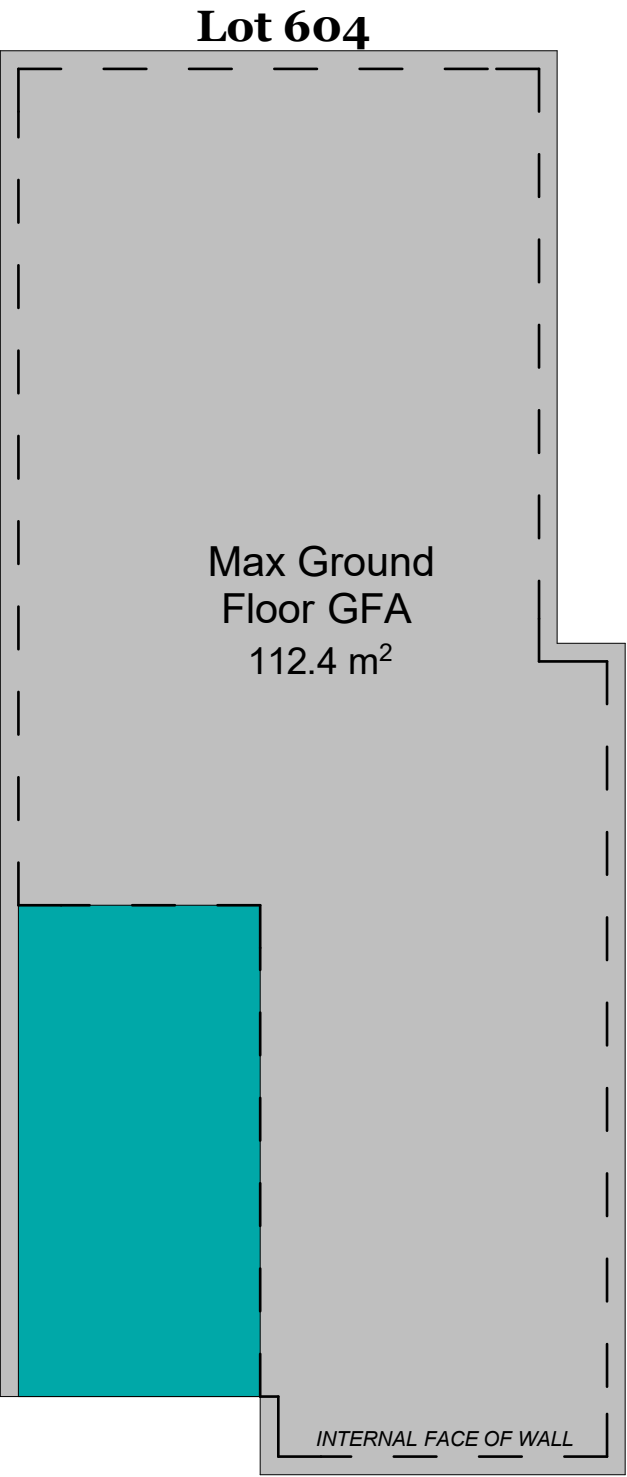
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Project Name Gurner Ave Stages 1-4
Project Number 11595
Date 11/09/2019
Scale 1 : 100@A3

Drawing Name
Drawing Number
Revision

BEP - GFA (Single Storey)
601 - 605
H

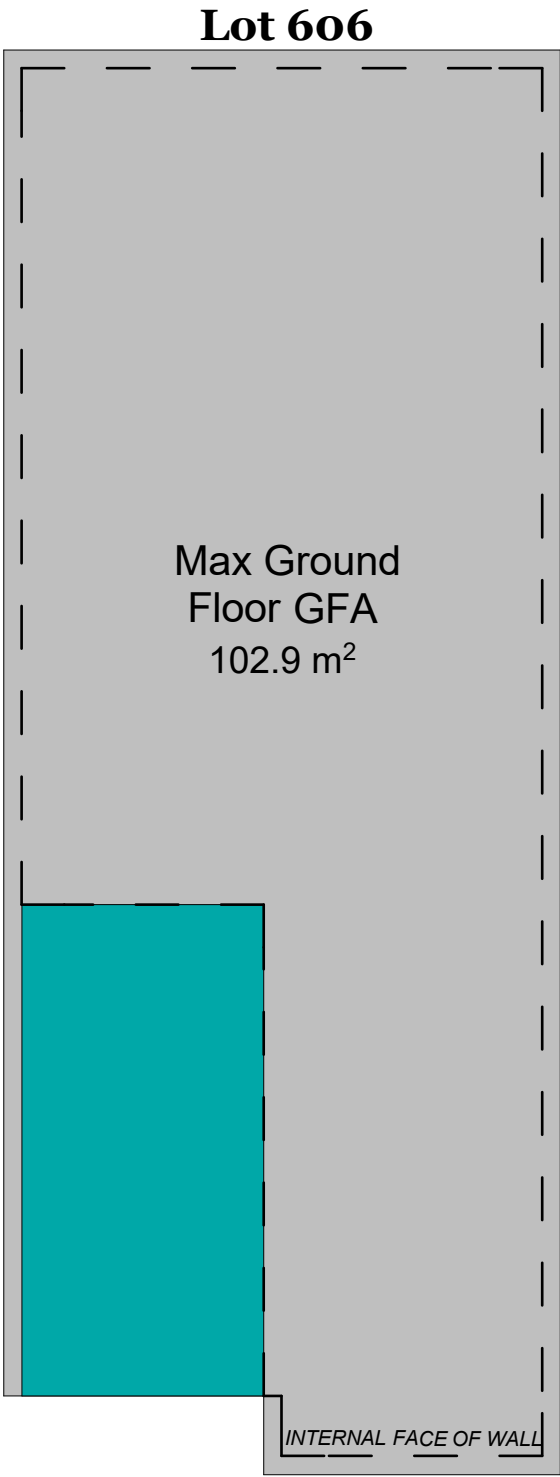
GFA Calculations



SITE AREA:
283.8m2

MAX TOTAL GFA
(60% of Site Area):
170.3m2

MIN. LANDSCAPE AREA
(25% of Site Area): 71m2



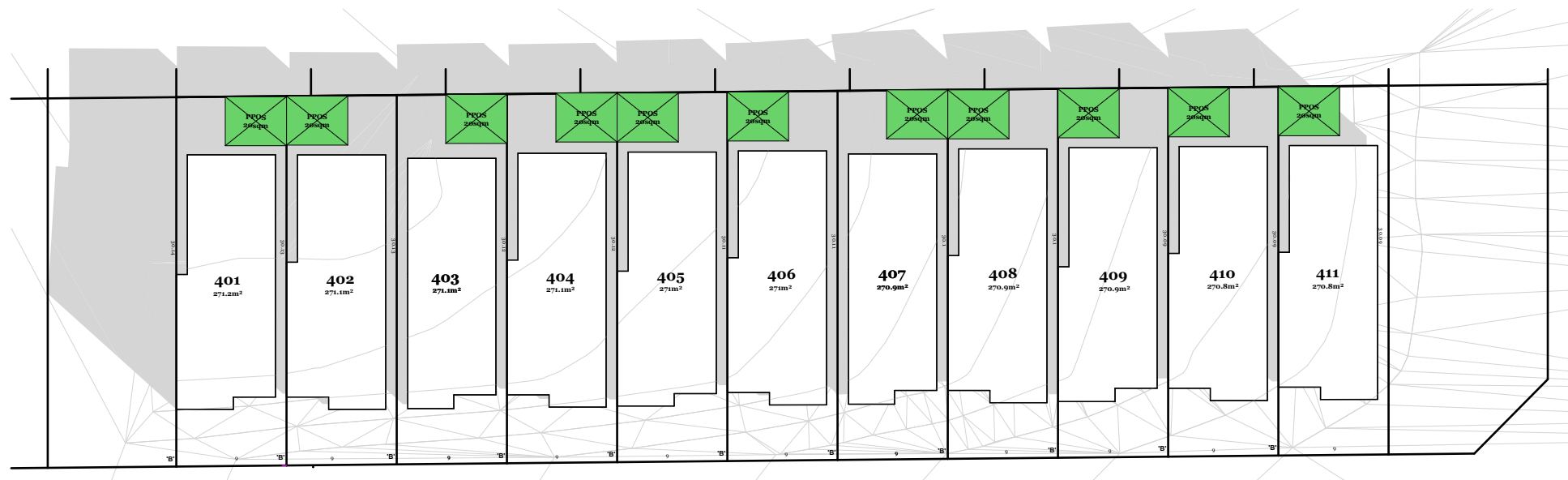
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Project Name Gurner Ave Stages 1-4
Project Number 11595
Date 11/09/2019
Scale 1 : 100@A3

Drawing Name BEP - GFA (Single Storey)
Drawing Number 604, 606
Revision H



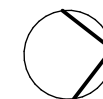
June 21 - 9am



June 21 - 10am



June 21 - 11am



NOTE: THESE BUILDING ENVELOPE PLANS ARE IN ACCORDANCE WITH THE LIVERPOOL GROWTH CENTRE DCP



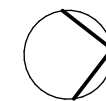
June 21 - 12pm



June 21 - 1pm



June 21 - 2pm



NOTE: THESE BUILDING ENVELOPE PLANS ARE IN ACCORDANCE WITH THE LIVERPOOL GROWTH CENTRE DCP



Gurner Ave, Austral

Current as of: 30/04/2019

100.0%			
Total Lots	19	Required: 100%	Percentage of Lots w/3hrs
		Achieved: 100%	2-3h
			0-1h

Stage	Lot Number	Solar Access Compliance Y/N	9AM	10AM	11AM	12PM	1PM	2PM	3PM	TOTAL
	401	Y								4
	402	Y								4
	403	Y								4
	404	Y								4
	405	Y								4
	406	Y								4
	407	Y								4
	408	Y								4
	409	Y								4
	410	Y								4
	411	Y								4
	506	Y								4
	507	Y								5
	601	Y	F							6
	602	Y	F							6
	603	Y	F							6
	604	Y	F							6
	605	Y	F							6
	606	Y	F							6

Solar Access

No Solar Access

FFront Yard PPOS

NOTE: THESE BUILDING ENVELOPE PLANS ARE IN ACCORDANCE WITH THE LIVERPOOL GROWTH CENTRE DCP



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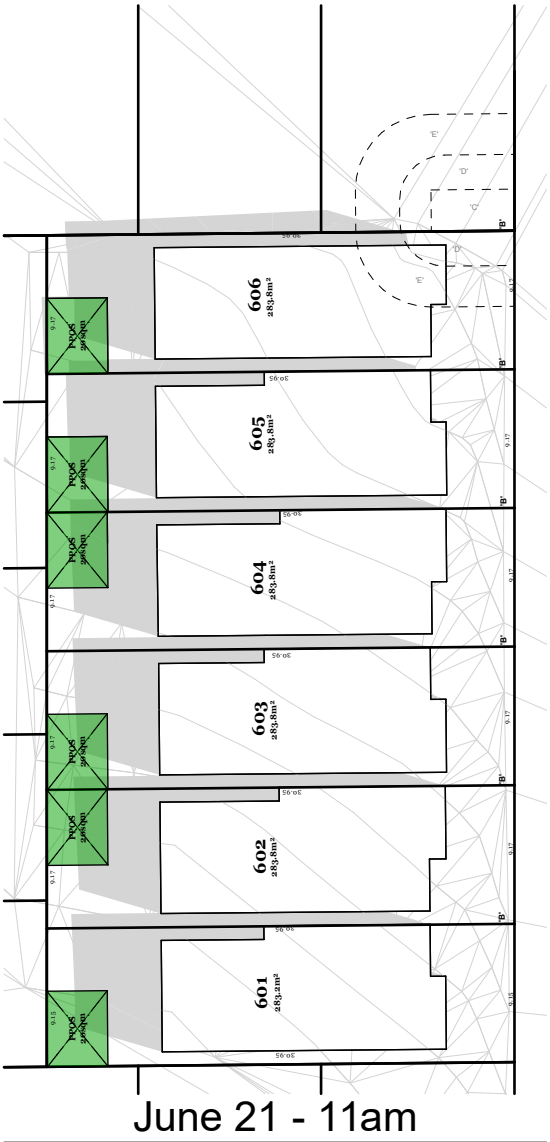
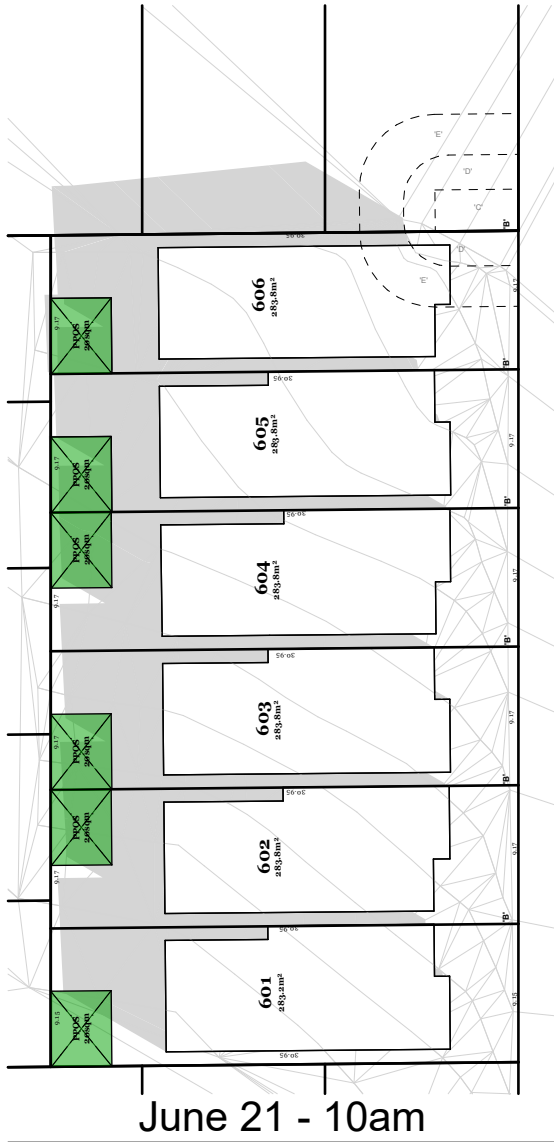
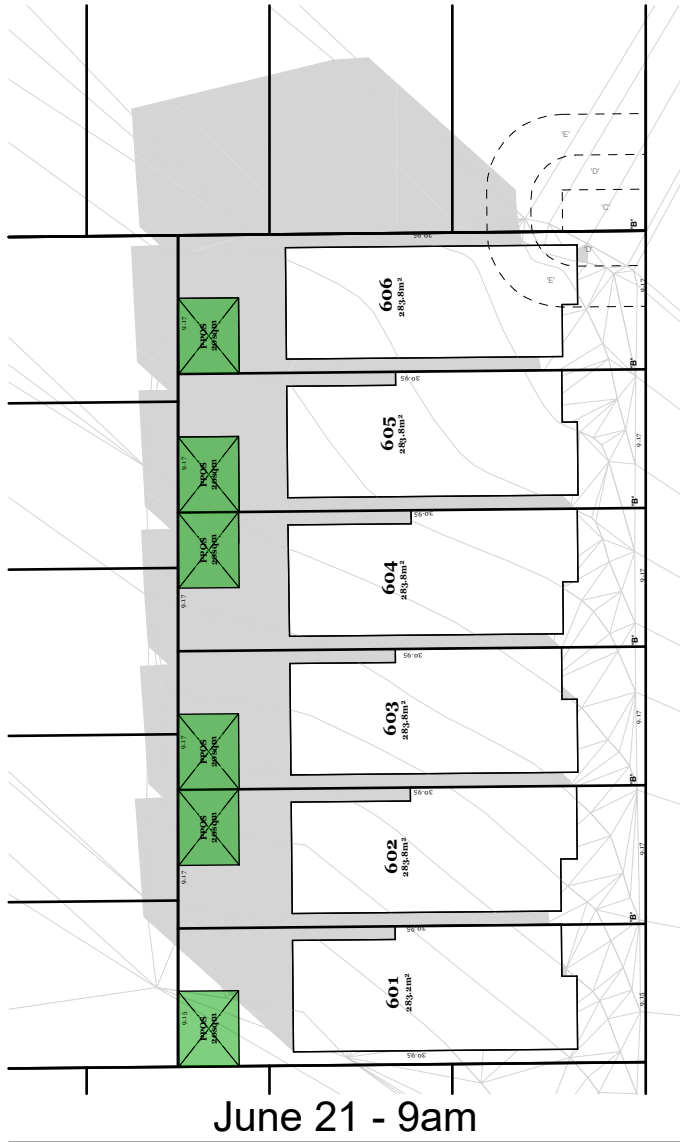
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Rev.	Date	By	Ckd	Description
A	14/03/2019	JA	EN	Draft BEP
B	19/03/2019	JA	JF	BEP

Project Name	Gurner Ave Stages 1-4
Project Number	11595
Date	11/09/2019
Scale	1 : 200@A3

Drawing Name	Solar 3
Drawing Number	
Revision	H



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Rev.	Date	By
A	14/03/2019	JA
B	19/03/2019	JA
C	05/09/2019	JA

Ckd
EN
JF
JF

Description
Draft BEP
BEP
BEP Amendment

Project Name	Gurner Ave Stages 1-4
Project Number	11595
Date	11/09/2019
Scale	1 : 200@A3

Project Name	Gurner Ave Stages 1-4
Project Number	11595
Date	11/09/2019
Scale	1 : 200@A3

Drawing Name	Solar 9-12
Drawing Number	
Revision	C

Drawing Name	Solar 9-12
Drawing Number	
Revision	C



Gurner Ave, Austral

Current as of: 30/04/2019

100.0%			
Total Lots	19	Required: 100%	Percentage of Lots w3hrs
		Achieved: 100%	2-3h
			0-1h
			100.0%
			0.0%
			0.0%

Stage	Lot Number	Solar Access Compliance Y/N	9AM	10AM	11AM	12PM	1PM	2PM	3PM	TOTAL
	401	Y								4
	402	Y								4
	403	Y								4
	404	Y								4
	405	Y								4
	406	Y								4
	407	Y								4
	408	Y								4
	409	Y								4
	410	Y								4
	411	Y								4
	506	Y								4
	507	Y								5
	601	Y								4
	602	Y								4
	603	Y								4
	604	Y								3
	605	Y								3
	606	Y								4

Solar Access
No Solar Access
F Front Yard PPOS



NOTE: THESE BUILDING ENVELOPE PLANS ARE IN ACCORDANCE WITH THE LIVERPOOL GROWTH CENTRE DCP



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Rev.	Date	By	Ckd	Description
A	14/03/2019	JA	EN	Draft BEP
B	19/03/2019	JA	JF	BEP
C	05/09/2019	JA	JF	BEP Amendment

Project Name	Gurner Ave Stages 1-4
Project Number	11595
Date	11/09/2019
Scale	1 : 200@A3

Drawing Name	Solar 1-3
Drawing Number	
Revision	C