

# Broadbeach Inverloch Building Envelope Diagrams

## PART B

DECEMBER 2017 - REVISED APRIL 2023

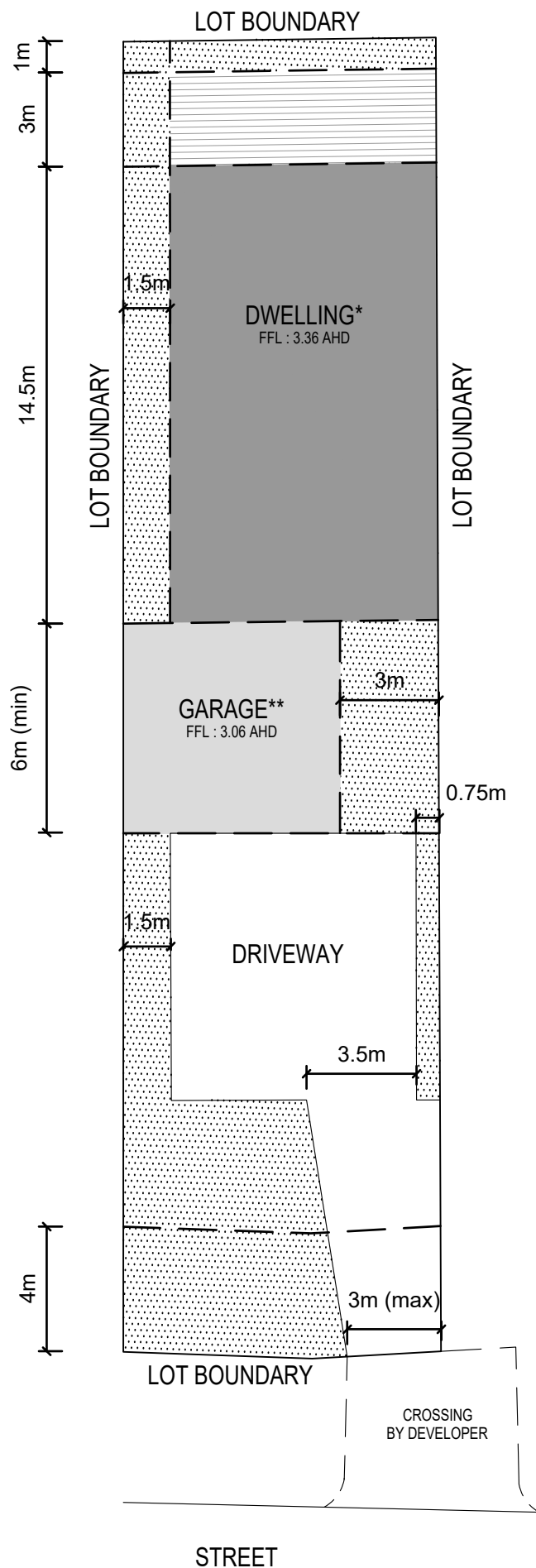
PREPARED BY

**MGS ARCHITECTS, ASPECT STUDIOS & PRACTICAL ECOLOGY**



ASPECT Studios™









\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD

\*\* Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 3 (31/01/2017)

#### LEGEND

-  LANDSCAPING
-  DWELLING FOOTPRINT MUST BE LOCATED IN THIS AREA
-  GARAGE
-  "DEC" ONLY IN THIS AREA

## BUILDING ENVELOPE

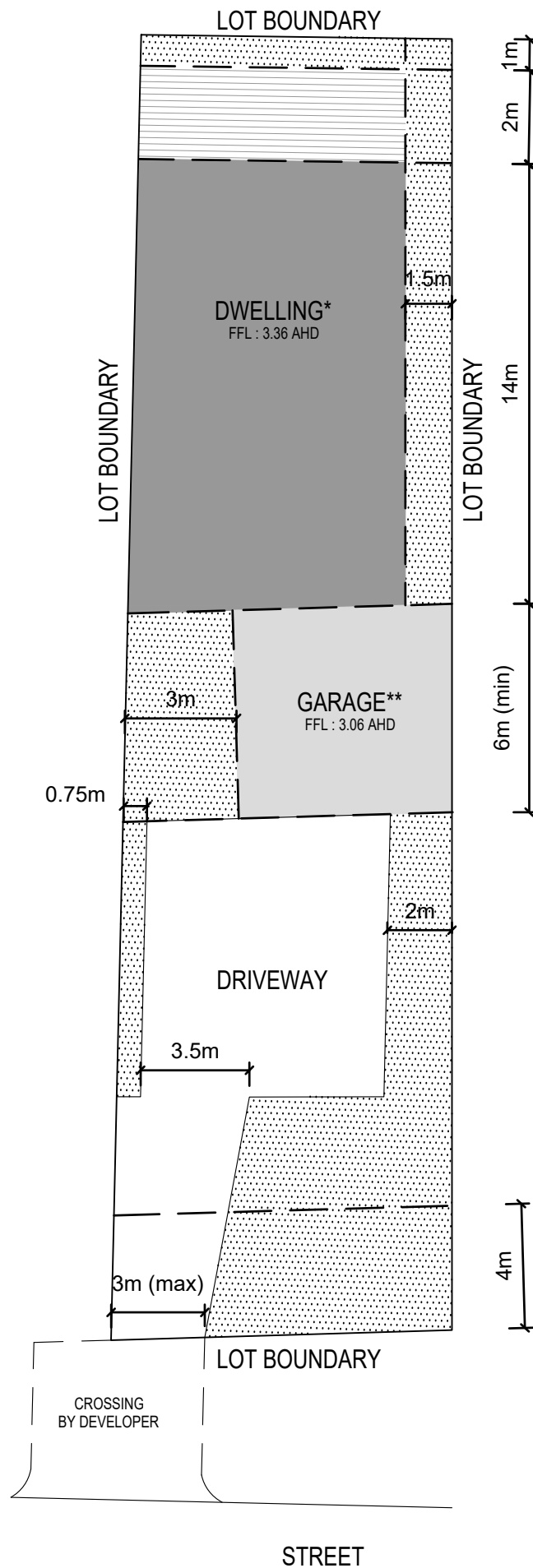
LOT 9  
BROADBEACH INVERLOCH

DATE  
JUNE.2017

SCALE  
1:200@A4











\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD

\*\* Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 3 (31/01/2017)

CROSSING BY DEVELOPER

#### LEGEND

-  LANDSCAPING
-  DWELLING FOOTPRINT MUST BE LOCATED IN THIS AREA
-  GARAGE
-  "DEC ONLY" IN THIS AREA

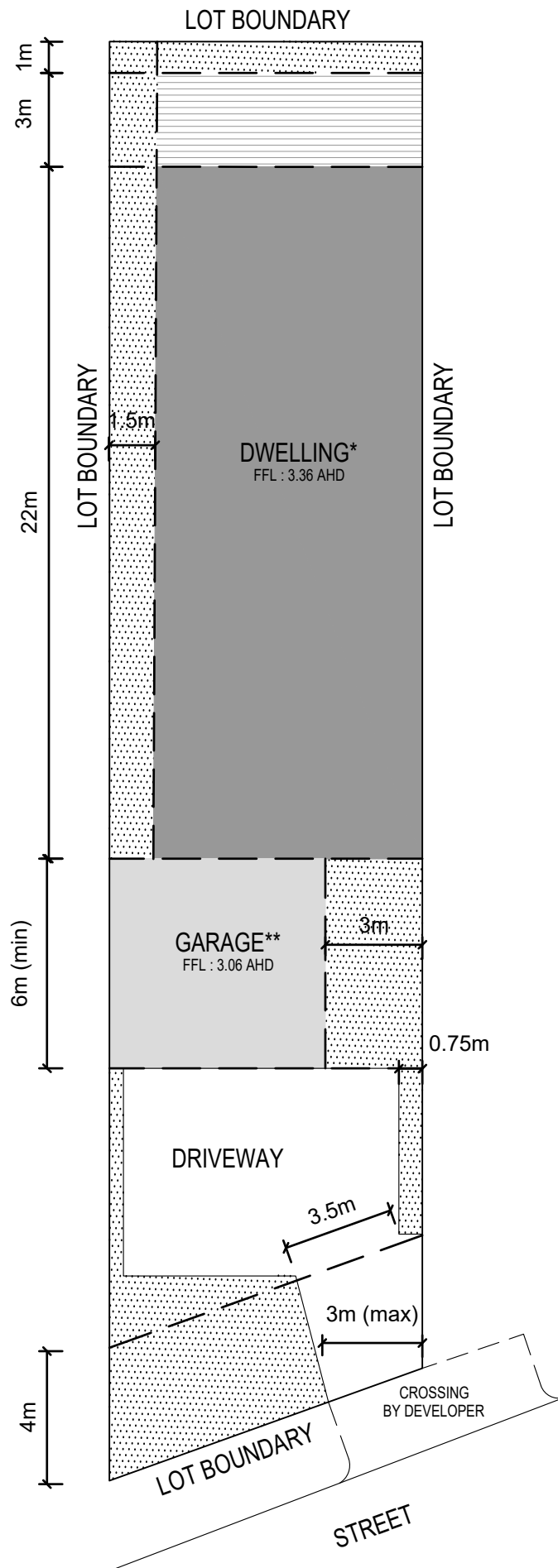
## BUILDING ENVELOPE

LOT 10  
BROADBEACH INVERLOCH

DATE  
JUNE.2017

SCALE  
1:200@A4





\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD

\*\* Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 3 (31/01/2017)

LEGEND	
	LANDSCAPING
	DWELLING FOOTPRINT MUST BE LOCATED IN THIS AREA
	GARAGE
	"DECOR ONLY" IN THIS AREA

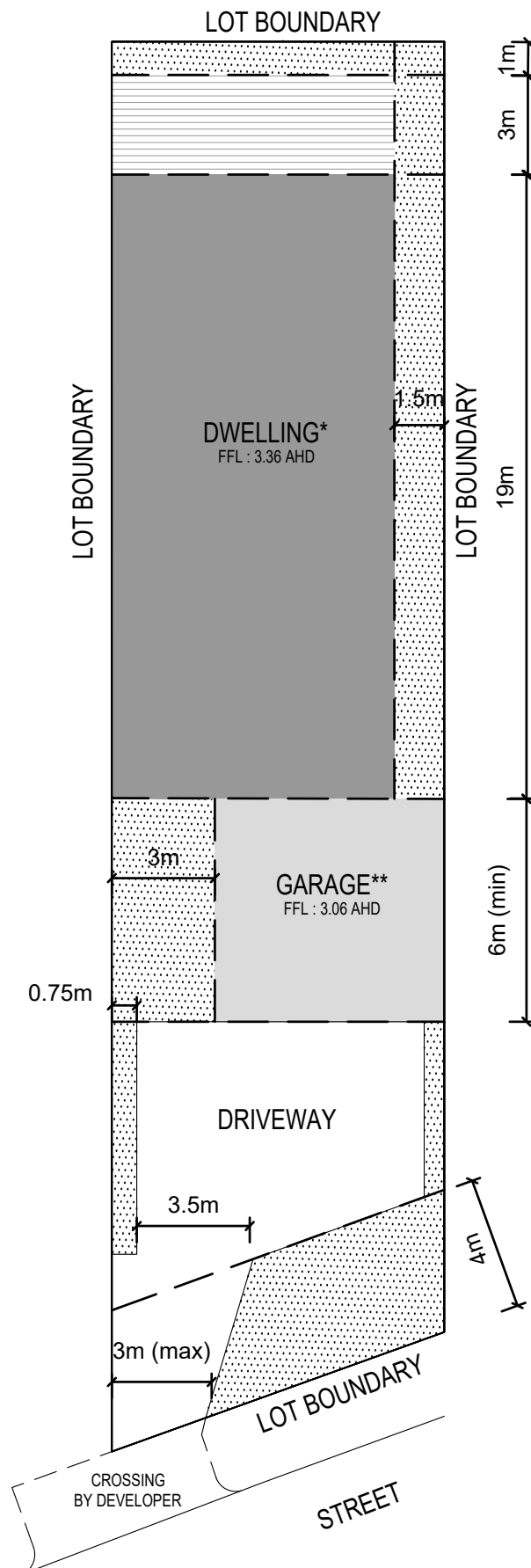
## BUILDING ENVELOPE

LOT 19  
BROADBEACH INVERLOCH

DATE  
JUNE.2017

SCALE  
1:200@A4









\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD

\*\* Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 3 (31/01/2017)

#### LEGEND

-  LANDSCAPING
-  DWELLING FOOTPRINT MUST BE LOCATED IN THIS AREA
-  GARAGE
-  "DEC" ONLY IN THIS AREA

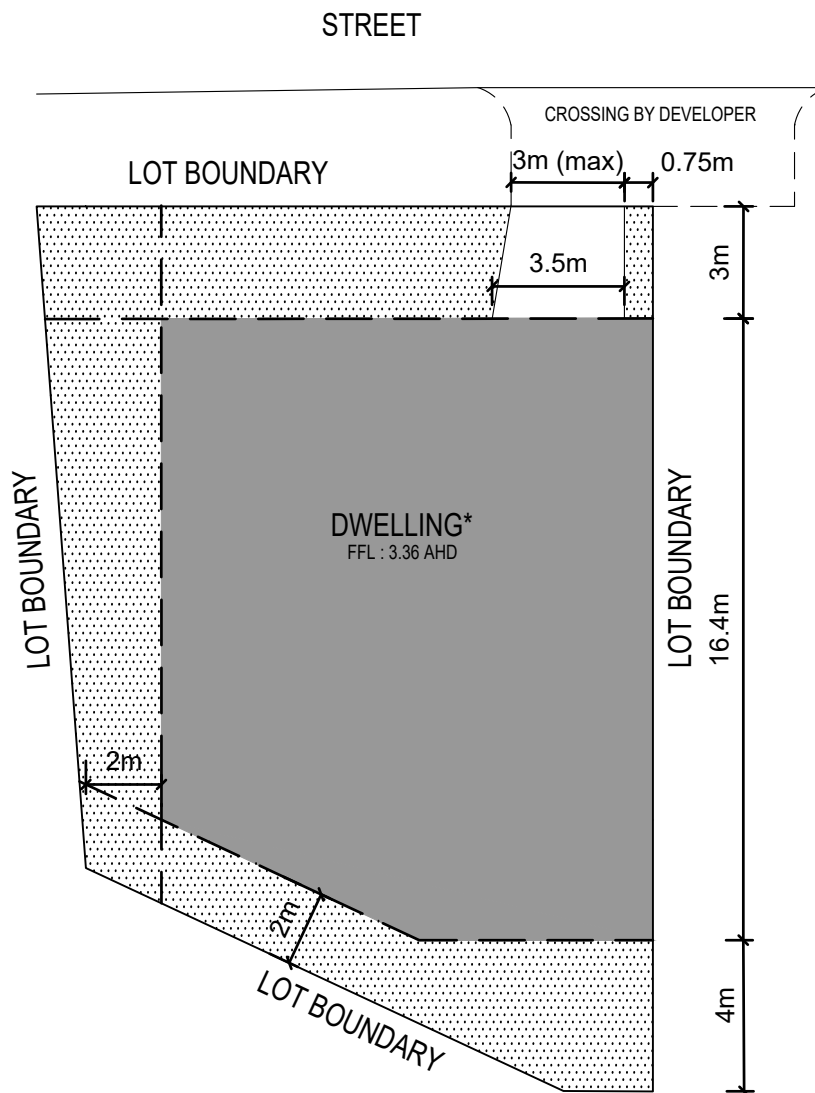
## BUILDING ENVELOPE

LOT 20  
BROADBEACH INVERLOCH

DATE  
JUNE.2017

SCALE  
1:200@A4







\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD. Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 3 (31/01/2017)

#### LEGEND

-  LANDSCAPING
-  DWELLING AND GARAGE FOOTPRINT MUST BE LOCATED IN THIS AREA

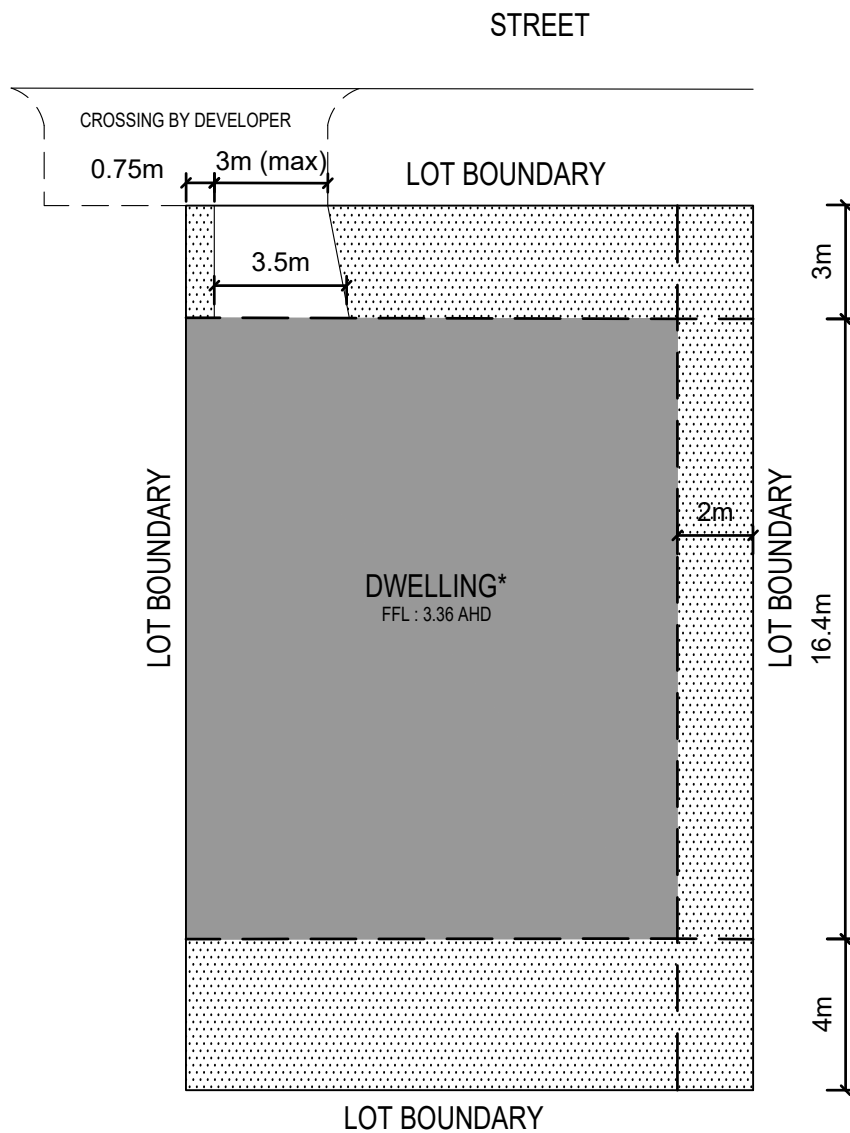
## BUILDING ENVELOPE

LOT 21  
BROADBEACH INVERLOCH

DATE  
JUNE.2017

SCALE  
1:200@A4







\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD. Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 3 (31/01/2017)

#### LEGEND

-  LANDSCAPING
-  DWELLING AND GARAGE FOOTPRINT MUST BE LOCATED IN THIS AREA

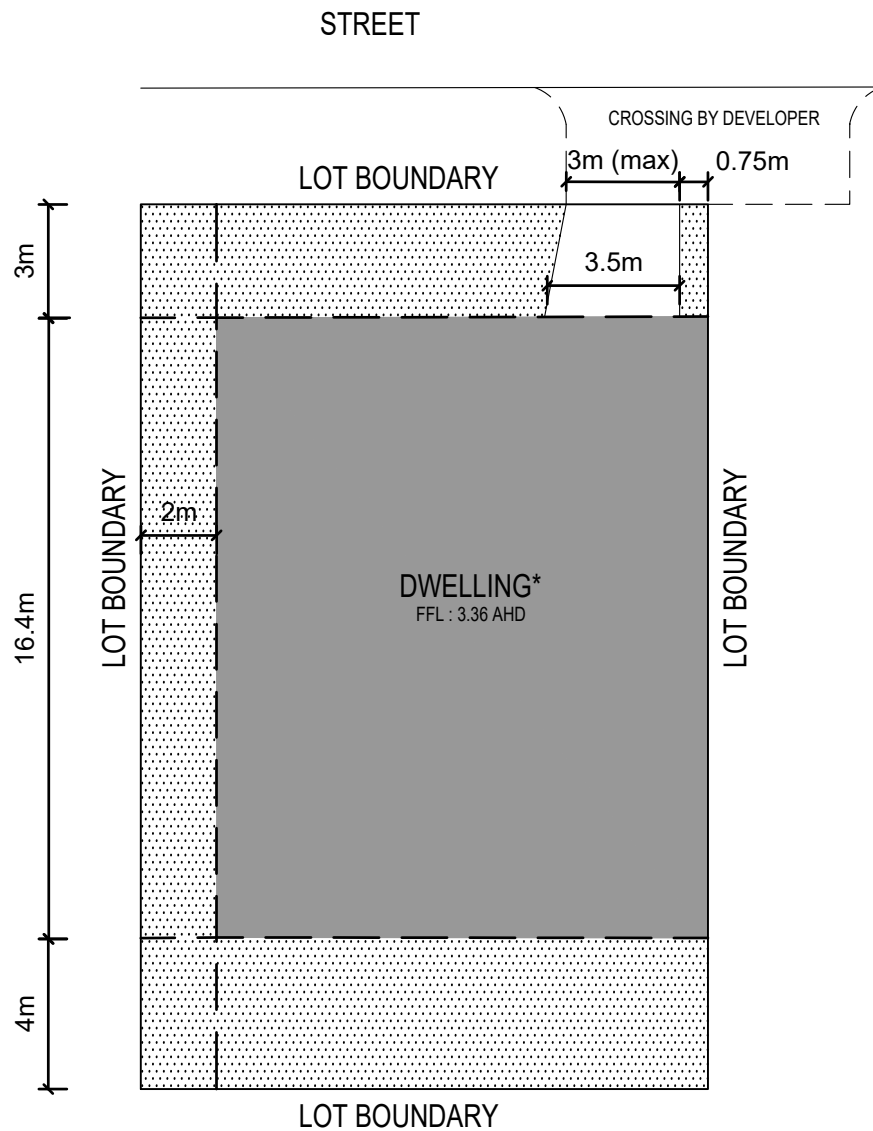
## BUILDING ENVELOPE

LOT 22  
BROADBEACH INVERLOCH

DATE  
JUNE.2017

SCALE  
1:200@A4







\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD. Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 3 (31/01/2017)

#### LEGEND

-  LANDSCAPING
-  DWELLING AND GARAGE FOOTPRINT MUST BE LOCATED IN THIS AREA

## BUILDING ENVELOPE

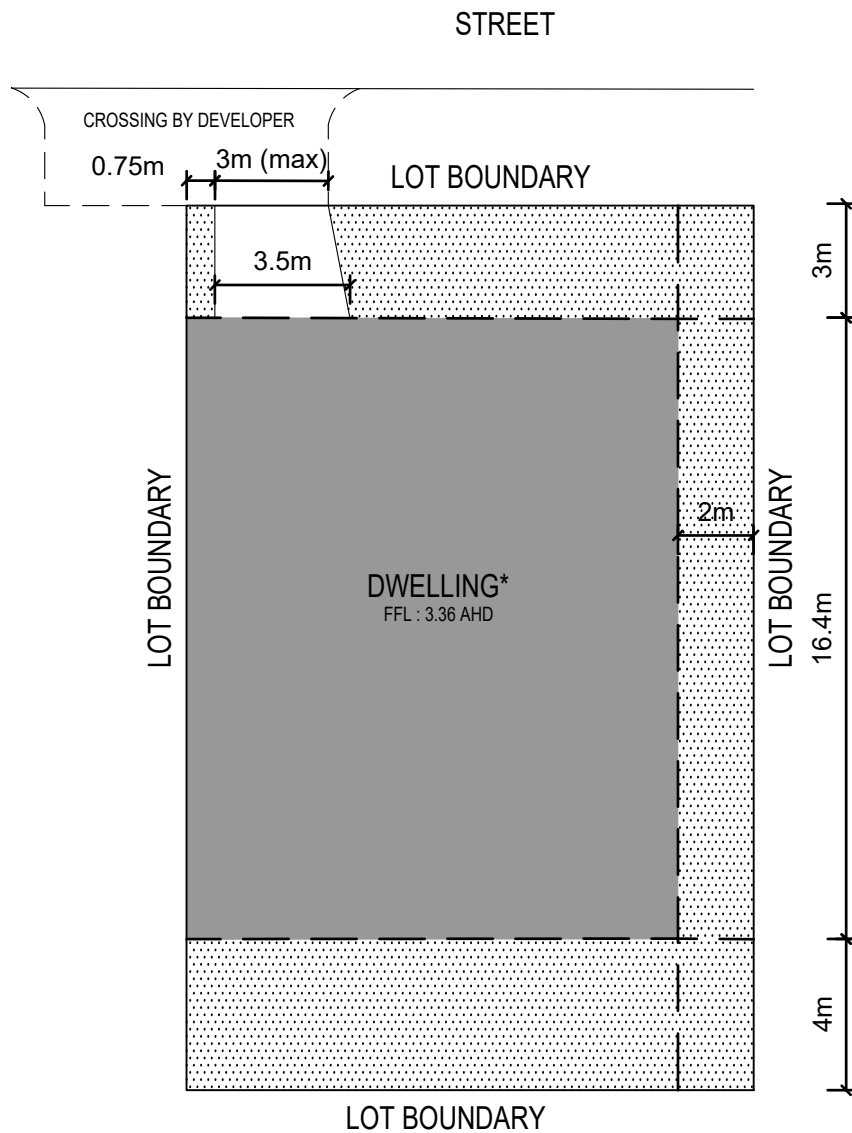
LOT 23  
BROADBEACH INVERLOCH

DATE  
JUNE.2017

SCALE  
1:200@A4









\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD. Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 3 (31/01/2017)

#### LEGEND

-  LANDSCAPING
-  DWELLING AND GARAGE FOOTPRINT MUST BE LOCATED IN THIS AREA

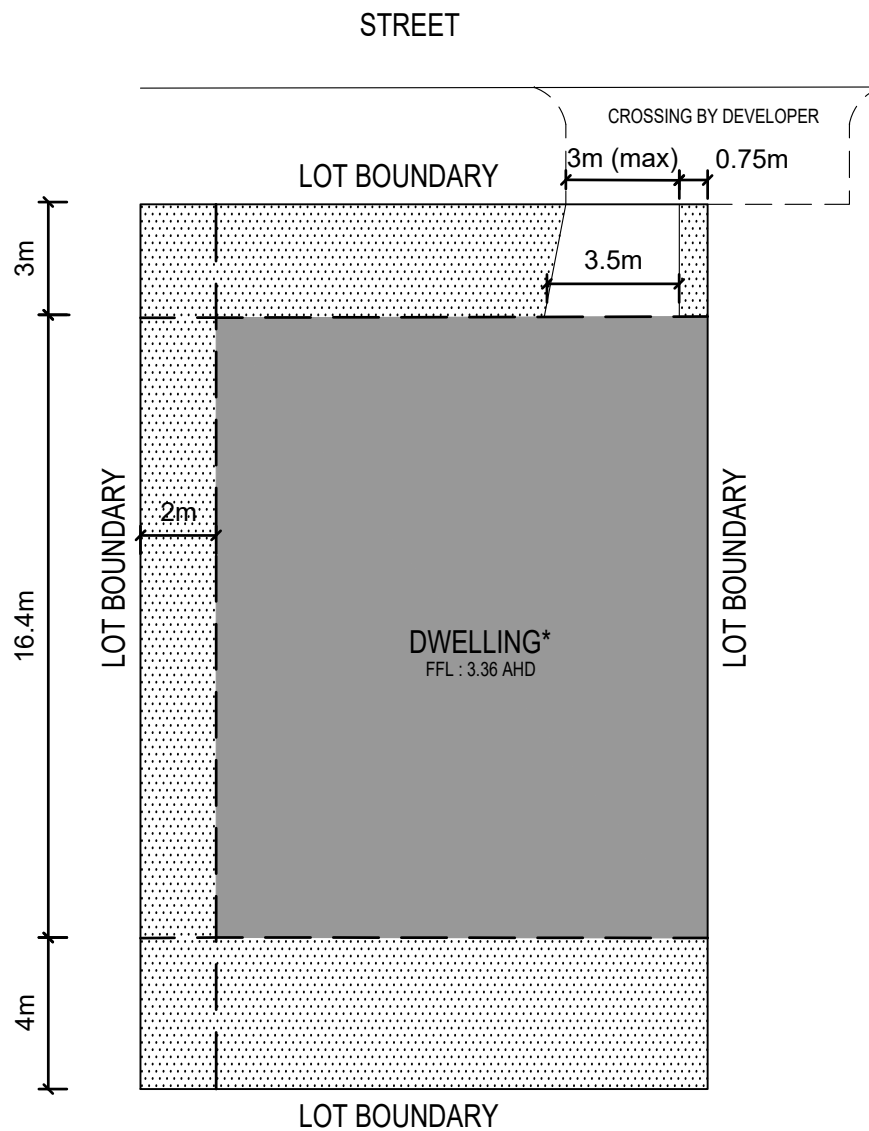
## BUILDING ENVELOPE

LOT 24  
BROADBEACH INVERLOCH

DATE  
JUNE.2017

SCALE  
1:200@A4







\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD. Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 3 (31/01/2017)

#### LEGEND

-  LANDSCAPING
-  DWELLING AND GARAGE FOOTPRINT MUST BE LOCATED IN THIS AREA

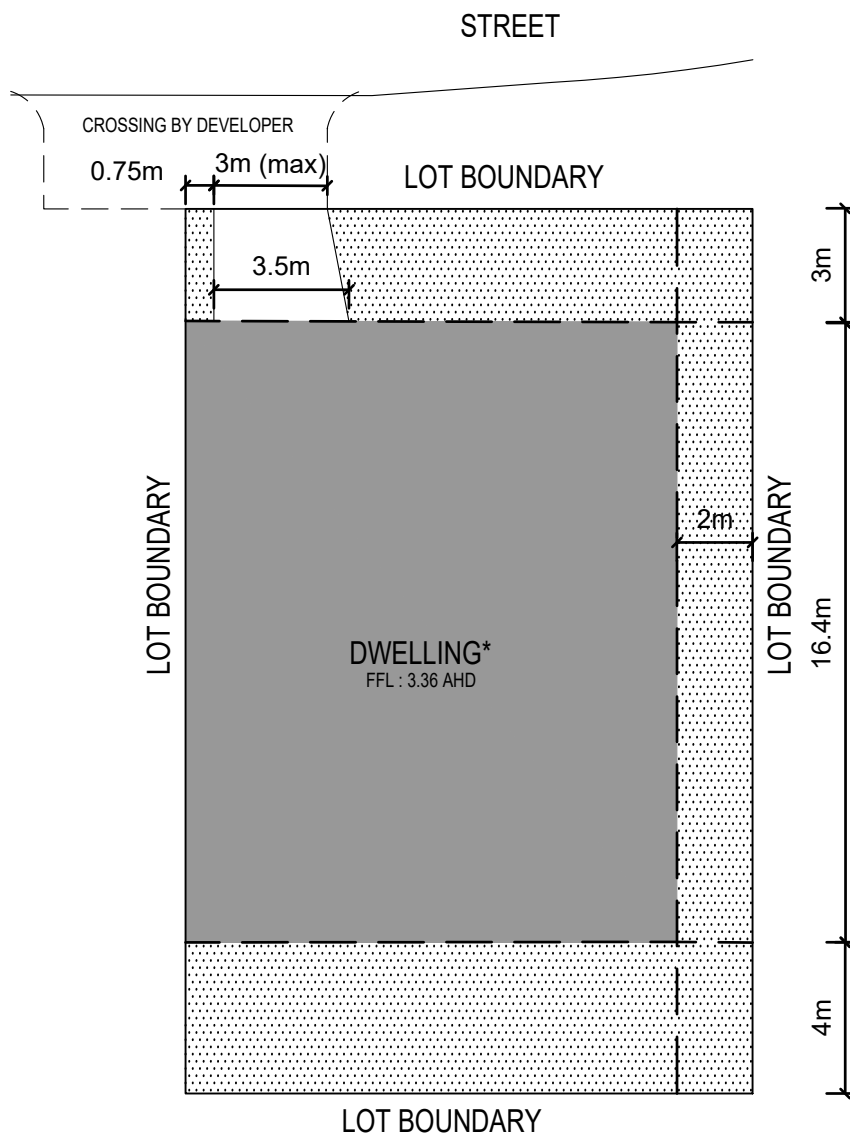
## BUILDING ENVELOPE

LOT 25  
BROADBEACH INVERLOCH

DATE  
JUNE.2017

SCALE  
1:200@A4







\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD. Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 3 (31/01/2017)

#### LEGEND

-  LANDSCAPING
-  DWELLING AND GARAGE FOOTPRINT MUST BE LOCATED IN THIS AREA

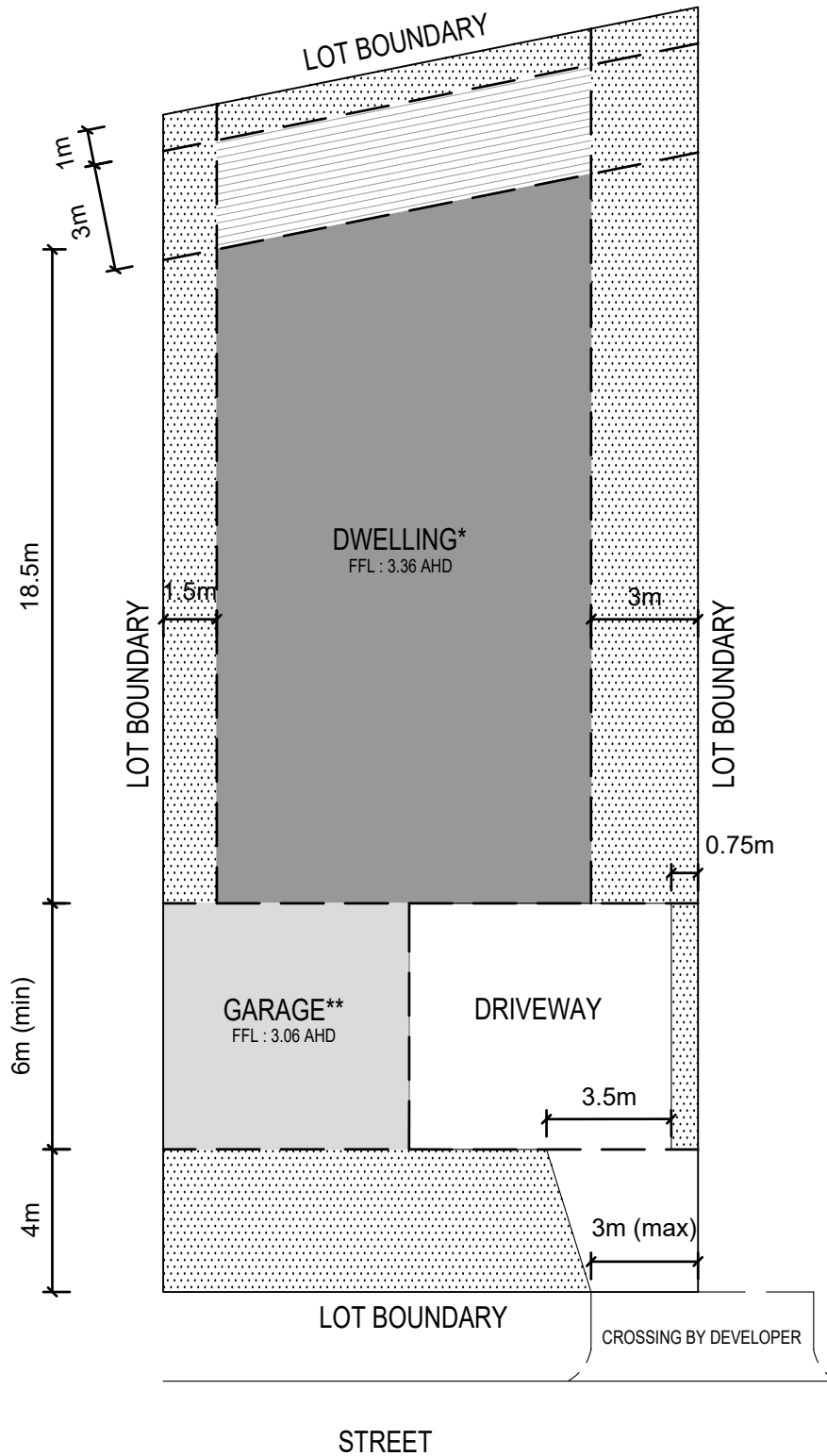
## BUILDING ENVELOPE

LOT 26  
BROADBEACH INVERLOCH

DATE  
JUNE.2017

SCALE  
1:200@A4









\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD

\*\* Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 3 (31/01/2017)

#### LEGEND

-  LANDSCAPING
-  DWELLING FOOTPRINT MUST BE LOCATED IN THIS AREA
-  GARAGE
-  "DEC" ONLY IN THIS AREA

## BUILDING ENVELOPE

LOT 27  
BROADBEACH INVERLOCH

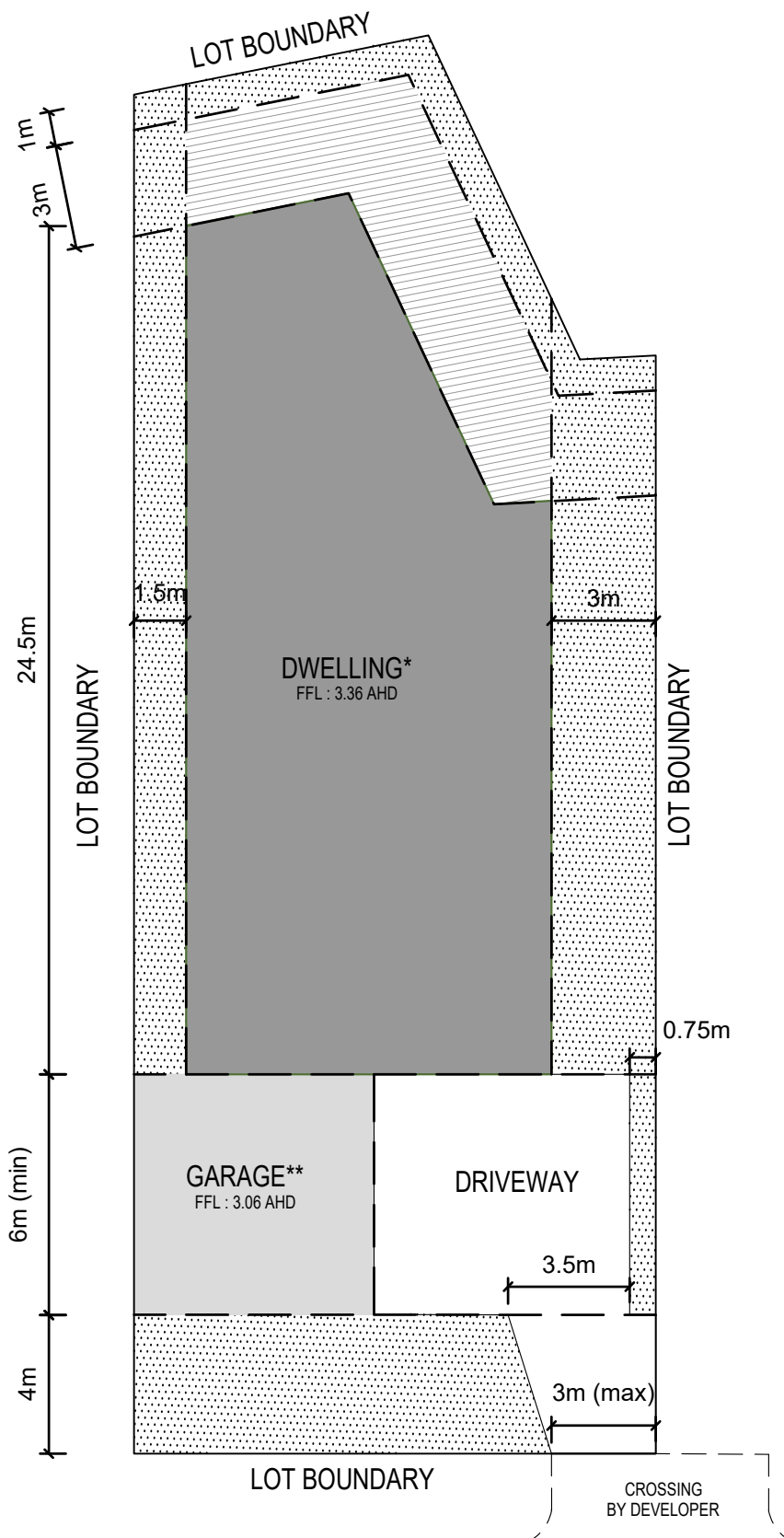
DATE  
JUNE.2017

SCALE  
1:200@A4









\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD

\*\* Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 3 (31/01/2017)

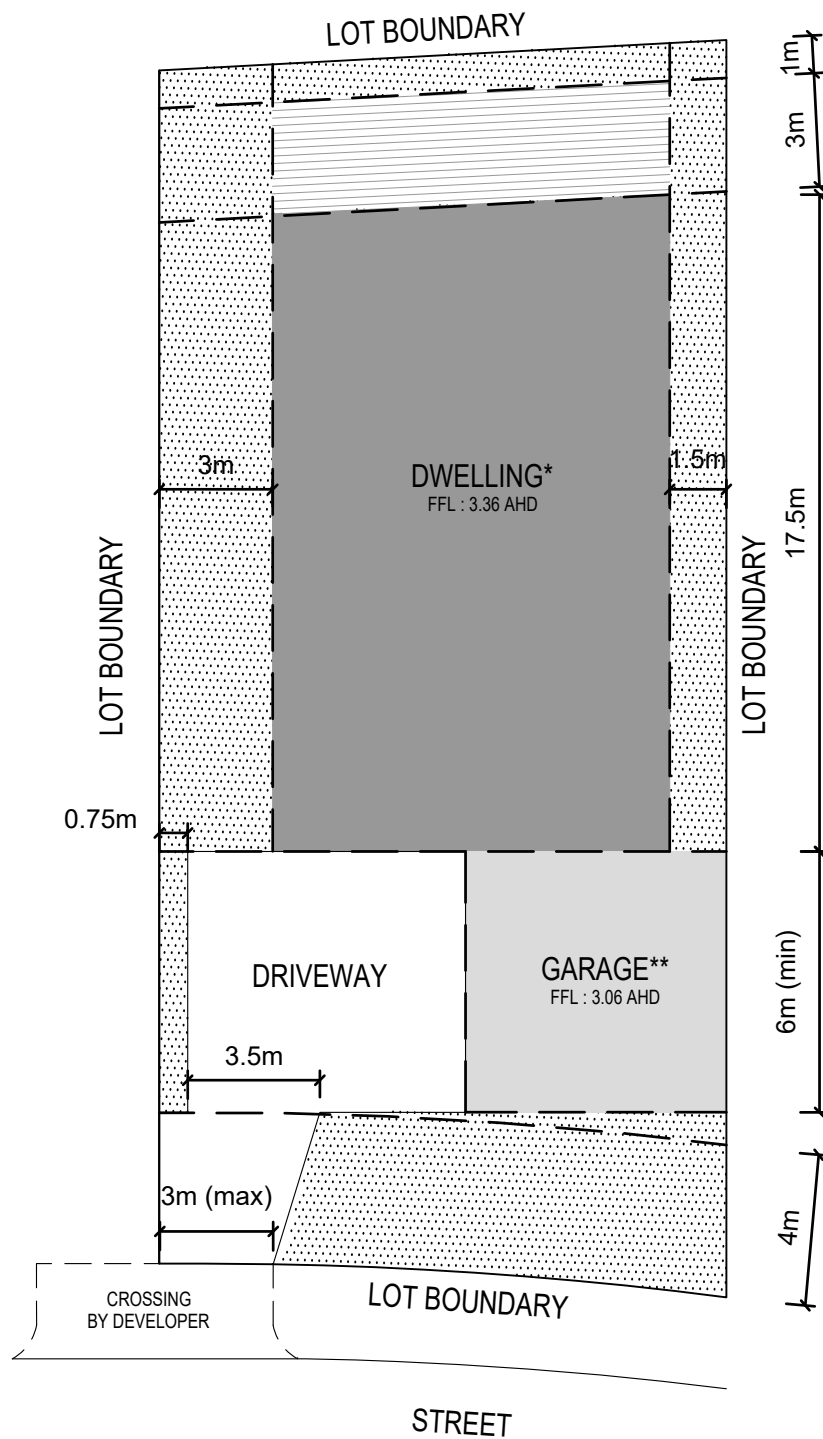
## BUILDING ENVELOPE

LOT 29  
BROADBEACH INVERLOCH





DATE  
JUNE.2017

SCALE  
1:200@A4





#### LEGEND

-  LANDSCAPING
-  DWELLING FOOTPRINT MUST BE LOCATED IN THIS AREA
-  GARAGE
-  "DECOR ONLY" IN THIS AREA

\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD

\*\* Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 3 (31/01/2017)

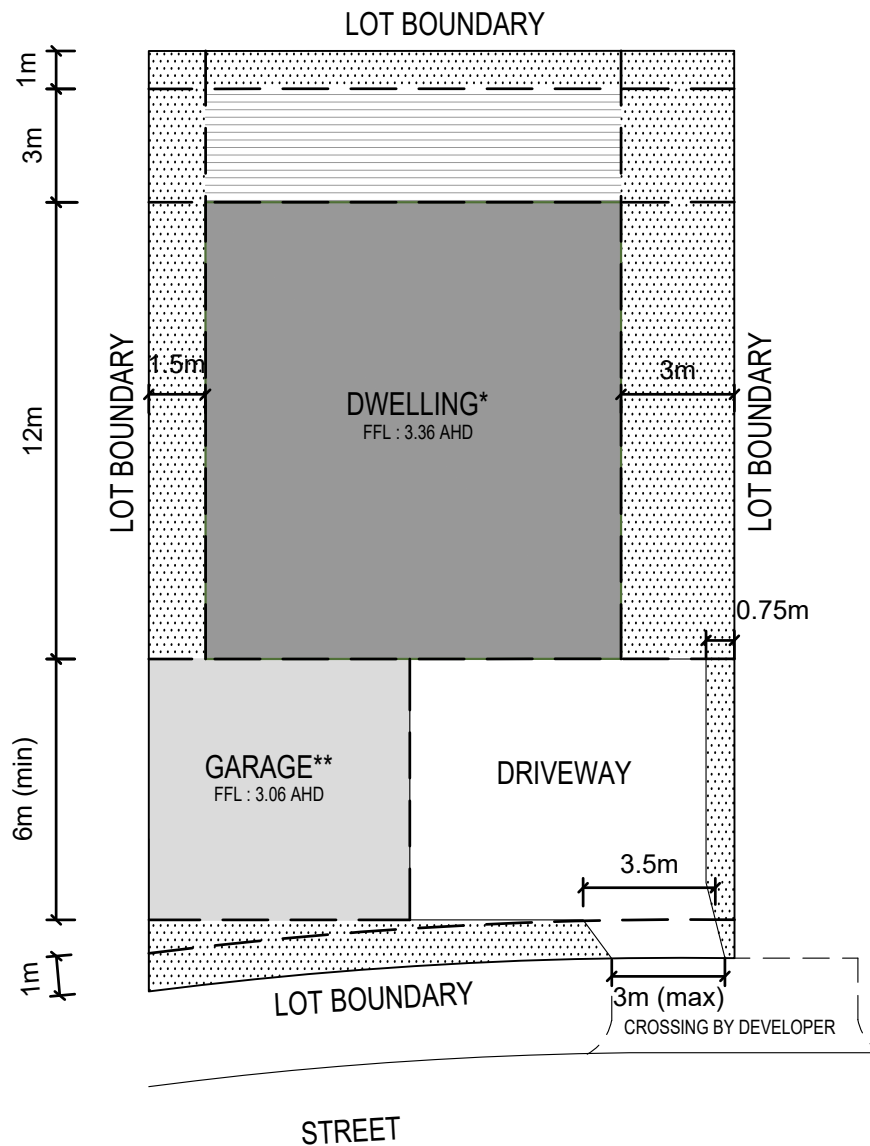
## BUILDING ENVELOPE

LOT 30  
BROADBEACH INVERLOCH

DATE  
JUNE.2017

SCALE  
1:200@A4









\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD

\*\* Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 3 (31/01/2017)

#### LEGEND

-  LANDSCAPING
-  DWELLING FOOTPRINT MUST BE LOCATED IN THIS AREA
-  GARAGE
-  "DECK ONLY" IN THIS AREA

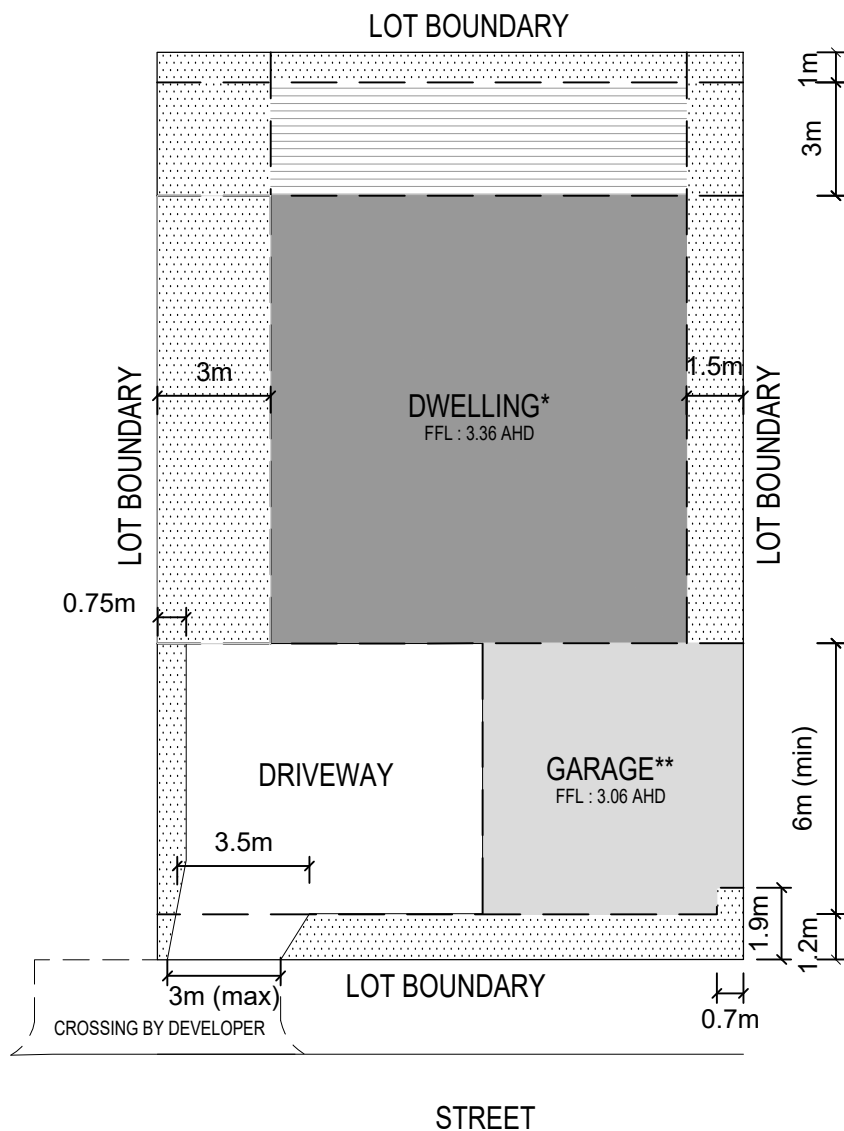
## BUILDING ENVELOPE

LOT 31  
BROADBEACH INVERLOCH

DATE  
JUNE.2017





SCALE  
1:200@A4





STREET

#### LEGEND

-  LANDSCAPING
-  DWELLING FOOTPRINT MUST BE LOCATED IN THIS AREA
-  GARAGE
-  "DECK ONLY" IN THIS AREA

\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD

\*\* Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 4 (16/10/2017)

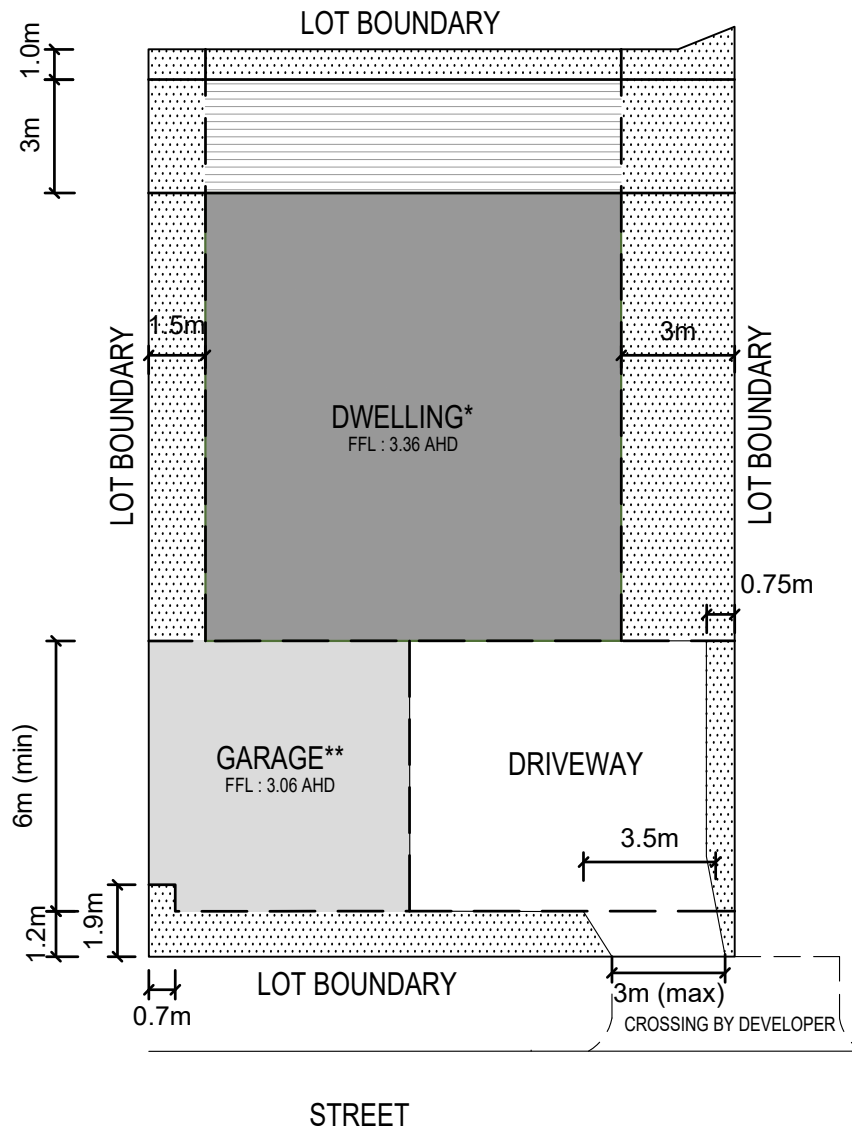
## BUILDING ENVELOPE

LOT 32  
BROADBEACH INVERLOCH

DATE  
JUNE.2017  
REV 1 - 29.01.2021

SCALE  
1:200@A4









\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD

\*\* Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 4 (16/10/2017)

#### LEGEND

-  LANDSCAPING
-  DWELLING FOOTPRINT MUST BE LOCATED IN THIS AREA
-  GARAGE
-  "DECK ONLY" IN THIS AREA

## BUILDING ENVELOPE

LOT 33  
BROADBEACH INVERLOCH

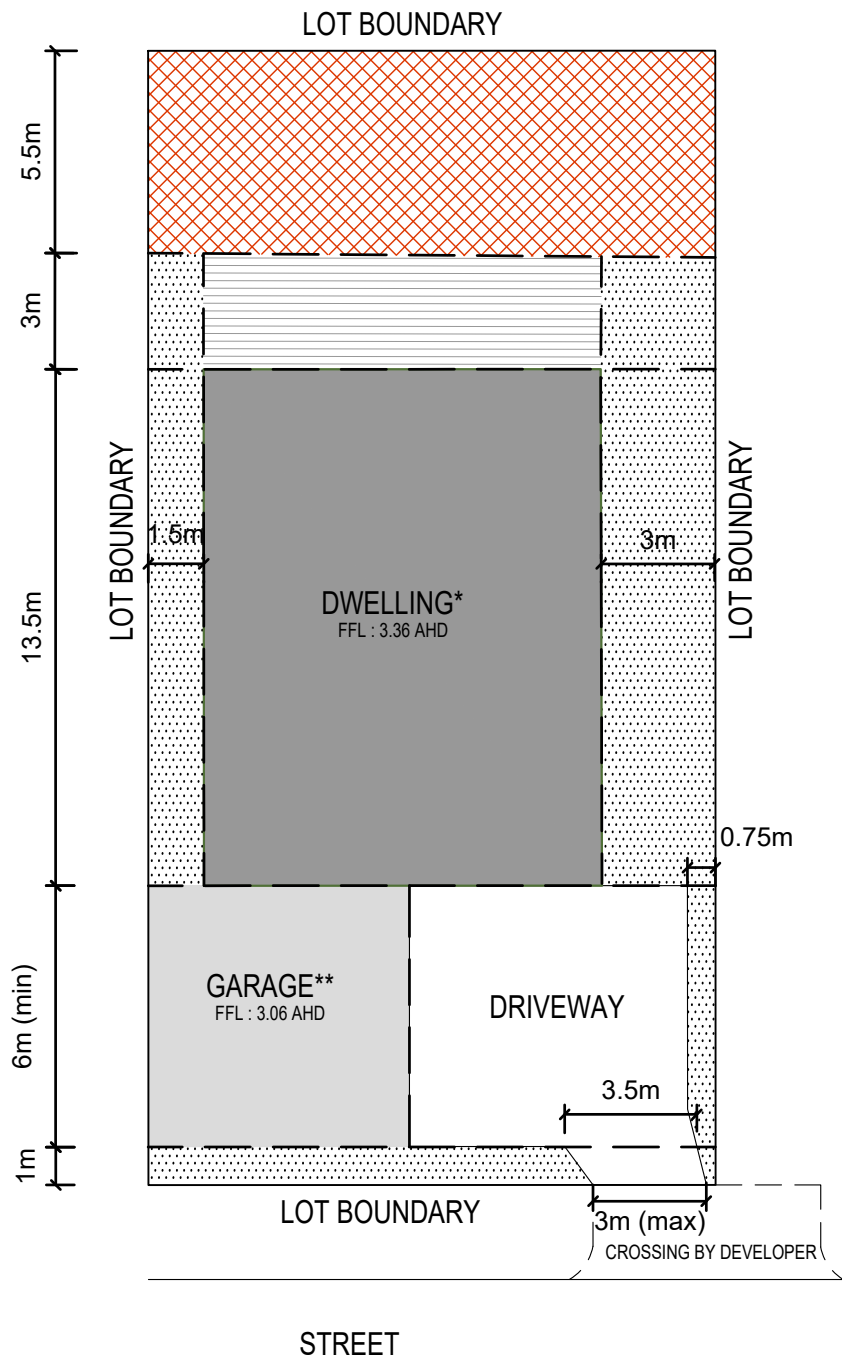
DATE  
JUNE.2017  
REV 2 - 29.01.2021

SCALE  
1:200@A4














#### LEGEND

-  LANDSCAPING
-  DWELLING FOOTPRINT MUST BE LOCATED IN THIS AREA
-  GARAGE
-  "DECORATIVE ONLY" IN THIS AREA
-  BUILDING EXCLUSION ZONE

\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD

\*\* Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 3 (31/01/2017)

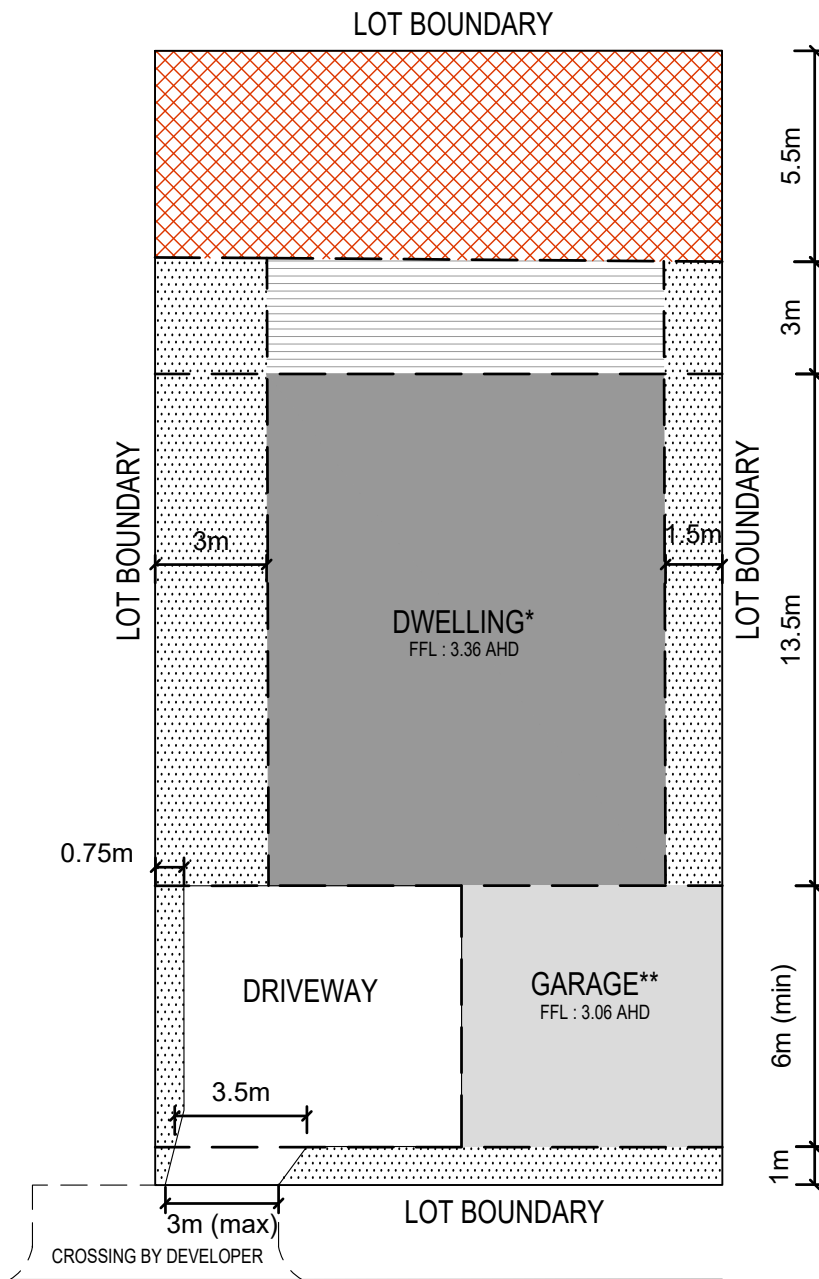
## BUILDING ENVELOPE

LOT 35  
BROADBEACH INVERLOCH






DATE  
JUNE.2017

SCALE  
1:200@A4





#### LEGEND

-  LANDSCAPING
-  DWELLING FOOTPRINT MUST BE LOCATED IN THIS AREA
-  GARAGE
-  "DEC" ONLY IN THIS AREA
-  BUILDING EXCLUSION ZONE

\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD

\*\* Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 3 (31/01/2017)

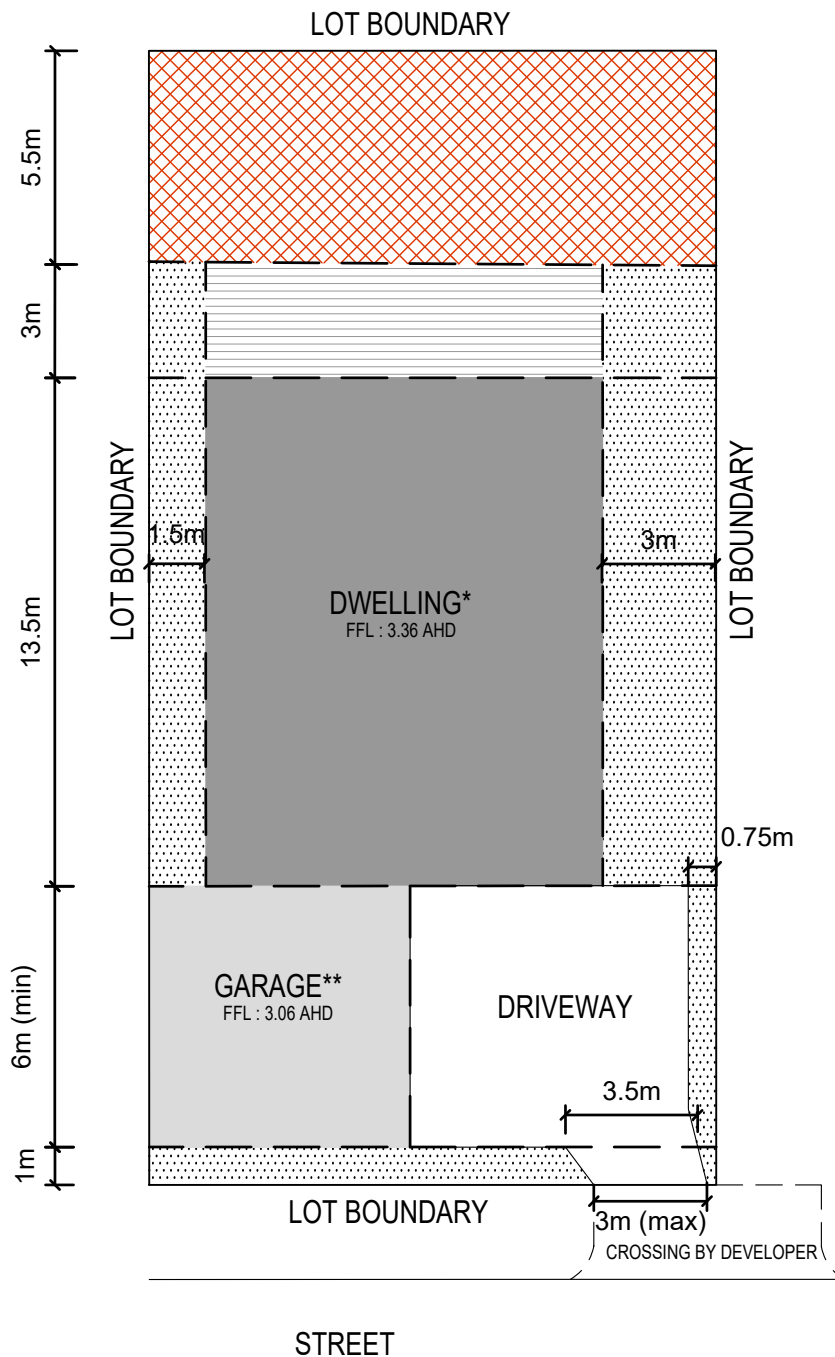
## BUILDING ENVELOPE

LOT 36  
BROADBEACH INVERLOCH






DATE  
JUNE.2017

SCALE  
1:200@A4





#### LEGEND

-  LANDSCAPING
-  DWELLING FOOTPRINT MUST BE LOCATED IN THIS AREA
-  GARAGE
-  "DECK ONLY" IN THIS AREA
-  BUILDING EXCLUSION ZONE

\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD

\*\* Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 3 (31/01/2017)

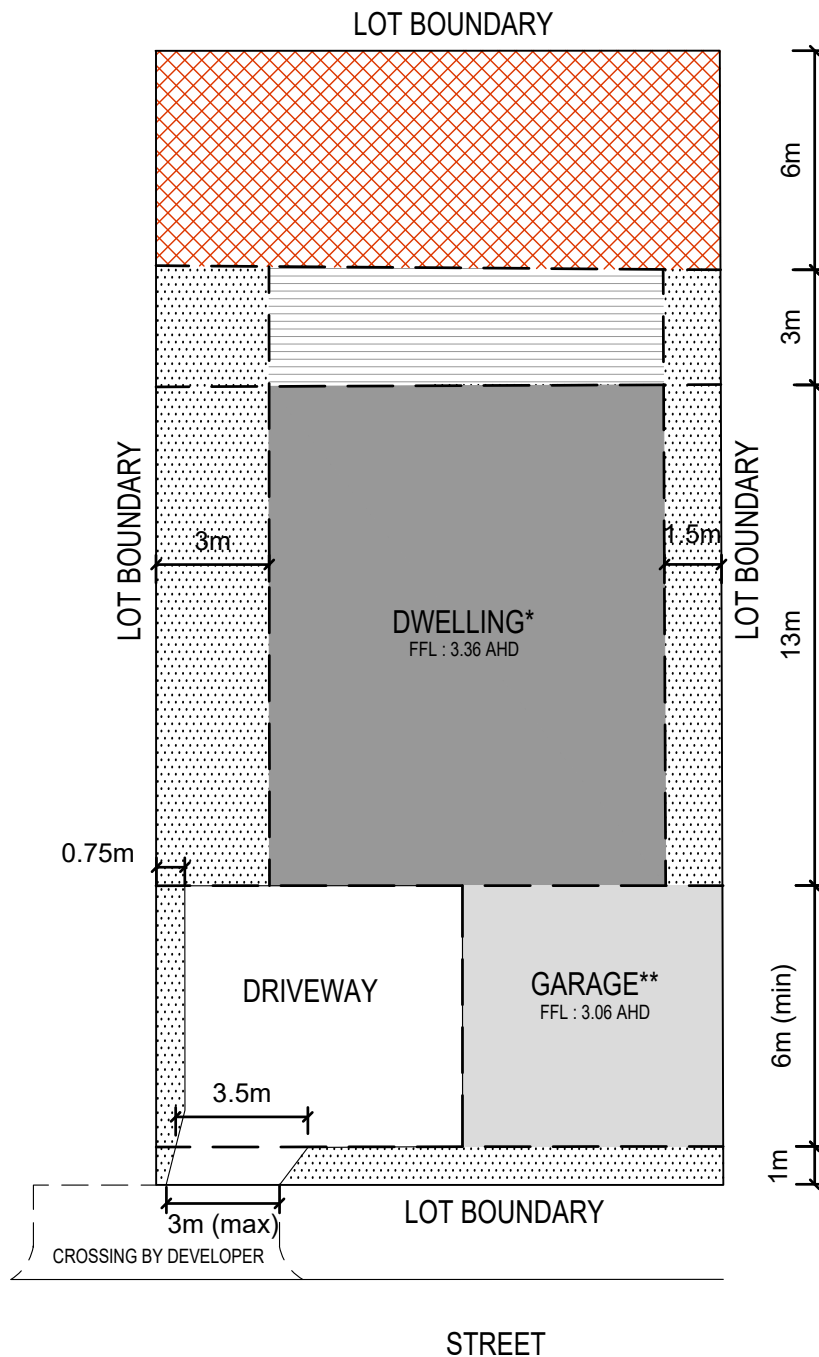
## BUILDING ENVELOPE

LOT 37  
BROADBEACH INVERLOCH






DATE  
JUNE.2017

SCALE  
1:200@A4





#### LEGEND

-  LANDSCAPING
-  DWELLING FOOTPRINT MUST BE LOCATED IN THIS AREA
-  GARAGE
-  "DEC" ONLY IN THIS AREA
-  BUILDING EXCLUSION ZONE

\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD

\*\* Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 3 (31/01/2017)

## BUILDING ENVELOPE

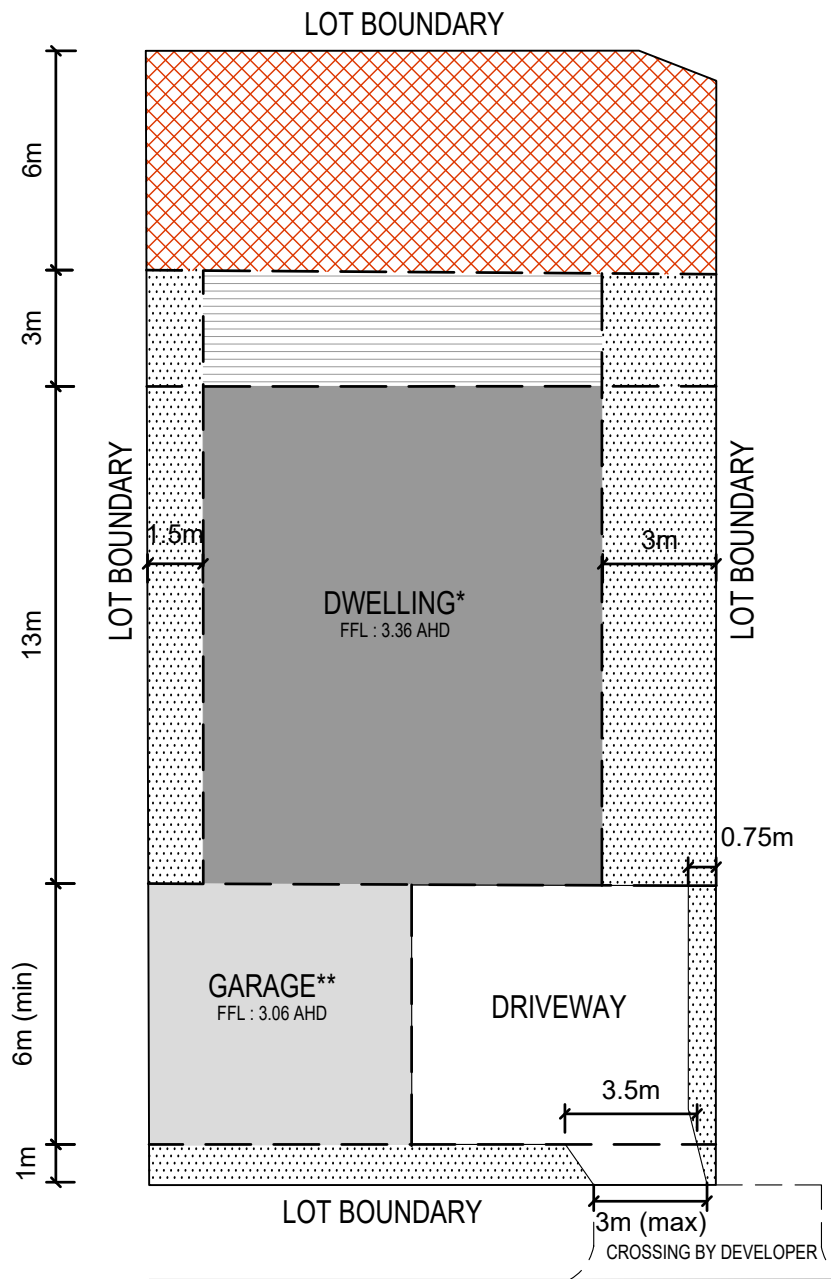
LOT 38  
BROADBEACH INVERLOCH

DATE  
JUNE.2017






SCALE  
1:200@A4







#### LEGEND

-  LANDSCAPING
-  DWELLING FOOTPRINT MUST BE LOCATED IN THIS AREA
-  GARAGE
-  "DEC" ONLY IN THIS AREA
-  BUILDING EXCLUSION ZONE

\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD

\*\* Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 3 (31/01/2017)

## BUILDING ENVELOPE

LOT 39  
BROADBEACH INVERLOCH

DATE  
JUNE.2017

SCALE  
1:200@A4

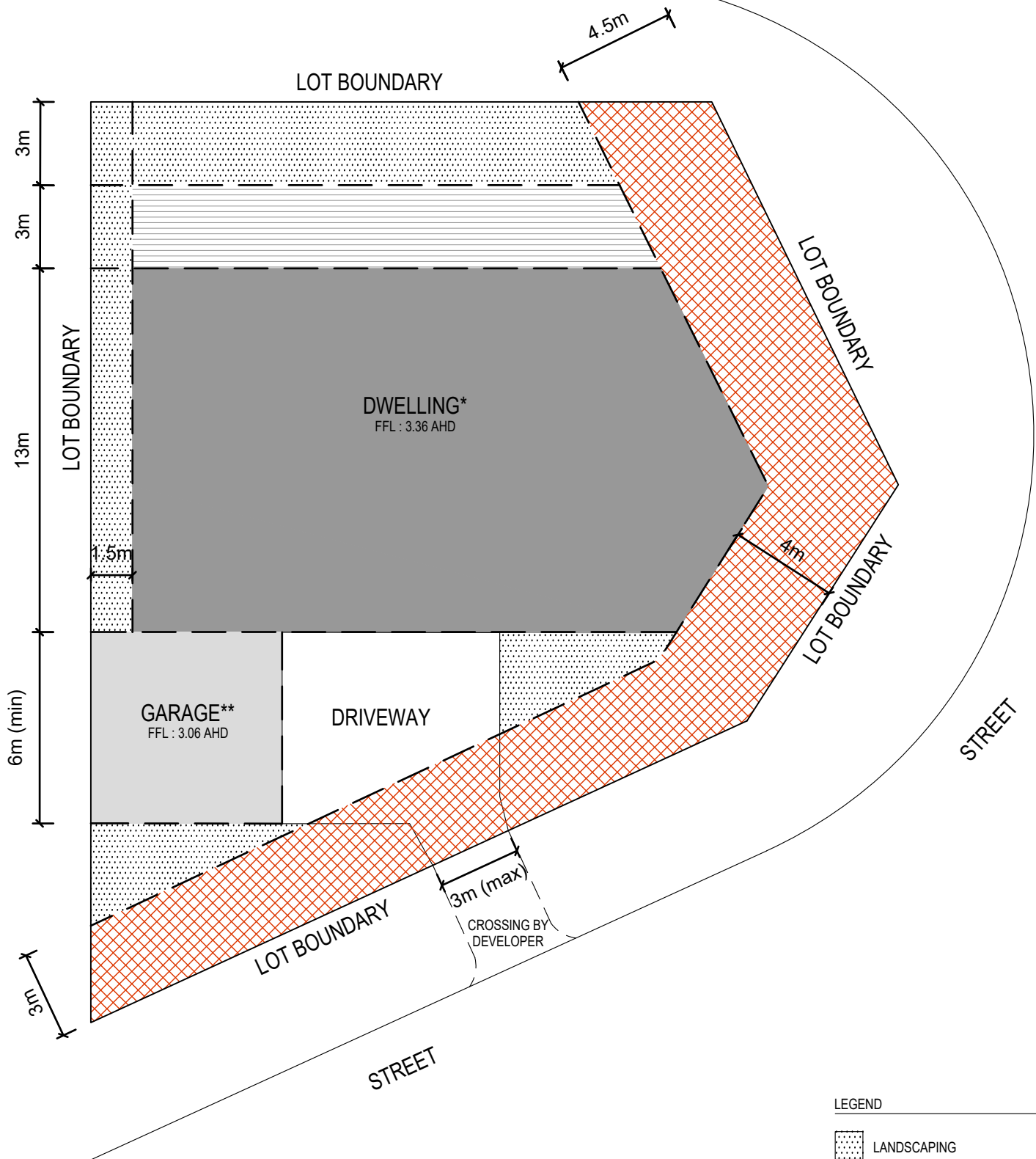








STREET







\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD

\*\* Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 3 (31/01/2017)

#### LEGEND

-  LANDSCAPING
-  DWELLING FOOTPRINT MUST BE LOCATED IN THIS AREA
-  GARAGE
-  "DEC" ONLY IN THIS AREA
-  BUILDING EXCLUSION ZONE

## BUILDING ENVELOPE

LOT 43  
BROADBEACH INVERLOCH

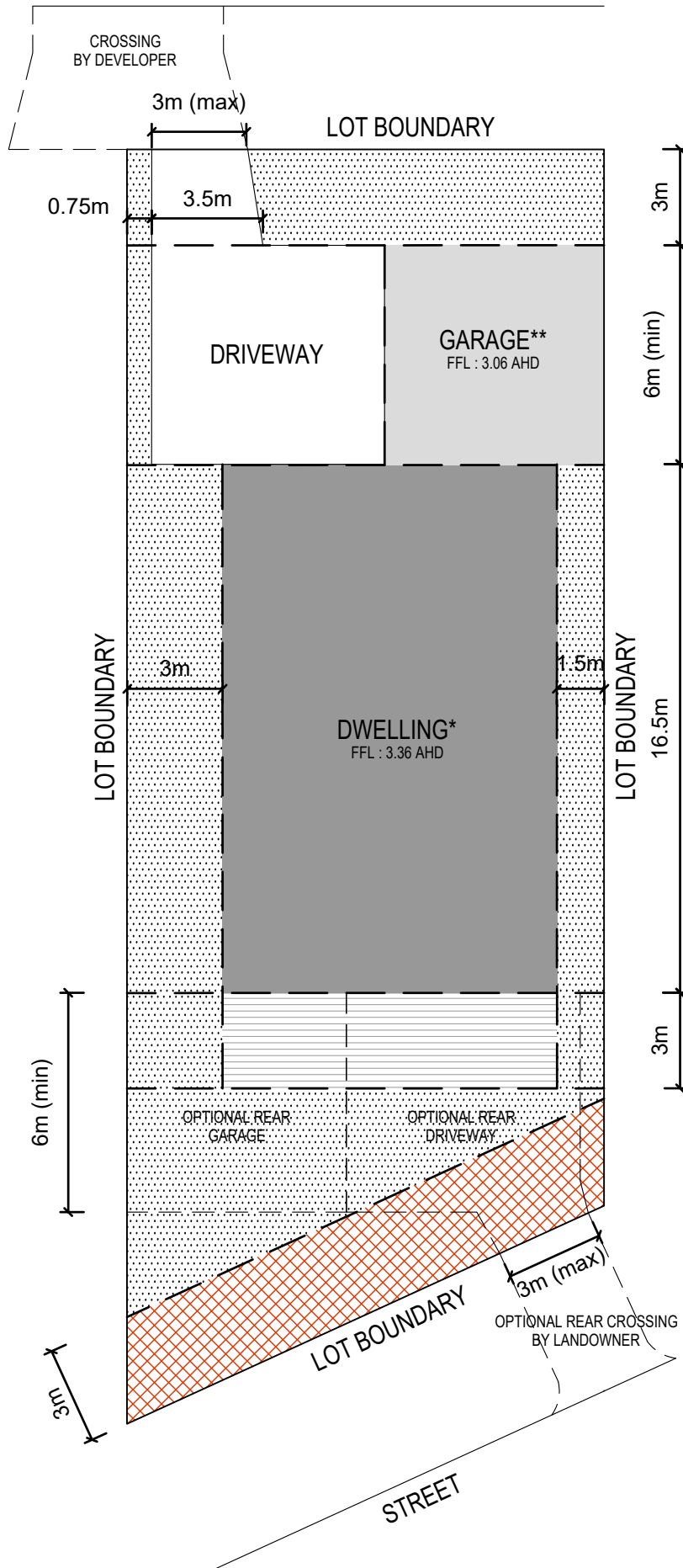
DATE  
JUNE.2017

SCALE  
1:200@A4





STREET



\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD

\*\* Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 3 (31/01/2017)

#### LEGEND

- LANDSCAPING
- DWELLING FOOTPRINT MUST BE LOCATED IN THIS AREA
- GARAGE
- "DEC" ONLY IN THIS AREA
- BUILDING EXCLUSION ZONE

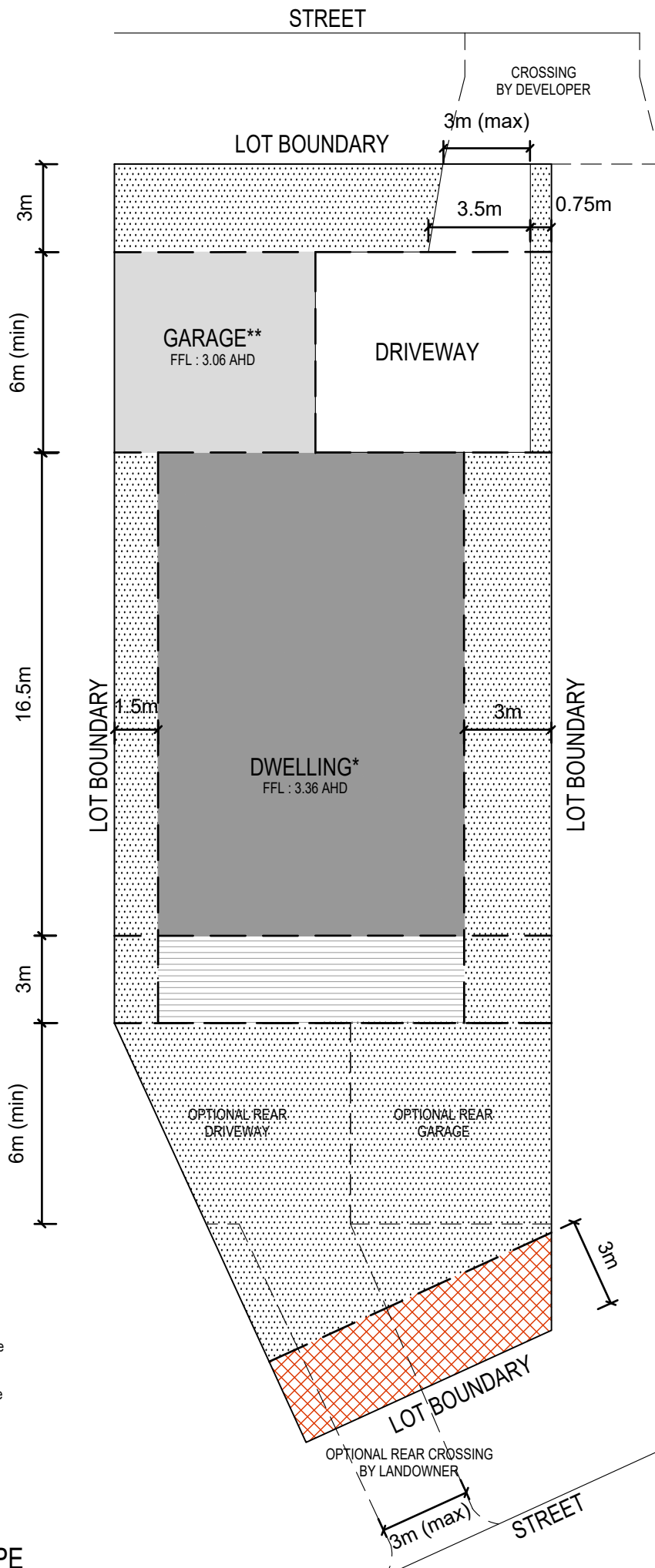
## BUILDING ENVELOPE

LOT 44  
BROADBEACH INVERLOCH






DATE  
JUNE.2017

SCALE  
1:200@A4





#### LEGEND

-  LANDSCAPING
-  DWELLING FOOTPRINT MUST BE LOCATED IN THIS AREA
-  GARAGE
-  "DEC" ONLY IN THIS AREA
-  BUILDING EXCLUSION ZONE

\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD

\*\* Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 3 (31/01/2017)

## BUILDING ENVELOPE

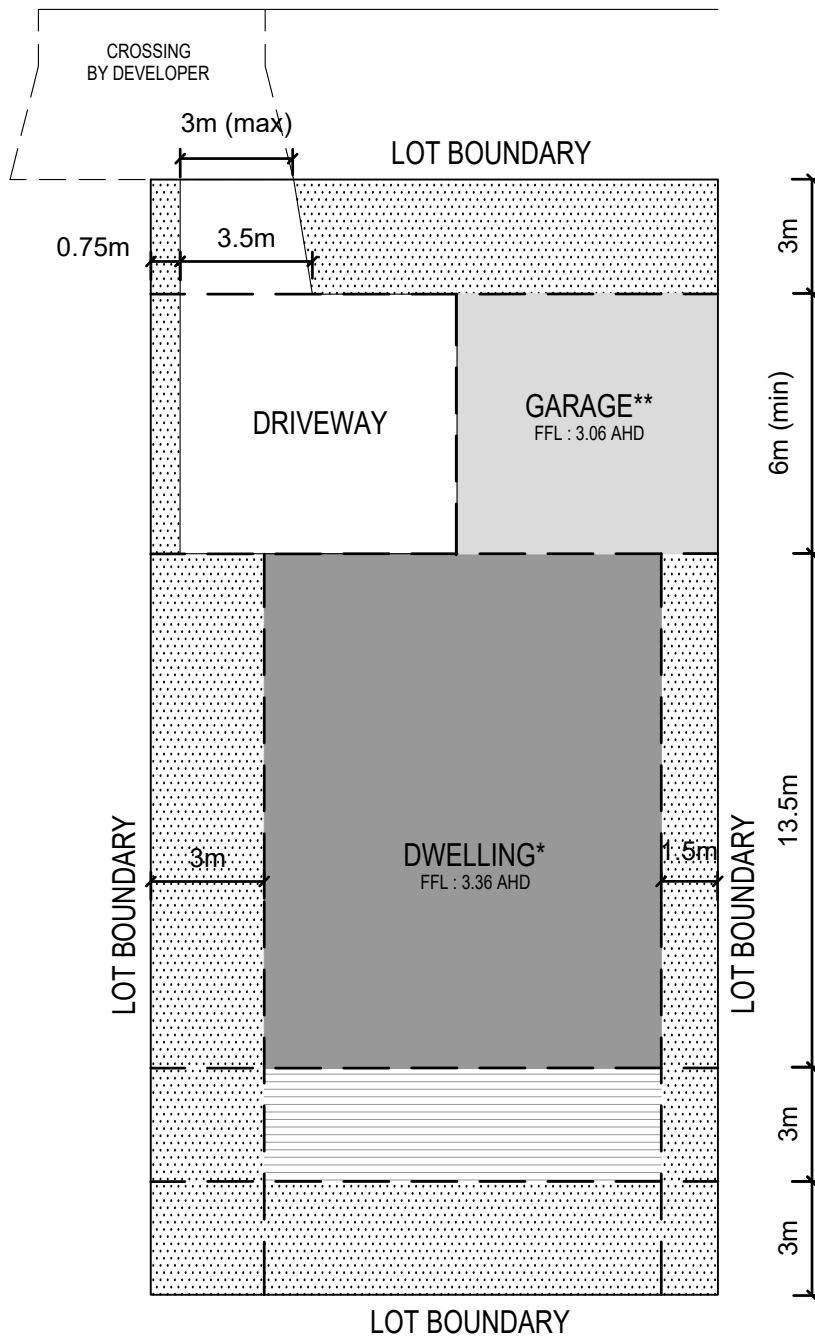
LOT 45  
BROADBEACH INVERLOCH

DATE  
JUNE.2017





SCALE  
1:200@A4



STREET



#### LEGEND

-  LANDSCAPING
-  DWELLING FOOTPRINT MUST BE LOCATED IN THIS AREA
-  GARAGE
-  "DEC ONLY" IN THIS AREA

\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD

\*\* Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 3 (31/01/2017)

## BUILDING ENVELOPE

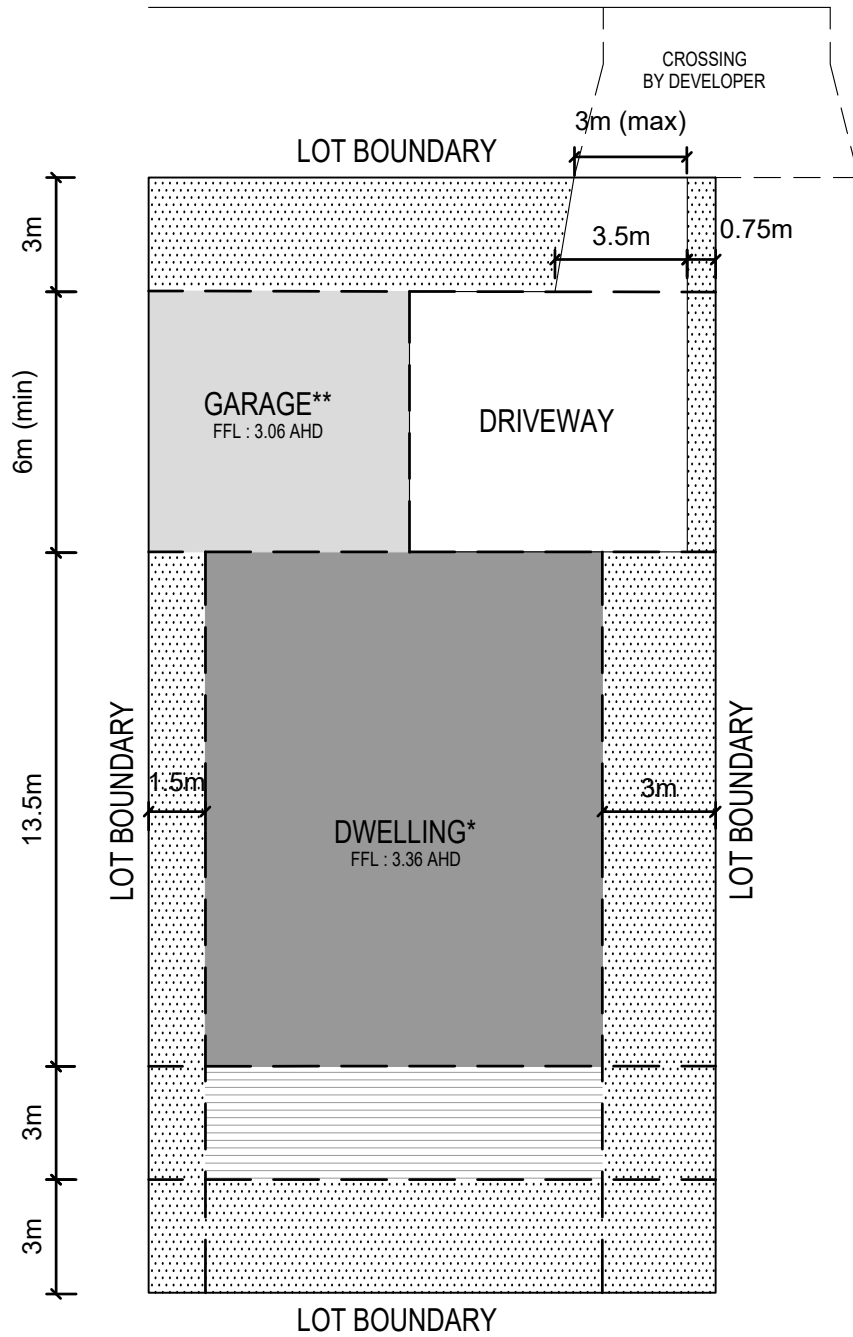
LOT 46  
BROADBEACH INVERLOCH

DATE  
JUNE.2017

SCALE  
1:200@A4



STREET



\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD

\*\* Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 3 (31/01/2017)

#### LEGEND

- LANDSCAPING
- DWELLING FOOTPRINT MUST BE LOCATED IN THIS AREA
- GARAGE
- "DEC ONLY" IN THIS AREA

## BUILDING ENVELOPE

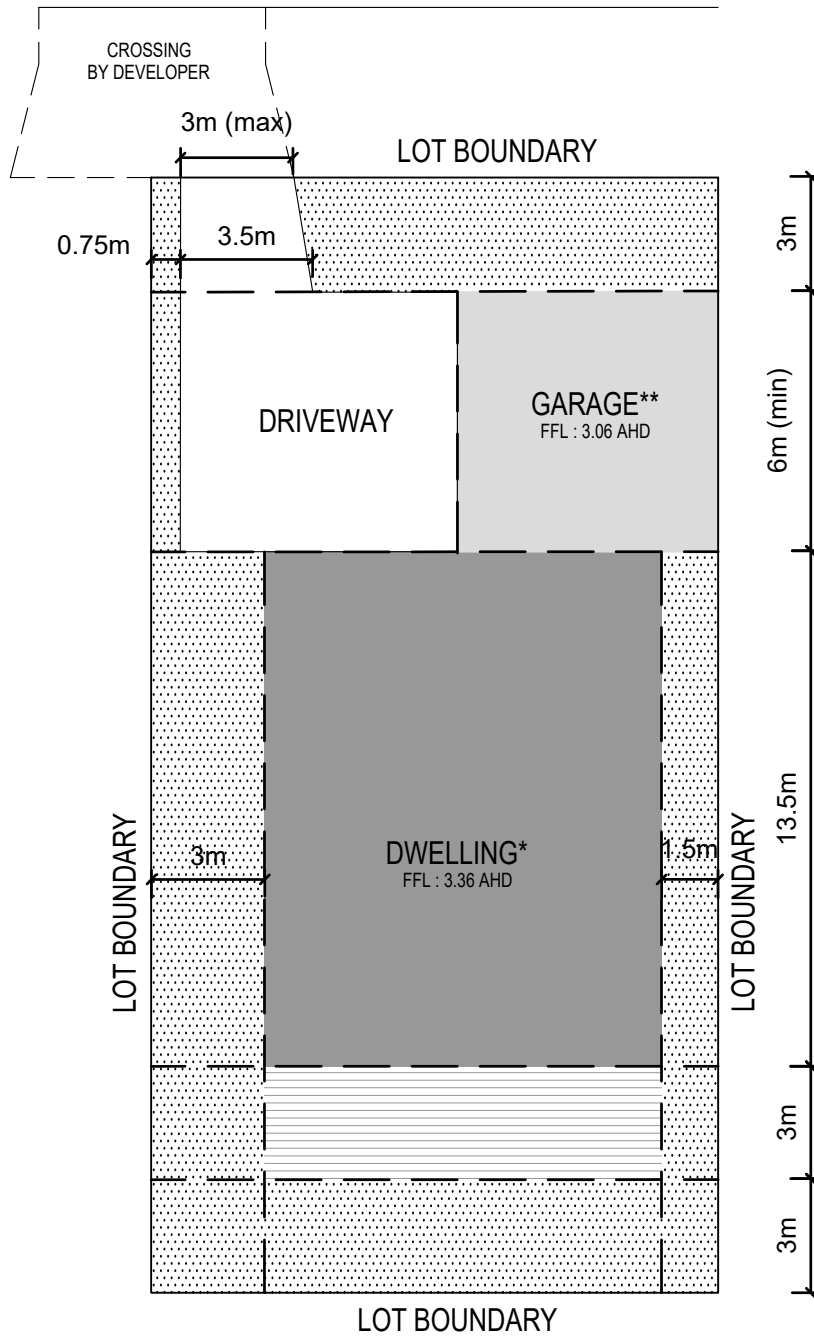
LOT 47  
BROADBEACH INVERLOCH

DATE  
JUNE.2017





SCALE  
1:200@A4



# STREET



## LEGEND

-  LANDSCAPING
-  DWELLING FOOTPRINT MUST BE LOCATED IN THIS AREA
-  GARAGE
-  "DEC" ONLY IN THIS AREA

\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD

\*\* Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 3 (31/01/2017)

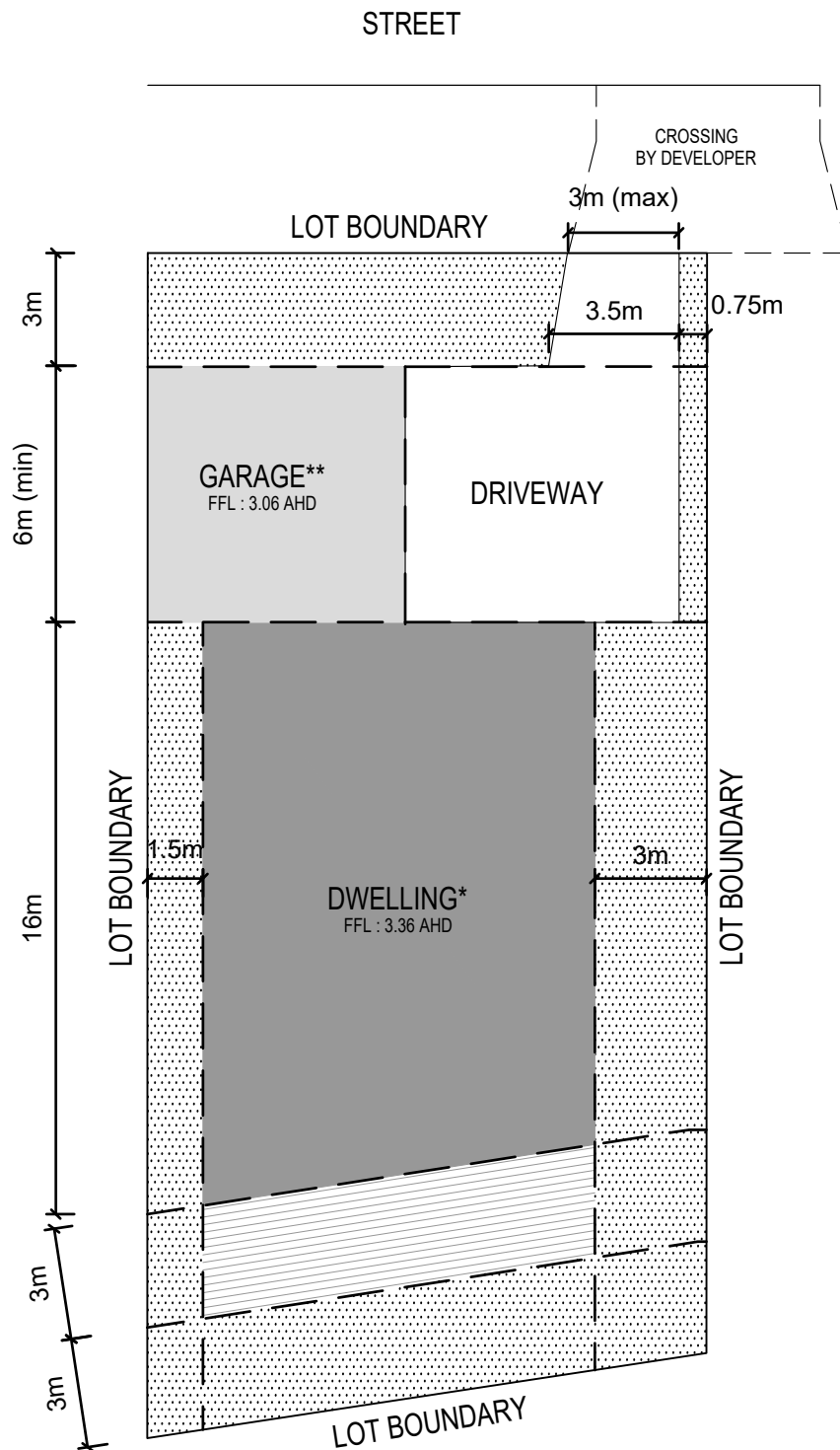
## BUILDING ENVELOPE

LOT 48  
BROADBEACH INVERLOCH

DATE  
JUNE.2017

SCALE  
1:200@A4









\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD

\*\* Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 3 (31/01/2017)

#### LEGEND

-  LANDSCAPING
-  DWELLING FOOTPRINT MUST BE LOCATED IN THIS AREA
-  GARAGE
-  "DEC" ONLY IN THIS AREA

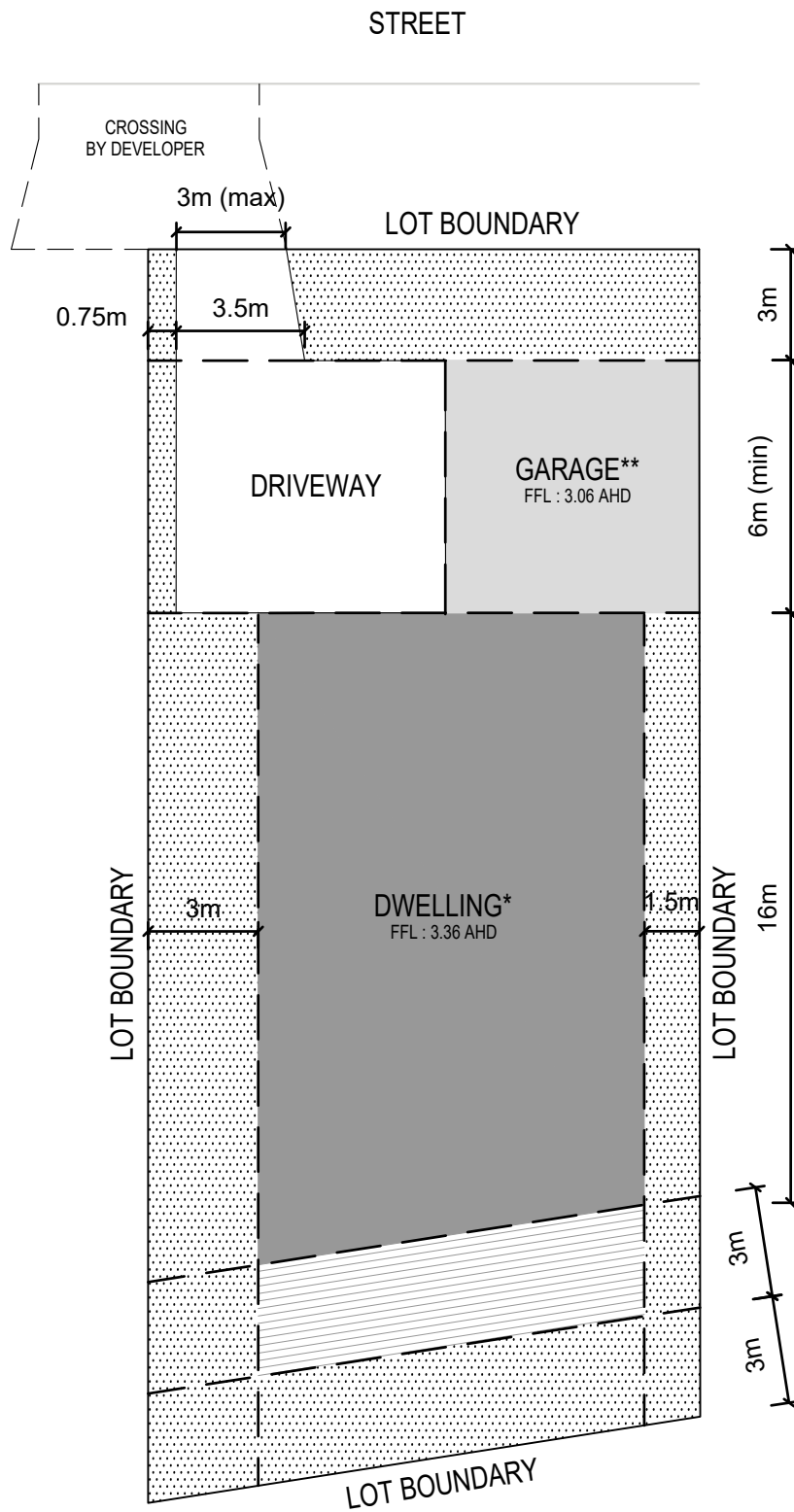
## BUILDING ENVELOPE

LOT 49  
BROADBEACH INVERLOCH

DATE  
JUNE.2017

SCALE  
1:200@A4





LEGEND	
	LANDSCAPING
	DWELLING FOOTPRINT MUST BE LOCATED IN THIS AREA
	GARAGE
	"DEC" ONLY IN THIS AREA

\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD

\*\* Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 3 (31/01/2017)

## BUILDING ENVELOPE

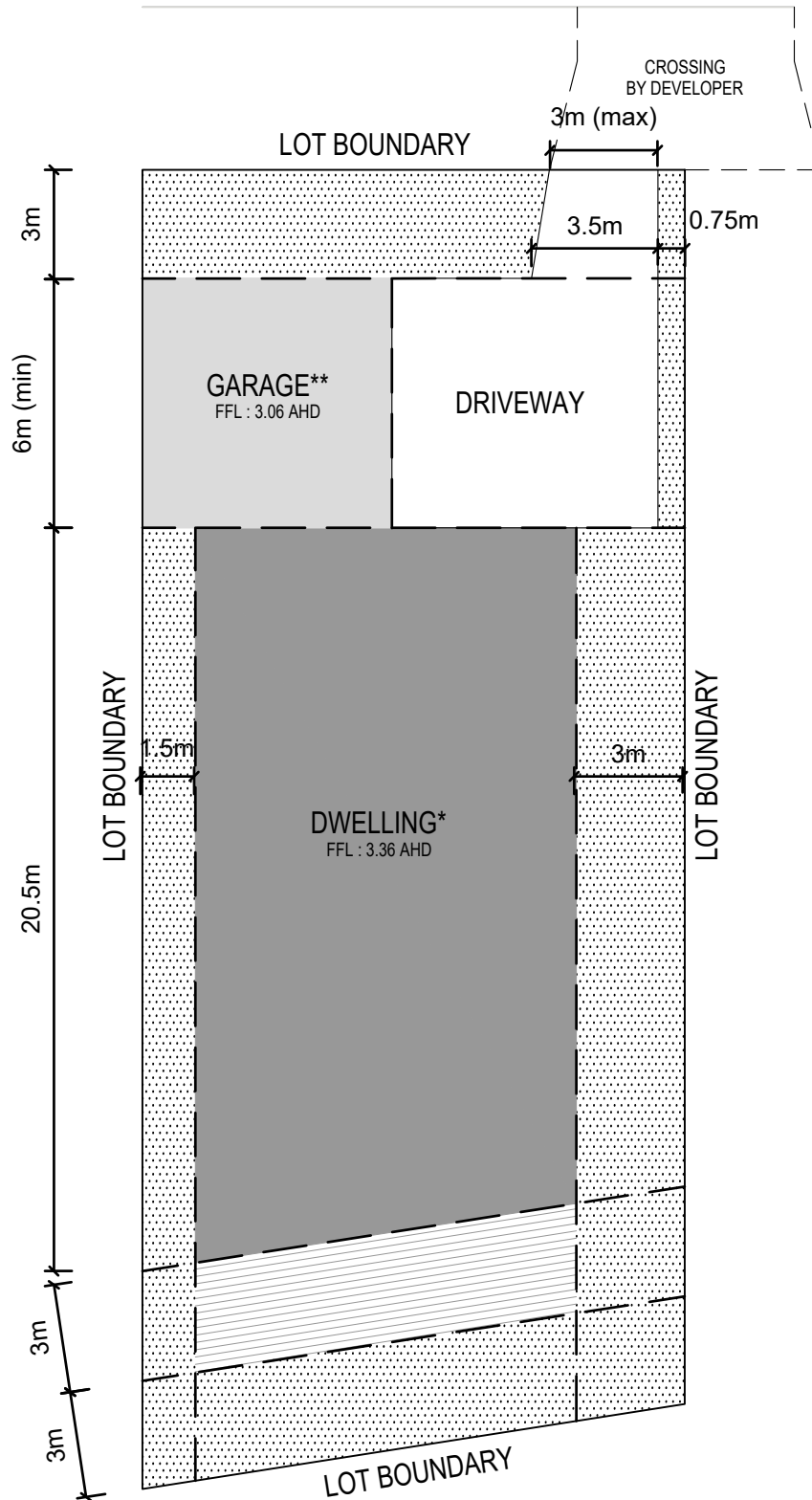
LOT 50  
BROADBEACH INVERLOCH

DATE  
JUNE.2017

SCALE  
1:200@A4



STREET







\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD

\*\* Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 3 (31/01/2017)

#### LEGEND

-  LANDSCAPING
-  DWELLING FOOTPRINT MUST BE LOCATED IN THIS AREA
-  GARAGE
-  "DEC" ONLY IN THIS AREA

## BUILDING ENVELOPE

LOT 51  
BROADBEACH INVERLOCH

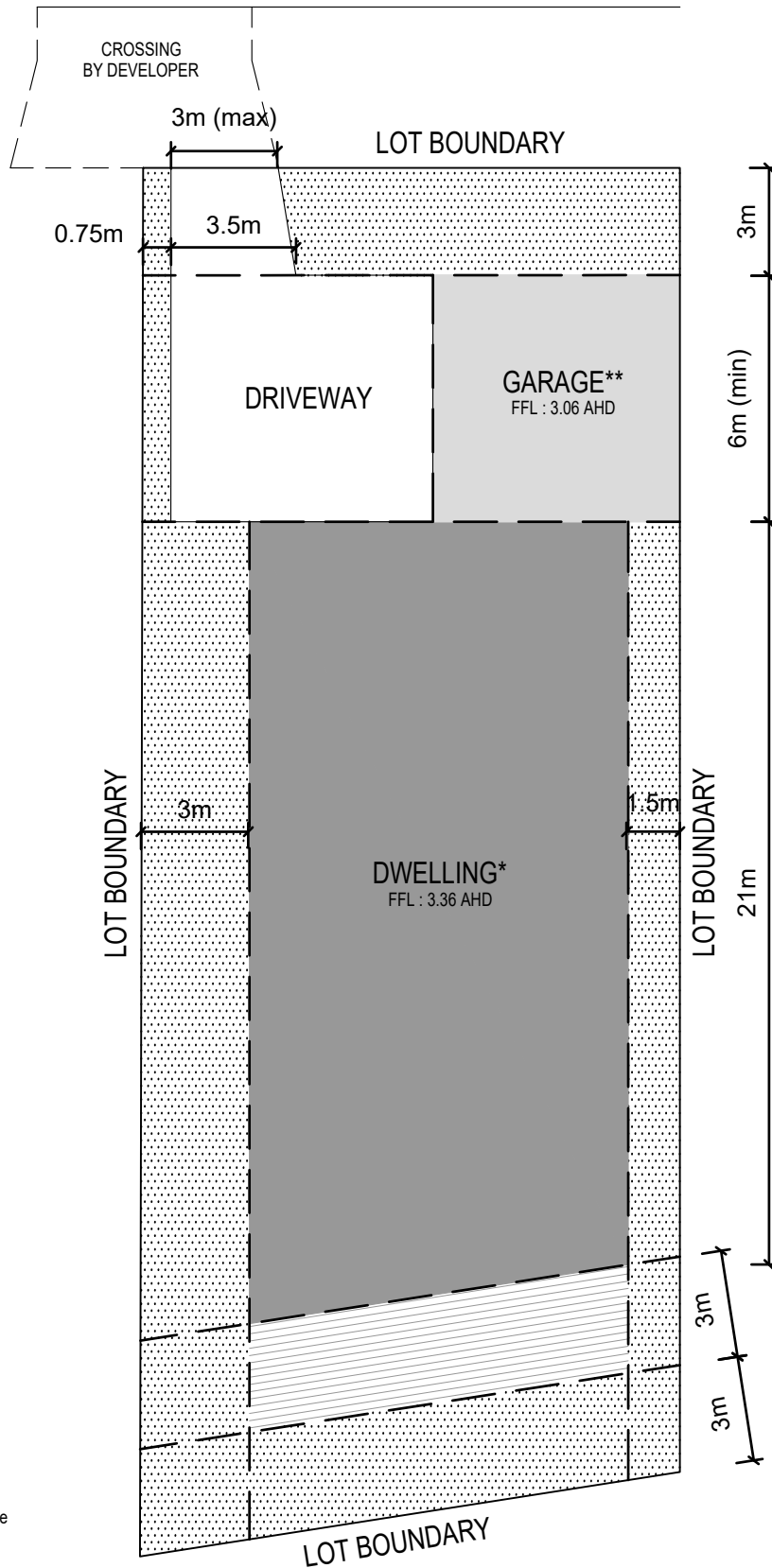
DATE  
JUNE.2017

SCALE  
1:200@A4





STREET



\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD

\*\* Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 3 (31/01/2017)

#### LEGEND

- LANDSCAPING
- DWELLING FOOTPRINT MUST BE LOCATED IN THIS AREA
- GARAGE
- "DEC" ONLY IN THIS AREA

## BUILDING ENVELOPE

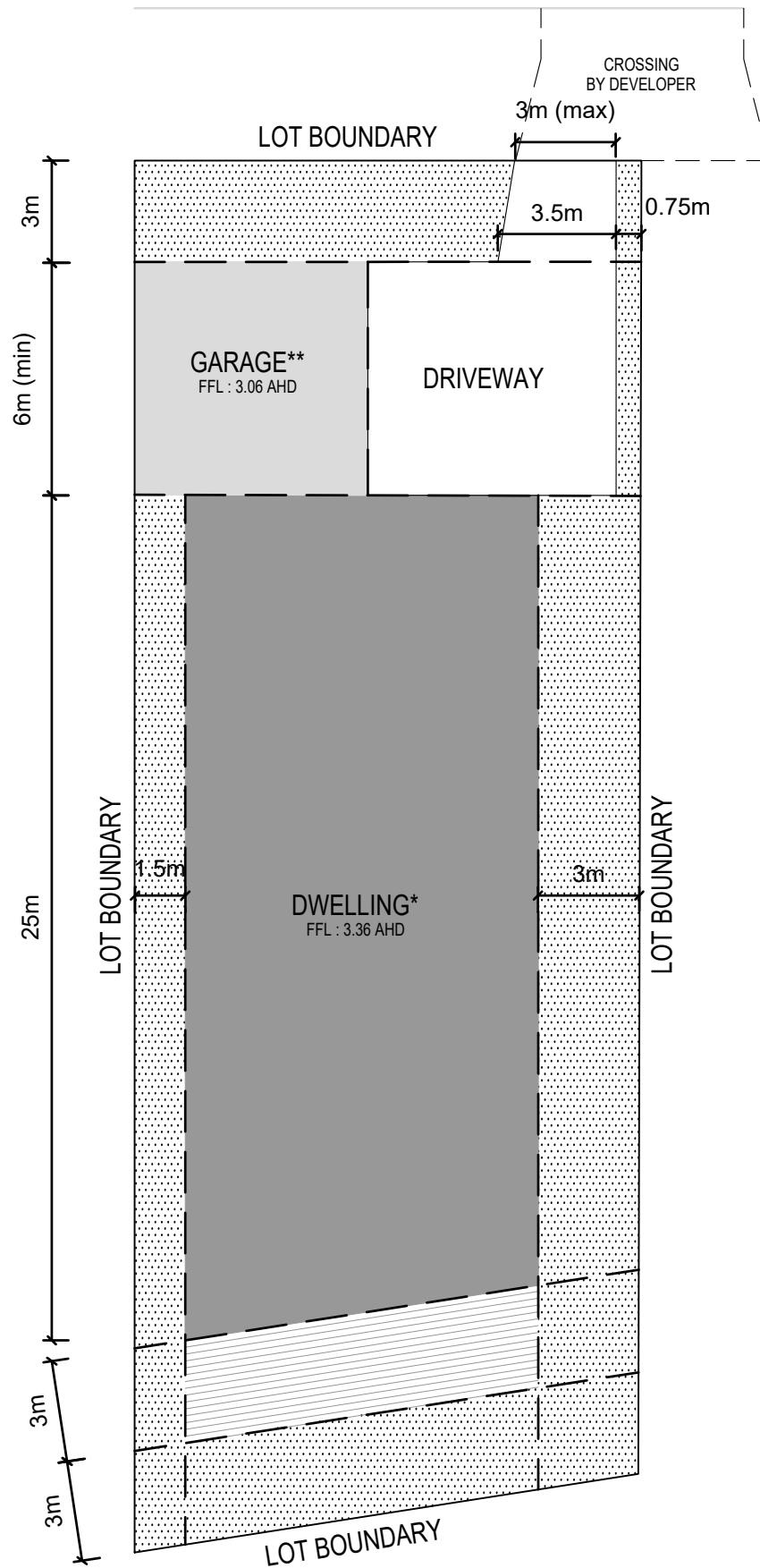
LOT 52  
BROADBEACH INVERLOCH

DATE  
JUNE.2017

SCALE  
1:200@A4



STREET







\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD

\*\* Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 3 (31/01/2017)

#### LEGEND

-  LANDSCAPING
-  DWELLING FOOTPRINT MUST BE LOCATED IN THIS AREA
-  GARAGE
-  "DECK ONLY" IN THIS AREA

## BUILDING ENVELOPE

LOT 53  
BROADBEACH INVERLOCH

DATE  
JUNE.2017

SCALE  
1:200@A4



The site plan for Lot 1 is a rectangular plot with a total area of 1,000 sqm. The plan includes the following features and dimensions:

- LOT BOUNDARY:** The overall boundary of the lot, shown as a dashed line.
- CROSSING BY DEVELOPER:** A crossing at the top left corner, with a width of 3m (max).
- DRIVEWAY:** A rectangular area on the left side, measuring 3.5m in width and 0.75m in depth.
- GARAGE\*\*:** A rectangular area on the right side, measuring 3m in width and 6m (min) in depth. The finished floor level (FFL) is 3.06 AHD.
- DWELLING\*:** A large rectangular area in the center, measuring 3m in width and 25.5m in depth. The finished floor level (FFL) is 3.36 AHD.
- LOT BOUNDARY (Left):** The left boundary of the lot, shown as a dashed line.
- LOT BOUNDARY (Right):** The right boundary of the lot, shown as a dashed line.
- LOT BOUNDARY (Bottom):** The bottom boundary of the lot, shown as a dashed line.
- Dimensions:**
  - Top boundary: 3m (max) crossing, 3.5m driveway, 3m garage, 25.5m dwelling.
  - Right boundary: 3m (min) garage, 25.5m dwelling.
  - Bottom boundary: 3m driveway, 3m garage, 25.5m dwelling.

For all BAL levels refer to Bushfire Management Plan Version 3 (31/01/2017)

## BUILDING ENVELOPE

**LOT 54**  
BROADBEACH INVERLOCH

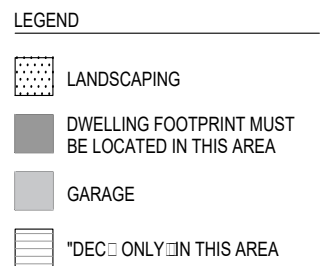
DATE  
JUNE.2017

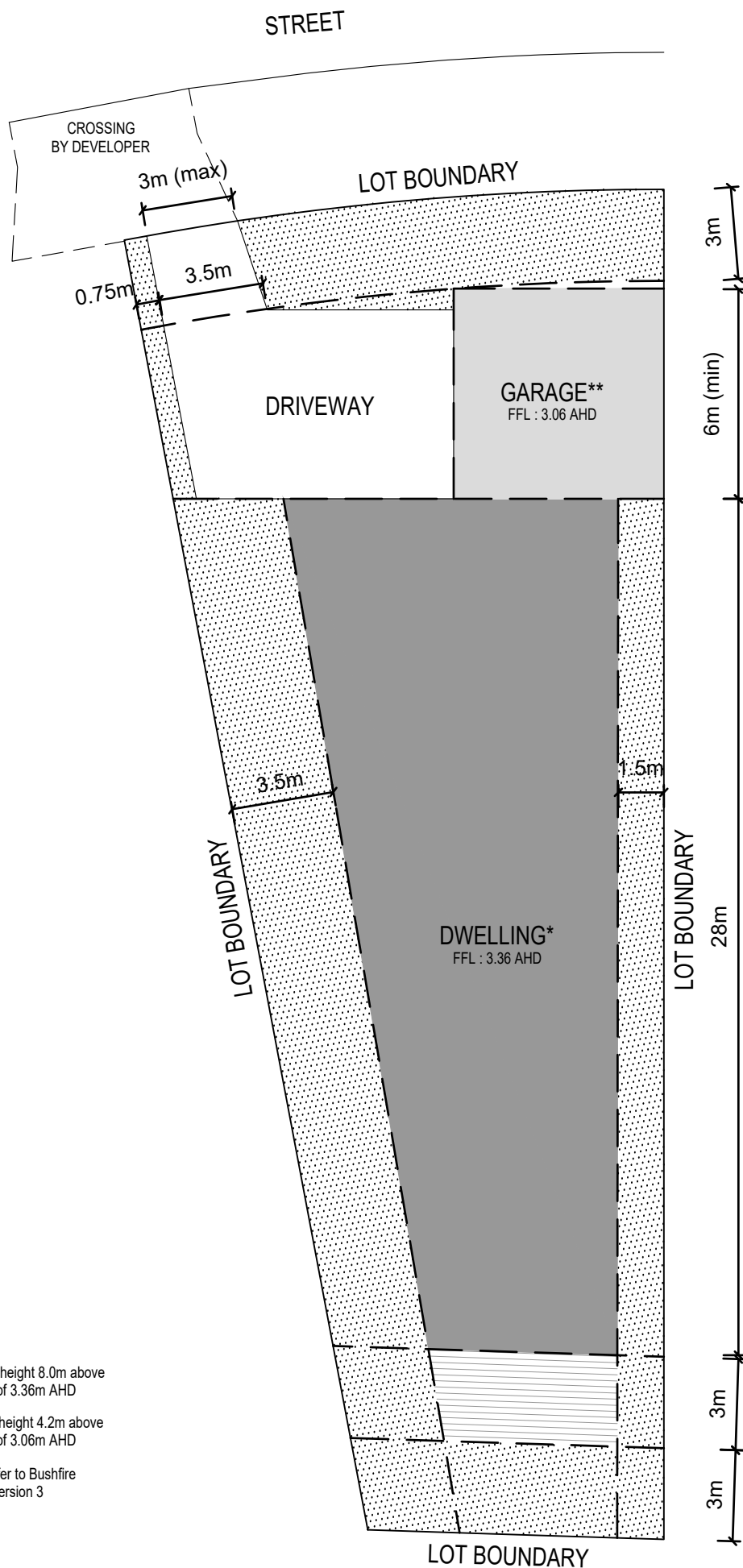
SCALE  
1:200@A4



### LEGEND

- LANDSCAPING
- DWELLING FOOTPRINT MUST BE LOCATED IN THIS AREA
- GARAGE
- "DECOR ONLY" IN THIS AREA





\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD

\*\* Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 3 (31/01/2017)

LEGEND	
	LANDSCAPING
	DWELLING FOOTPRINT MUST BE LOCATED IN THIS AREA
	GARAGE
	"DEC" ONLY IN THIS AREA

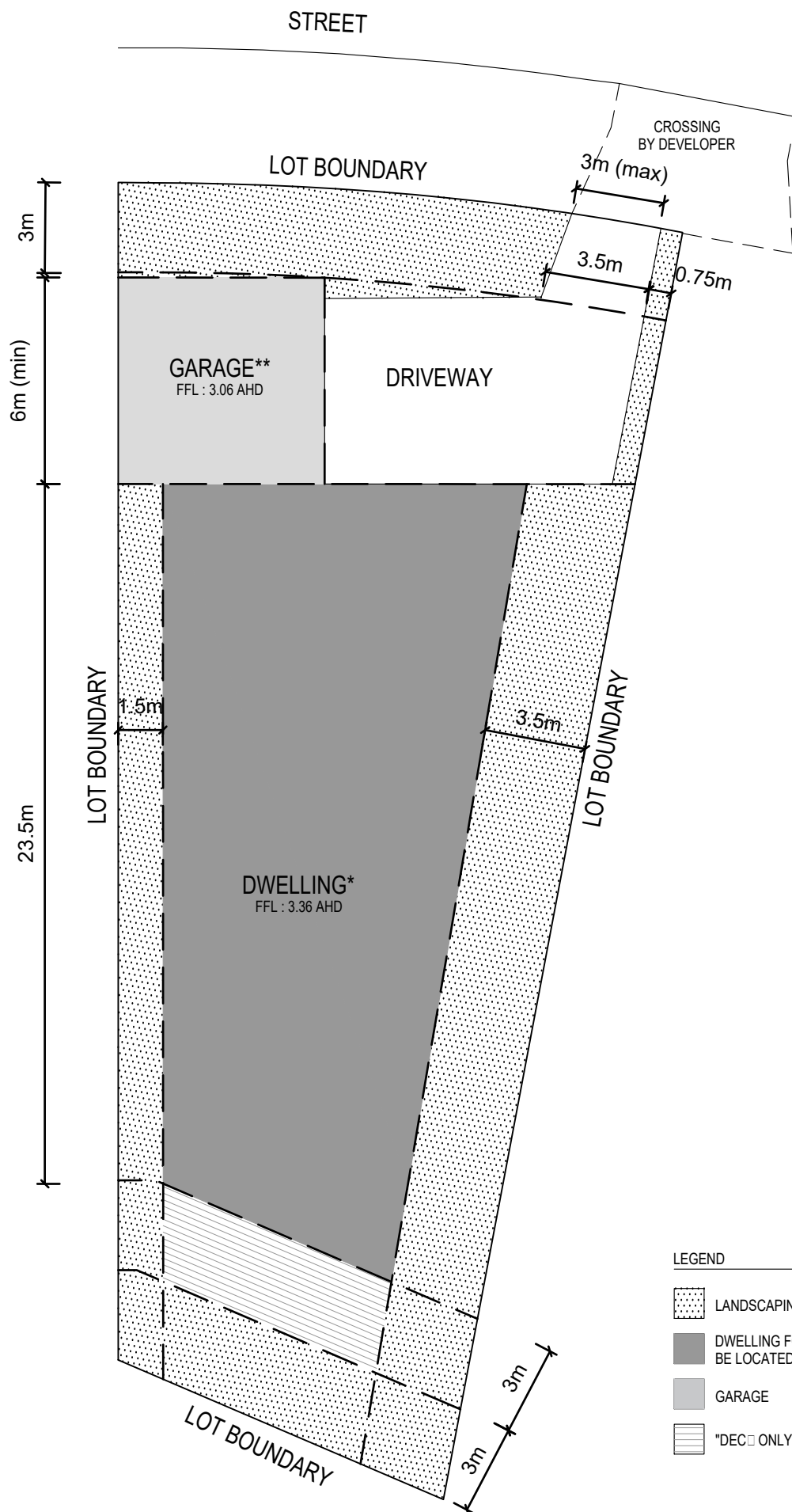
## BUILDING ENVELOPE

LOT 56  
BROADBEACH INVERLOCH





DATE  
JUNE.2017

SCALE  
1:200@A4





#### LEGEND

-  LANDSCAPING
-  DWELLING FOOTPRINT MUST BE LOCATED IN THIS AREA
-  GARAGE
-  "DEC" ONLY IN THIS AREA

\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD

\*\* Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 3 (31/01/2017)

## BUILDING ENVELOPE

LOT 57  
BROADBEACH INVERLOCH

DATE  
JUNE.2017

SCALE  
1:200@A4



STREET

LOT BOUNDARY

REAR LANE

LOT BOUNDARY

LOT BOUNDARY

DWELLING\*  
FFL : 3.36 AHD

GARAGE\*\*  
FFL : 3.06 AHD

LOT BOUNDARY

CROSSING  
BY DEVELOPER

\* Maximum dwelling height 8.0m above  
minimum floor level of 3.36m AHD





\*\* Maximum garage height 4.2m above  
minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire  
Management Plan Version 3  
(31/01/2017)

3m  
7m  
23.5m  
3m  
3m

6m (min)

LEGEND

-  LANDSCAPING
-  DWELLING FOOTPRINT MUST  
BE LOCATED IN THIS AREA
-  GARAGE
-  "DEC" ONLY IN THIS AREA

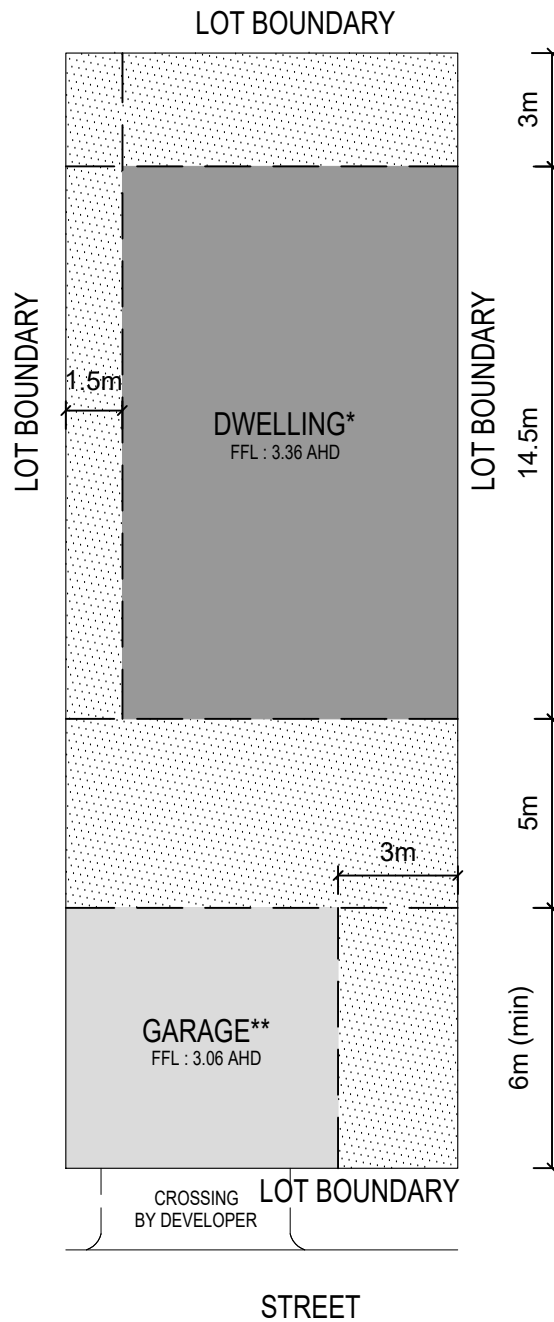
## BUILDING ENVELOPE

LOT 58  
BROADBEACH INVERLOCH

DATE  
JUNE.2017

SCALE  
1:200@A4





\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD

\*\* Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 4 (16/10/2017)

## BUILDING ENVELOPE

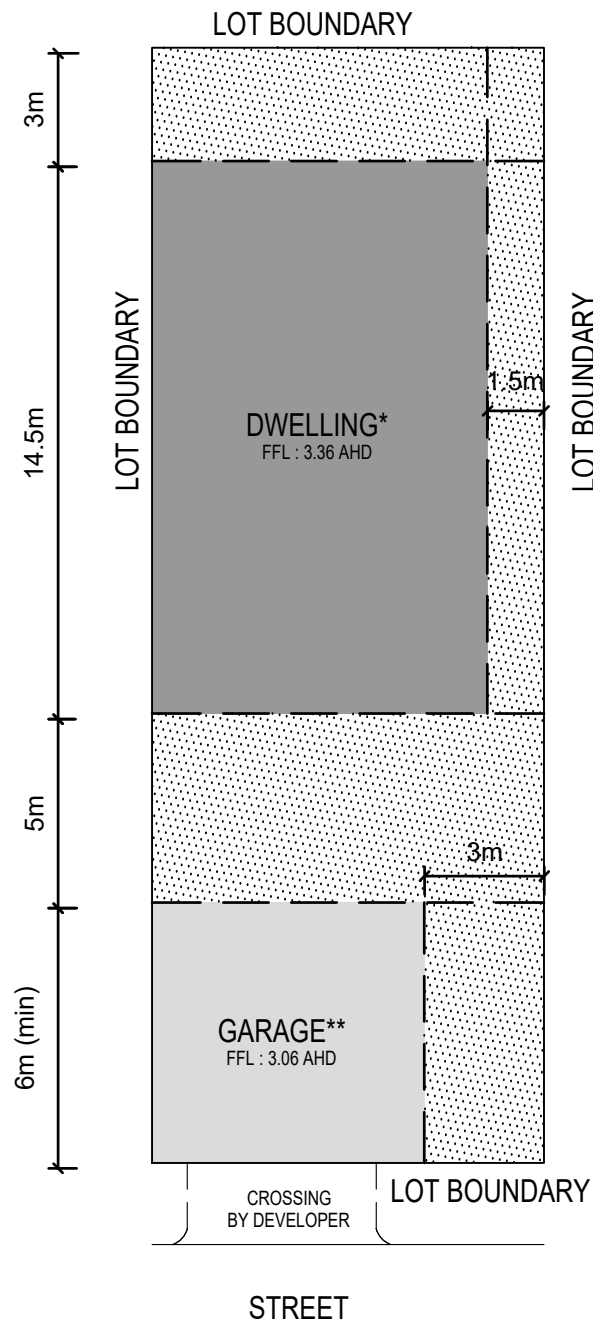
LOT 59  
BROADBEACH INVERLOCH

DATE  
NOV.2020




SCALE  
1:200@A4







#### LEGEND

-  LANDSCAPING
-  DWELLING FOOTPRINT MUST BE LOCATED IN THIS AREA
-  GARAGE

\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD

\*\* Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 3 (31/01/2017)

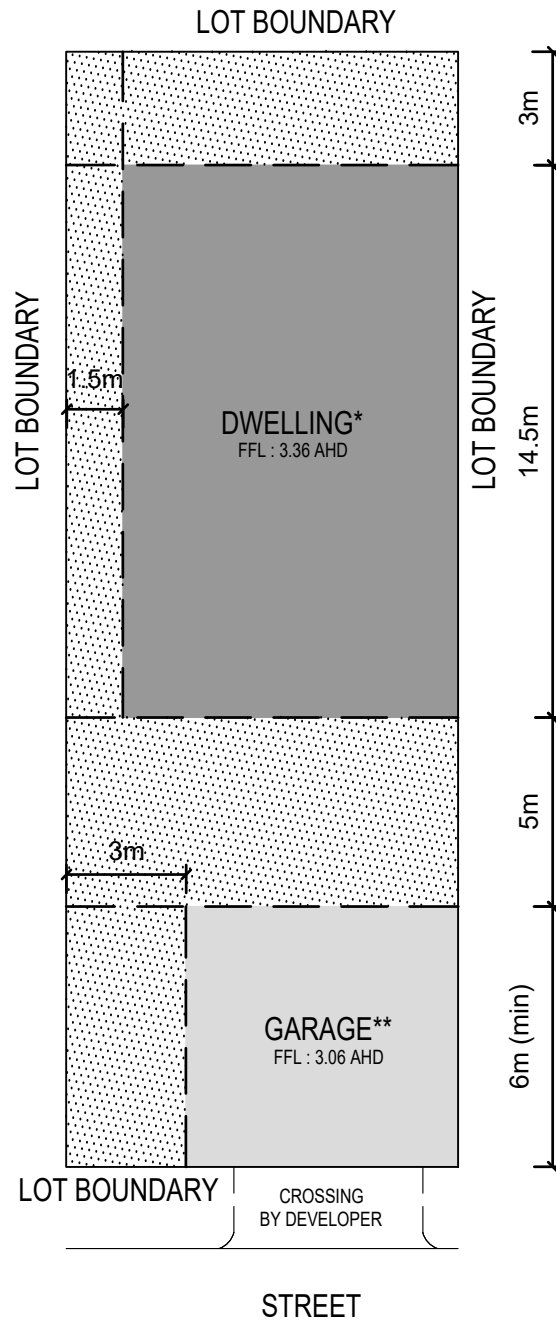
## BUILDING ENVELOPE

LOT 60  
BROADBEACH INVERLOCH




DATE  
JUNE.2017

SCALE  
1:200@A4





#### LEGEND

-  LANDSCAPING
-  DWELLING FOOTPRINT MUST BE LOCATED IN THIS AREA
-  GARAGE

\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD

\*\* Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 3 (31/01/2017)

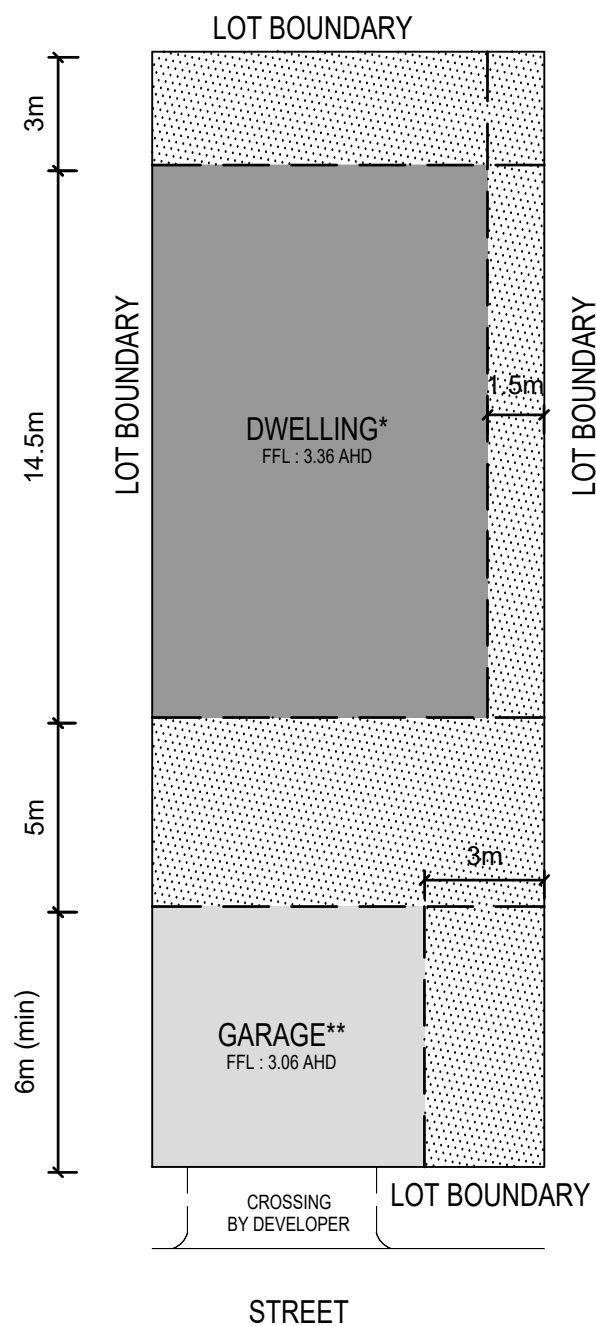
## BUILDING ENVELOPE

LOT 61  
BROADBEACH INVERLOCH




DATE  
JUNE.2017

SCALE  
1:200@A4





#### LEGEND

-  LANDSCAPING
-  DWELLING FOOTPRINT MUST BE LOCATED IN THIS AREA
-  GARAGE

\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD

\*\* Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 3 (31/01/2017)

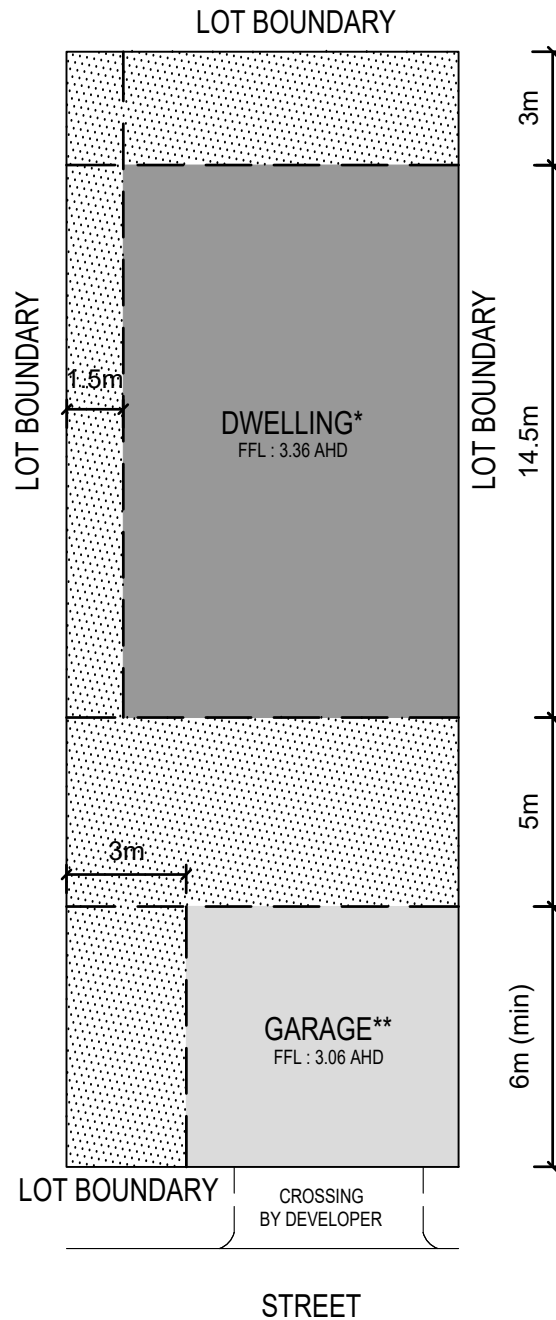
## BUILDING ENVELOPE

LOT 62  
BROADBEACH INVERLOCH




DATE  
JUNE.2017

SCALE  
1:200@A4





#### LEGEND

-  LANDSCAPING
-  DWELLING FOOTPRINT MUST BE LOCATED IN THIS AREA
-  GARAGE

\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD

\*\* Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 3 (31/01/2017)

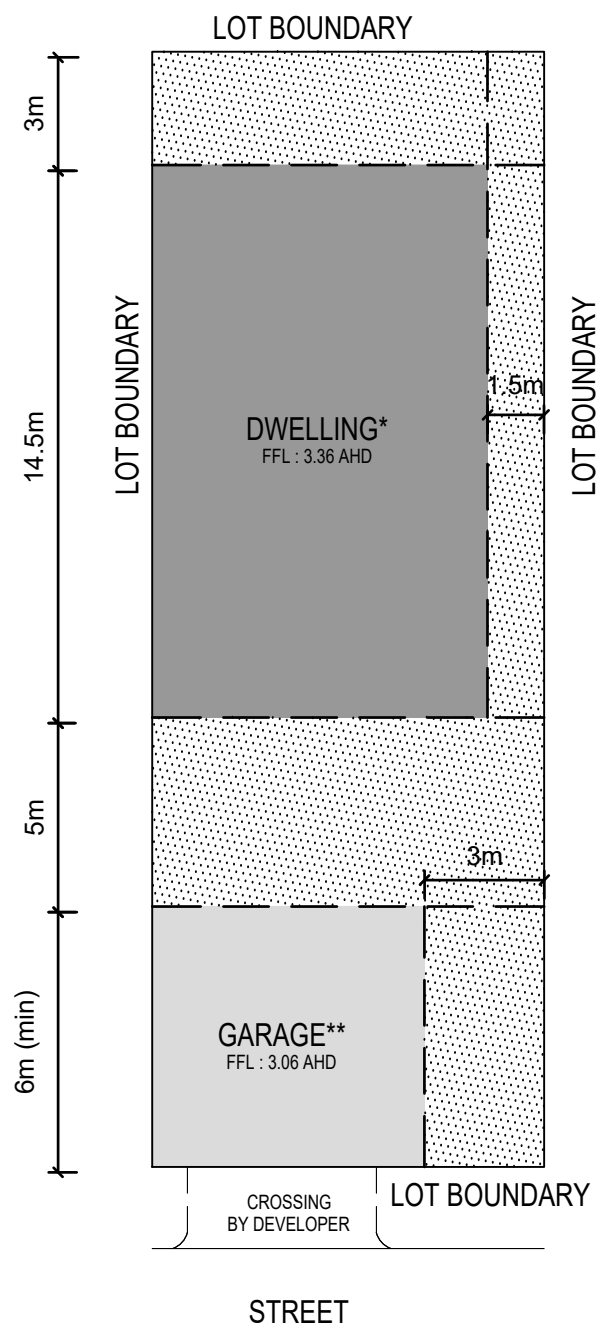
## BUILDING ENVELOPE

LOT 63  
BROADBEACH INVERLOCH




DATE  
JUNE.2017

SCALE  
1:200@A4





#### LEGEND

-  LANDSCAPING
-  DWELLING FOOTPRINT MUST BE LOCATED IN THIS AREA
-  GARAGE

\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD

\*\* Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 3 (31/01/2017)

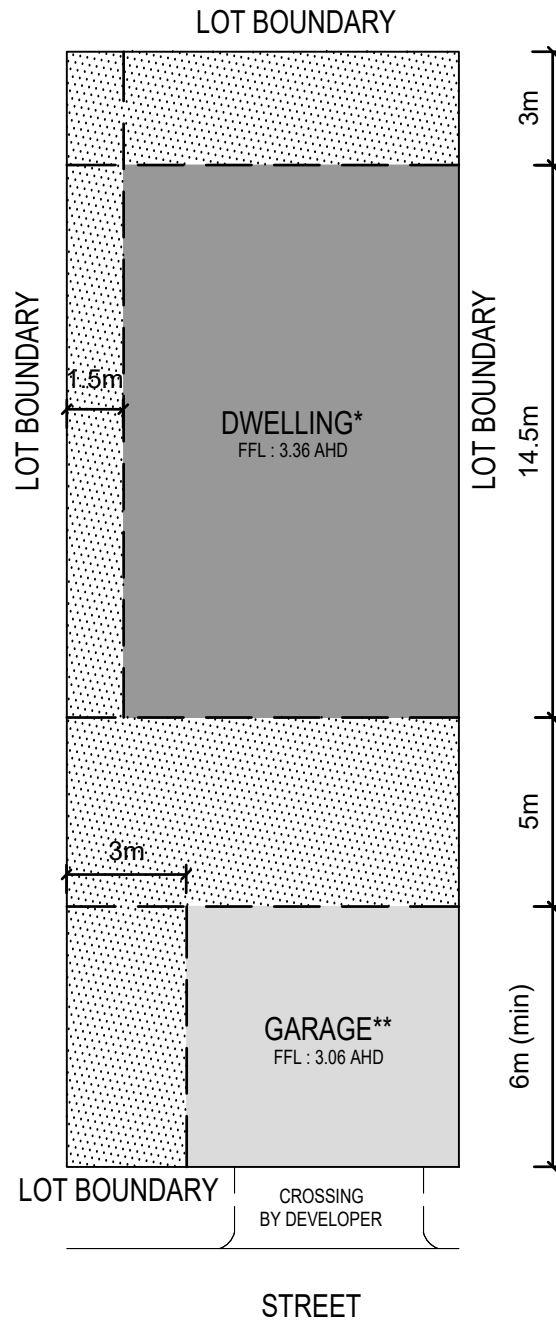
## BUILDING ENVELOPE

LOT 64  
BROADBEACH INVERLOCH




DATE  
JUNE.2017

SCALE  
1:200@A4





#### LEGEND

-  LANDSCAPING
-  DWELLING FOOTPRINT MUST BE LOCATED IN THIS AREA
-  GARAGE

\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD

\*\* Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 3 (31/01/2017)

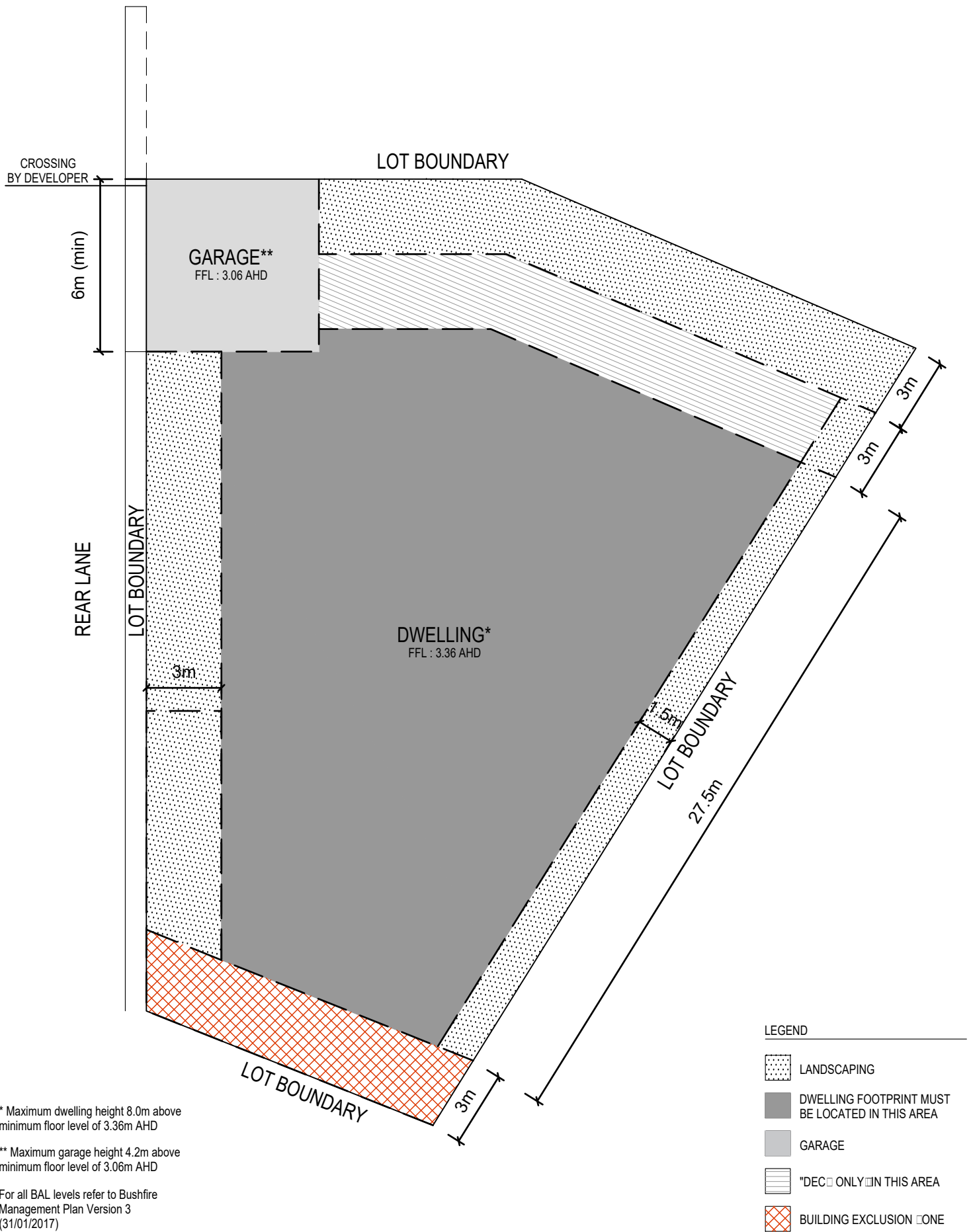
## BUILDING ENVELOPE

LOT 65  
BROADBEACH INVERLOCH

DATE  
JUNE.2017

SCALE  
1:200@A4





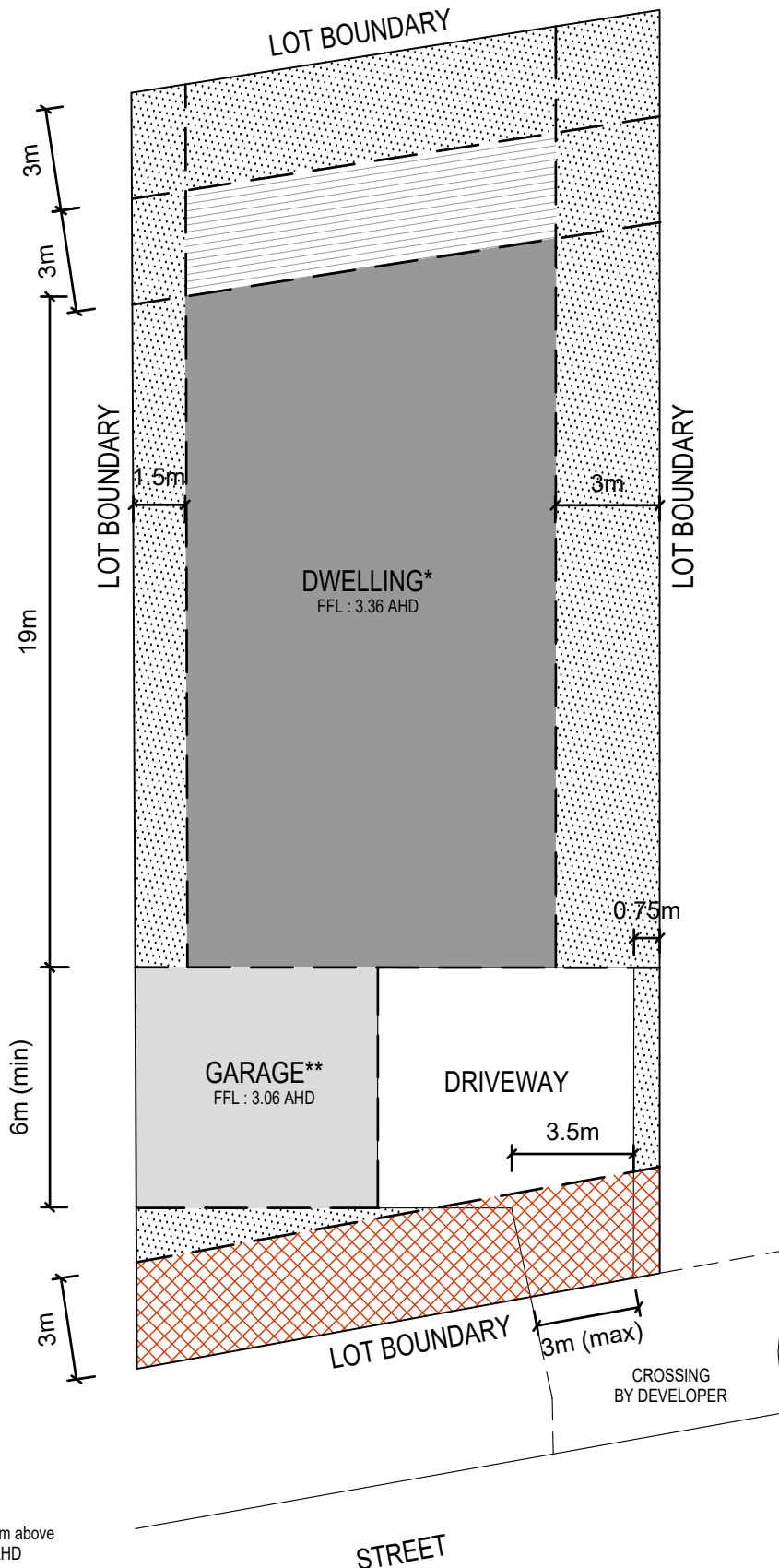
## BUILDING ENVELOPE

LOT 66  
BROADBEACH INVERLOCH

DATE  
JUNE.2017

SCALE  
1:200@A4










\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD

\*\* Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 3 (31/01/2017)

#### LEGEND

-  LANDSCAPING
-  DWELLING FOOTPRINT MUST BE LOCATED IN THIS AREA
-  GARAGE
-  "DEC" ONLY IN THIS AREA
-  BUILDING EXCLUSION ZONE

## BUILDING ENVELOPE

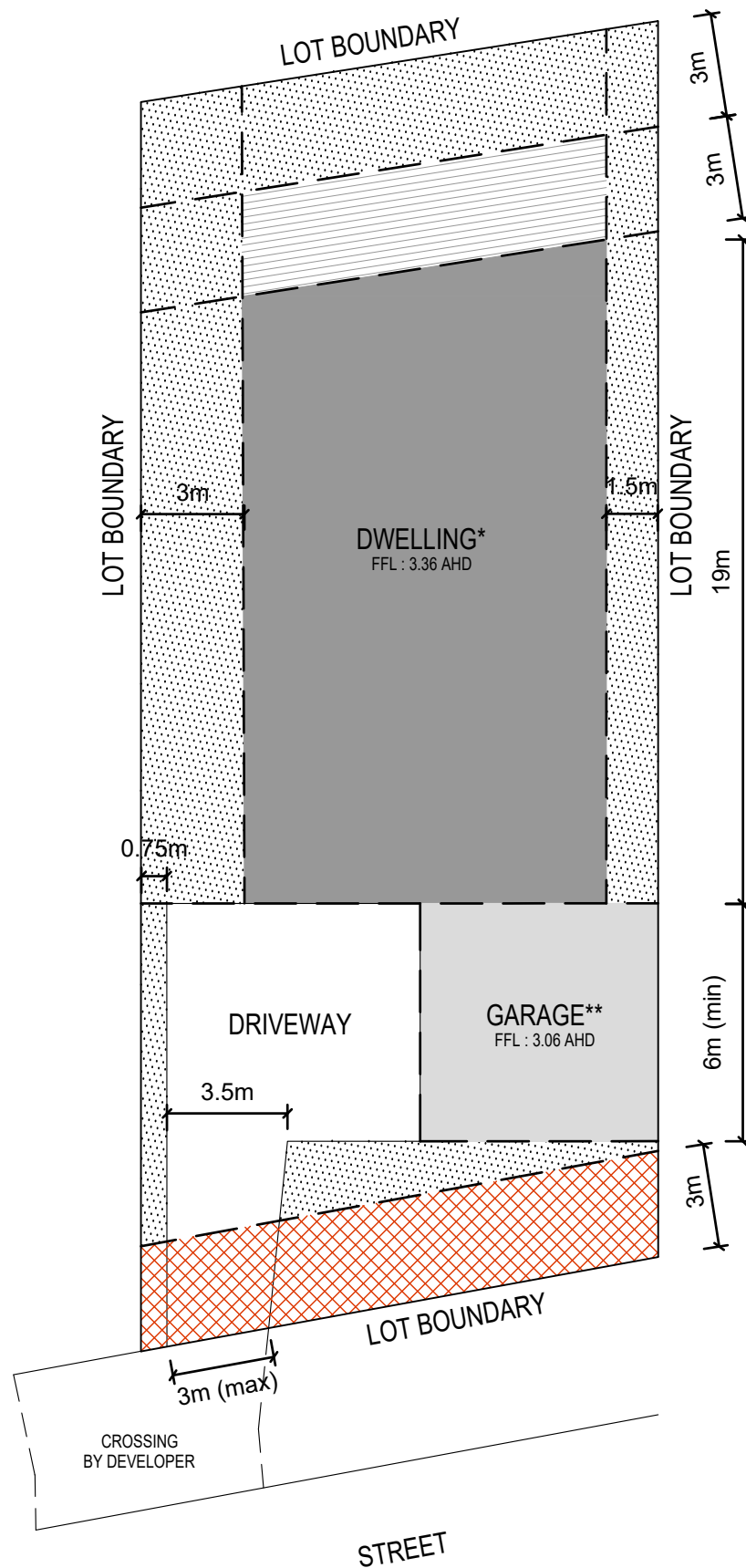
LOT 67  
BROADBEACH INVERLOCH

DATE  
JUNE.2017

SCALE  
1:200@A4







\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD

\*\* Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 3 (31/01/2017)

LEGEND	
	LANDSCAPING
	DWELLING FOOTPRINT MUST BE LOCATED IN THIS AREA
	GARAGE
	"DEC" ONLY IN THIS AREA
	BUILDING EXCLUSION ZONE

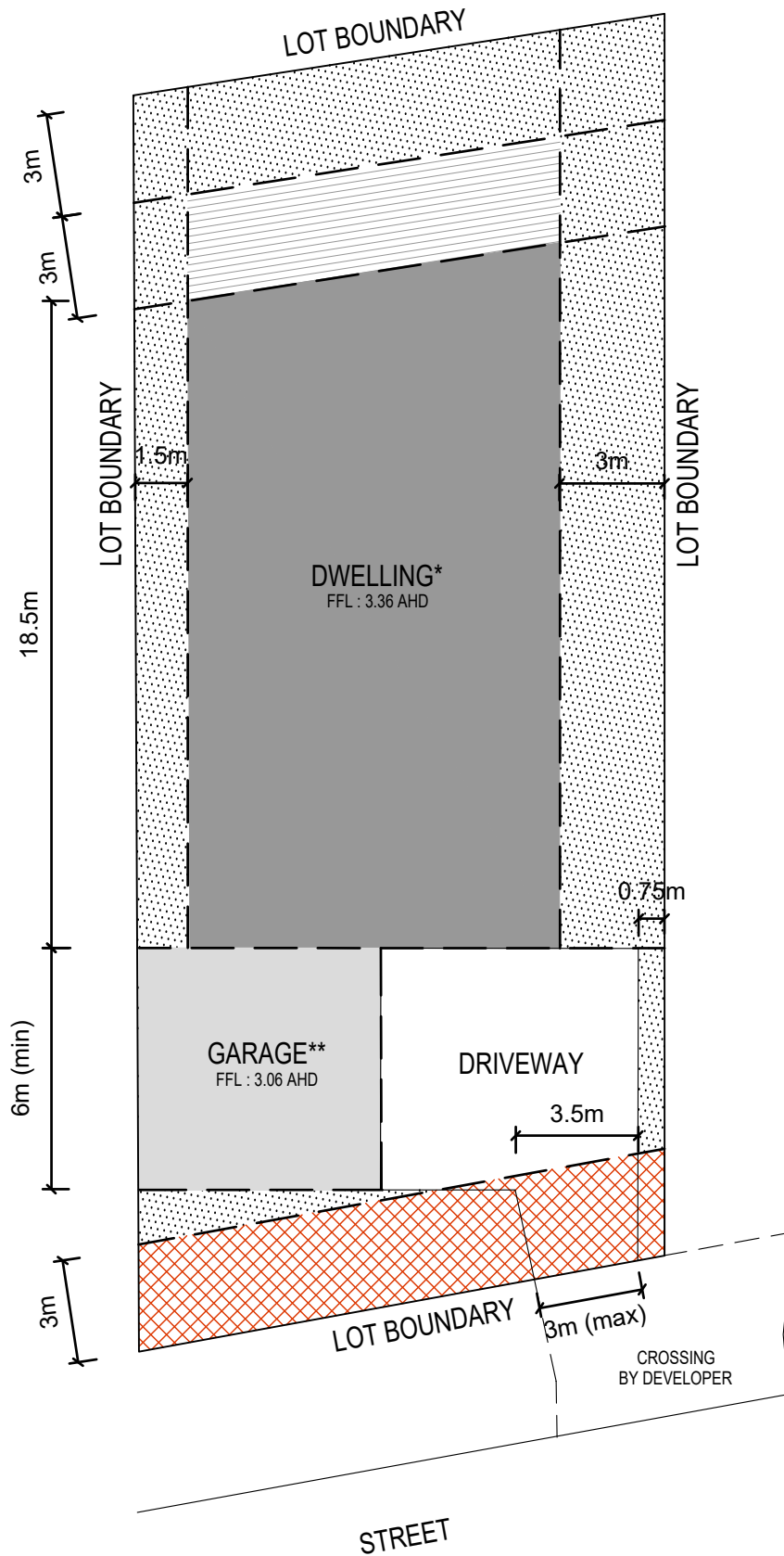
## BUILDING ENVELOPE

LOT 68  
BROADBEACH INVERLOCH






DATE  
JUNE.2017

SCALE  
1:200@A4





#### LEGEND

-  LANDSCAPING
-  DWELLING FOOTPRINT MUST BE LOCATED IN THIS AREA
-  GARAGE
-  "DEC" ONLY IN THIS AREA
-  BUILDING EXCLUSION ZONE

\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD

\*\* Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 3 (31/01/2017)

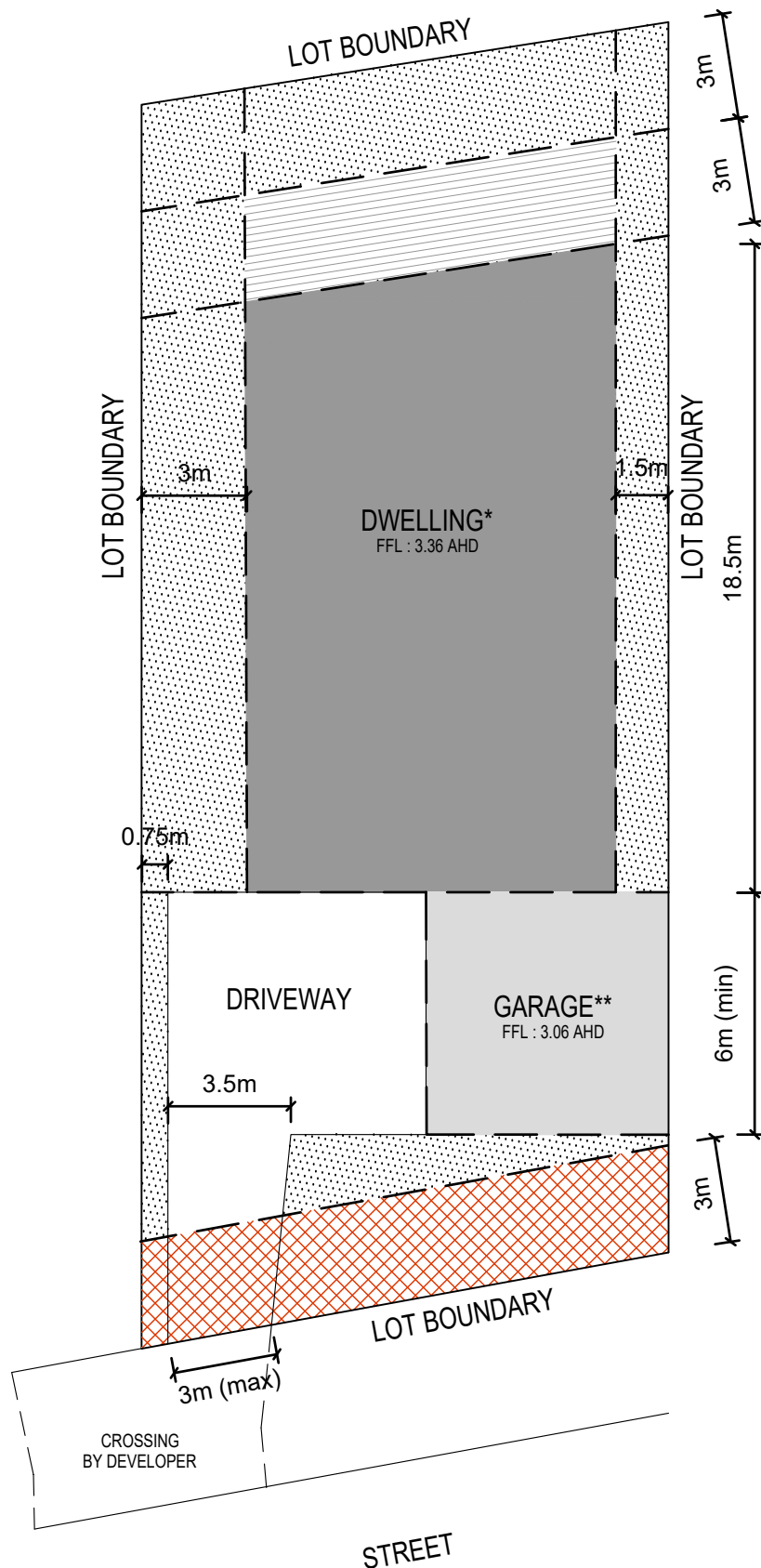
## BUILDING ENVELOPE

LOT 69  
BROADBEACH INVERLOCH

DATE  
JUNE.2017

SCALE  
1:200@A4










\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD

\*\* Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 3 (31/01/2017)

#### LEGEND

-  LANDSCAPING
-  DWELLING FOOTPRINT MUST BE LOCATED IN THIS AREA
-  GARAGE
-  "DECIDUOUS ONLY" IN THIS AREA
-  BUILDING EXCLUSION ZONE

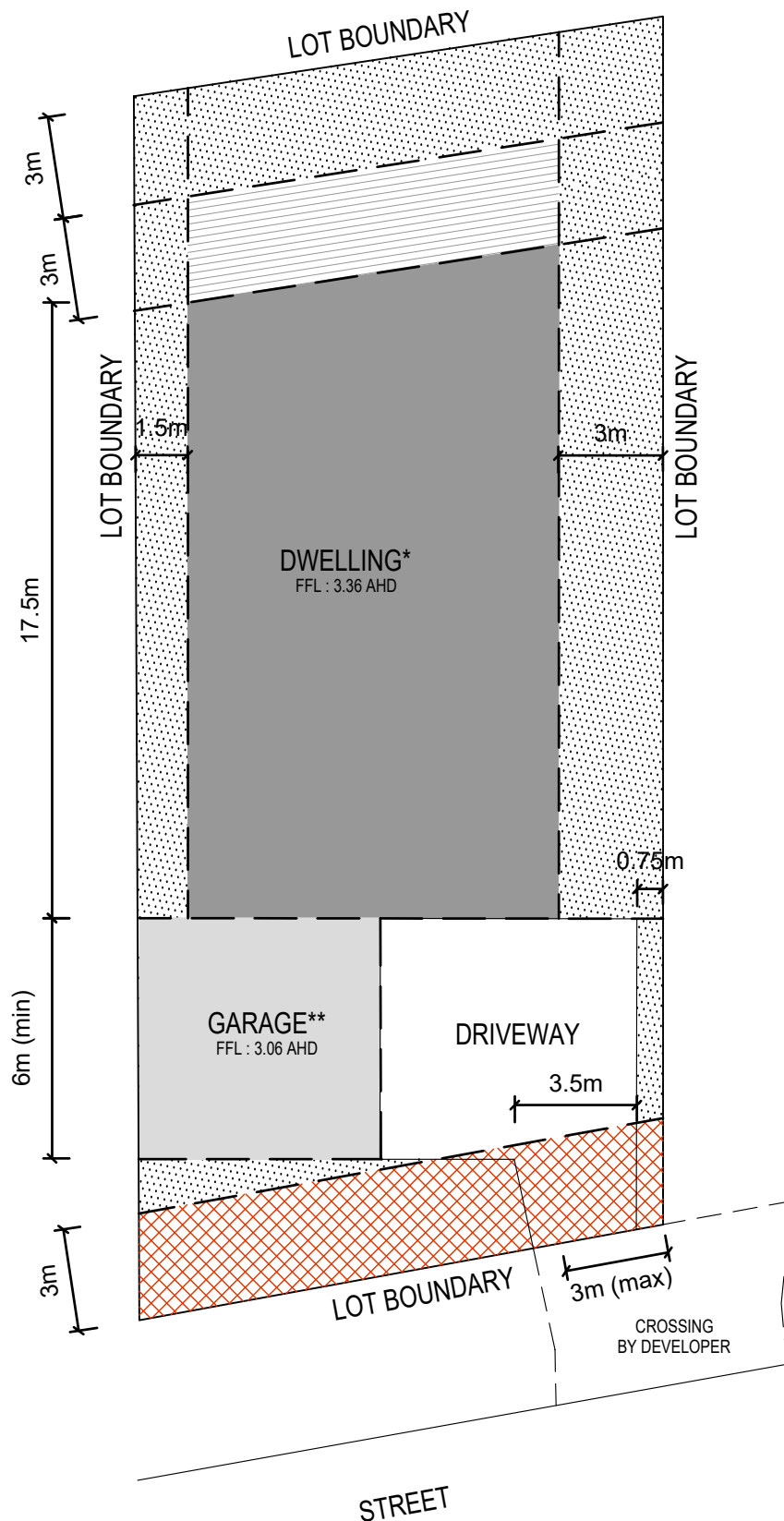
## BUILDING ENVELOPE

LOT 70  
BROADBEACH INVERLOCH






DATE  
JUNE.2017

SCALE  
1:200@A4





#### LEGEND

-  LANDSCAPING
-  DWELLING FOOTPRINT MUST BE LOCATED IN THIS AREA
-  GARAGE
-  "DEC" ONLY IN THIS AREA
-  BUILDING EXCLUSION ZONE

\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD

\*\* Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 3 (31/01/2017)

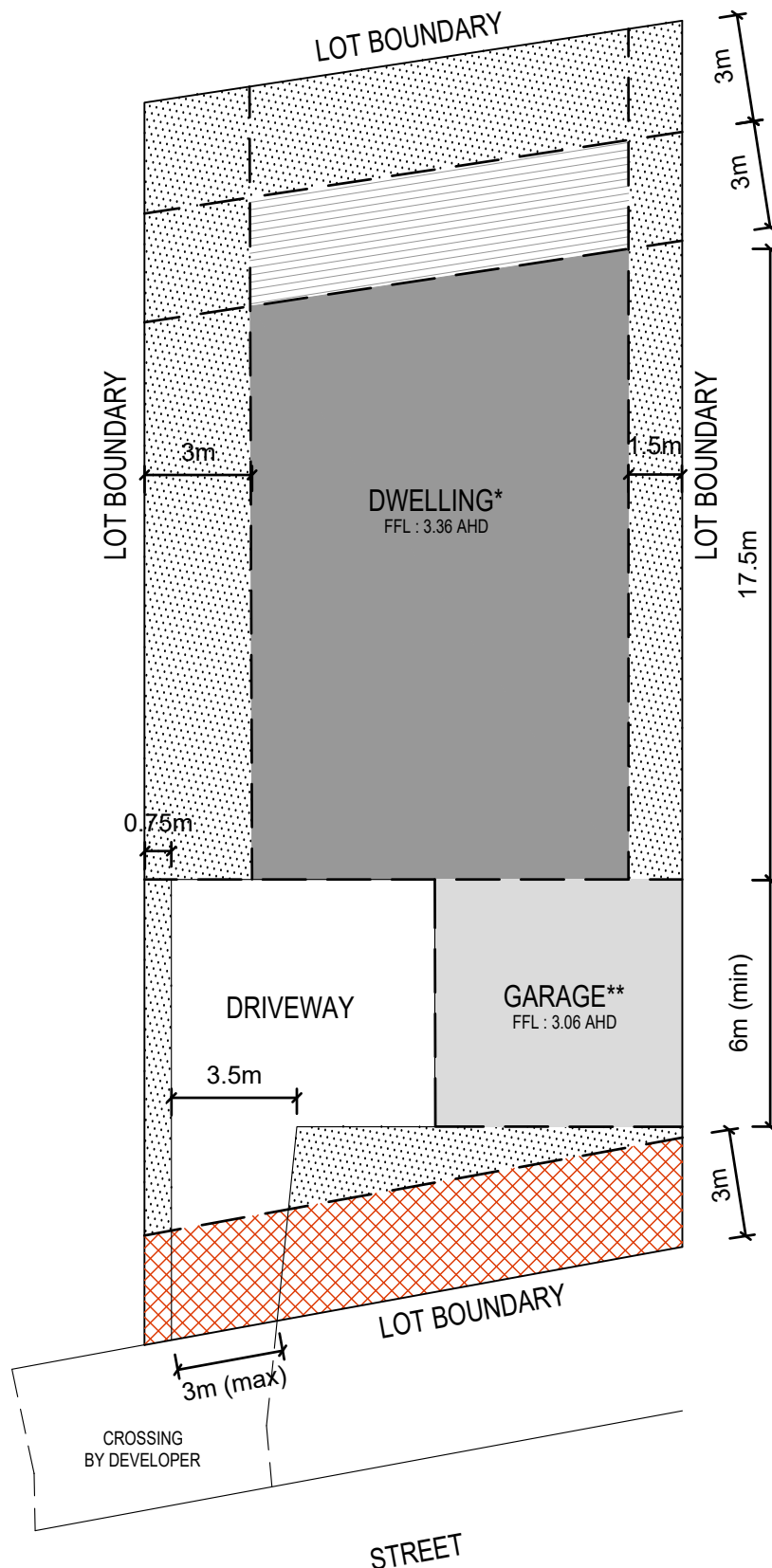
## BUILDING ENVELOPE

LOT 71  
BROADBEACH INVERLOCH

DATE  
JUNE.2017

SCALE  
1:200@A4










\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD

\*\* Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 3 (31/01/2017)

#### LEGEND

-  LANDSCAPING
-  DWELLING FOOTPRINT MUST BE LOCATED IN THIS AREA
-  GARAGE
-  "DEC" ONLY IN THIS AREA
-  BUILDING EXCLUSION ZONE

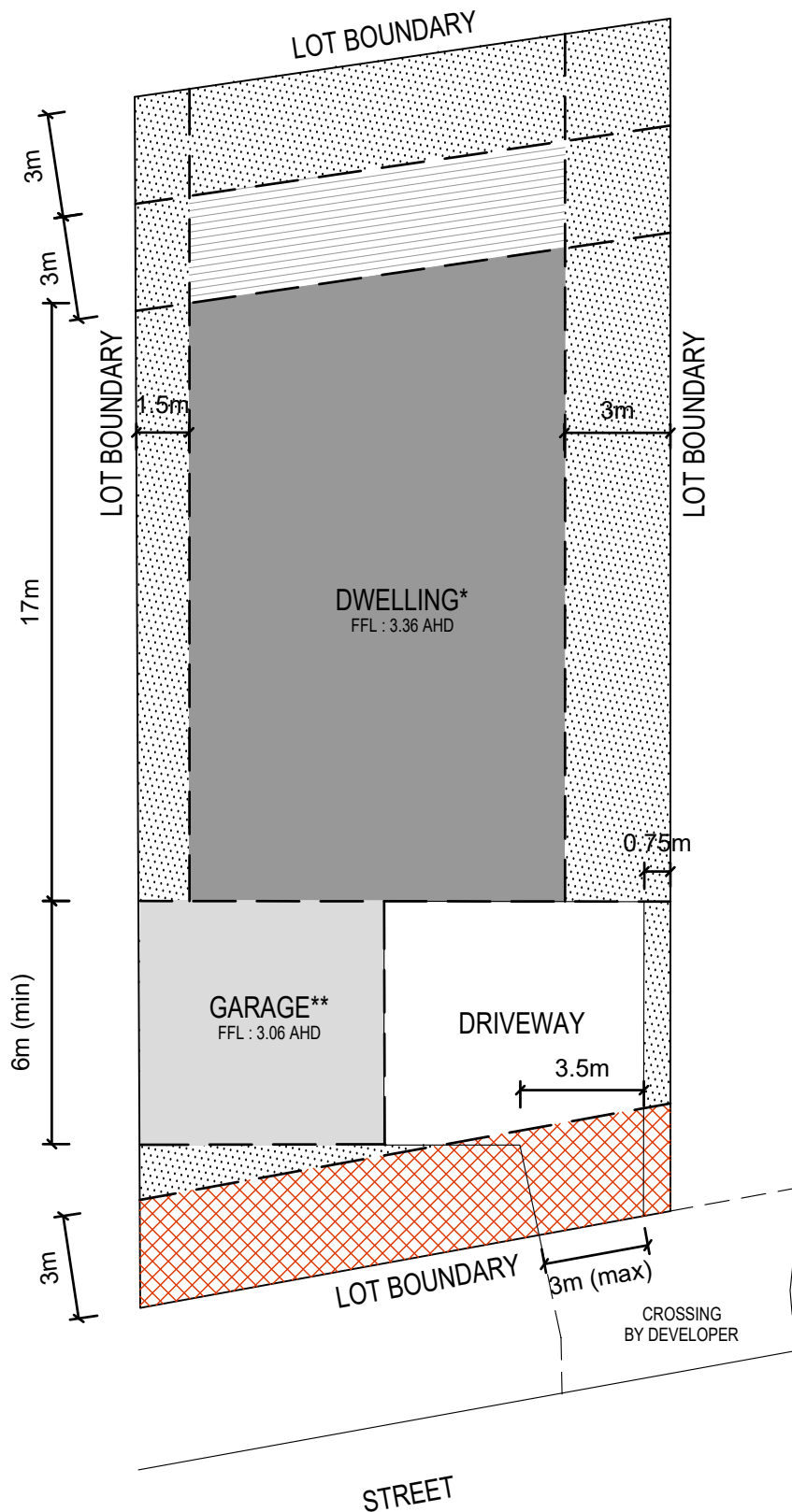
## BUILDING ENVELOPE

LOT 72  
BROADBEACH INVERLOCH






DATE  
JUNE.2017

SCALE  
1:200@A4





#### LEGEND

-  LANDSCAPING
-  DWELLING FOOTPRINT MUST BE LOCATED IN THIS AREA
-  GARAGE
-  "DECK ONLY" IN THIS AREA
-  BUILDING EXCLUSION ZONE

\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD

\*\* Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 3 (31/01/2017)

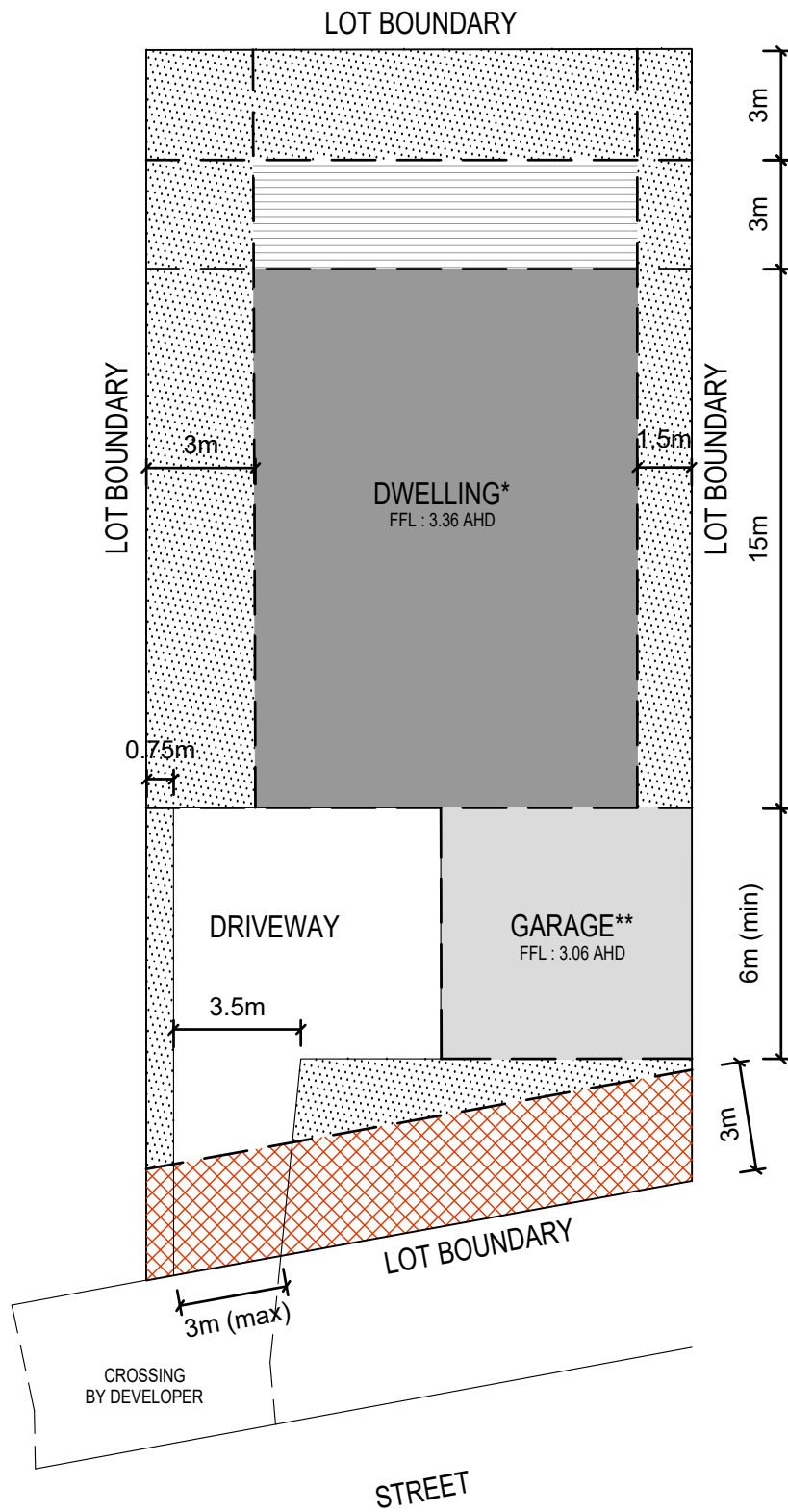
## BUILDING ENVELOPE

LOT 73  
BROADBEACH INVERLOCH

DATE  
JUNE.2017

SCALE  
1:200@A4





\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD

\*\* Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 3 (31/01/2017)

LEGEND	
	LANDSCAPING
	DWELLING FOOTPRINT MUST BE LOCATED IN THIS AREA
	GARAGE
	"DEC ONLY IN THIS AREA
	BUILDING EXCLUSION ONE

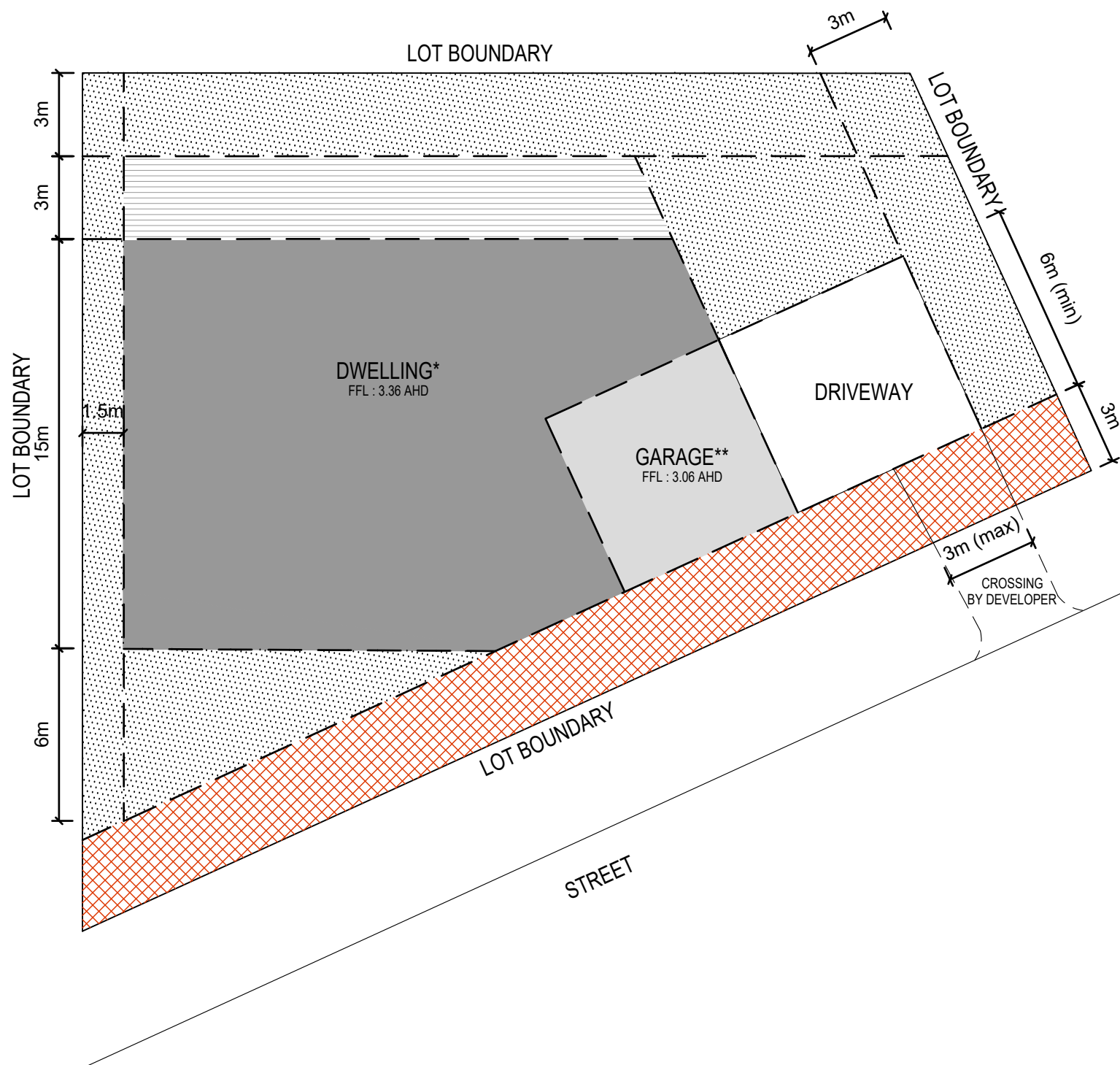
## BUILDING ENVELOPE

LOT 74  
BROADBEACH INVERLOCH

DATE  
JUNE.2017

SCALE  
1:200@A4





\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD

\*\* Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 3 (31/01/2017)

#### LEGEND

-  LANDSCAPING
-  DWELLING FOOTPRINT MUST BE LOCATED IN THIS AREA
-  GARAGE
-  "DEC" ONLY IN THIS AREA
-  BUILDING EXCLUSION ZONE

## BUILDING ENVELOPE

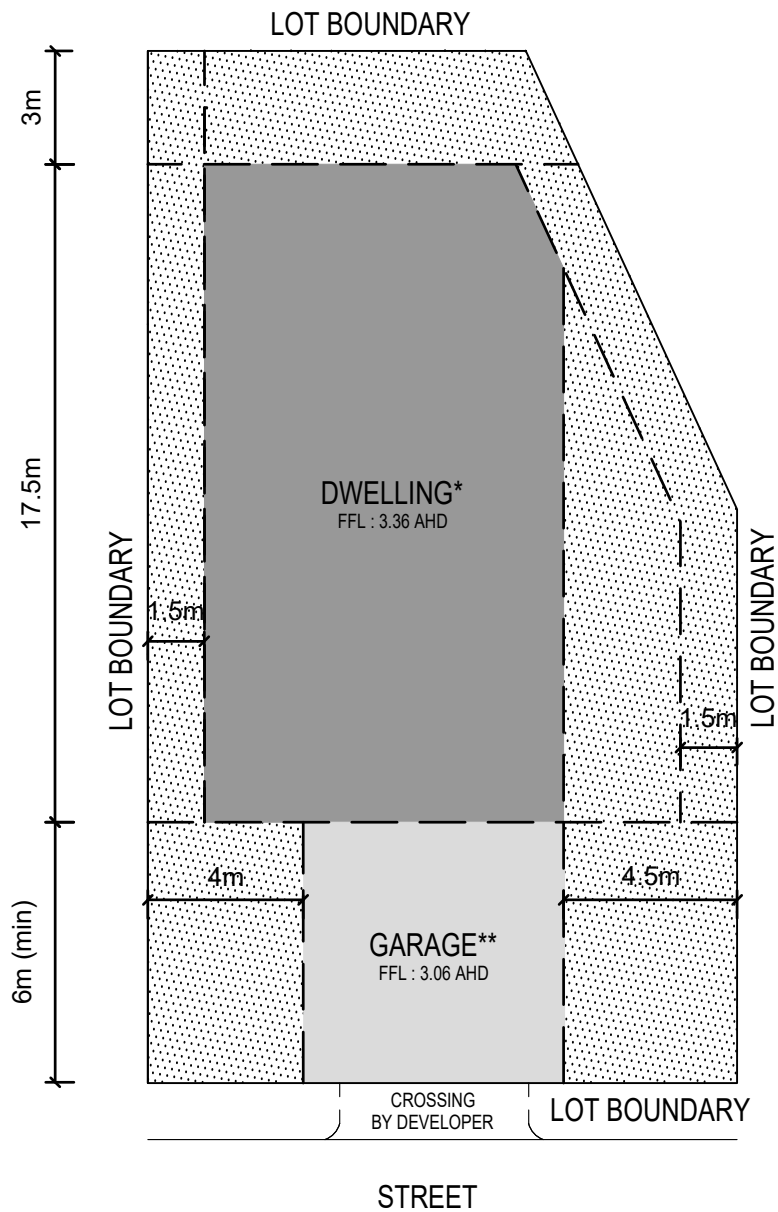
LOT 75  
BROADBEACH INVERLOCH

DATE  
JUNE.2017

SCALE  
1:200@A4










\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD

\*\* Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 3 (31/01/2017)

#### LEGEND

-  LANDSCAPING
-  DWELLING FOOTPRINT MUST BE LOCATED IN THIS AREA
-  GARAGE

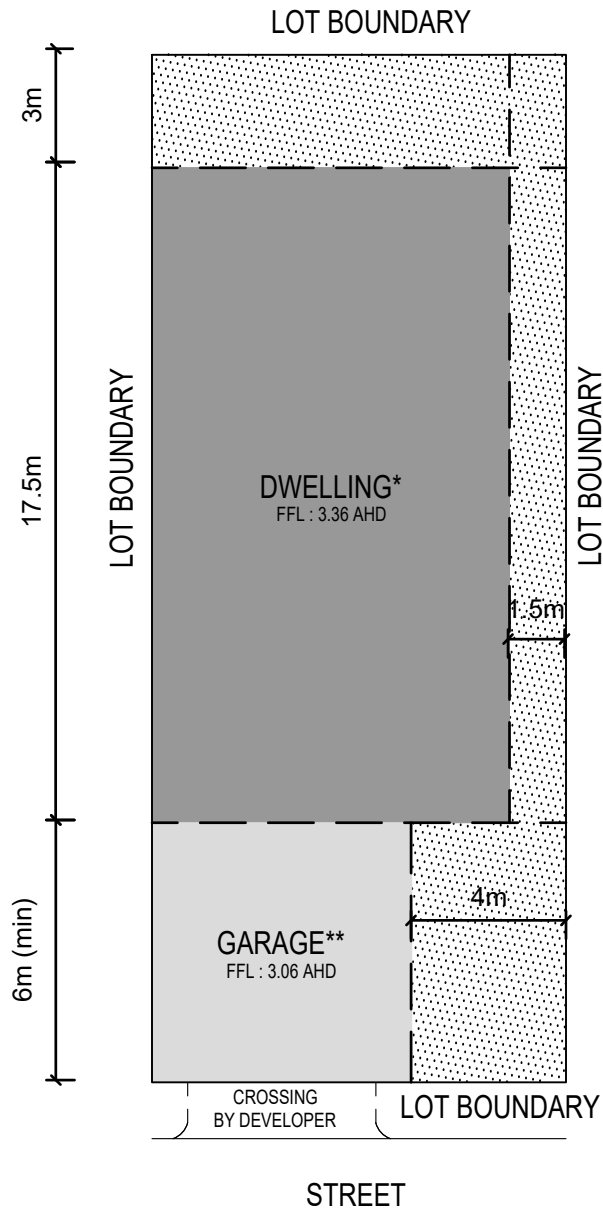
## BUILDING ENVELOPE

LOT 76  
BROADBEACH INVERLOCH

DATE  
JUNE.2017

SCALE  
1:200@A4








\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD

\*\* Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 3 (31/01/2017)

#### LEGEND

-  LANDSCAPING
-  DWELLING FOOTPRINT MUST BE LOCATED IN THIS AREA
-  GARAGE

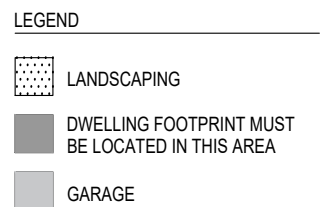
## BUILDING ENVELOPE

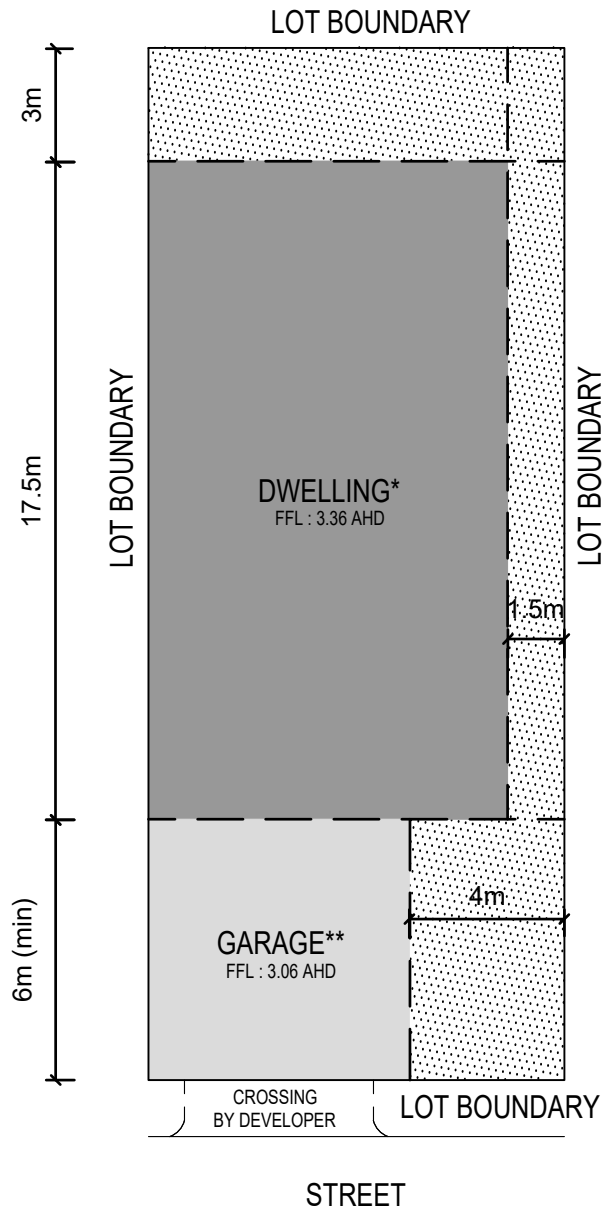
LOT 77  
BROADBEACH INVERLOCH

DATE  
JUNE.2017




SCALE  
1:200@A4







#### LEGEND

-  LANDSCAPING
-  DWELLING FOOTPRINT MUST BE LOCATED IN THIS AREA
-  GARAGE

\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD

\*\* Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 3 (31/01/2017)

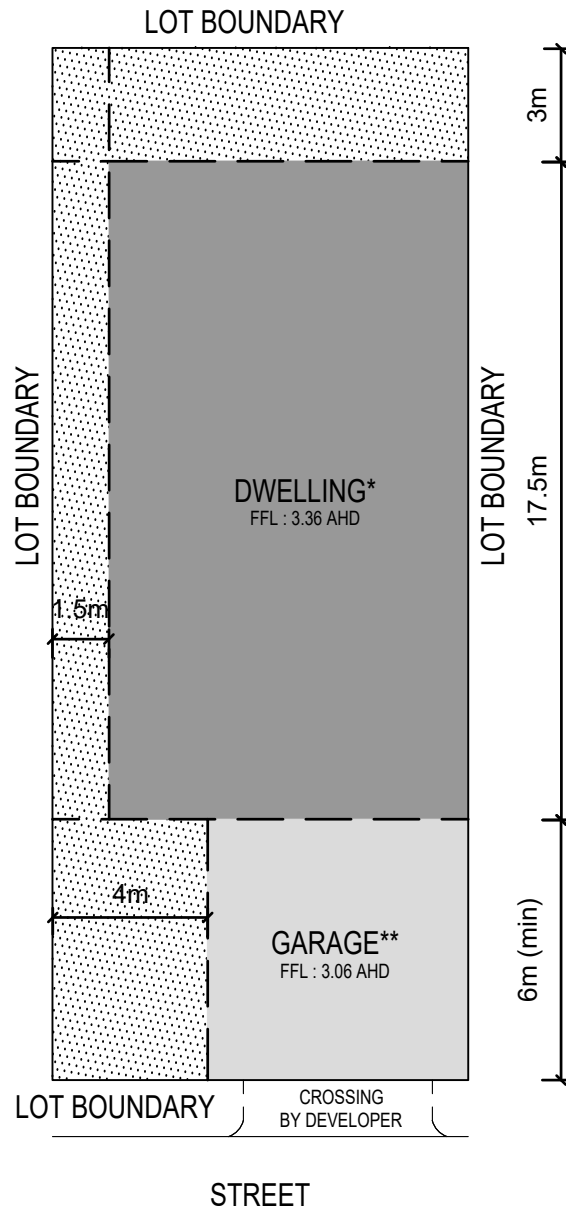
## BUILDING ENVELOPE

LOT 79  
BROADBEACH INVERLOCH




DATE  
JUNE.2017

SCALE  
1:200@A4





#### LEGEND

-  LANDSCAPING
-  DWELLING FOOTPRINT MUST BE LOCATED IN THIS AREA
-  GARAGE

\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD

\*\* Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 3 (31/01/2017)

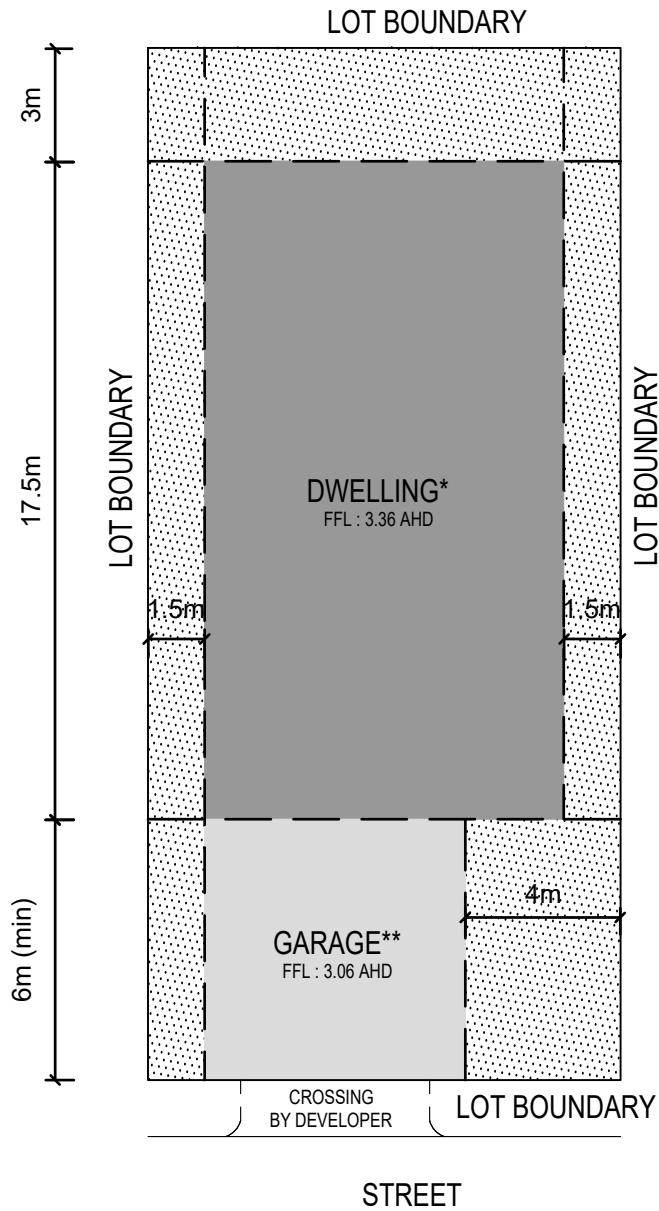
## BUILDING ENVELOPE

LOT 80  
BROADBEACH INVERLOCH




DATE  
JUNE.2017

SCALE  
1:200@A4





#### LEGEND

-  LANDSCAPING
-  DWELLING FOOTPRINT MUST BE LOCATED IN THIS AREA
-  GARAGE

\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD

\*\* Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 3 (31/01/2017)

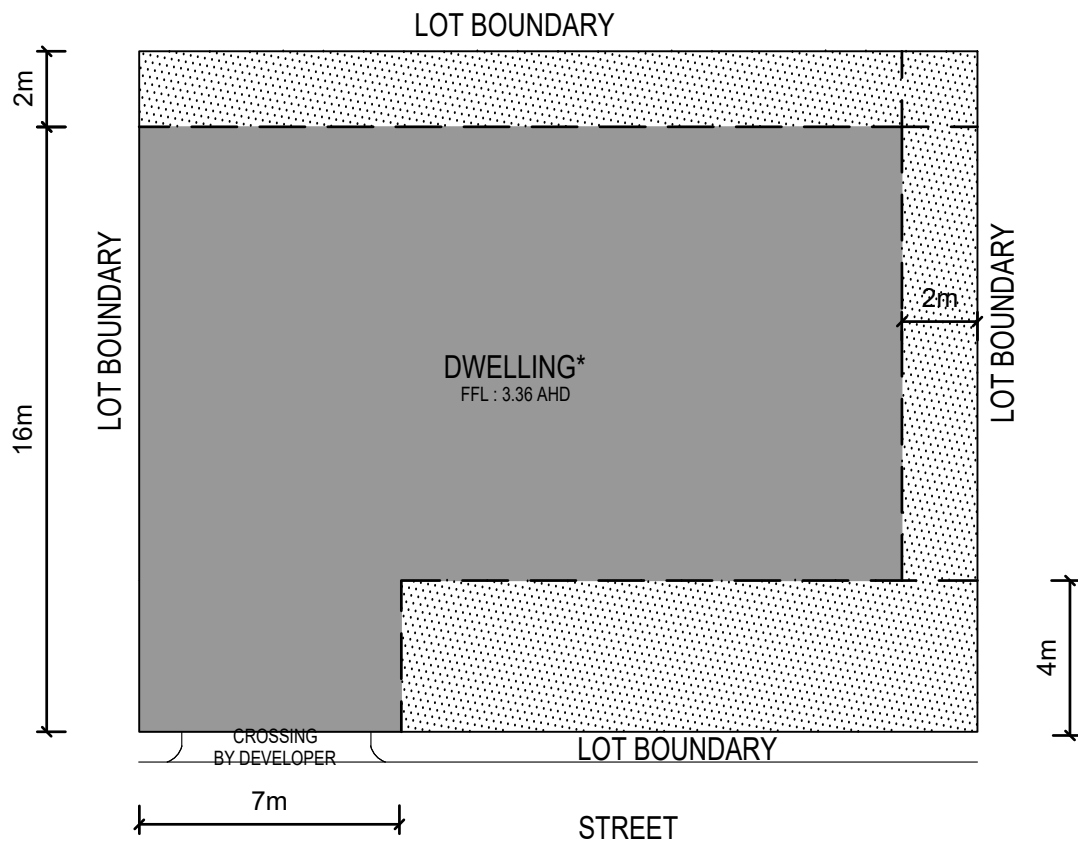
## BUILDING ENVELOPE

LOT 81  
BROADBEACH INVERLOCH

DATE  
JUNE.2017

SCALE  
1:200@A4





#### LEGEND



LANDSCAPING



DWELLING FOOTPRINT MUST BE LOCATED IN THIS AREA

\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD

\*\* Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 3 (31/01/2017)

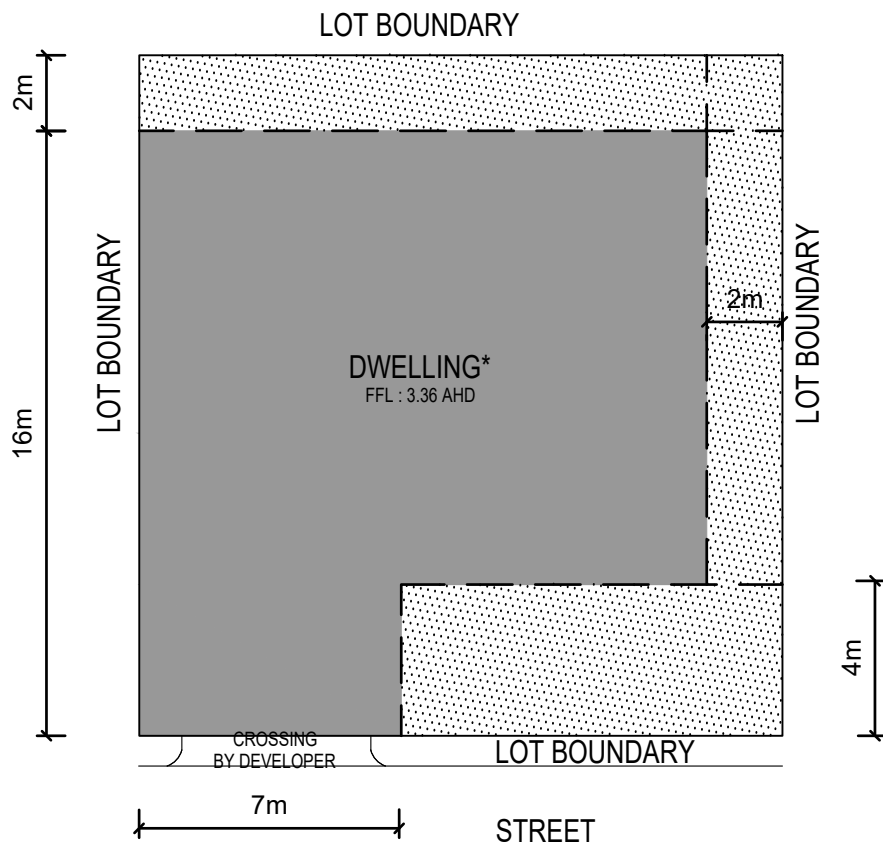
## BUILDING ENVELOPE

LOT 82  
BROADBEACH INVERLOCH

DATE  
JUNE.2017

SCALE  
1:200@A4





#### LEGEND



LANDSCAPING



DWELLING FOOTPRINT MUST BE LOCATED IN THIS AREA

\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD

\*\* Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 3 (31/01/2017)

## BUILDING ENVELOPE

LOT 83  
BROADBEACH INVERLOCH

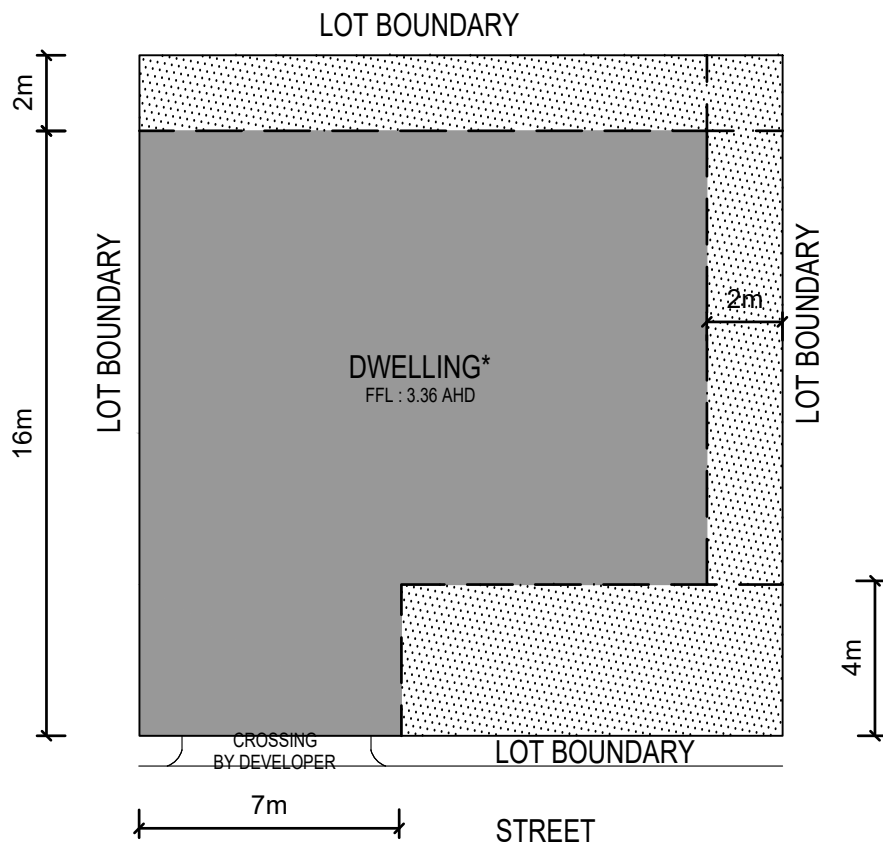
DATE  
JUNE.2017

SCALE  
1:200@A4









#### LEGEND



LANDSCAPING



DWELLING FOOTPRINT MUST BE LOCATED IN THIS AREA

\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD

\*\* Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 3 (31/01/2017)

## BUILDING ENVELOPE

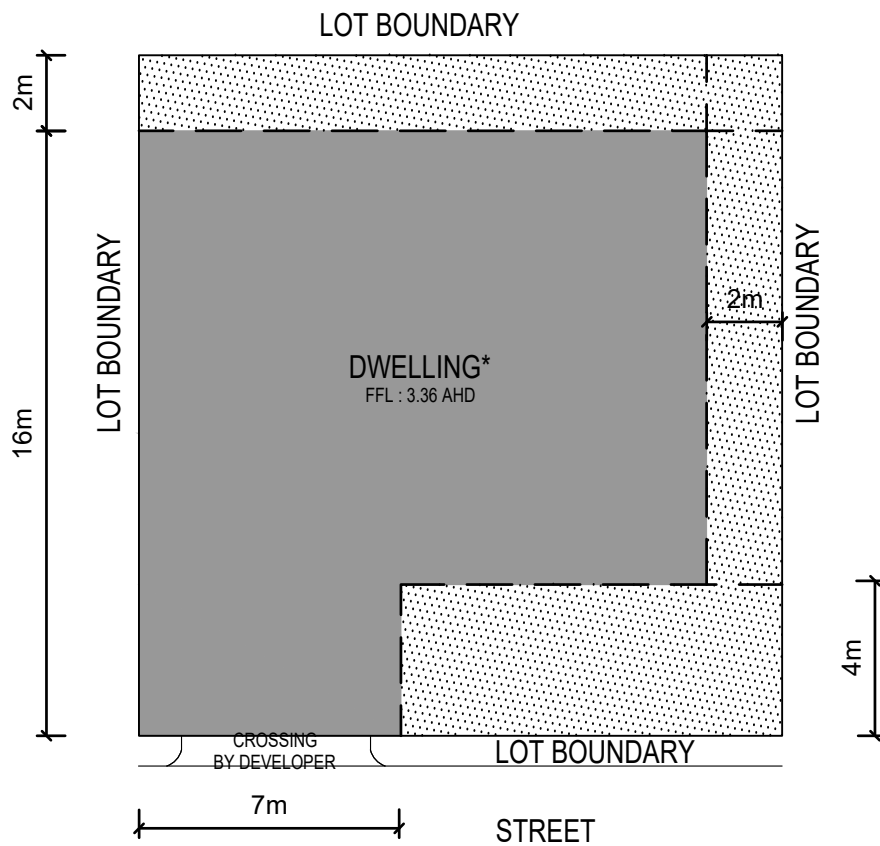
LOT 85  
BROADBEACH INVERLOCH

DATE  
JUNE.2017

SCALE  
1:200@A4







#### LEGEND



LANDSCAPING



DWELLING FOOTPRINT MUST BE LOCATED IN THIS AREA

\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD

\*\* Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 3 (31/01/2017)

## BUILDING ENVELOPE

LOT 87  
BROADBEACH INVERLOCH

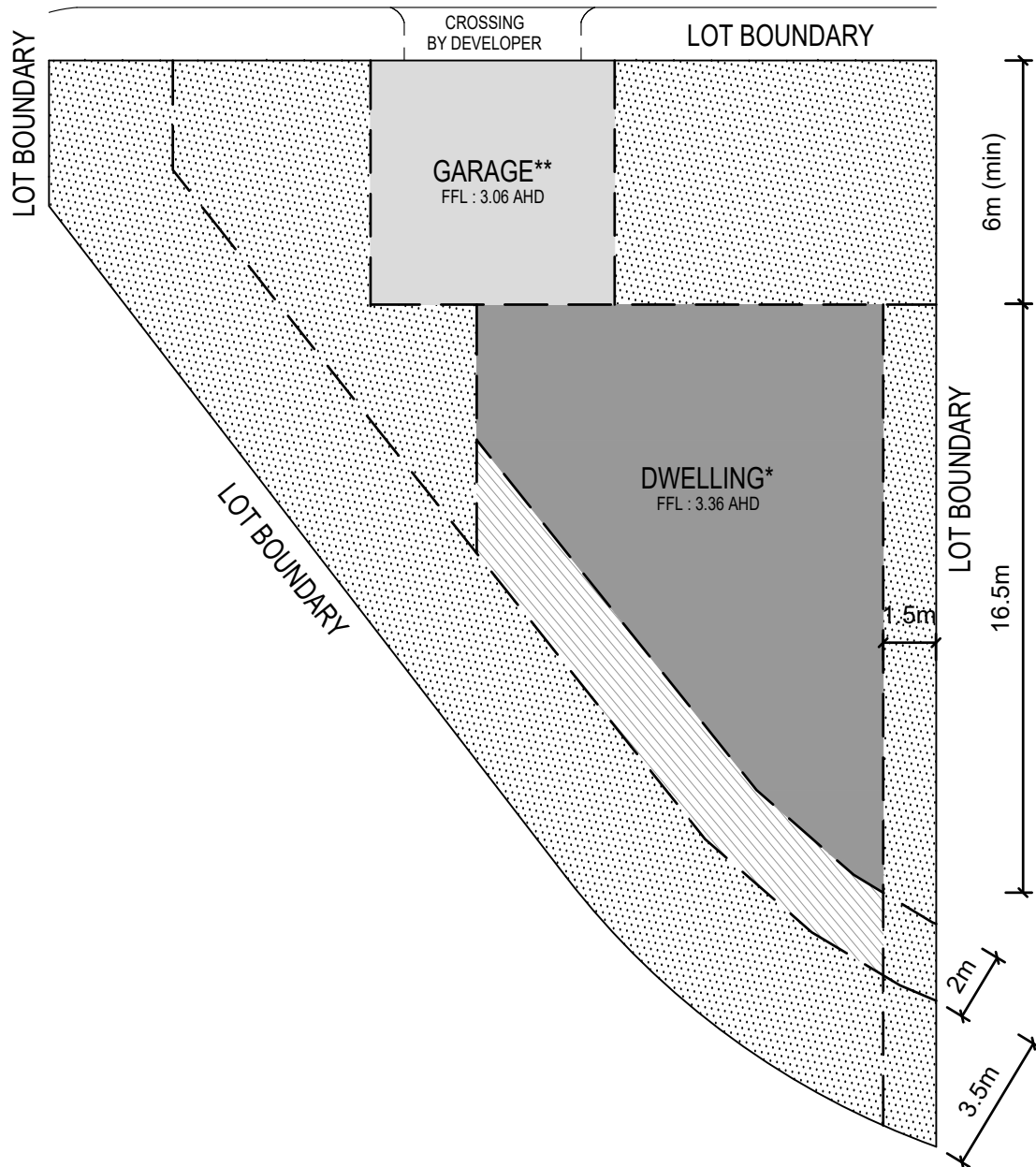
DATE  
JUNE.2017

SCALE  
1:200@A4









STREET



#### LEGEND

-  LANDSCAPING
-  DWELLING FOOTPRINT MUST BE LOCATED IN THIS AREA
-  GARAGE
-  "DECIDUOUS ONLY" IN THIS AREA

\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD

\*\* Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 3 (31/01/2017)

## BUILDING ENVELOPE

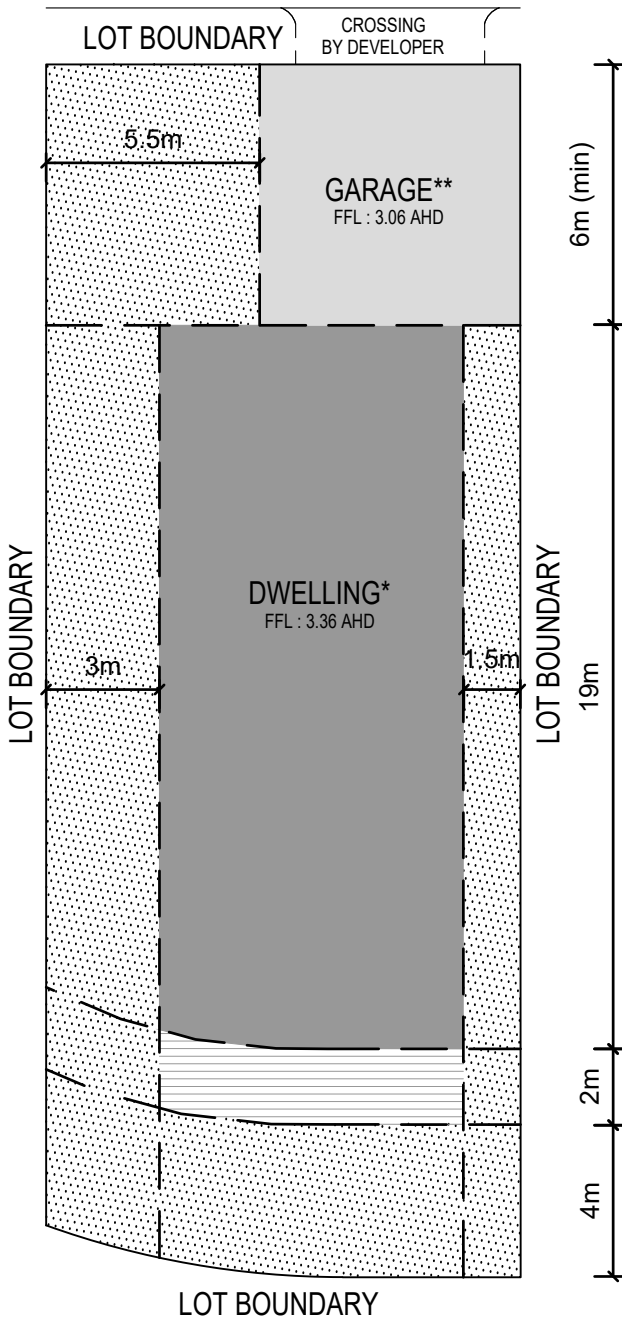
LOT 89  
BROADBEACH INVERLOCH

DATE  
JUNE.2017

SCALE  
1:200@A4



STREET



\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD

\*\* Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 3 (31/01/2017)

### LEGEND



## LANDSCAPING



DWELLING FOOTPRINT MUST  
BE LOCATED IN THIS AREA



GARAGE



"DEC ONLY IN THIS AREA

## BUILDING ENVELOPE

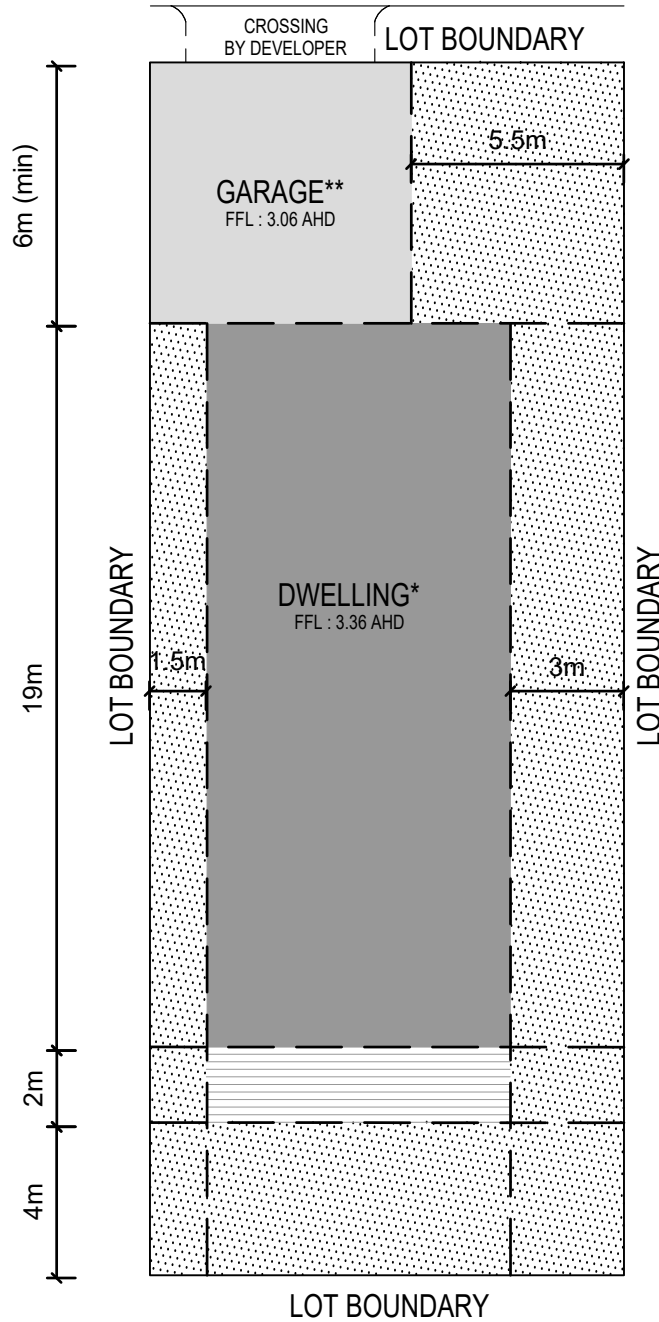
**LOT 90**  
BROADBEACH INVERLOCH

DATE  
JUNE.2017





SCALE  
1:200@A4



STREET



#### LEGEND

-  LANDSCAPING
-  DWELLING FOOTPRINT MUST BE LOCATED IN THIS AREA
-  GARAGE
-  "DEC" ONLY IN THIS AREA

\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD

\*\* Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 3 (31/01/2017)

## BUILDING ENVELOPE

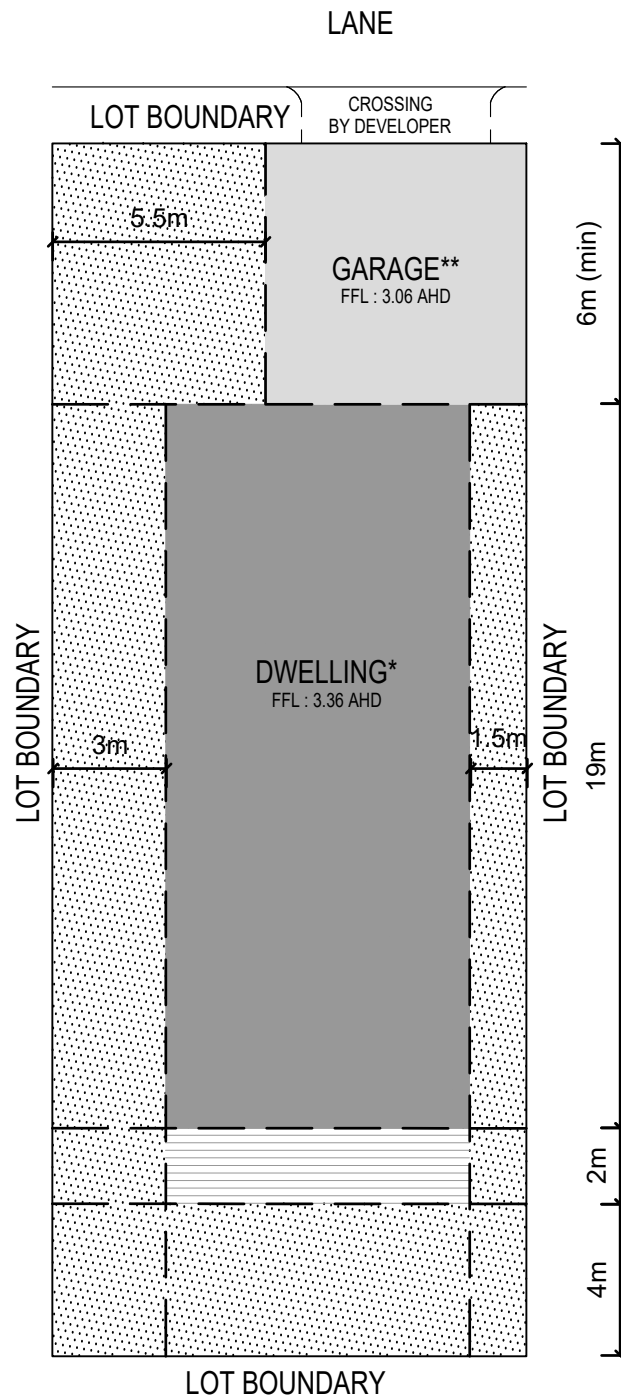
LOT 91  
BROADBEACH INVERLOCH

DATE  
JUNE.2017

SCALE  
1:200@A4











\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD

\*\* Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 3 (31/01/2017)

#### LEGEND

-  LANDSCAPING
-  DWELLING FOOTPRINT MUST BE LOCATED IN THIS AREA
-  GARAGE
-  "DEC" ONLY IN THIS AREA

## BUILDING ENVELOPE

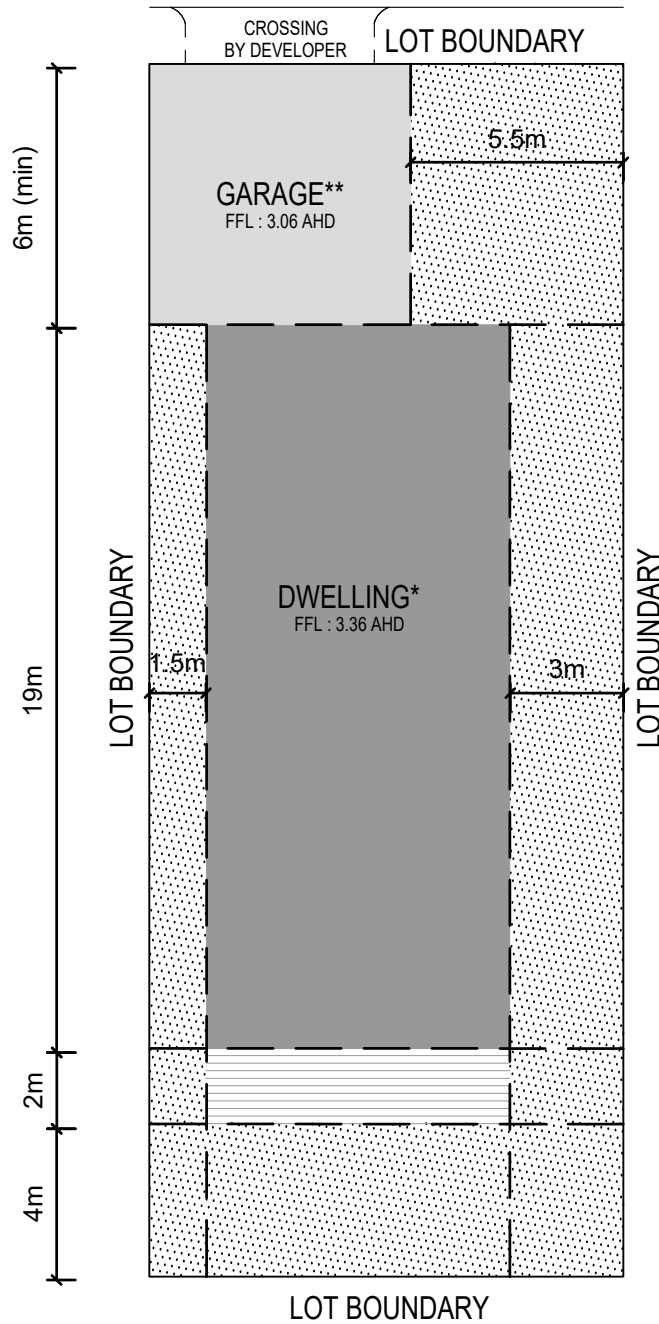
LOT 92  
BROADBEACH INVERLOCH

DATE  
JUNE.2017

SCALE  
1:200@A4







STREET



LOT BOUNDARY

#### LEGEND

-  LANDSCAPING
-  DWELLING FOOTPRINT MUST BE LOCATED IN THIS AREA
-  GARAGE
-  "DEC" ONLY IN THIS AREA

\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD

\*\* Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 3 (31/01/2017)

## BUILDING ENVELOPE

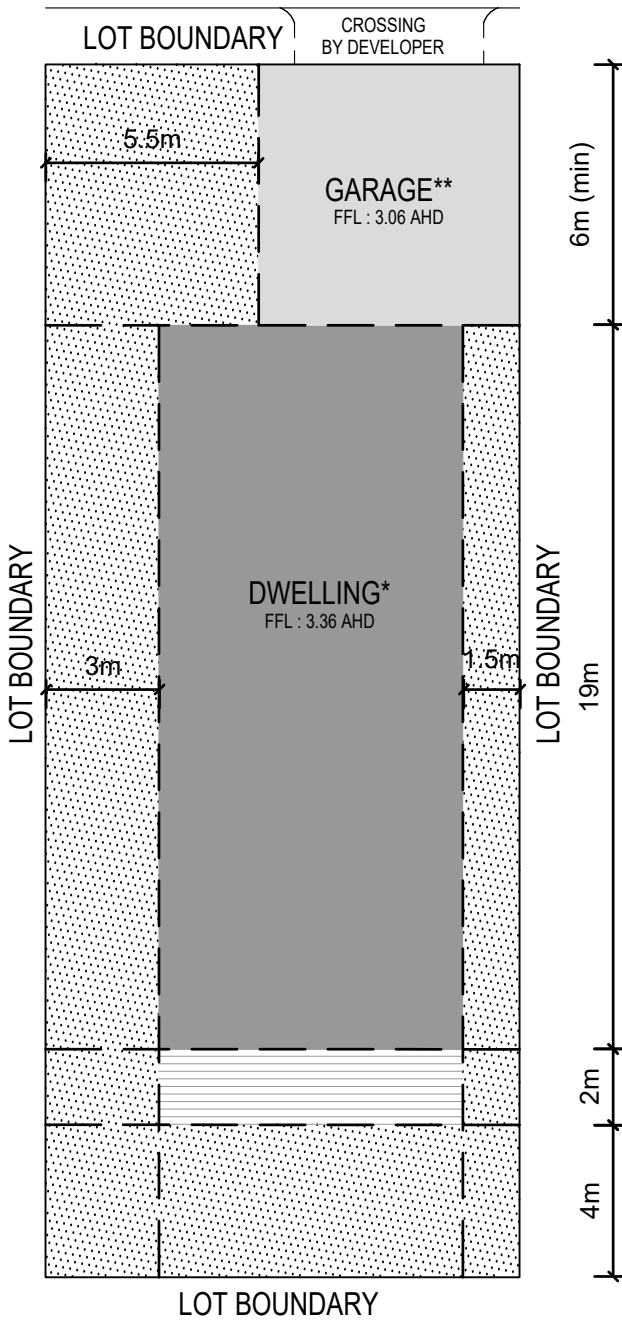
LOT 93  
BROADBEACH INVERLOCH

DATE  
JUNE.2017

SCALE  
1:200@A4



STREET



\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD

\*\* Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 3 (31/01/2017)

### LEGEND



LANDSCAPING



DWELLING FOOTPRINT MUST  
BE LOCATED IN THIS AREA



GARAGE



"DEC ONLY IN THIS AREA

## BUILDING ENVELOPE

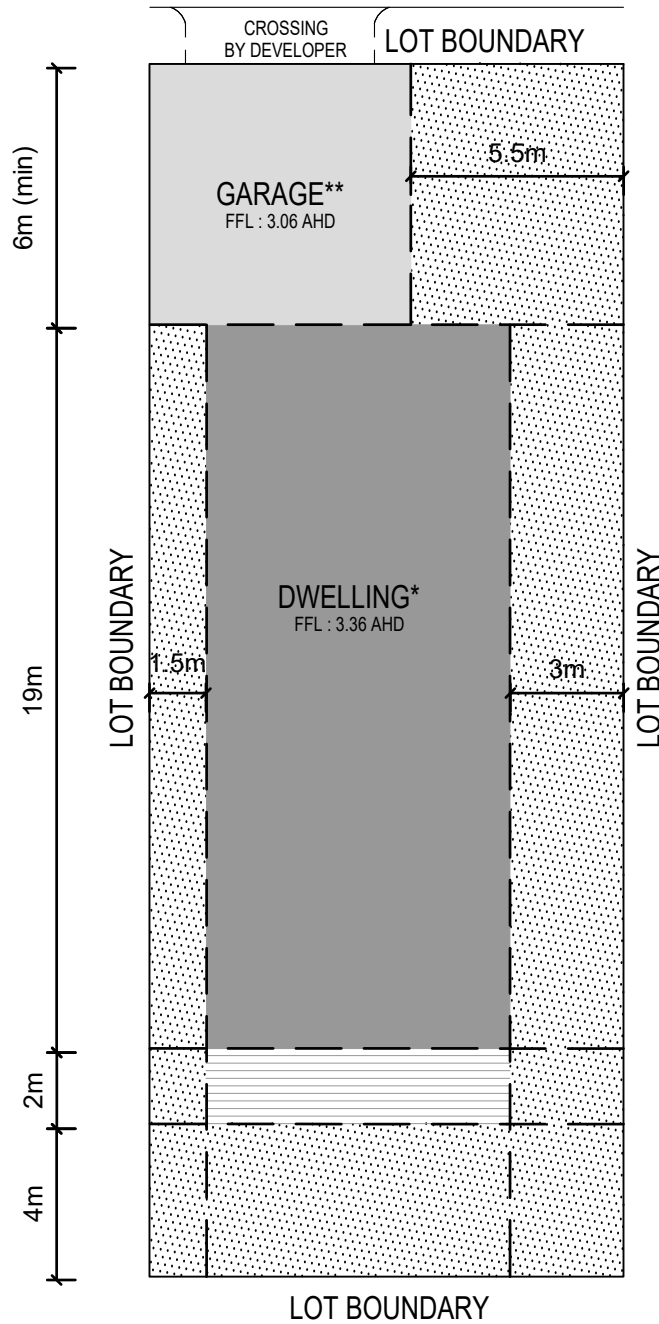
**LOT 94**  
BROADBEACH INVERLOCH

DATE  
JUNE.2017





SCALE  
1:200@A4



STREET



#### LEGEND

-  LANDSCAPING
-  DWELLING FOOTPRINT MUST BE LOCATED IN THIS AREA
-  GARAGE
-  "DECK ONLY" IN THIS AREA

\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD

\*\* Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 3 (31/01/2017)

## BUILDING ENVELOPE

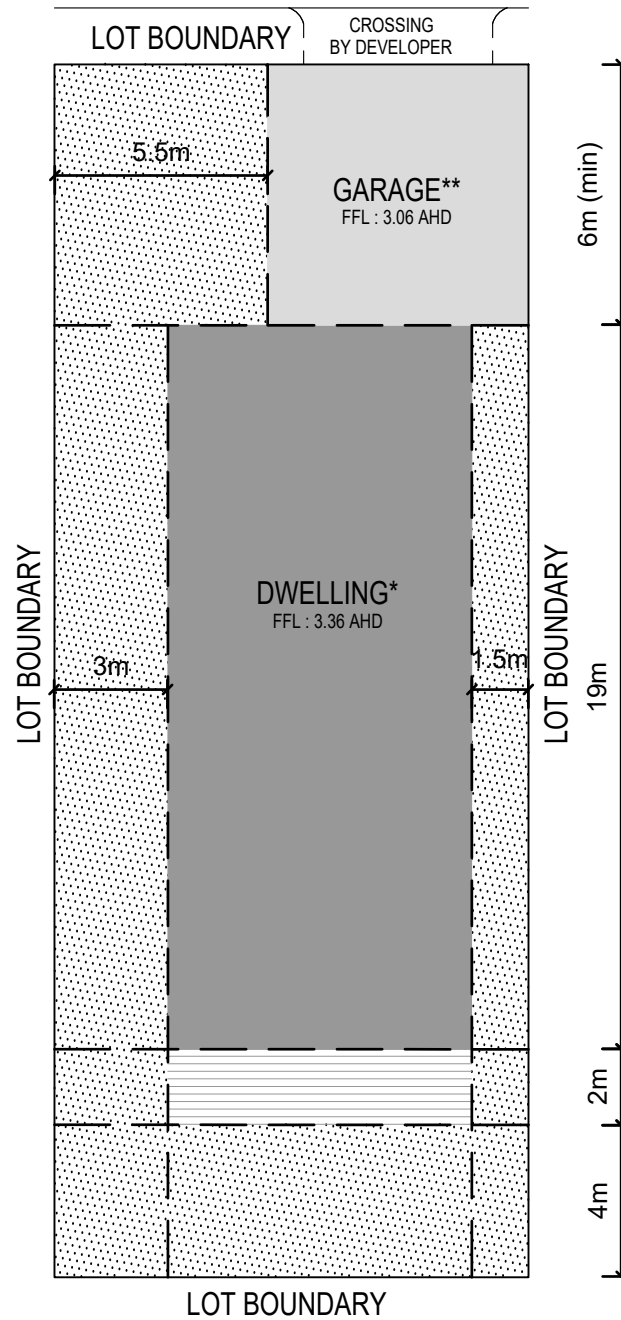
LOT 95  
BROADBEACH INVERLOCH

DATE  
JUNE.2017





SCALE  
1:200@A4



STREET



#### LEGEND

-  LANDSCAPING
-  DWELLING FOOTPRINT MUST BE LOCATED IN THIS AREA
-  GARAGE
-  "DECK ONLY" IN THIS AREA

\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD

\*\* Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 3 (31/01/2017)

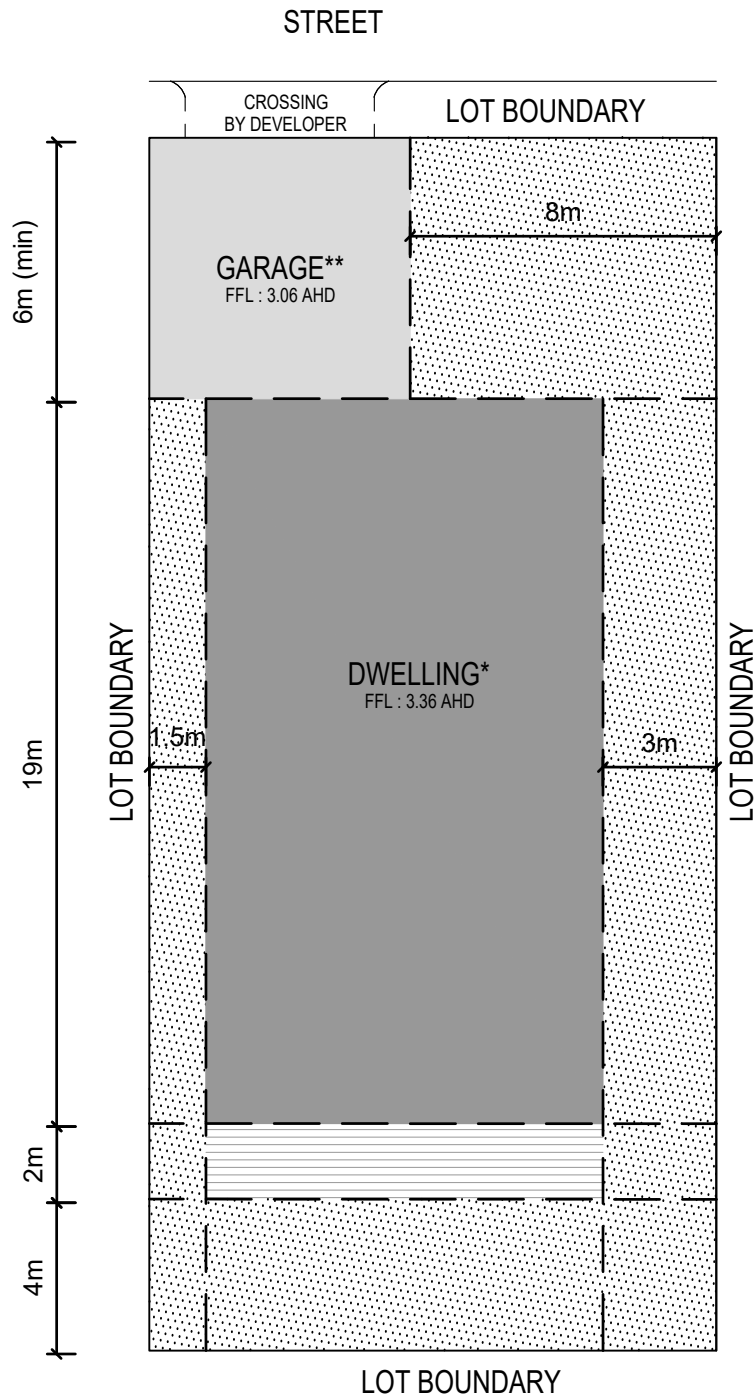
## BUILDING ENVELOPE

LOT 96  
BROADBEACH INVERLOCH

DATE  
JUNE.2017





SCALE  
1:200@A4





LOT BOUNDARY

#### LEGEND

-  LANDSCAPING
-  DWELLING FOOTPRINT MUST BE LOCATED IN THIS AREA
-  GARAGE
-  "DECIDUOUS ONLY" IN THIS AREA

\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD

\*\* Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 3 (31/01/2017)

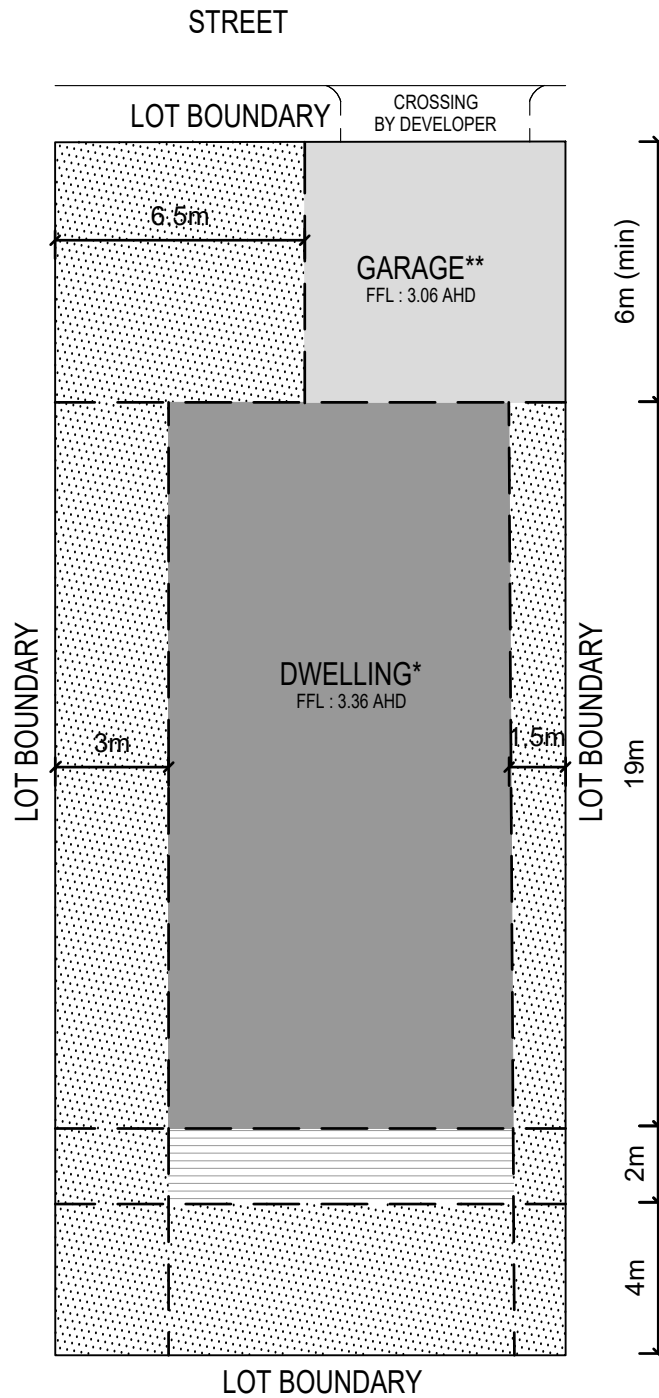
## BUILDING ENVELOPE

LOT 97  
BROADBEACH INVERLOCH





DATE  
JUNE.2017

SCALE  
1:200@A4





#### LEGEND

-  LANDSCAPING
-  DWELLING FOOTPRINT MUST BE LOCATED IN THIS AREA
-  GARAGE
-  "DEC" ONLY IN THIS AREA

\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD

\*\* Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 3 (31/01/2017)

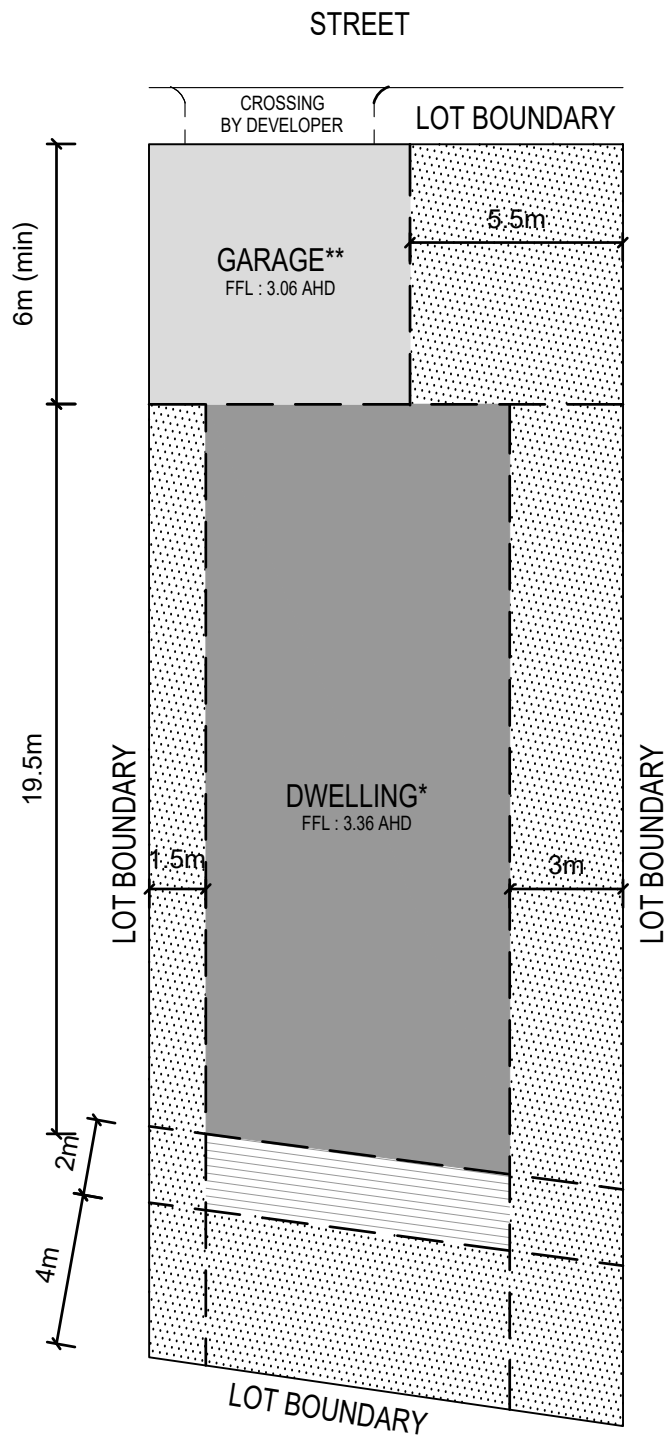
## BUILDING ENVELOPE

LOT 98  
BROADBEACH INVERLOCH





DATE  
JUNE.2017

SCALE  
1:200@A4





#### LEGEND

-  LANDSCAPING
-  DWELLING FOOTPRINT MUST BE LOCATED IN THIS AREA
-  GARAGE
-  "DEC" ONLY IN THIS AREA

\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD

\*\* Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 3 (31/01/2017)

## BUILDING ENVELOPE

LOT 99  
BROADBEACH INVERLOCH

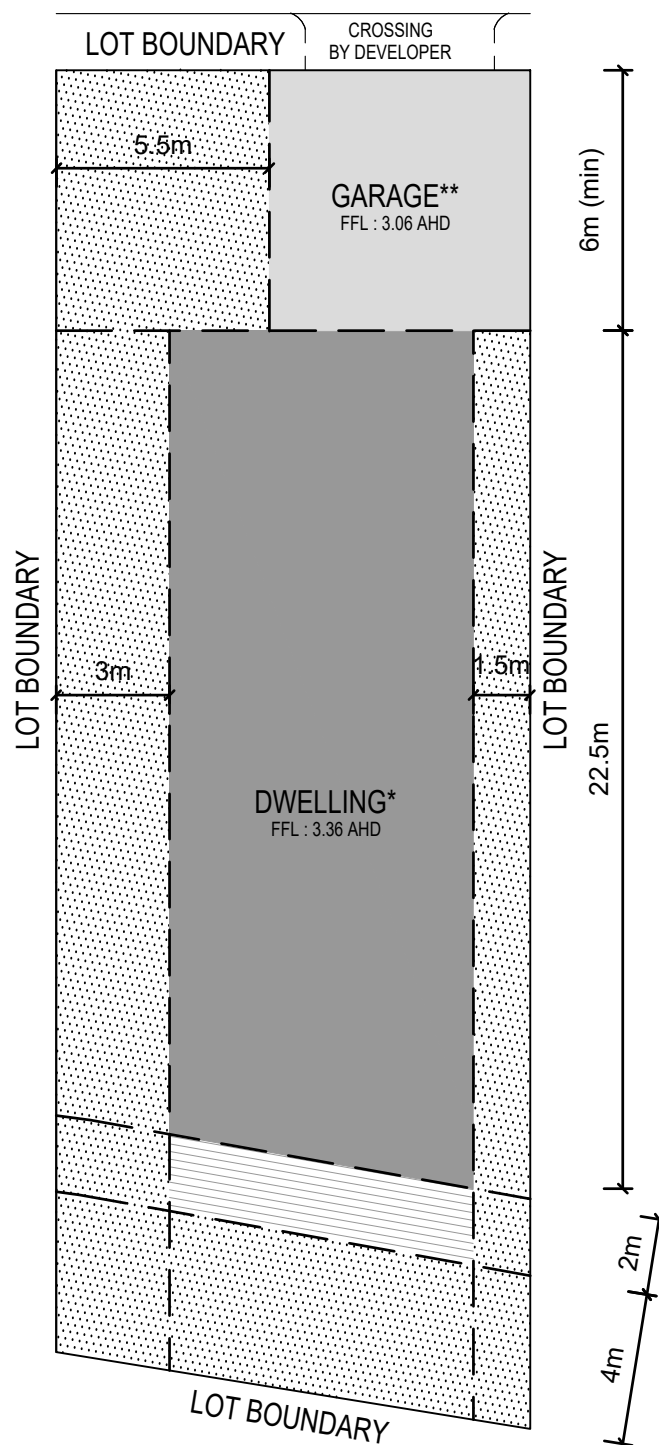
DATE  
JUNE.2017

SCALE  
1:200@A4





STREET



\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD

\*\* Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 3 (31/01/2017)

### LEGEND



## LANDSCAPING



DWELLING FOOTPRINT MUST  
BE LOCATED IN THIS AREA



GARAGE



"DEC ONLY IN THIS AREA

## BUILDING ENVELOPE

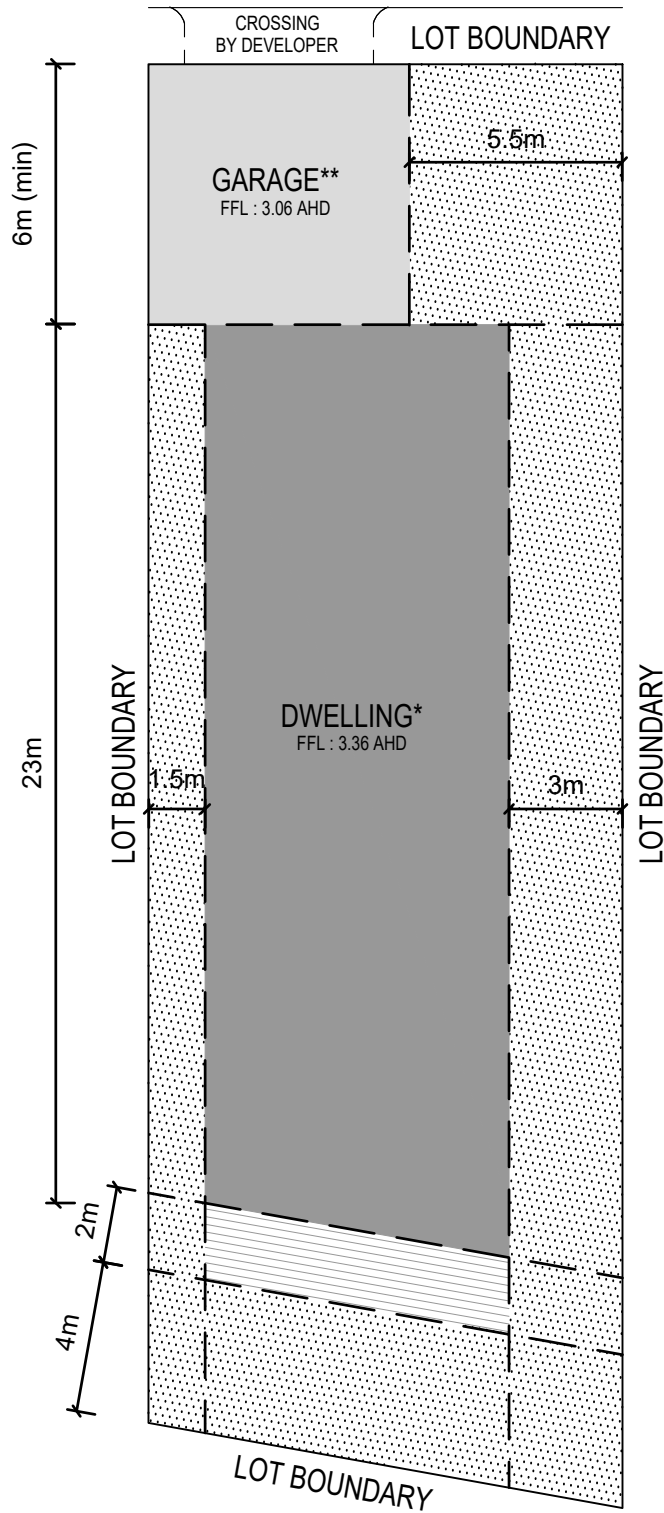
**LOT 100**  
BROADBEACH INVERLOCH

DATE  
JUNE.2017





SCALE  
1:200@A4



STREET



#### LEGEND

-  LANDSCAPING
-  DWELLING FOOTPRINT MUST BE LOCATED IN THIS AREA
-  GARAGE
-  "DEC ONLY" IN THIS AREA

\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD

\*\* Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 3 (31/01/2017)

## BUILDING ENVELOPE

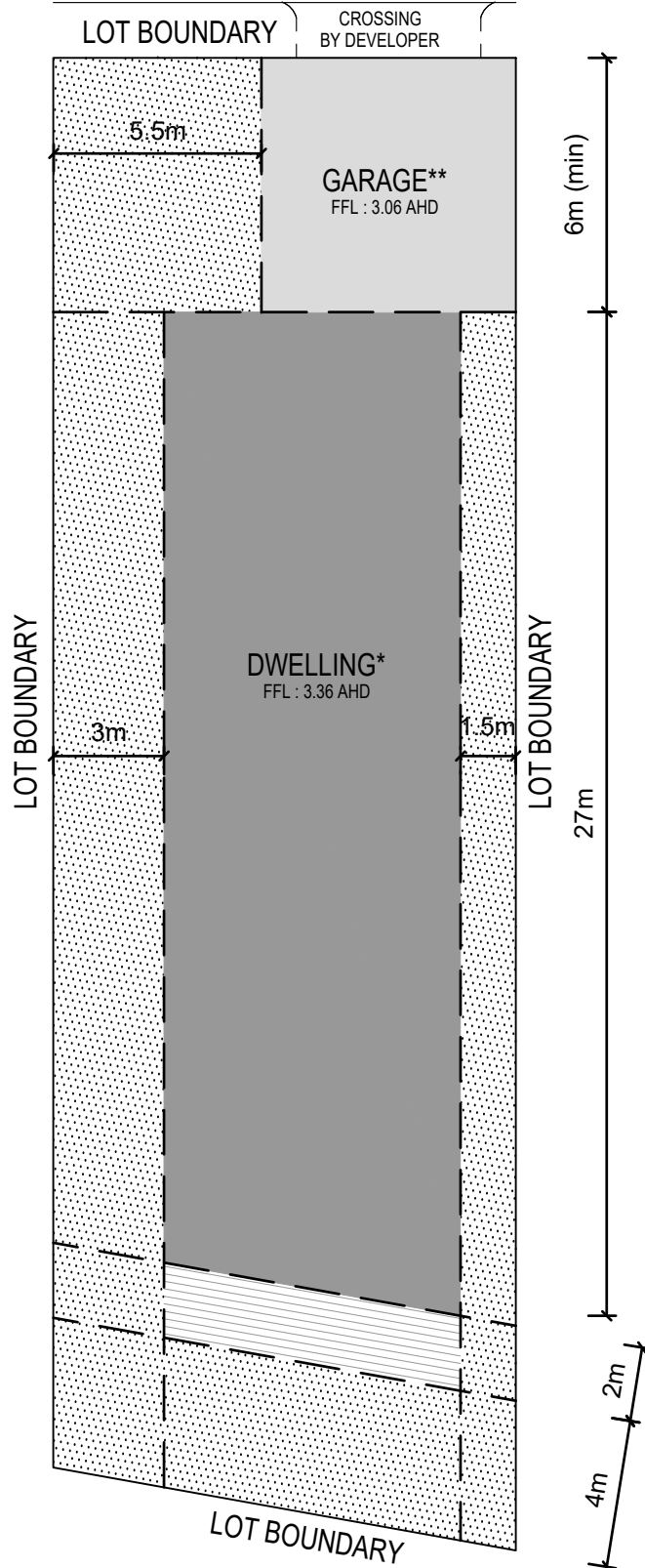
LOT 101  
BROADBEACH INVERLOCH

DATE  
JUNE.2017

SCALE  
1:200@A4



STREET



\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD

\*\* Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 3 (31/01/2017)

### LEGEND



## LANDSCAPING



DWELLING FOOTPRINT MUST  
BE LOCATED IN THIS AREA



GARAGE



"DEC ONLY IN THIS AREA

## BUILDING ENVELOPE

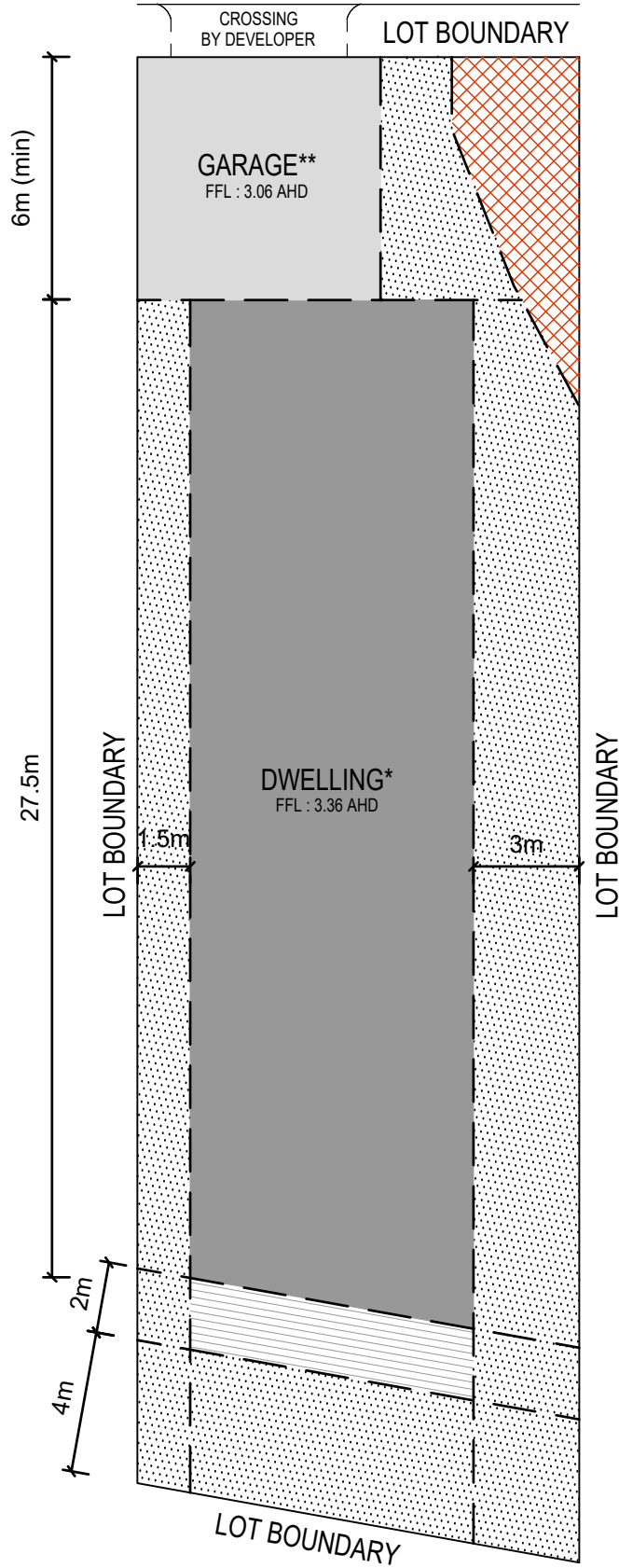
LOT 102  
BROADBEACH INVERLOCH

DATE  
JUNE.2017

SCALE  
1:200@A4



STREET





\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD

\*\* Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 3 (31/01/2017)

#### LEGEND

-  LANDSCAPING
-  DWELLING FOOTPRINT MUST BE LOCATED IN THIS AREA
-  GARAGE
-  "DEC" ONLY IN THIS AREA
-  BUILDING EXCLUSION ZONE

## BUILDING ENVELOPE

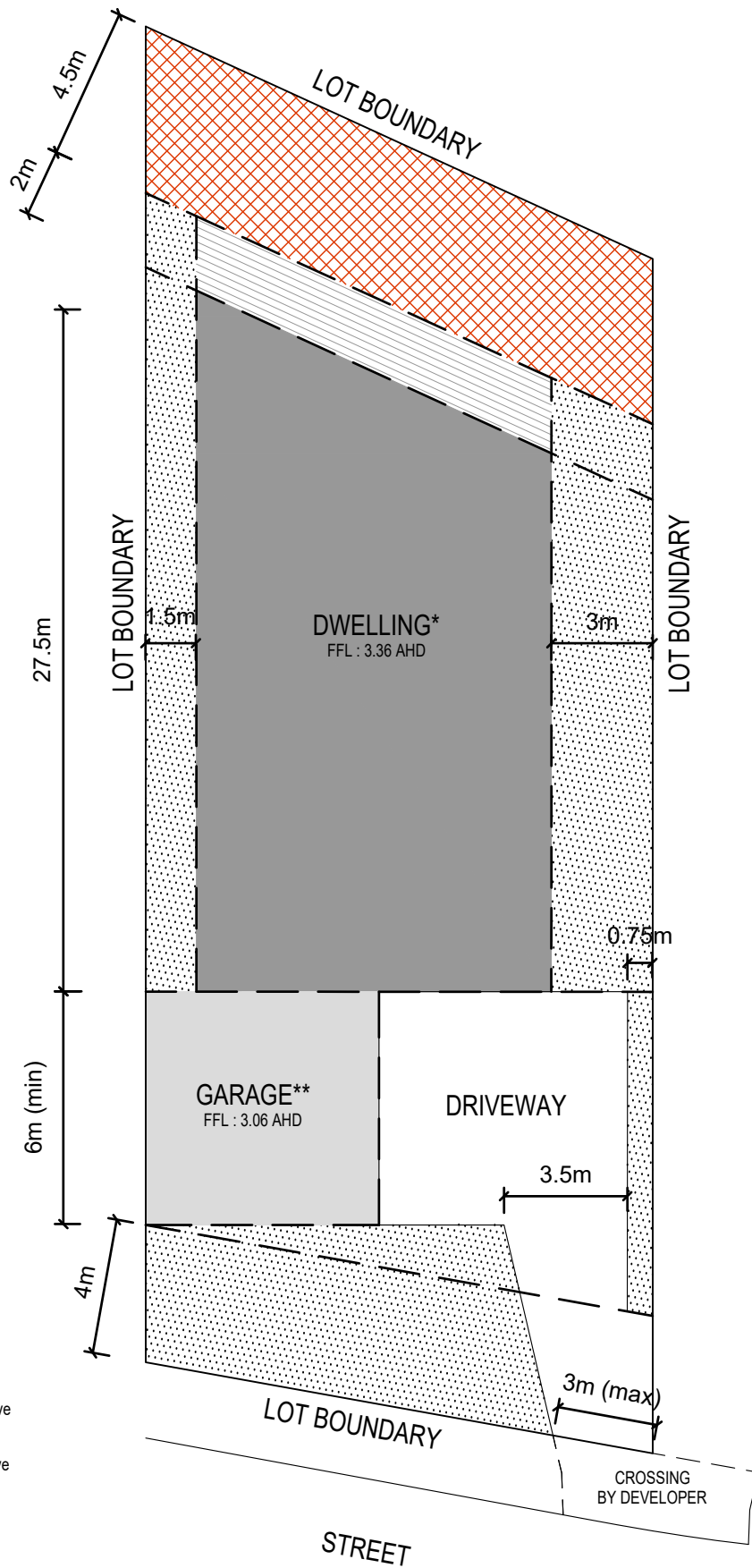
LOT 103  
BROADBEACH INVERLOCH

DATE  
JUNE.2017

SCALE  
1:200@A4







\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD

\*\* Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 3 (31/01/2017)

LEGEND	
	LANDSCAPING
	DWELLING FOOTPRINT MUST BE LOCATED IN THIS AREA
	GARAGE
	"DEC" ONLY IN THIS AREA
	BUILDING EXCLUSION ZONE

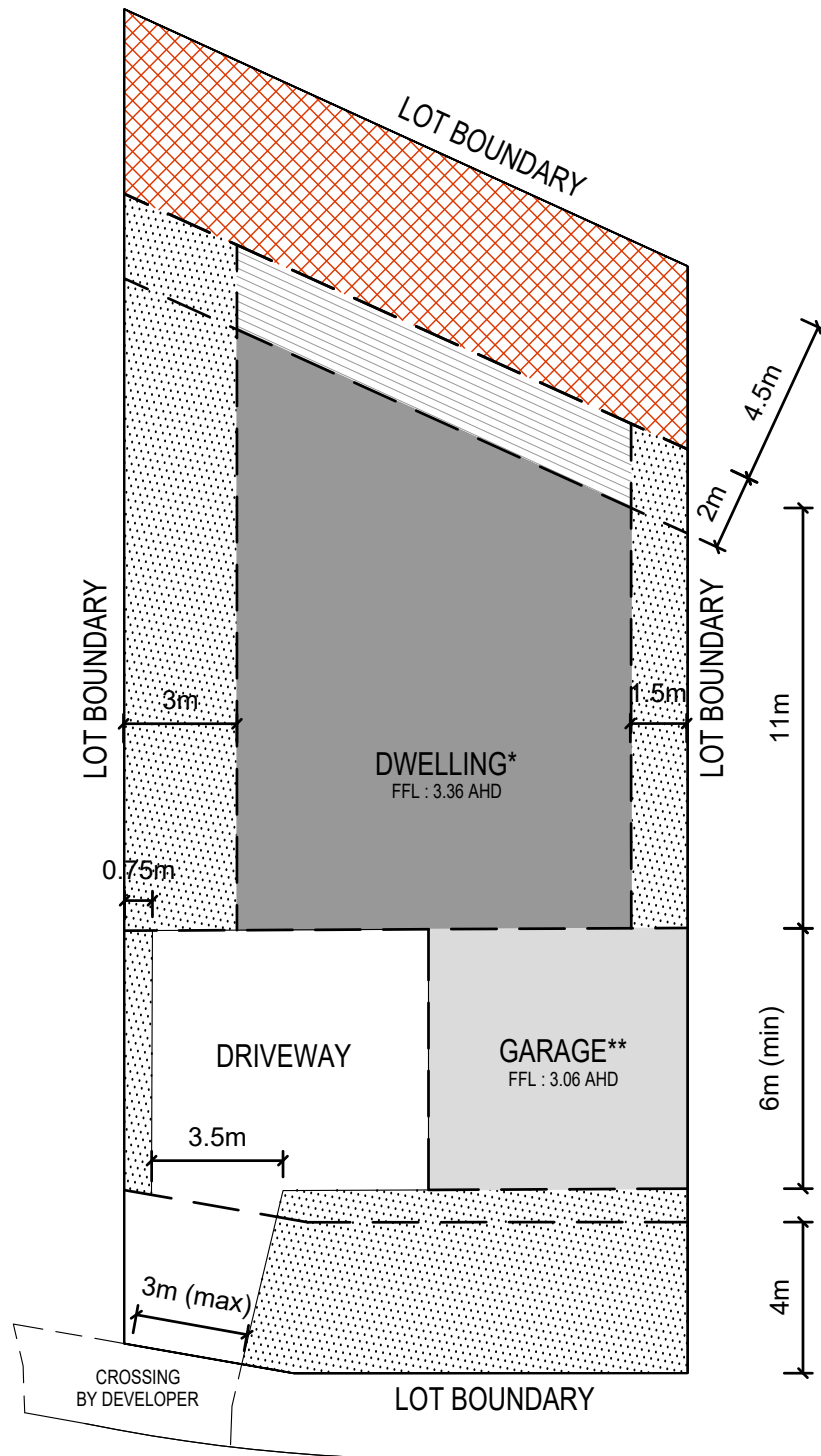
## BUILDING ENVELOPE

LOT 105  
BROADBEACH INVERLOCH

DATE  
JUNE.2017






SCALE  
1:200@A4





STREET

#### LEGEND

-  LANDSCAPING
-  DWELLING FOOTPRINT MUST BE LOCATED IN THIS AREA
-  GARAGE
-  "DECIDUOUS ONLY" IN THIS AREA
-  BUILDING EXCLUSION ZONE

\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD

\*\* Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 3 (31/01/2017)

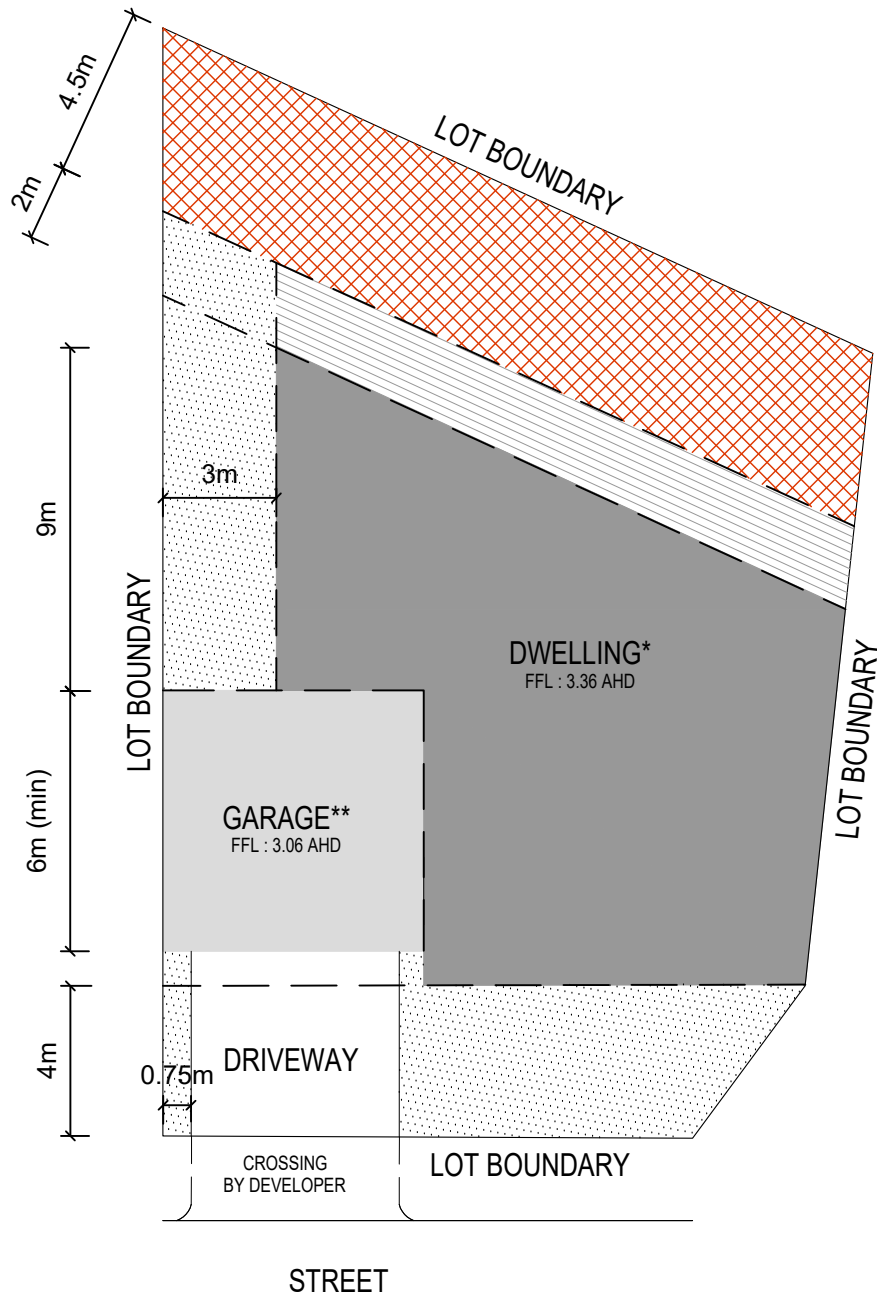
## BUILDING ENVELOPE

LOT 106  
BROADBEACH INVERLOCH

DATE  
JUNE.2017

SCALE  
1:200@A4










\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD

\*\* Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 4 (16/10/2017)

#### LEGEND

-  LANDSCAPING
-  DWELLING FOOTPRINT MUST BE LOCATED IN THIS AREA
-  GARAGE
-  "DECK ONLY" IN THIS AREA
-  BUILDING EXCLUSION ZONE

## BUILDING ENVELOPE

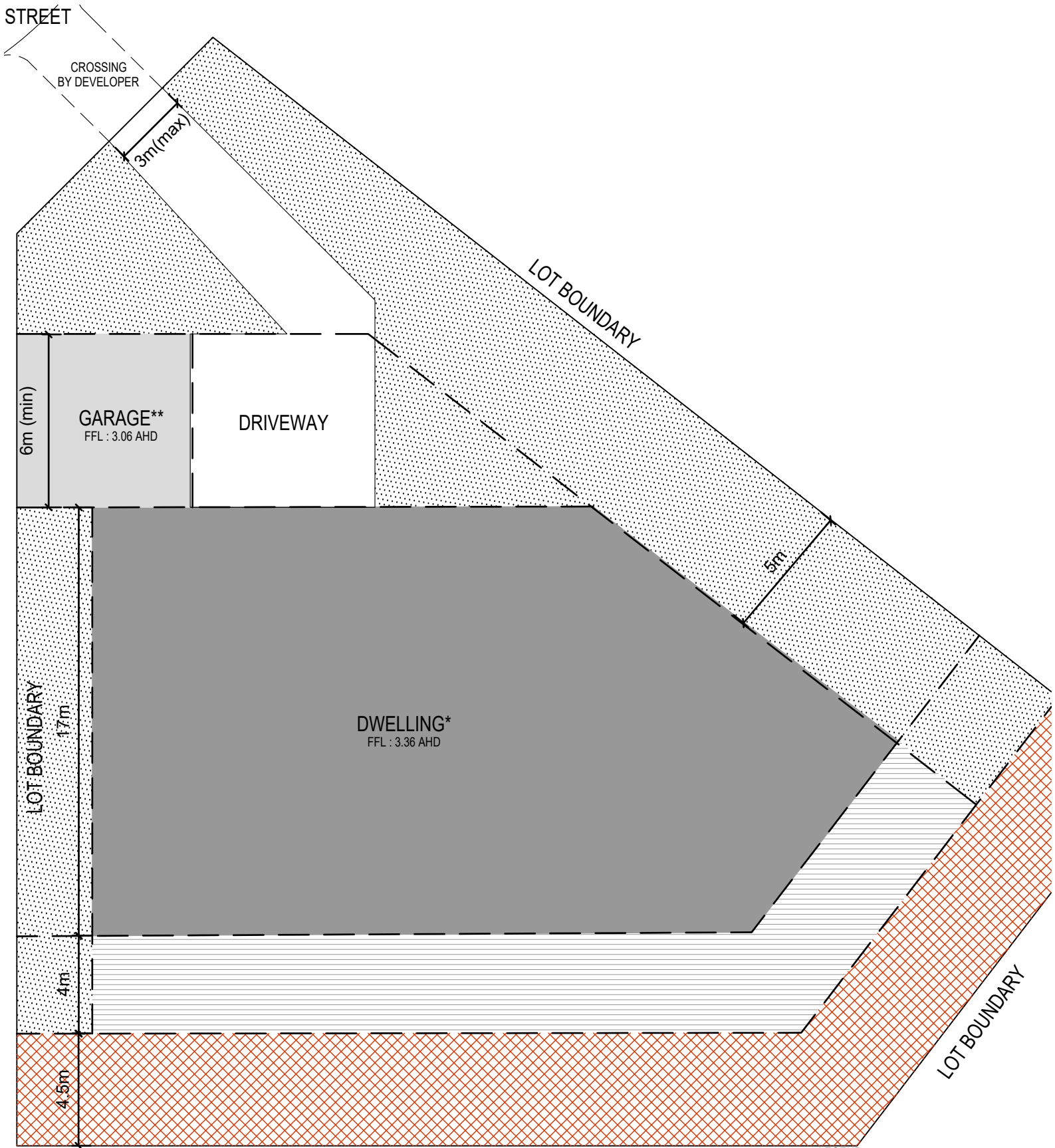
LOT 107  
BROADBEACH INVERLOCH

DATE  
JUNE.2017

SCALE  
1:200@A4











\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD

\*\* Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 3 (31/01/2017)

**LOT BOUNDARY**

**LEGEND**

-  LANDSCAPING
-  DWELLING FOOTPRINT MUST BE LOCATED IN THIS AREA
-  GARAGE
-  "DEC ONLY" IN THIS AREA
-  BUILDING EXCLUSION ZONE

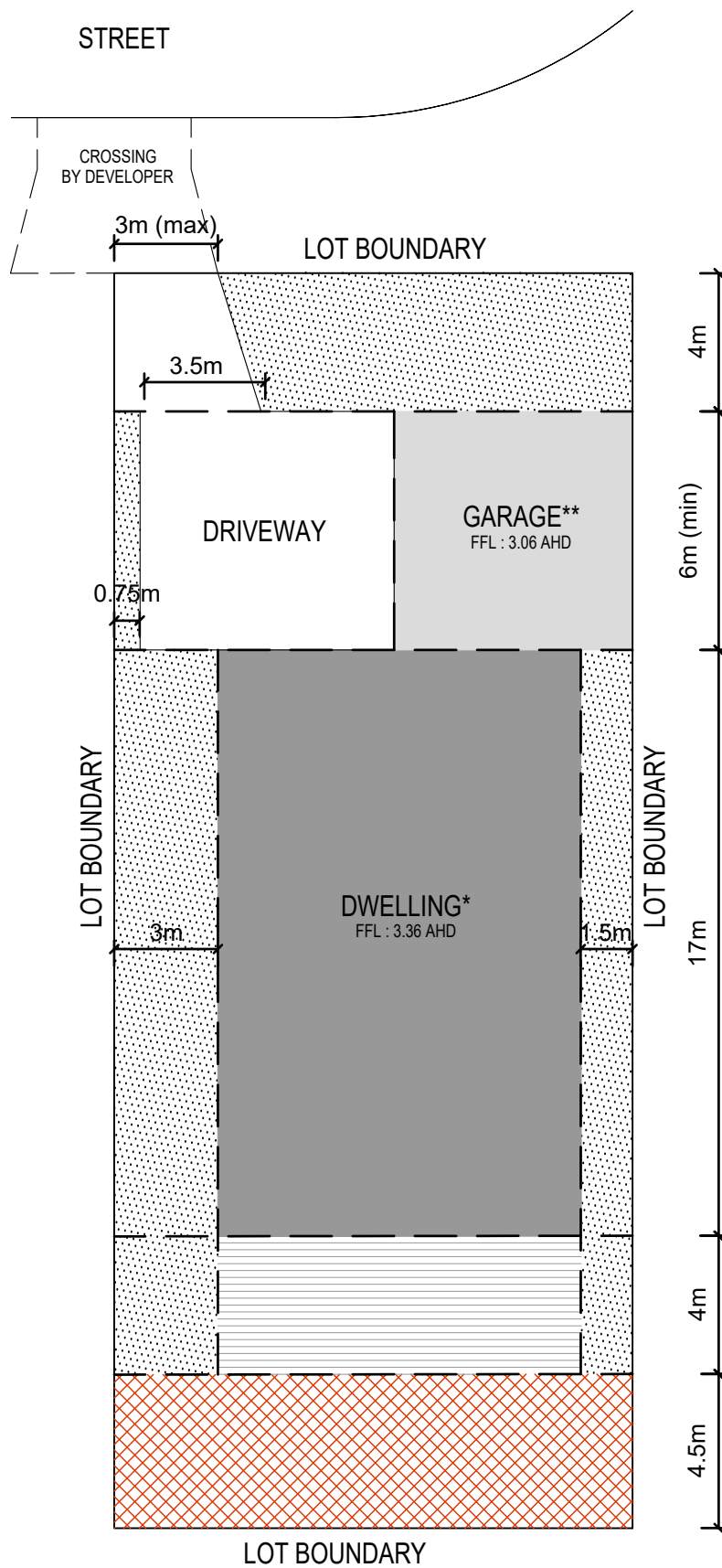
## BUILDING ENVELOPE

**LOT 108**  
BROADBEACH INVERLOCH






DATE  
JUNE.2017

SCALE  
1:200@A4





#### LEGEND

-  LANDSCAPING
-  DWELLING FOOTPRINT MUST BE LOCATED IN THIS AREA
-  GARAGE
-  "DEC" ONLY IN THIS AREA
-  BUILDING EXCLUSION ZONE

\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD

\*\* Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 3 (31/01/2017)

## BUILDING ENVELOPE

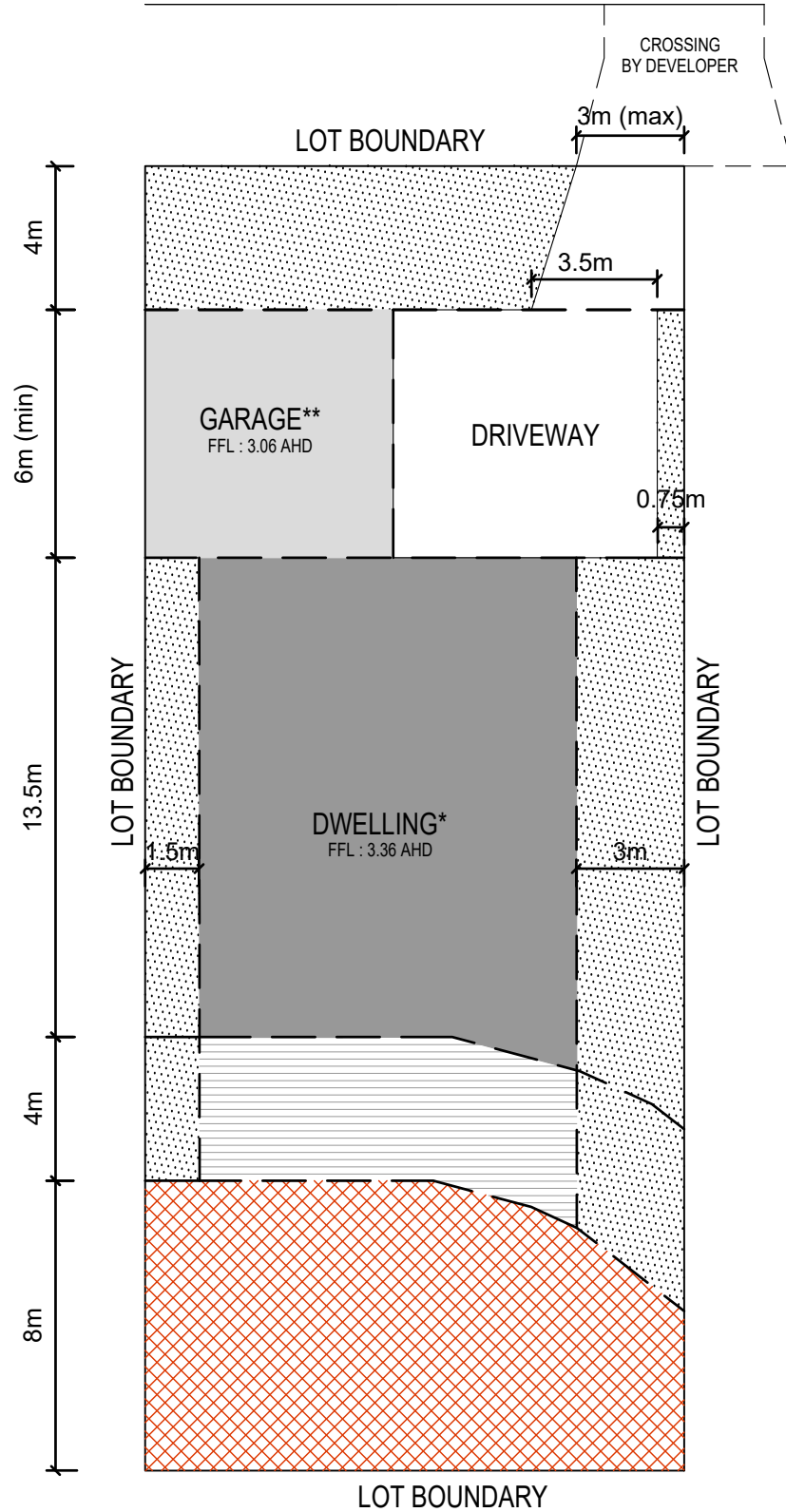
LOT 109  
BROADBEACH INVERLOCH

DATE  
JUNE.2017

SCALE  
1:200@A4



STREET



\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD

\*\* Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 3 (31/01/2017)

#### LEGEND

- LANDSCAPING
- DWELLING FOOTPRINT MUST BE LOCATED IN THIS AREA
- GARAGE
- "DEC ONLY" IN THIS AREA
- BUILDING EXCLUSION ZONE

## BUILDING ENVELOPE

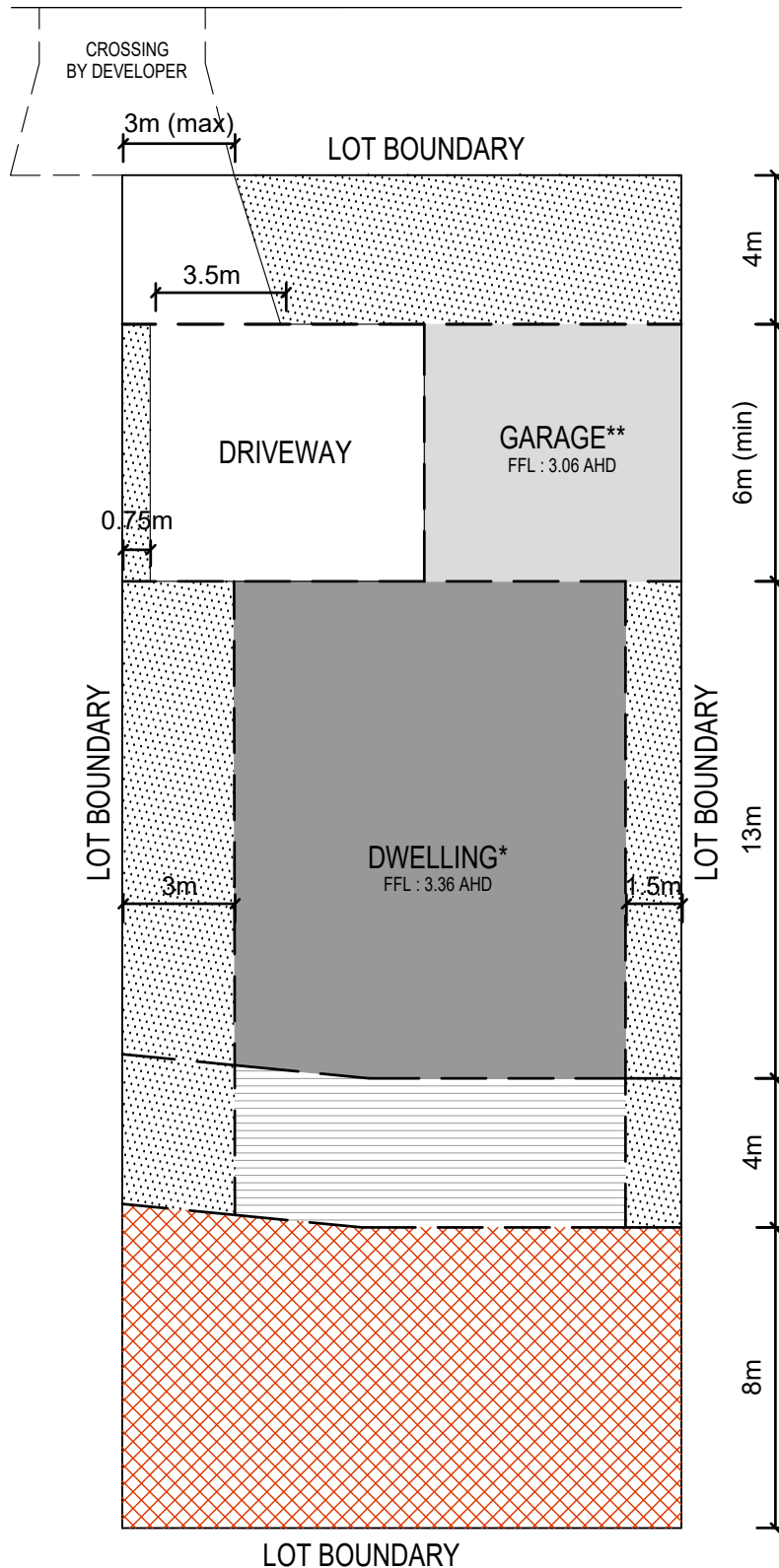
LOT 110  
BROADBEACH INVERLOCH

DATE  
JUNE.2017






SCALE  
1:200@A4



STREET



LEGEND

-  LANDSCAPING
-  DWELLING FOOTPRINT MUST BE LOCATED IN THIS AREA
-  GARAGE
-  "DEC" ONLY IN THIS AREA
-  BUILDING EXCLUSION ZONE

\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD

\*\* Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 3 (31/01/2017)

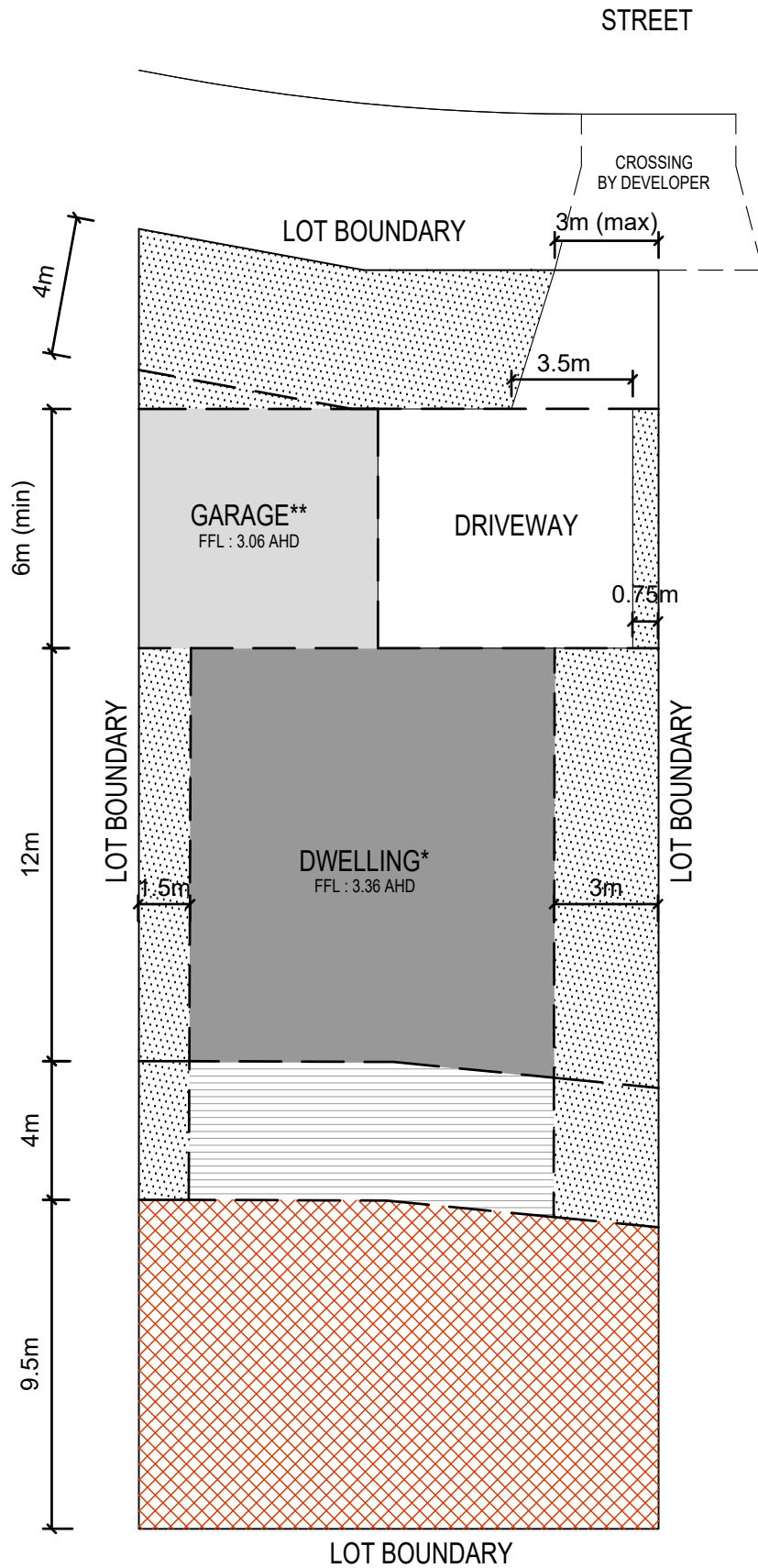
## BUILDING ENVELOPE

LOT 111  
BROADBEACH INVERLOCH

DATE  
JUNE.2017

SCALE  
1:200@A4









\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD

\*\* Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 3 (31/01/2017)

#### LEGEND

-  LANDSCAPING
-  DWELLING FOOTPRINT MUST BE LOCATED IN THIS AREA
-  GARAGE
-  "DEC ONLY IN THIS AREA
-  BUILDING EXCLUSION ZONE

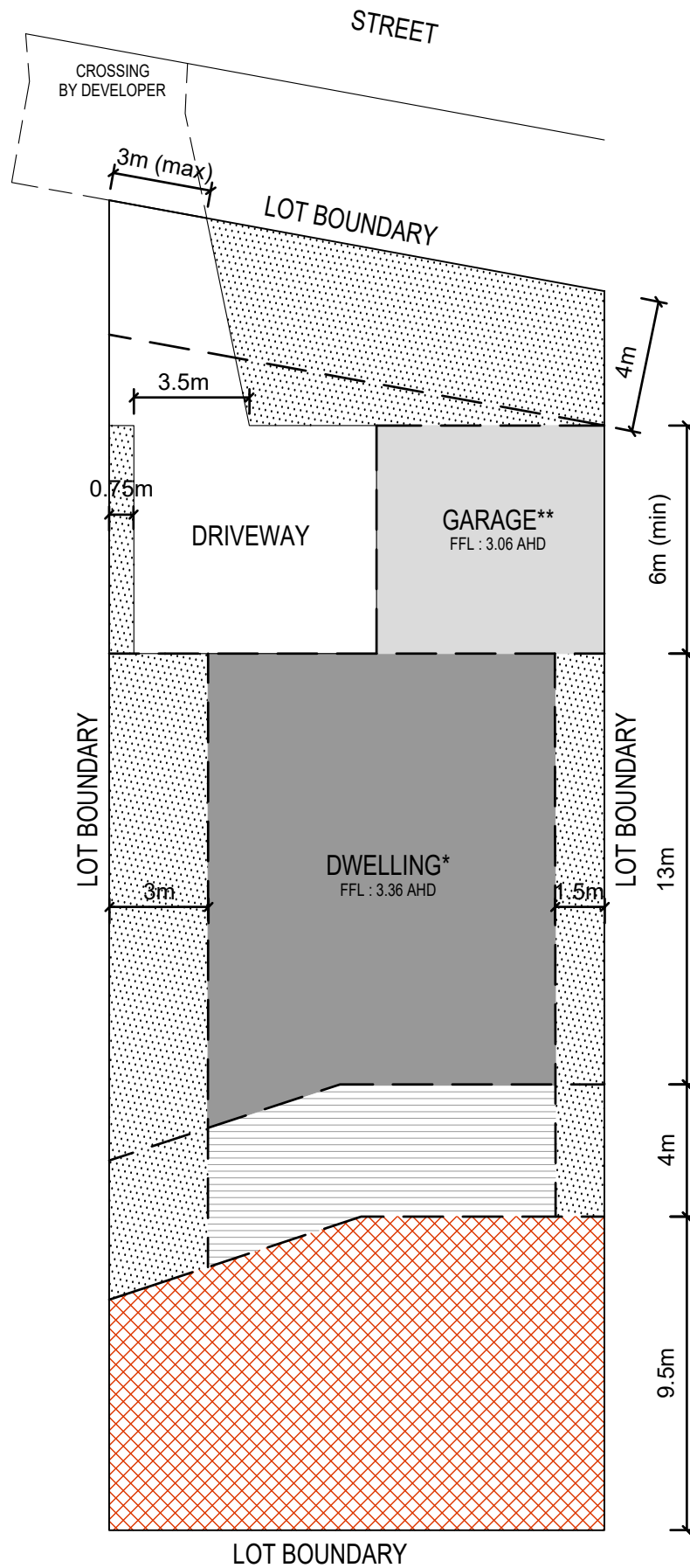
## BUILDING ENVELOPE

LOT 112  
BROADBEACH INVERLOCH

DATE  
JUNE.2017

SCALE  
1:200@A4





#### LEGEND

- LANDSCAPING
- DWELLING FOOTPRINT MUST BE LOCATED IN THIS AREA
- GARAGE
- \*DEC ONLY IN THIS AREA
- BUILDING EXCLUSION ZONE

\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD

\*\* Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 3 (31/01/2017)

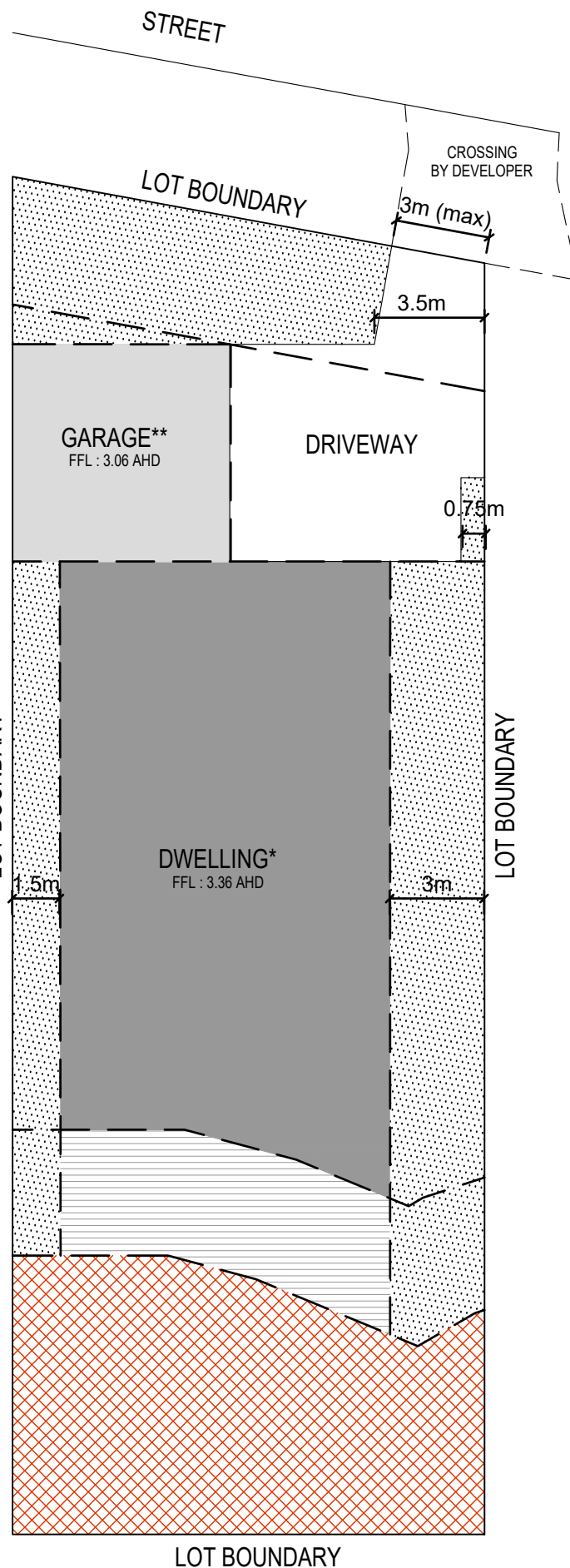
## BUILDING ENVELOPE

LOT 113  
BROADBEACH INVERLOCH

DATE  
JUNE.2017

SCALE  
1:200@A4










\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD

\*\* Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 3 (31/01/2017)

#### LEGEND

-  LANDSCAPING
-  DWELLING FOOTPRINT MUST BE LOCATED IN THIS AREA
-  GARAGE
-  "DEC" ONLY IN THIS AREA
-  BUILDING EXCLUSION ZONE

## BUILDING ENVELOPE

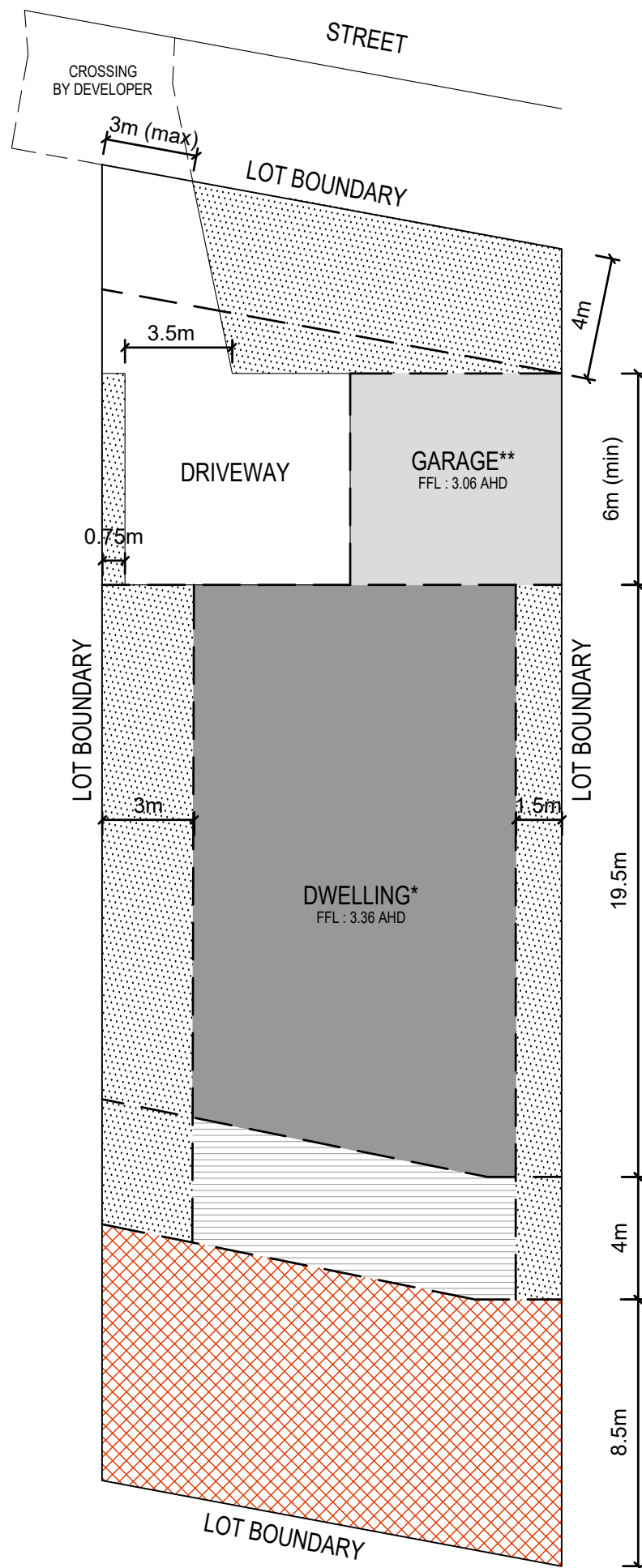
LOT 114  
BROADBEACH INVERLOCH

DATE  
JUNE.2017





SCALE  
1:200@A4







#### LEGEND

-  LANDSCAPING
-  DWELLING FOOTPRINT MUST BE LOCATED IN THIS AREA
-  GARAGE
-  "DEC" ONLY IN THIS AREA
-  BUILDING EXCLUSION ZONE

\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD

\*\* Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 3 (31/01/2017)

## BUILDING ENVELOPE

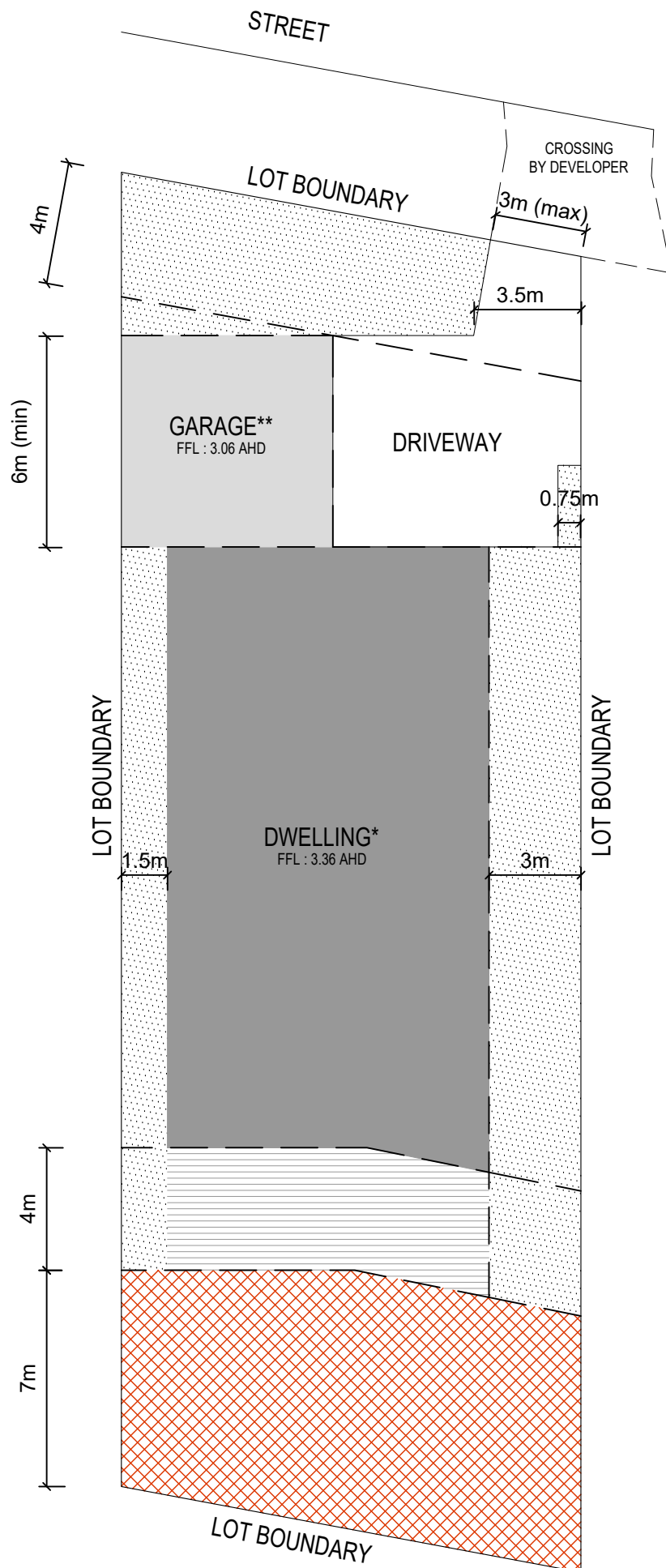
LOT 115  
BROADBEACH INVERLOCH

DATE  
JUNE.2017

SCALE  
1:200@A4







\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD

\*\* Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 4 (16/10/2017)

- LEGEND
- LANDSCAPING
  - DWELLING FOOTPRINT MUST BE LOCATED IN THIS AREA
  - GARAGE
  - "DECK ONLY" IN THIS AREA
  - BUILDING EXCLUSION ZONE

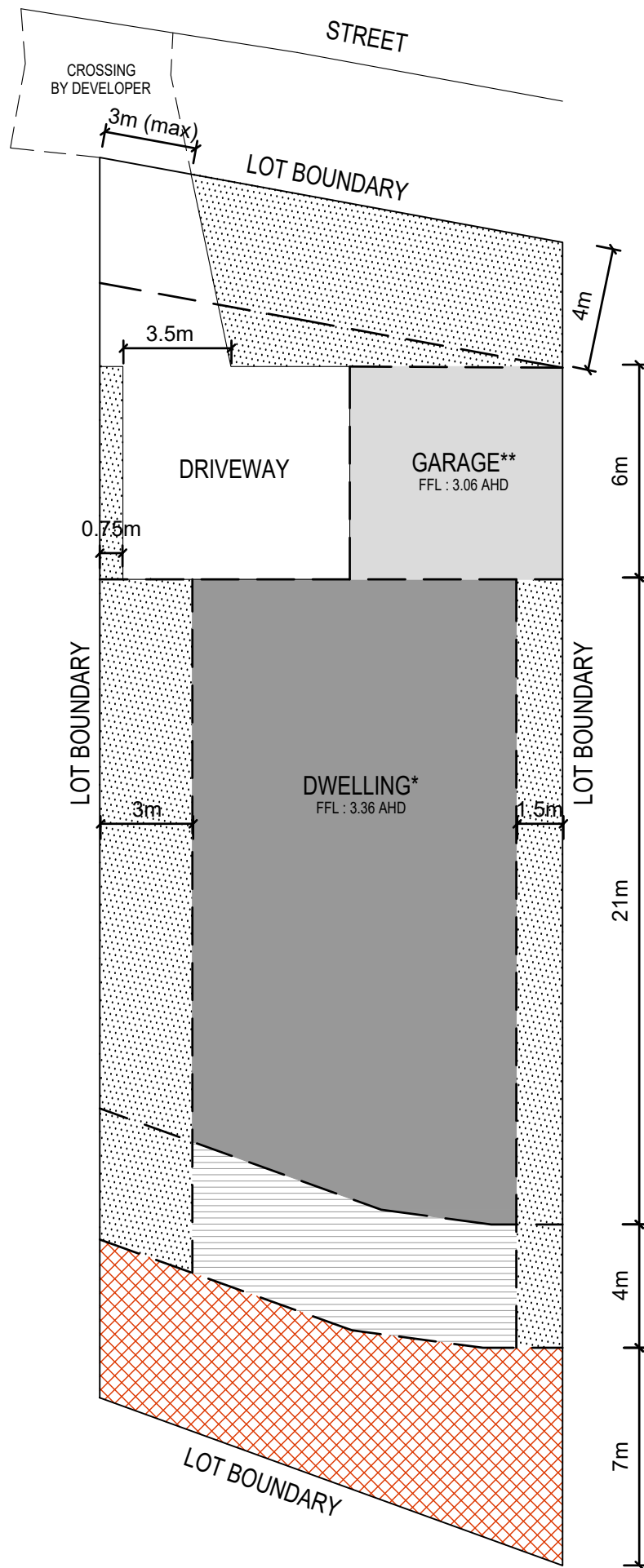
## BUILDING ENVELOPE

LOT 116  
BROADBEACH INVERLOCH

DATE  
JUNE.2017

SCALE  
1:200@A4





#### LEGEND

- LANDSCAPING
- DWELLING FOOTPRINT MUST BE LOCATED IN THIS AREA
- GARAGE
- "DEC" ONLY IN THIS AREA
- BUILDING EXCLUSION ZONE

\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD

\*\* Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 3 (31/01/2017)

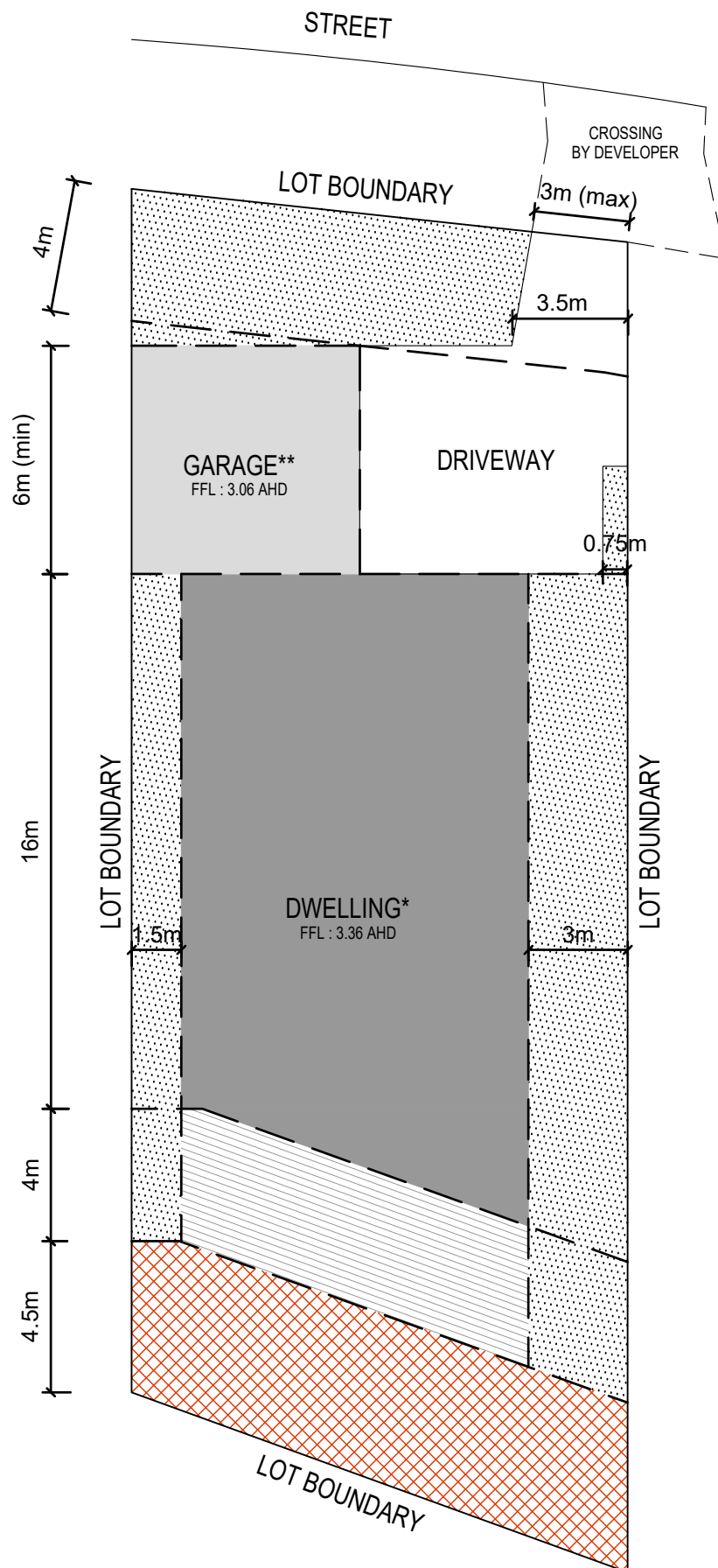
## BUILDING ENVELOPE

LOT 117  
BROADBEACH INVERLOCH

DATE  
JUNE.2017

SCALE  
1:200@A4





\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD

\*\* Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 3 (31/01/2017)

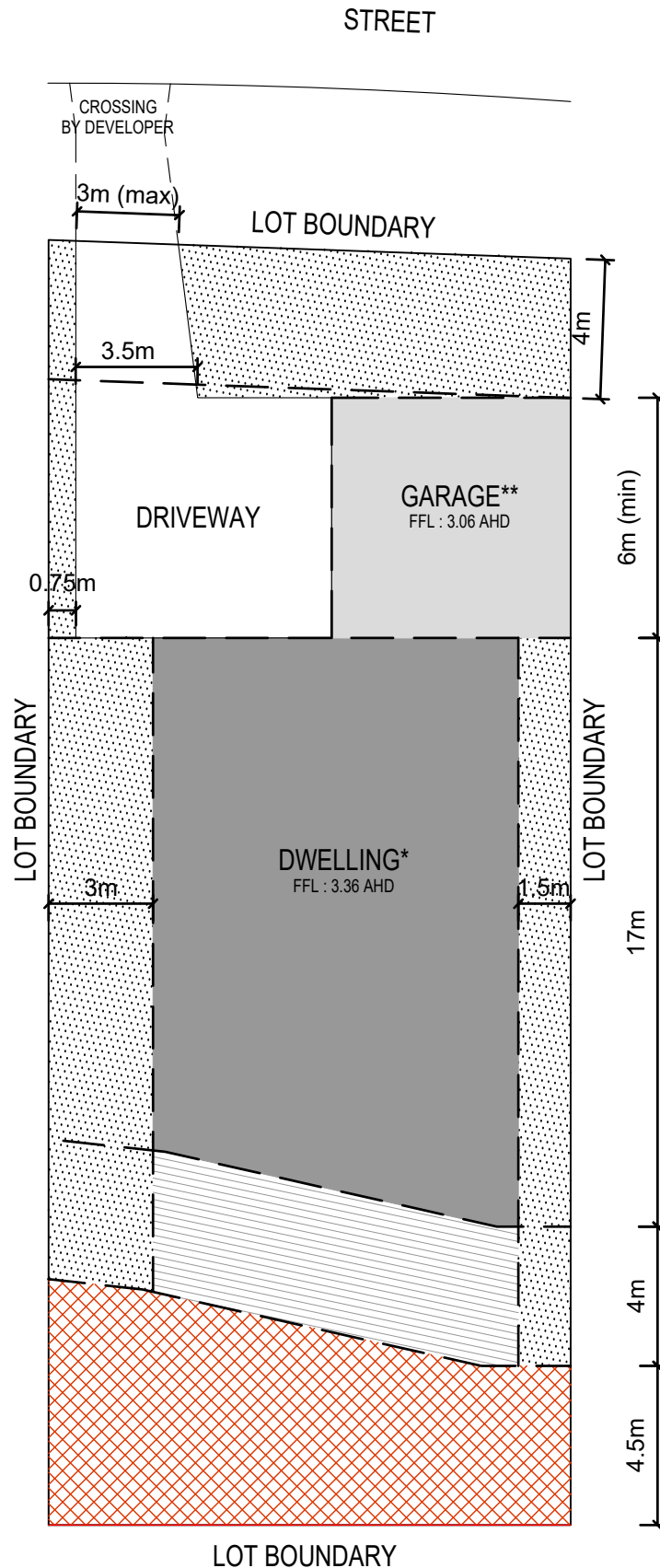
## BUILDING ENVELOPE

LOT 118  
BROADBEACH INVERLOCH

DATE  
JUNE.2017

SCALE  
1:200@A4





\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD

\*\* Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 3 (31/01/2017)

#### LEGEND

- LANDSCAPING
- DWELLING FOOTPRINT MUST BE LOCATED IN THIS AREA
- GARAGE
- "DEC" ONLY IN THIS AREA
- BUILDING EXCLUSION ZONE

## BUILDING ENVELOPE

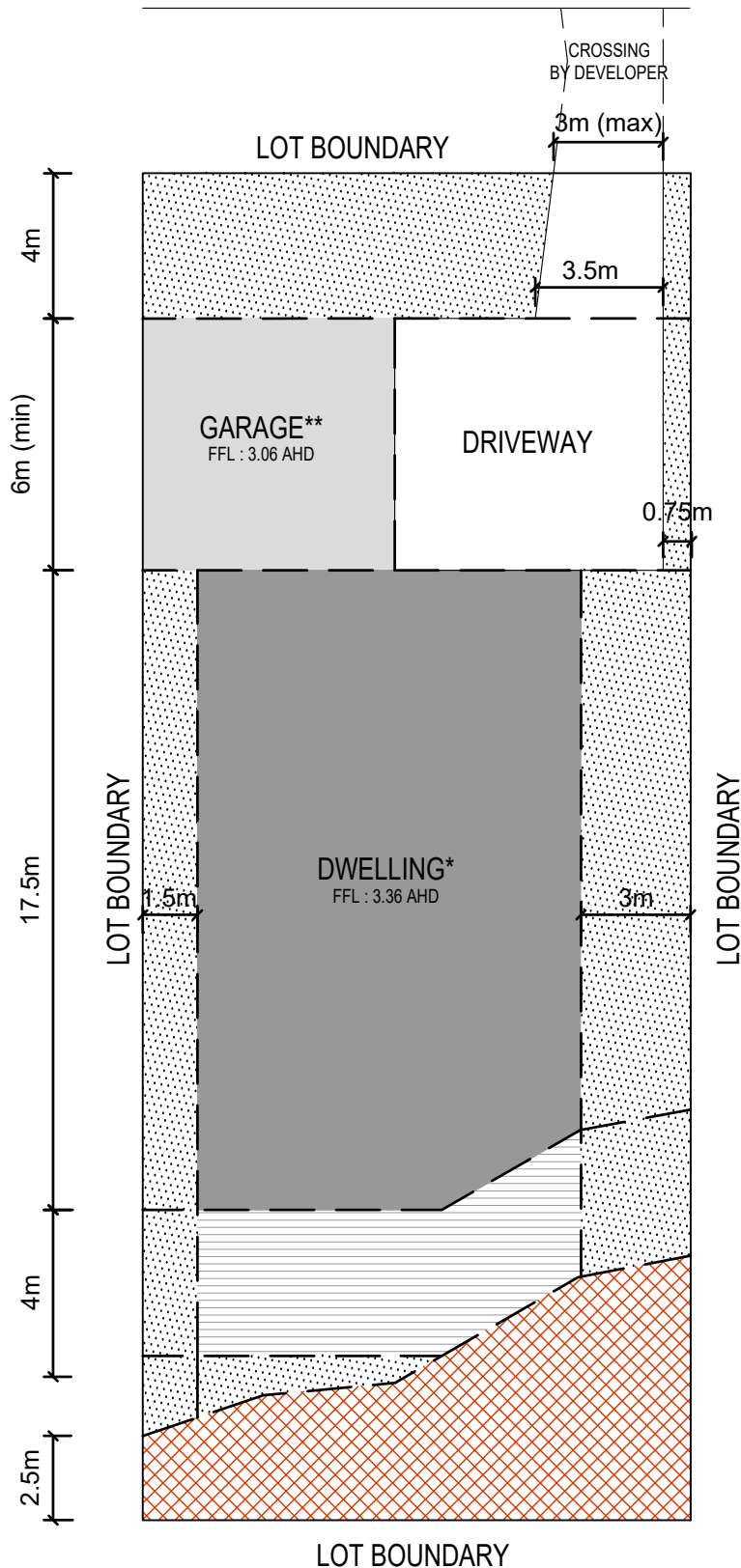
LOT 119  
BROADBEACH INVERLOCH

DATE  
JUNE.2017

SCALE  
1:200@A4



STREET




\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD

\*\* Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 3 (31/01/2017)

#### LEGEND

-  LANDSCAPING
-  DWELLING FOOTPRINT MUST BE LOCATED IN THIS AREA
-  GARAGE
-  "DEC" ONLY IN THIS AREA
-  BUILDING EXCLUSION ZONE

## BUILDING ENVELOPE

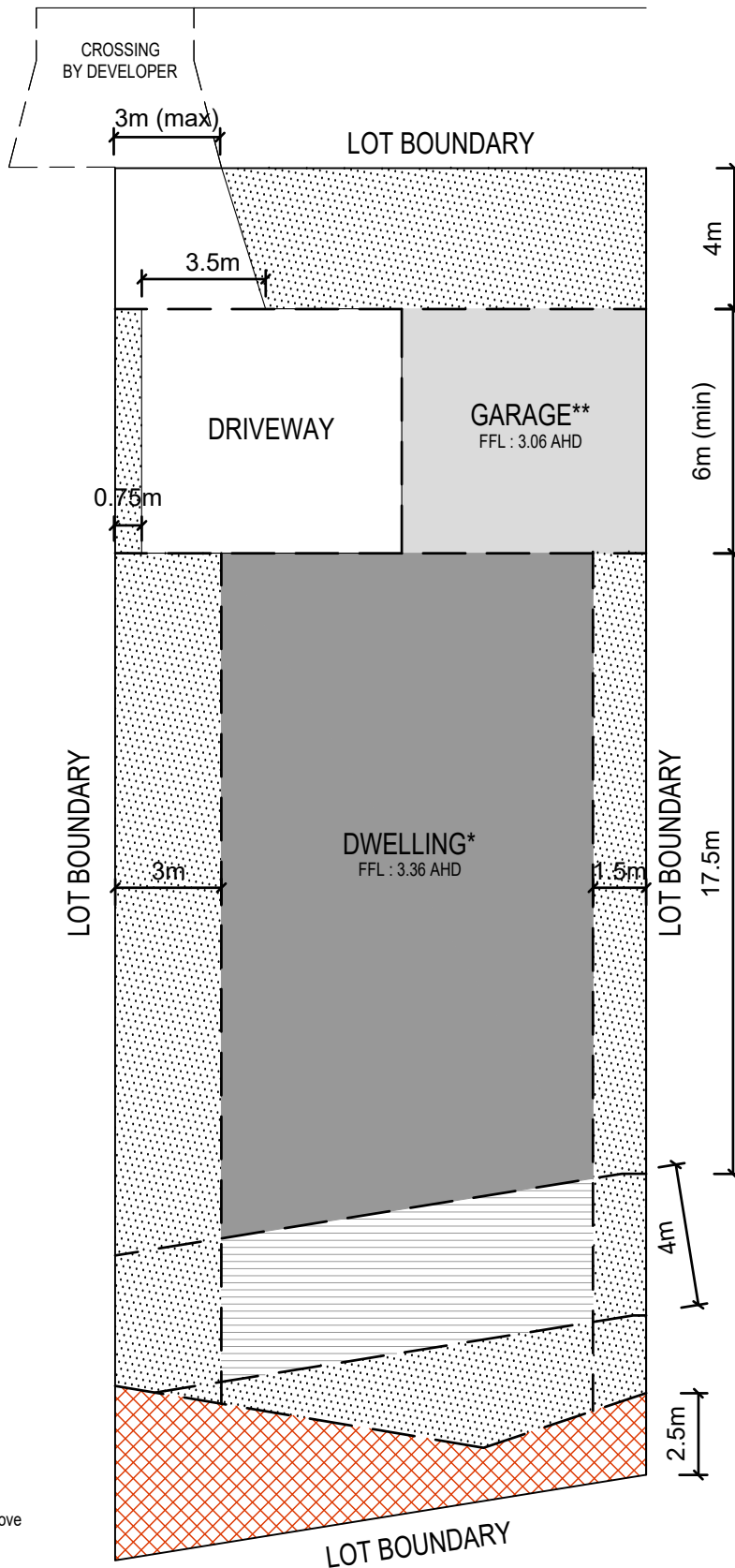
LOT 120  
BROADBEACH INVERLOCH

DATE  
JUNE.2017

SCALE  
1:200@A4



STREET



\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD

\*\* Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 3 (31/01/2017)

#### LEGEND

- LANDSCAPING
- DWELLING FOOTPRINT MUST BE LOCATED IN THIS AREA
- GARAGE
- "DEC" ONLY IN THIS AREA
- BUILDING EXCLUSION ZONE

## BUILDING ENVELOPE

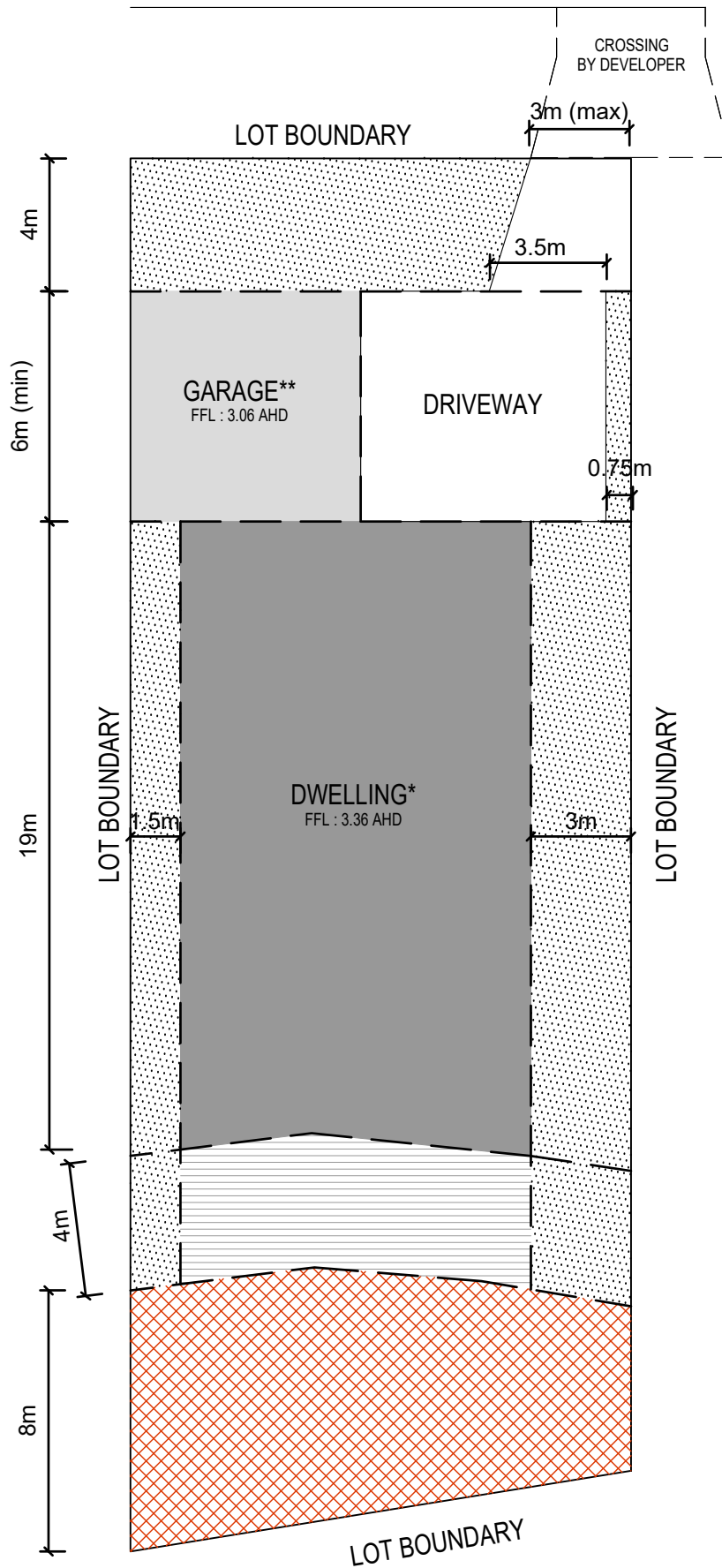
LOT 121  
BROADBEACH INVERLOCH

DATE  
JUNE.2017

SCALE  
1:200@A4



STREET








\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD

\*\* Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 3 (31/01/2017)

#### LEGEND

-  LANDSCAPING
-  DWELLING FOOTPRINT MUST BE LOCATED IN THIS AREA
-  GARAGE
-  "DECORATIVE ONLY" IN THIS AREA
-  BUILDING EXCLUSION ZONE

## BUILDING ENVELOPE

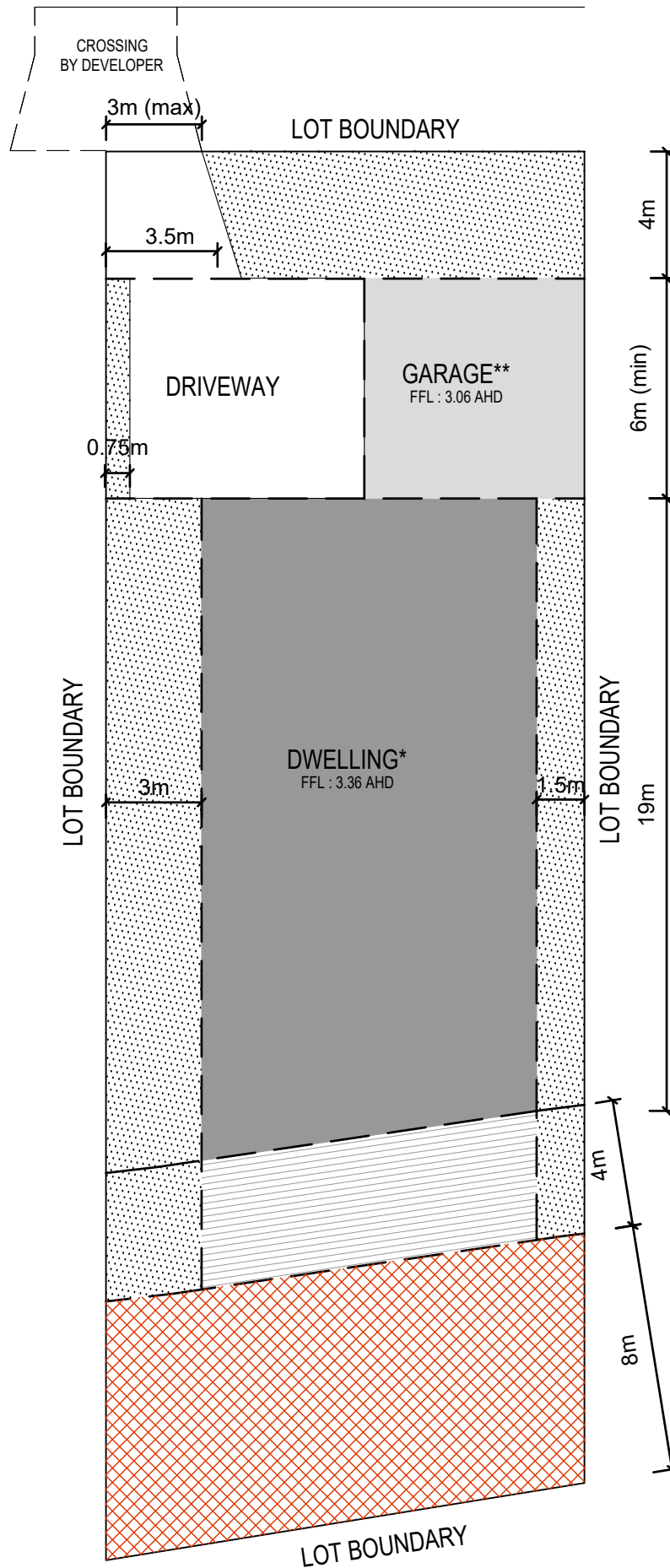
LOT 122  
BROADBEACH INVERLOCH

DATE  
JUNE.2017

SCALE  
1:200@A4



STREET



LEGEND

- LANDSCAPING
- DWELLING FOOTPRINT MUST BE LOCATED IN THIS AREA
- GARAGE
- \*DEC ONLY IN THIS AREA
- BUILDING EXCLUSION ZONE

\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD

\*\* Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 3 (31/01/2017)

BUILDING ENVELOPE

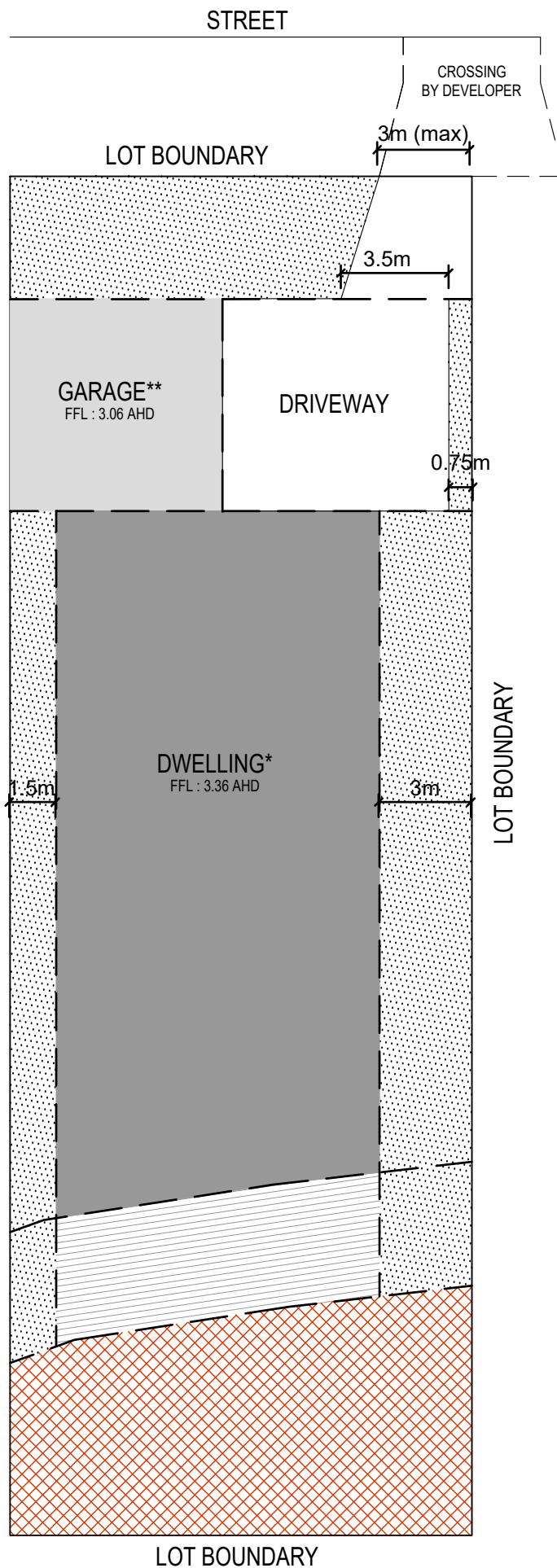
LOT 123  
BROADBEACH INVERLOCH

DATE  
JUNE.2017

SCALE  
1:200@A4







\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD

\*\* Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 3 (31/01/2017)

- LEGEND
- LANDSCAPING
  - DWELLING FOOTPRINT MUST BE LOCATED IN THIS AREA
  - GARAGE
  - "DEC" ONLY IN THIS AREA
  - BUILDING EXCLUSION ZONE

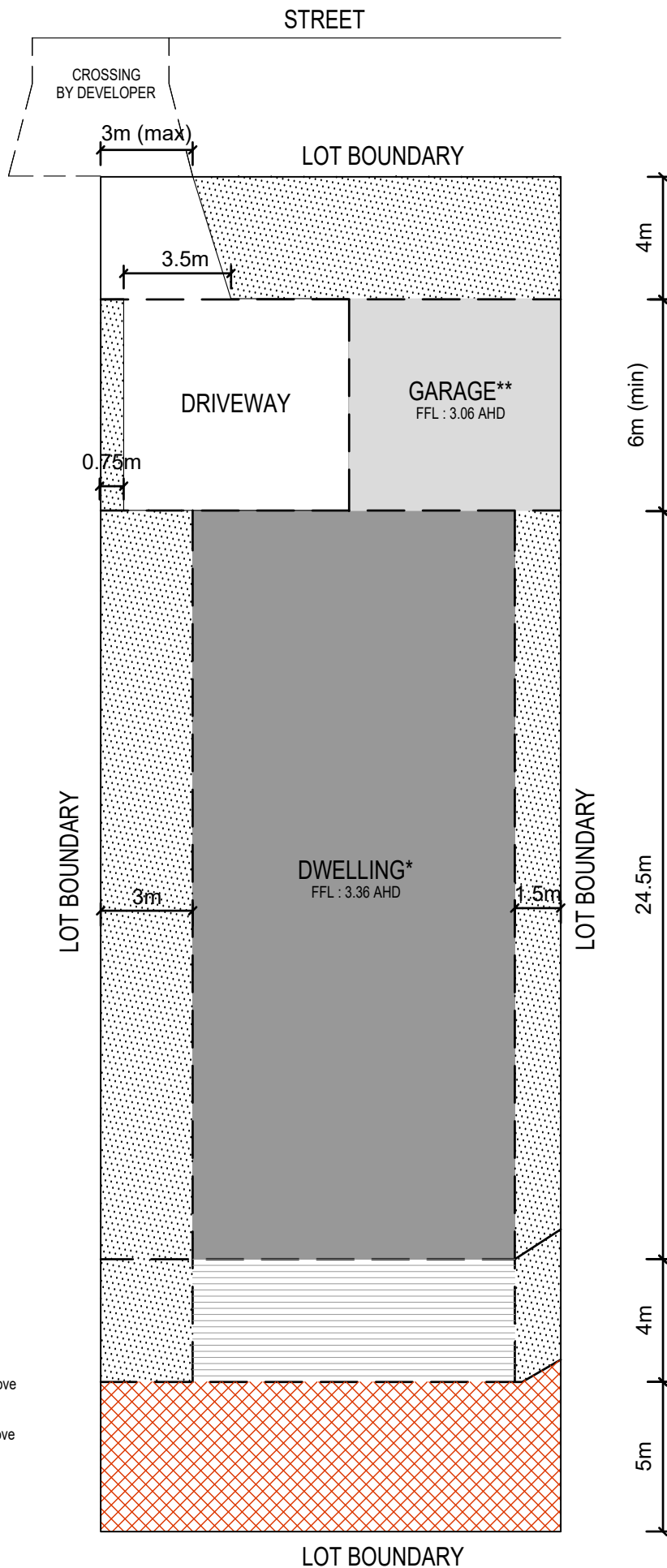
## BUILDING ENVELOPE

LOT 124  
BROADBEACH INVERLOCH

DATE  
JUNE.2017

SCALE  
1:200@A4





\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD

\*\* Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 3 (31/01/2017)

## BUILDING ENVELOPE

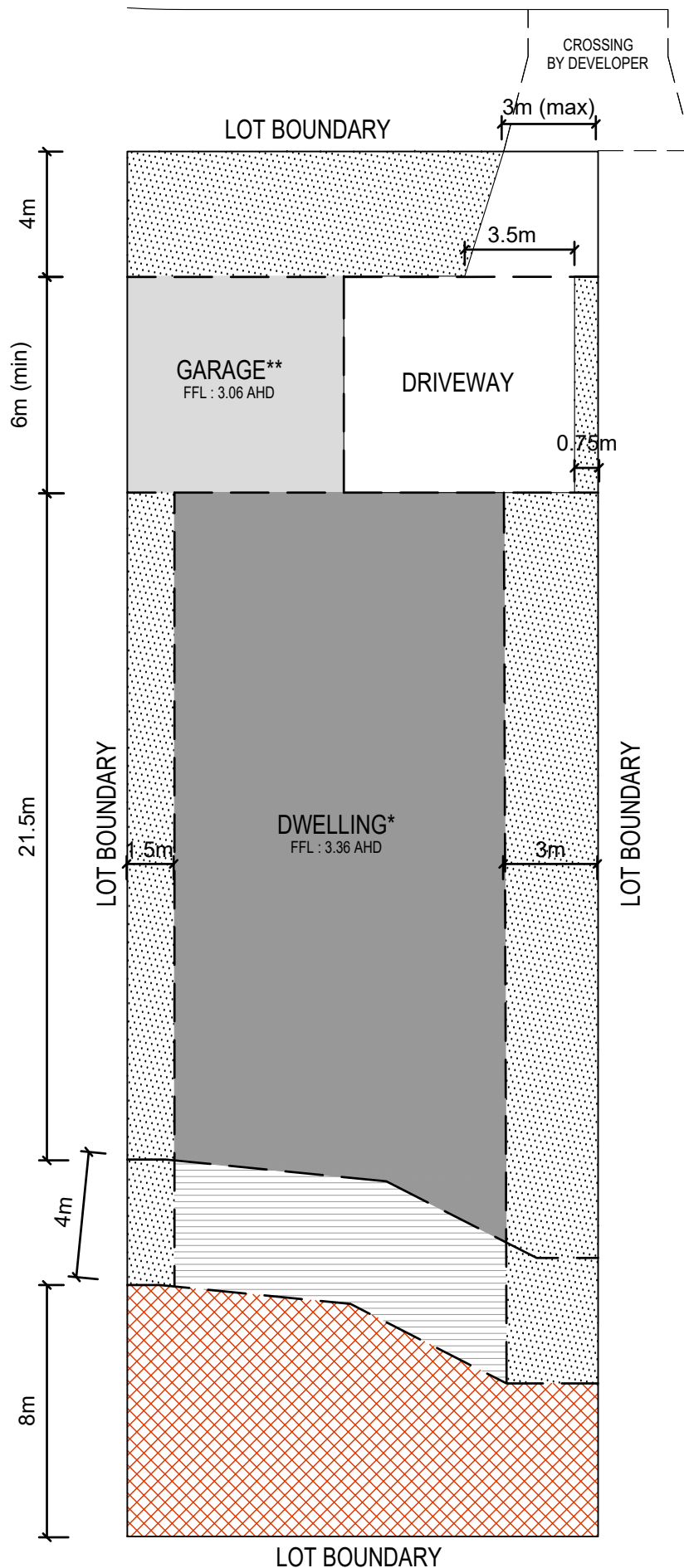
**LOT 125**  
BROADBEACH INVERLOCH

DATE  
JUNE.2017

SCALE  
1:200@A4



STREET



\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD

\*\* Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 3 (31/01/2017)

#### LEGEND

- LANDSCAPING
- DWELLING FOOTPRINT MUST BE LOCATED IN THIS AREA
- GARAGE
- "DEC" ONLY IN THIS AREA
- BUILDING EXCLUSION ZONE

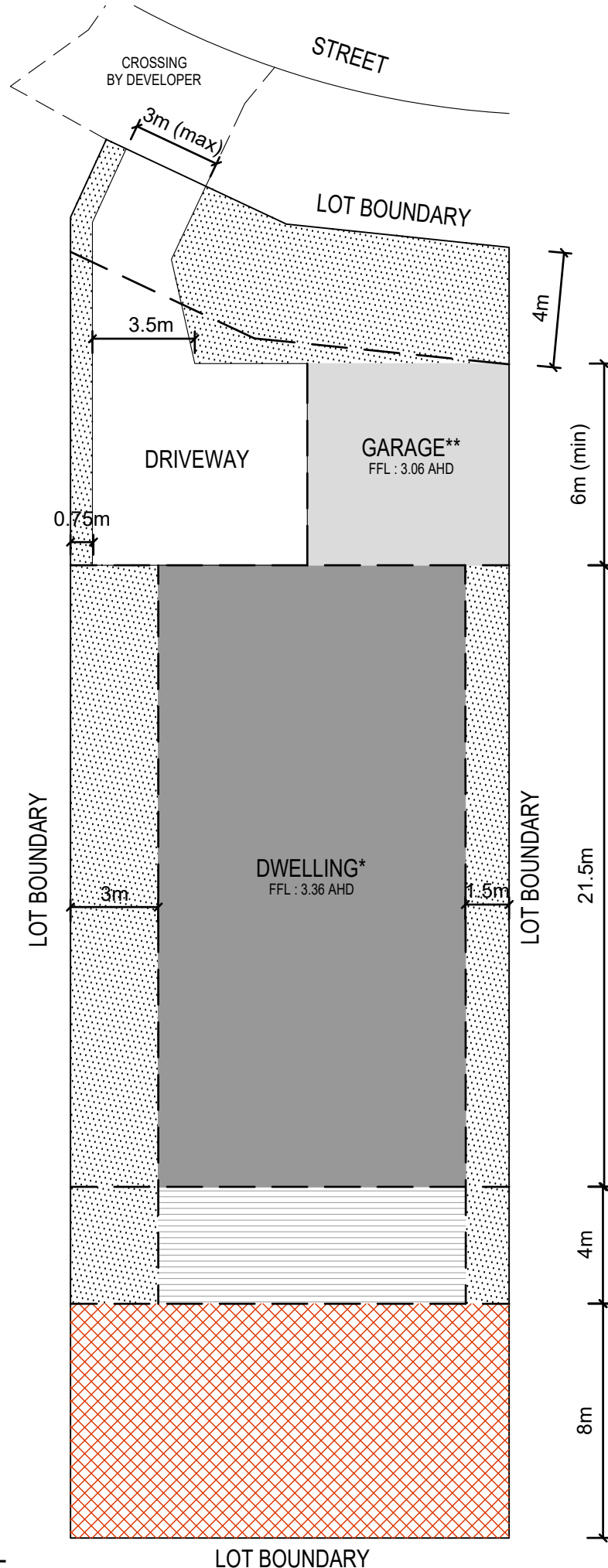
## BUILDING ENVELOPE

LOT 126  
BROADBEACH INVERLOCH






DATE  
JUNE.2017

SCALE  
1:200@A4





#### LEGEND

-  LANDSCAPING
-  DWELLING FOOTPRINT MUST BE LOCATED IN THIS AREA
-  GARAGE
-  "DEC" ONLY IN THIS AREA
-  BUILDING EXCLUSION ZONE

\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD

\*\* Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 3 (31/01/2017)

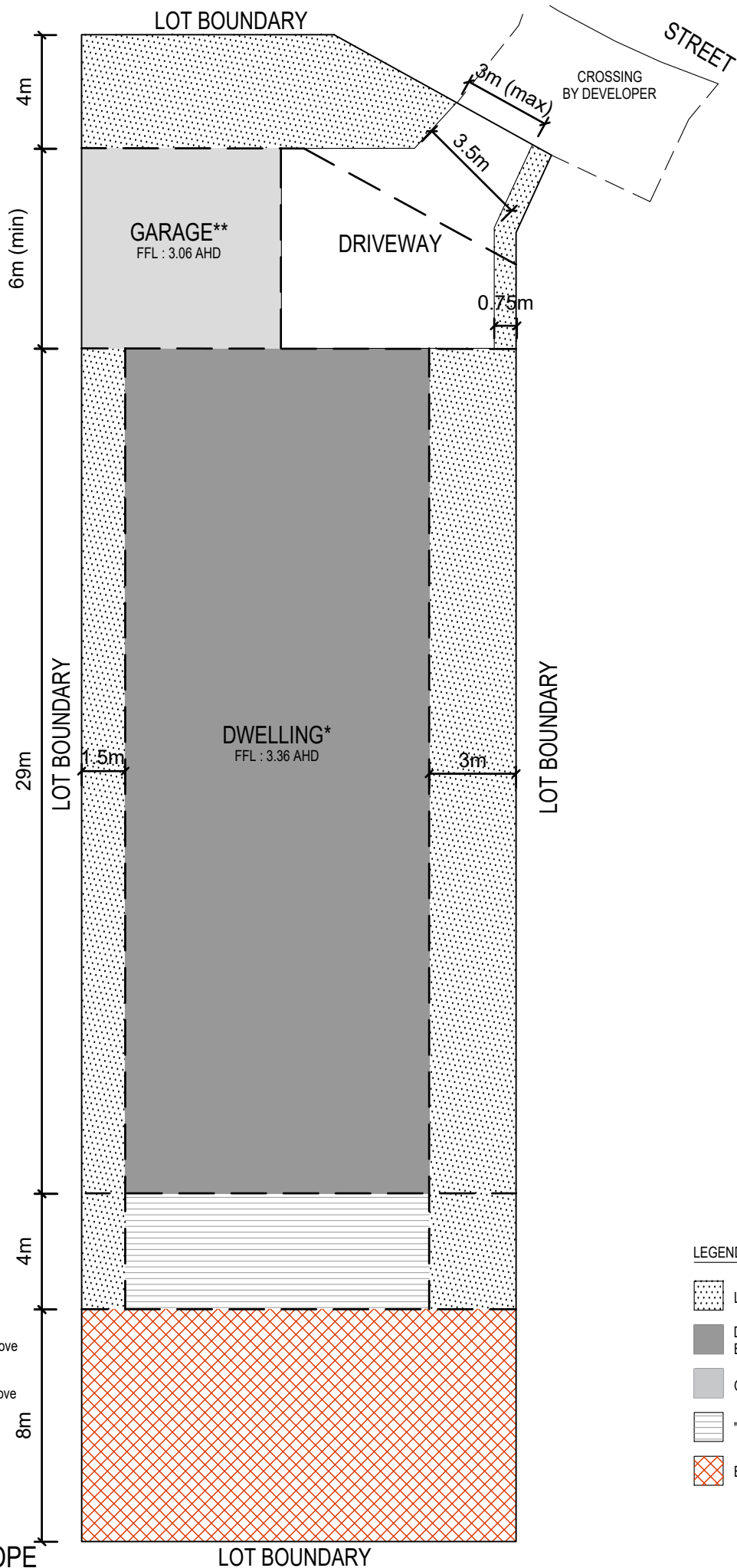
## BUILDING ENVELOPE

LOT 127  
BROADBEACH INVERLOCH






DATE  
JUNE.2017

SCALE  
1:200@A4





#### LEGEND

-  LANDSCAPING
-  DWELLING FOOTPRINT MUST BE LOCATED IN THIS AREA
-  GARAGE
-  "DEC" ONLY IN THIS AREA
-  BUILDING EXCLUSION ZONE

\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD

\*\* Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 3 (31/01/2017)

**BUILDING ENVELOPE**

**LOT BOUNDARY**

**LOT 128**  
BROADBEACH INVERLOCH

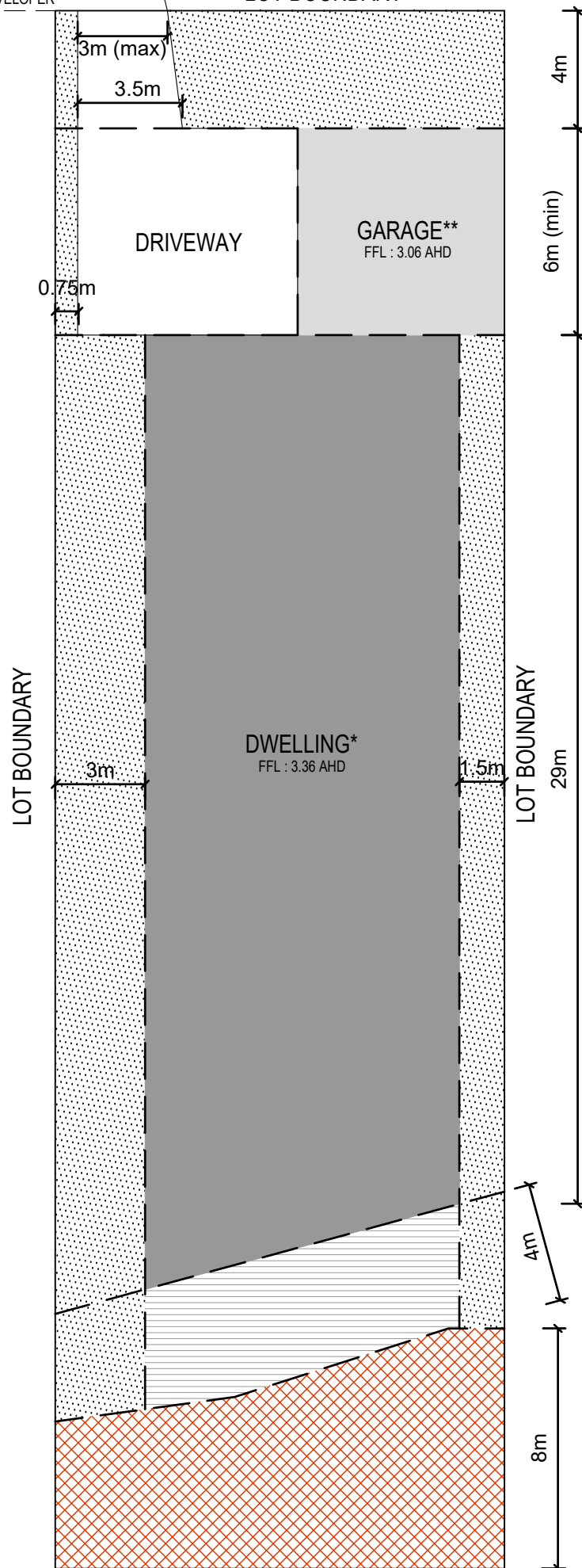
DATE  
JUNE.2017

SCALE  
1:200@A4



STREET  
CROSSING  
BY DEVELOPER

LOT BOUNDARY



\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD

\*\* Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 3 (31/01/2017)

#### LEGEND

- LANDSCAPING
- DWELLING FOOTPRINT MUST BE LOCATED IN THIS AREA
- GARAGE
- "DEC" ONLY IN THIS AREA
- BUILDING EXCLUSION ZONE

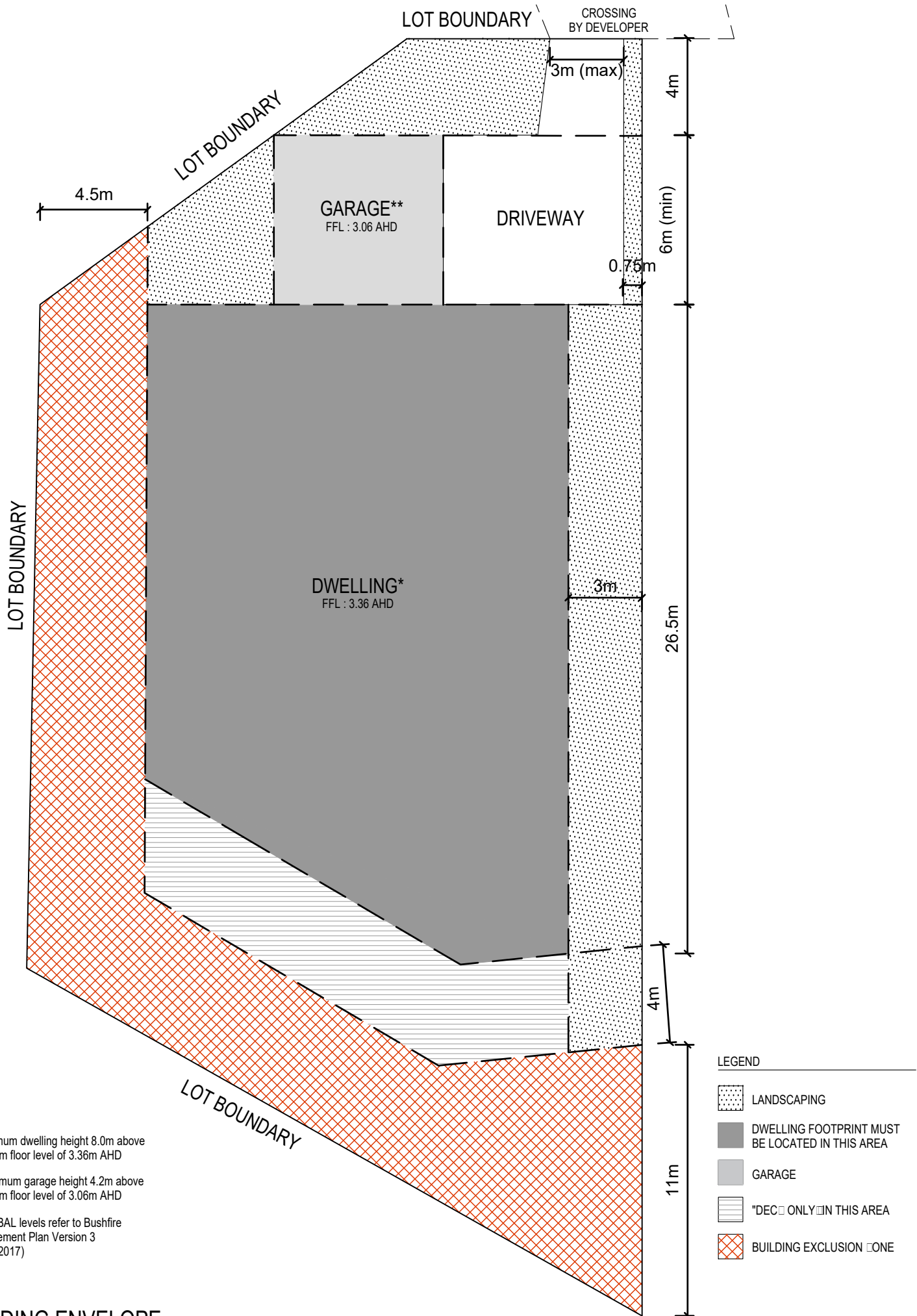
## BUILDING ENVELOPE

LOT 129  
BROADBEACH INVERLOCH

DATE  
JUNE.2017

SCALE  
1:200@A4





\* Maximum dwelling height 8.0m above minimum floor level of 3.36m AHD

\*\* Maximum garage height 4.2m above minimum floor level of 3.06m AHD

For all BAL levels refer to Bushfire Management Plan Version 3 (31/01/2017)

## BUILDING ENVELOPE

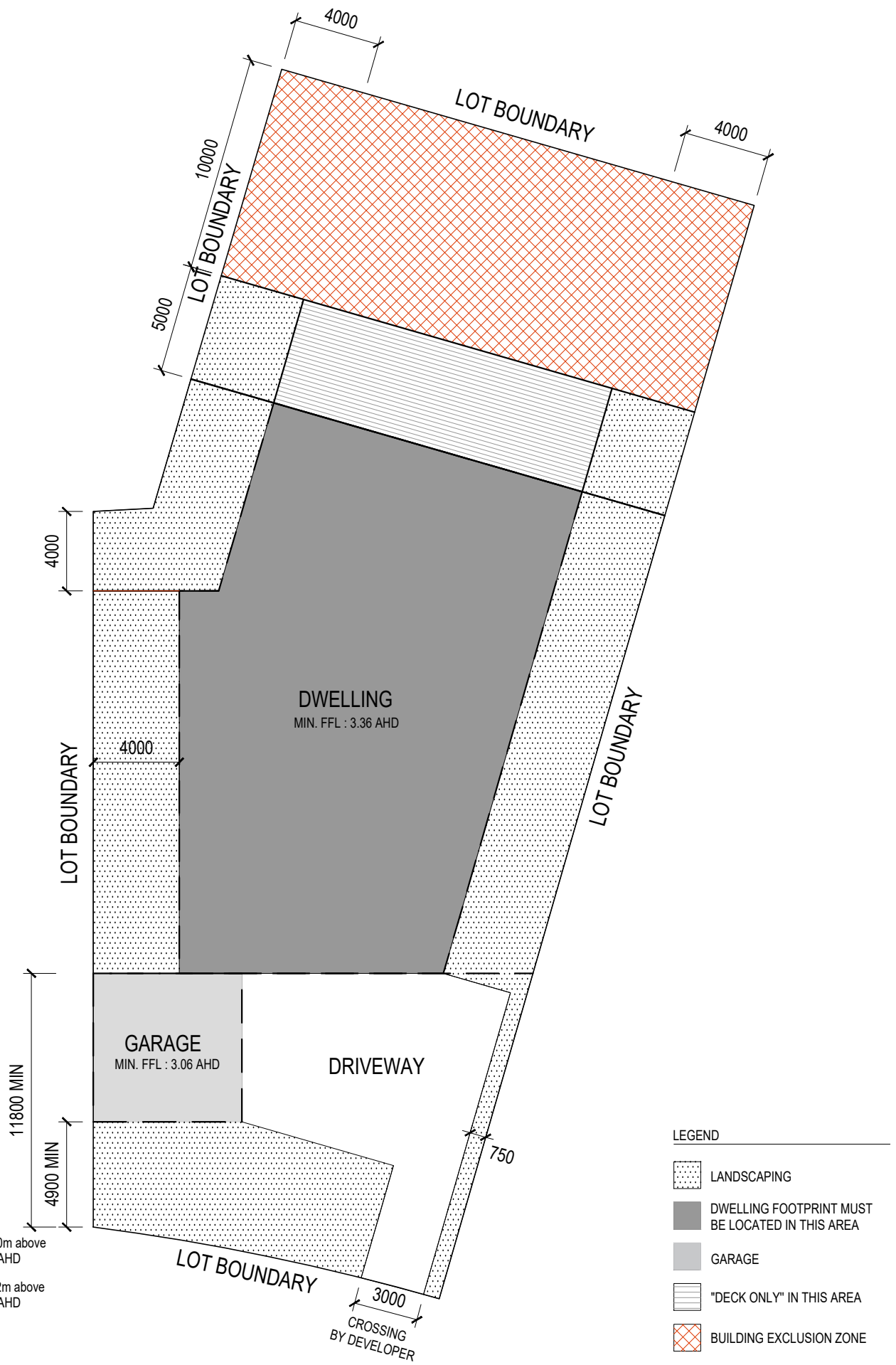
**LOT 130**  
BROADBEACH INVERLOCH

DATE  
JUNE.2017

SCALE  
1:200@A4







\* Maximum dwelling height 5.0m above minimum floor level of 3.36m AHD

\*\* Maximum garage height 4.2m above minimum floor level of 3.06m AHD

BAL 19 required - refer to Bushfire Management Plan (01/06/2023)

## BUILDING ENVELOPE

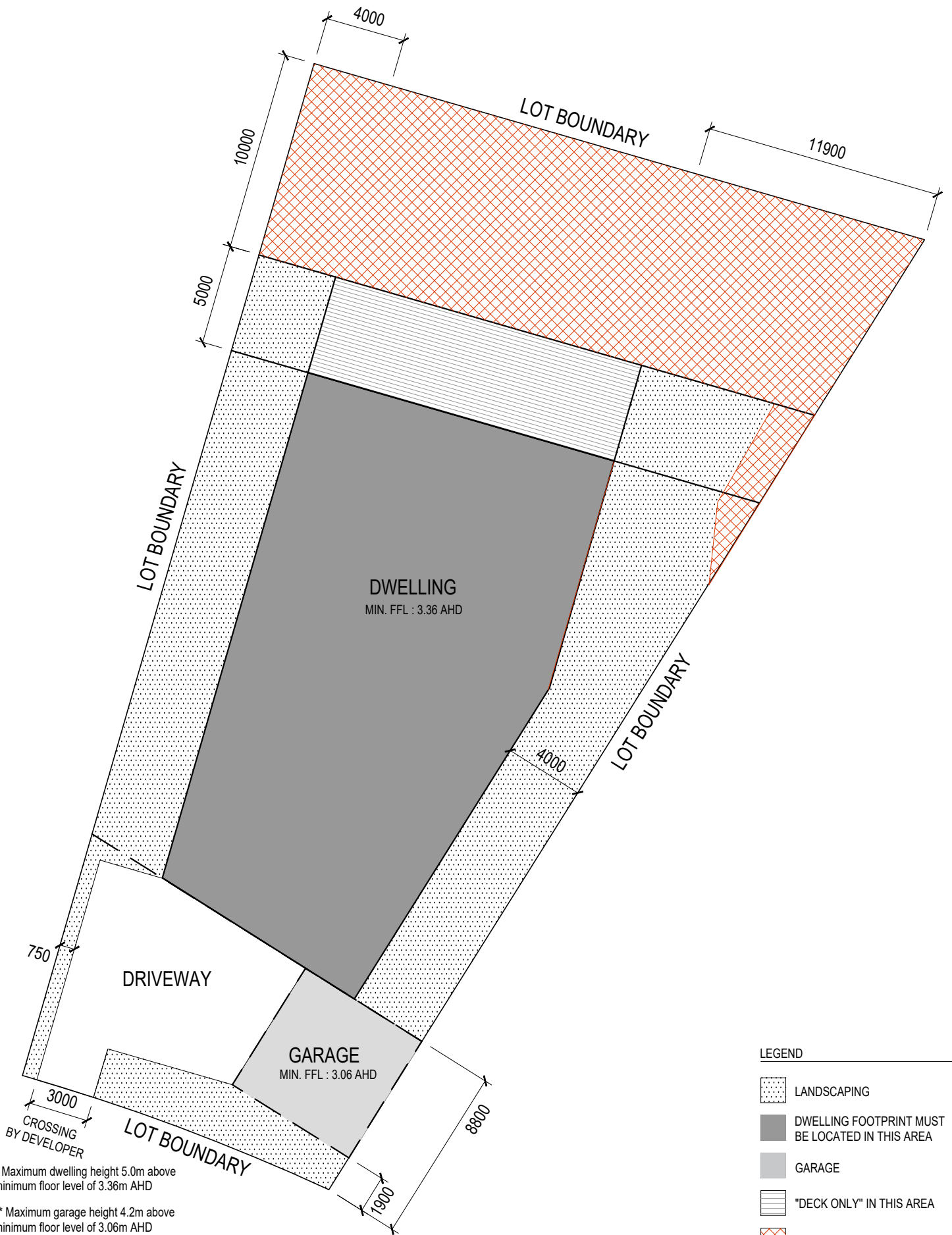
LOT 131  
BROADBEACH INVERLOCH

DATE  
MARCH.2023

SCALE  
1:250@A4







\* Maximum dwelling height 5.0m above minimum floor level of 3.36m AHD

\*\* Maximum garage height 4.2m above minimum floor level of 3.06m AHD

BAL 19 required - refer to Bushfire Management Plan (01/06/2023)

## BUILDING ENVELOPE

LOT 132  
BROADBEACH INVERLOCH

DATE  
MAR.2023

SCALE  
1:250@A4



