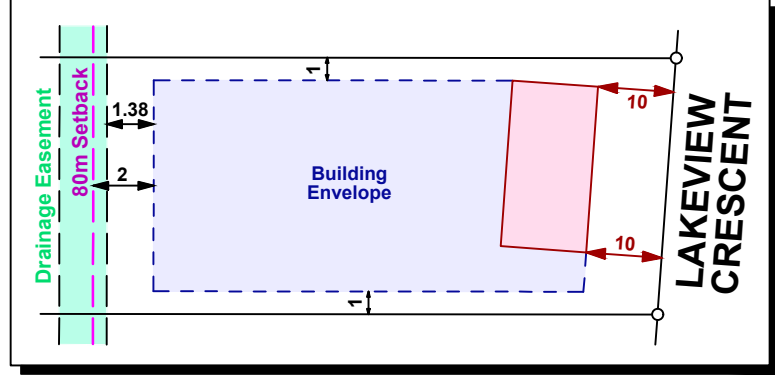


- Notes:**
- All buildings and structures shall be set back from lot boundaries in accordance with the requirements of State Planning Policy 7.3 Residential Design Codes Volume 1 (R-Codes). Proposals which do not meet the deemed-to-comply requirements of the R-Codes shall be determined in accordance with the Design Principles and may be subject to consultation with neighbours.
  - In addition to the boundary setback requirements of the R-Codes, all buildings shall be located within the Building Envelopes as shown on this plan.
  - Wastewater disposal generated by approved effluent management systems shall be located within the Land Application Area.
  - No development or activity is permitted within the 100 metre buffer area to the Nature Reserve which is incompatible or is sensitive to the management of the nature reserve, which includes all buildings, except an outbuilding which can be built no closer than 80 metres to the Nature reserve.

**LEGEND**

- 258m<sup>2</sup> Indicative Land Application Area (Wastewater Disposal)
- 1221m<sup>2</sup>  
(1479m<sup>2</sup>) Building Envelope Area (Total Area)
- $\frac{399}{398}$  Cadastral Boundary
- Easement Boundary
- - - 80m Setback (For Outbuildings)
- - - 100m Setback (For Dwellings)

**TYPICAL BUILDING ENVELOPE OFFSET**

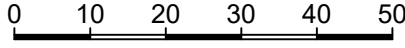


43031  
13445  
DP 92149  
CD Res 1167

**WAPC Ref: 157604**


**Note:** The Land Application Area (LAA) can be moved and/or footprint shape modified subject to approval from the shire.

Scale @A3 1:1000



44 Hardey Road, Belmont WA 6104  
Ph: 9450 7188  
email: admin@jbasurveys.com.au  
web: www.jbasurveys.com.au

2837-BE01-6.0.dwg

VER.	DATE	BY	AMENDMENTS	FILE SOURCE	CLIENT:	JOB NO:	TITLE:	DATUM	N 
1.0	27.06.2022	RMM	Issued for Information	2837-3.0-29102020-COL94-P	LOTS 397-405 ON DP420237 LAKEVIEW CRESCENT, BRIDGETOWN WA, 6255	2837	BUILDING ENVELOPE PLAN	VERT: AHD HORIZ: COL94	
2.0	01.07.2022	RMM	Modified Areas	2837-3.0-29102020-COL94-P		PROJECT:	SCALE: 1:1000		
3.0	05.07.2022	RMM	Modified Areas	2837-3.0-29102020-COL94-P		DWG NO: 2837-BE01	VER: 6.0		
4.0	01.08.2022	RMM	Modified Areas	2837-3.0-29102020-COL94-P		SHEET NO: 1 OF 1	A3		
5.0	01.08.2022	RMM	Modified Areas	2837-3.0-29102020-COL94-P		SURVEYOR: -	DATE OF SURVEY: -	DRAWN BY: RMM	APPROVED BY: NRW
6.0	13.03.2023	RMM	Added Notations	2837-3.0-29102020-COL94-P					