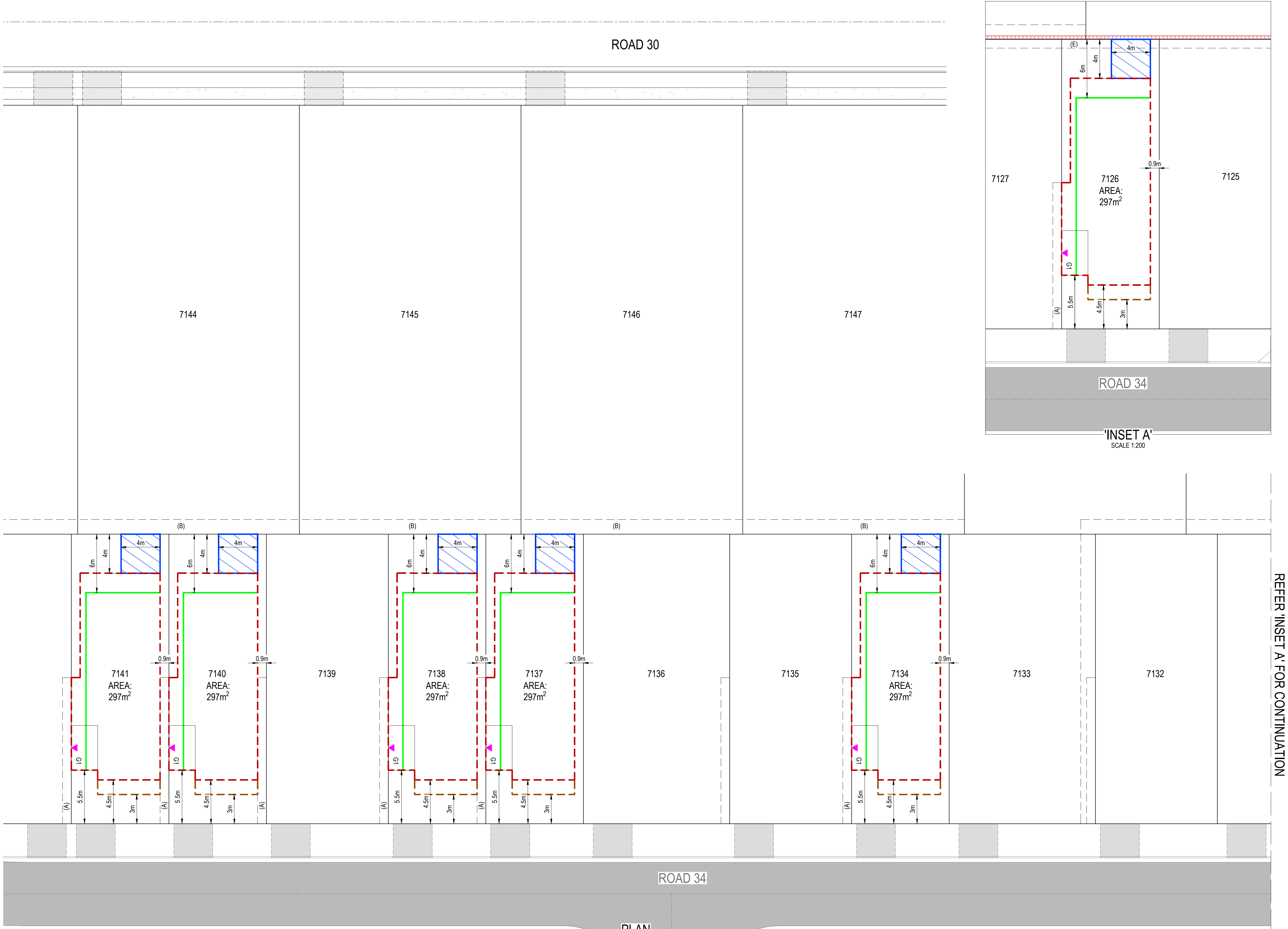




ROAD 30

ROAD 34

'INSET A'
SCALE 1:200

LEGEND

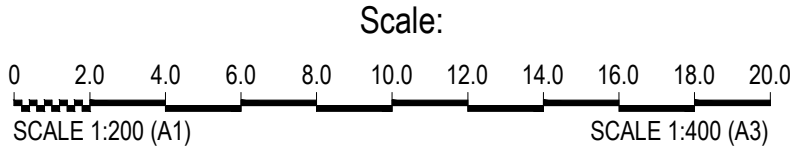
- DENOTES BUILDING ENVELOPE
- DENOTES PRIVATE OPEN SPACE
- DENOTES SECOND STOREY SETBACK
- DENOTES ARTICULATION ZONE
- DENOTES SINGLE GARAGE (AS PART OF SEPARATE APPLICATION)
- INDICATIVE DRIVEWAY LOCATION (AS PART OF SEPARATE APPLICATION)
- DENOTES EASEMENT FOR DRAINAGE 0.9m WIDE
- DENOTES EASEMENT FOR DRAINAGE 1.5m WIDE
- DENOTES EASEMENT FOR RETAINING WALLS 0.9m AND 1.5m WIDE
- ZERO LOT BOUNDARY
- RETAINING WALL

NOTE:
REFER TO BEP 001 FOR GENERAL ARRANGEMENT

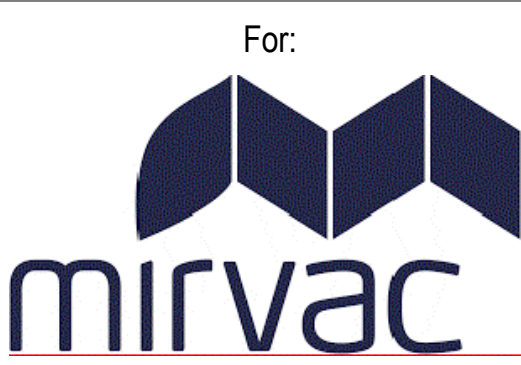
PLAN
SCALE 1:200

A	WP	DH	MP	21/05/2025	ISSUED FOR DEVELOPMENT APPLICATION
Rev	Drawn	Design	Checked	Date	Revision Description

APPROVED

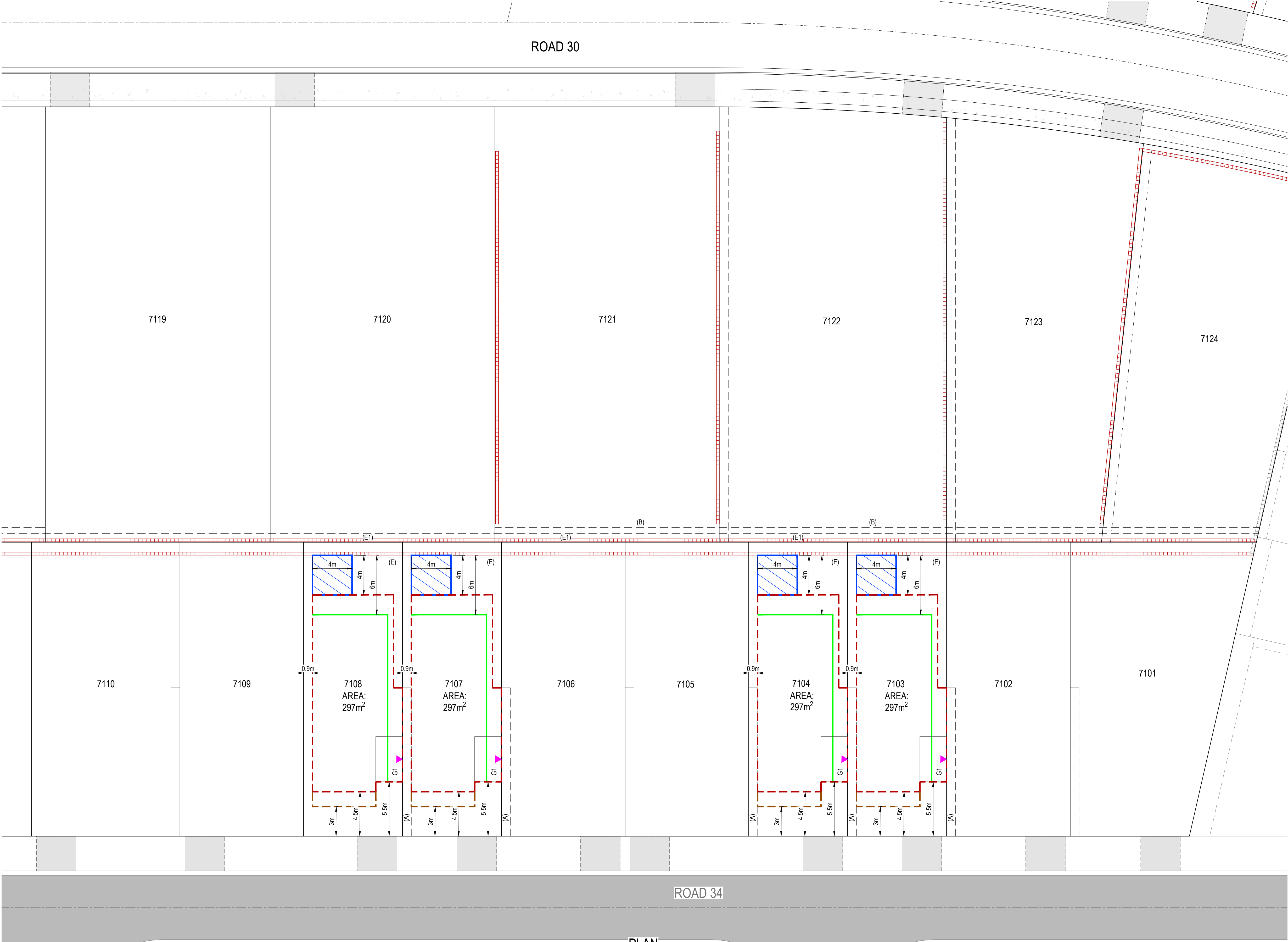


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ABN:25 604 069 981 T:(02) 8660 0035 E:info@theonongroup.au



Project:
LOT 6 DP1276275 AND
LOT 143 DP 1303450
589-591 COBBITTY ROAD, COBBITTY
(TRANCHE 5, STAGE 05d)
ROAD & DRAINAGE DESIGN

Title:
BUILDING ENVELOPS PLAN
LOTS UNDER 300m2
SHEET 01



LEGEND

DENOTES BUILDING ENVELOPE

DENOTES PRIVATE OPEN SPACE

DENOTES SECOND STOREY SETBACK

DENOTES ARTICULATION ZONE

DENOTES SINGLE GARAGE
(AS PART OF SEPARATE APPLICATION)

INDICATIVE DRIVEWAY LOCATION
(AS PART OF SEPARATE APPLICATION)

DENOTES EASEMENT FOR DRAINAGE 0.9m WIDE

DENOTES EASEMENT FOR DRAINAGE 1.5m WIDE

DENOTES EASEMENT FOR RETAINING WALLS 0.9m AND 1.5m WIDE

DENOTES EASEMENT FOR SUPPORT OVER
RETAINING WALLS 0.9m WIDE

ZERO LOT BOUNDARY

RETAINING WALL

G1

(A)

(B)

(E)

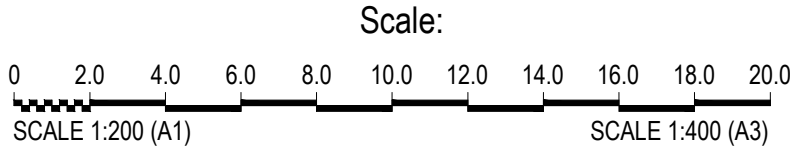
(E1)

NOTE:
REFER TO BEP 001 FOR GENERAL ARRANGEMENT

PLAN
SCALE 1:200

A	WP	DH	MP	21/05/2025	ISSUED FOR DEVELOPMENT APPLICATION
Rev	Drawn	Design	Checked	Date	Revision Description

APPROVED



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ABN:25 604 069 981 T:(02) 8660 0035 E:info@theonirongroup.au

For:

mirvac

Project:

LOT 6 DP1276275 AND
LOT 143 DP 1303450
589-591 COBBITTY ROAD, COBBITTY
(TRANCHE 5, STAGE 05d)
ROAD & DRAINAGE DESIGN

Title:

BUILDING ENVELOPS PLAN
LOTS UNDER 300m2
SHEET 02

ORION
EXPANDING HORIZONS

SUSTAINABLE
DESIGN

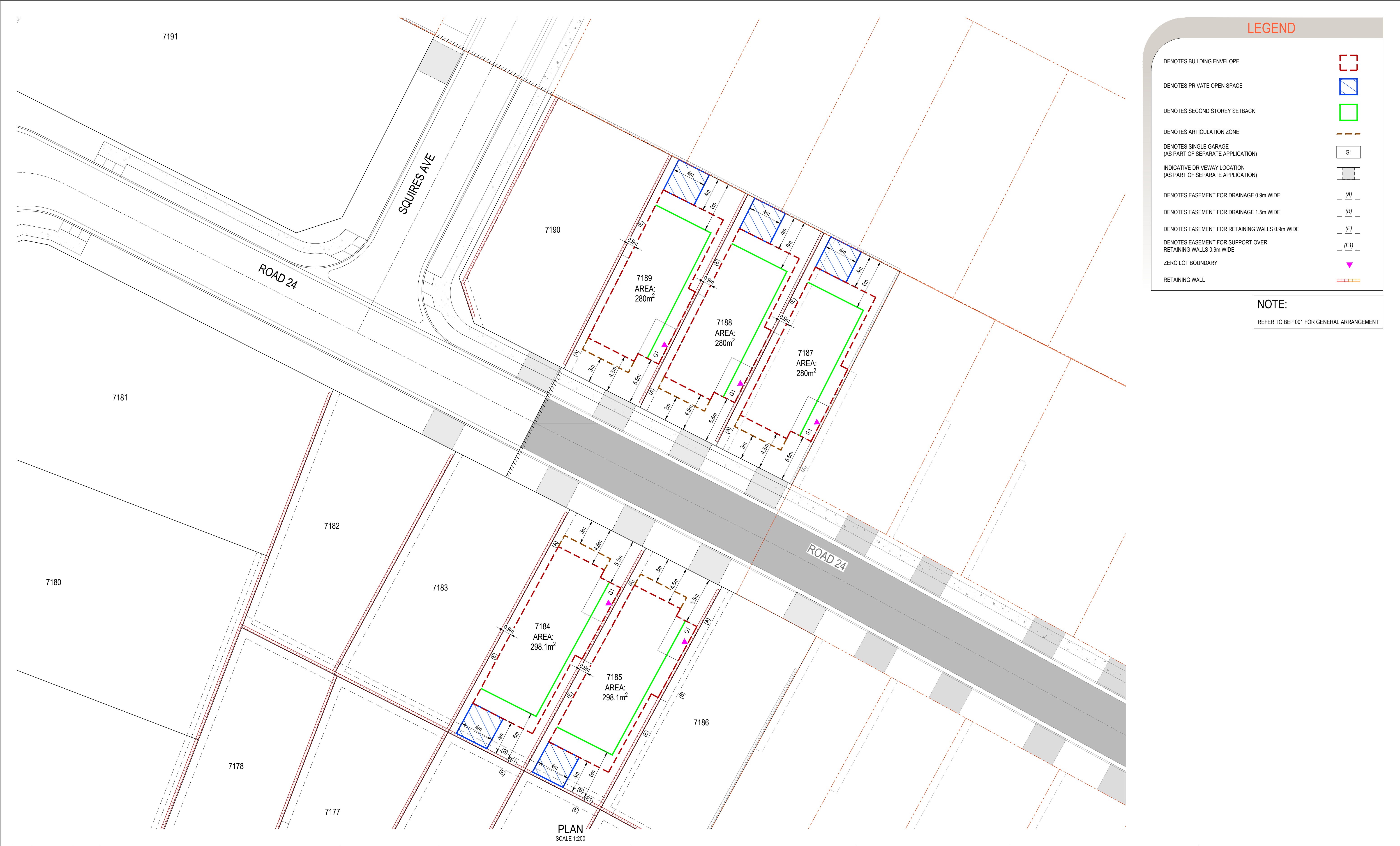
JAS-ANZ
REGISTERED ARCHITECT

ISSUED FOR DEVELOPMENT APPLICATION
NOT FOR CONSTRUCTION

Orion Ref. 24-0694-01-BEP

Plan 003

Revision A



LEGEND

DENOTES BUILDING ENVELOPE

DENOTES PRIVATE OPEN SPACE

DENOTES SECOND STOREY SETBACK

DENOTES ARTICULATION ZONE

DENOTES SINGLE GARAGE
(AS PART OF SEPARATE APPLICATION)

INDICATIVE DRIVEWAY LOCATION
(AS PART OF SEPARATE APPLICATION)

DENOTES EASEMENT FOR DRAINAGE 0.9m WIDE

DENOTES EASEMENT FOR DRAINAGE 1.5m WIDE

DENOTES EASEMENT FOR RETAINING WALLS 0.9m WIDE

DENOTES EASEMENT FOR SUPPORT OVER
RETAINING WALLS 0.9m WIDE

ZERO LOT BOUNDARY

RETAINING WALL

G1

(A)

(B)

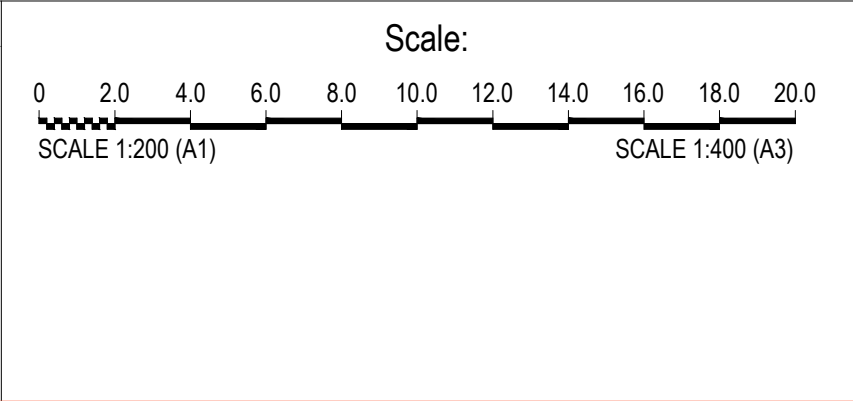
(E)

(E1)

NOTE:
REFER TO BEP 001 FOR GENERAL ARRANGEMENT

A	WP	DH	MP	21/05/2025	ISSUED FOR DEVELOPMENT APPLICATION	
Rev	Drawn	Design	Checked	Date	Revision Description	

APPROVED



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ABN:25 604 069 981 T:(02) 8660 0035 E:info@theoriongroup.au



Project:
LOT 6 DP1276275 AND
LOT 143 DP 1303450
589-591 COBBITTY ROAD, COBBITTY
(TRANCHE 5, STAGE 05d)
ROAD & DRAINAGE DESIGN

Title:
BUILDING ENVELOPS PLAN
LOTS UNDER 300m2
SHEET 03