



Unless shown otherwise on the plan all building envelopes are to have a minimum setback from the boundaries of the lot as follows:

Street	15 metres
Side	5 metres
Rear	7 metres

LEGEND

- EXISTING ELVIRA GULLY
- REMNANT GULLY VEGETATION
- SATURATED GROUND SURFACE (POTENTIAL SPRING)
- LOT SETBACK LINE (AS PER SCHEME)
- SETBACK FOR EFFLUENT MANAGEMENT
- BUILDING AND EFFLUENT MANAGEMENT ENVELOPE - SITE SPECIFIC DETAILED ENGINEERED EFFLUENT SYSTEM DESIGN REQUIRED
- DRAINAGE RESERVE
- 1000m² APPROXIMATE BUILDING AND EFFLUENT MANAGEMENT ENVELOPE AREA

BAL CONTOURS

- BAL 12.5
- BAL 19
- BAL 29
- BAL 40
- BAL FZ

Client: ROELANDS DEVELOPMENT PTY LTD
Project: LOT 9001 WATERLOO ROAD, ROELANDS
Title: EFFLUENT AND BUILDING ENVELOPE PLAN

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