

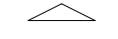


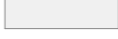






BCA class 1a, 10a

BCA type n/a






SITE PLAN LEGEND:

-  Studied Block property line
-  Other Property lines and elements
-  Entrance of Existing structures
-  Existing Structures in the vicinity
-  Existing Structures on the block
-  Existing Footpath, Driveway, Deck on the block
-  Cut area / footprint of the proposed structure


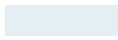








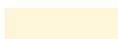
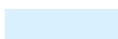
DEMOLITION LEGEND:

-  Elements to be demolished or removed
-  Overhead Aerial Cable to be moved
-  TEXT Label for elements to be demolished or removed

OVERHEAD ELECTRICAL CABLE LEGEND:

-  ES Overhead Service Line, In Service
-  E Overhead LV Electric Line
-  E Overhead HV Electric Line
-  Telstra and Unidentified - Aerial cable
-  Streetlight Overhead Cable

EASEMENT LEGEND:

-  Easement maintenance access
-  Stormwater easement | width: 2.44 or 2.50m
-  Sewer easement | width: 2.44 or 2.50 m
-  Sewer Pipe Protection Envelope
-  Electrical easement | width: 1.50 or 2.50m
-  Stormwater and Electrical easement
-  Sewer and Electrical easement
-  Stormwater and Sewer easement
-  Gas easement
-  Right of Way easement
-  Telecommunications easement
-  Water easement

NOTE:

- Block Type: LARGE
- Source: SURVEY
- Date of Surveyor visit: 11/12/2023



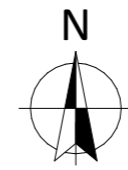
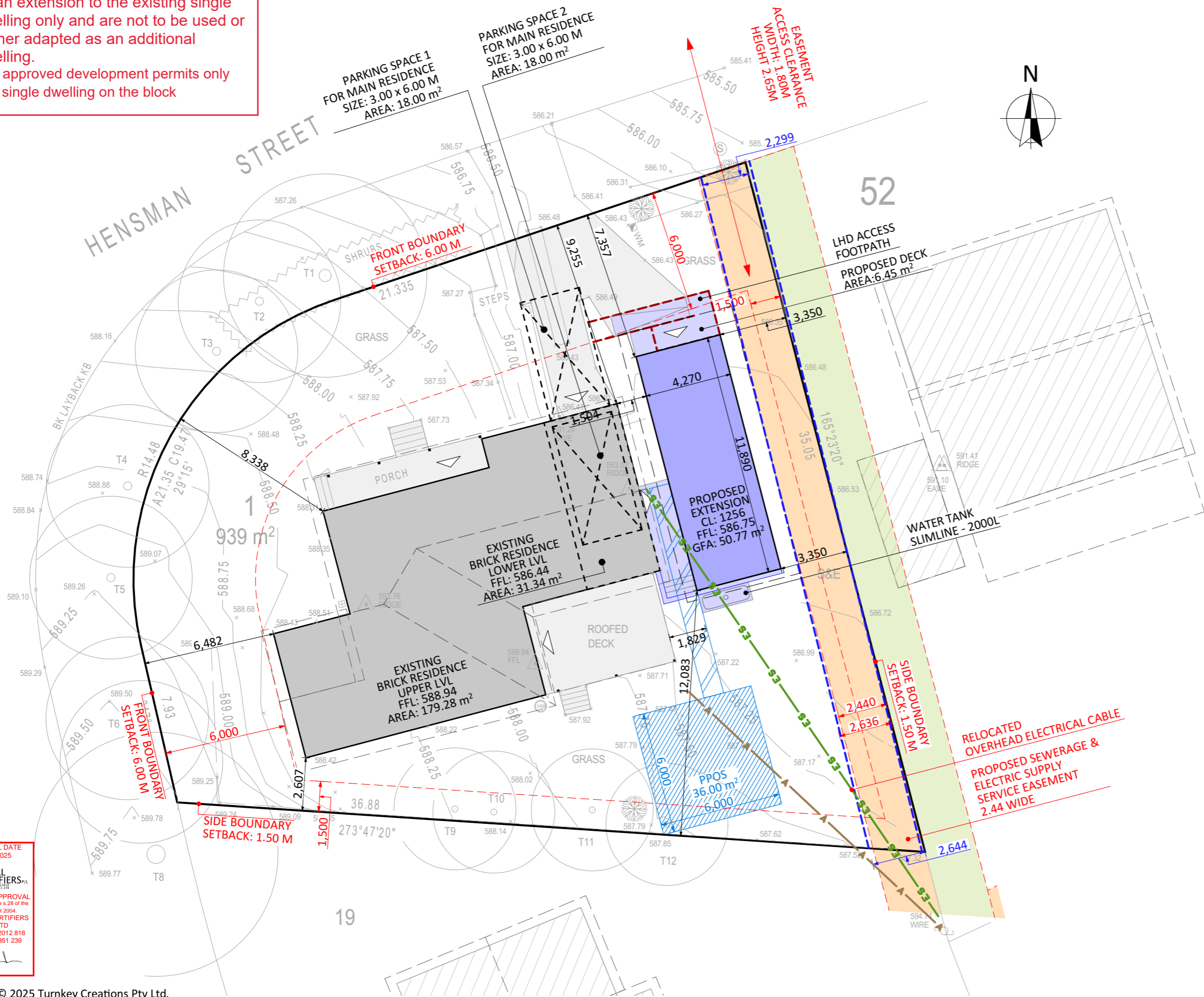
APPROVAL DATE
27/05/2025

CAPITAL CERTIFIERS
BUILDING APPROVAL
issued under the s.23 of the
Building Act 2004.
CAPITAL CERTIFIERS
PTY LTD
COLA LIC. 2012 818
ACN: 158 851 239

SL

SINGLE DWELLING ONLY

The detached additions are approved as an extension to the existing single dwelling only and are not to be used or further adapted as an additional dwelling.
The approved development permits only one single dwelling on the block



SITE PLAN LEGEND:

- Studied Block property line
- Other Property lines and elements
- Setback Line Ground Level
- Entrance of Existing structures
- Existing Structures in the vicinity
- Existing Structures on the block
- Existing Unapproved Structures on the block
- Existing Footpath, Driveway, Deck on the block
- Proposed Structure - in scope
- Proposed Deck, Stairs, Alfresco, Paths, Water Tank and Driveway - in scope
- Renovation Area Inside Existing Residence
- Proposed Structure - Done by Owner
- Proposed Deck, Stairs, Alfresco, Paths, Water Tank and Driveway - Done by Owner
- PPOS - Principal Private Open Space
- Access to PPOS - Principal Private Open Space

ENCROACHMENT LEGEND:

- Setback encroachment - Lower and / or Upper Level
- Setback encroachment - Upper Level Only
- Solar Building Envelope encroachment
- Building Envelope encroachment

Encroachment markings can overlay with one another

OVERHEAD ELECTRICAL CABLE LEGEND:

- Overhead Service Line, In Service
- Overhead LV Electric Line
- Overhead HV Electric Line
- Telstra and Unidentified - Aerial cable
- Streetlight Overhead Cable

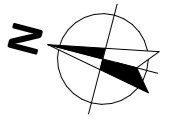
EASEMENT LEGEND:

- Easement maintenance access
- Stormwater easement | width: 2.44 or 2.50m
- Sewer easement | width: 2.44 or 2.50 m
- Sewer Pipe Protection Envelope
- Electrical easement | width: 1.50 or 2.50m
- Stormwater and Electrical easement
- Sewer and Electrical easement
- Stormwater and Sewer easement
- Gas easement
- Right of Way easement
- Telecommunications easement
- Water easement

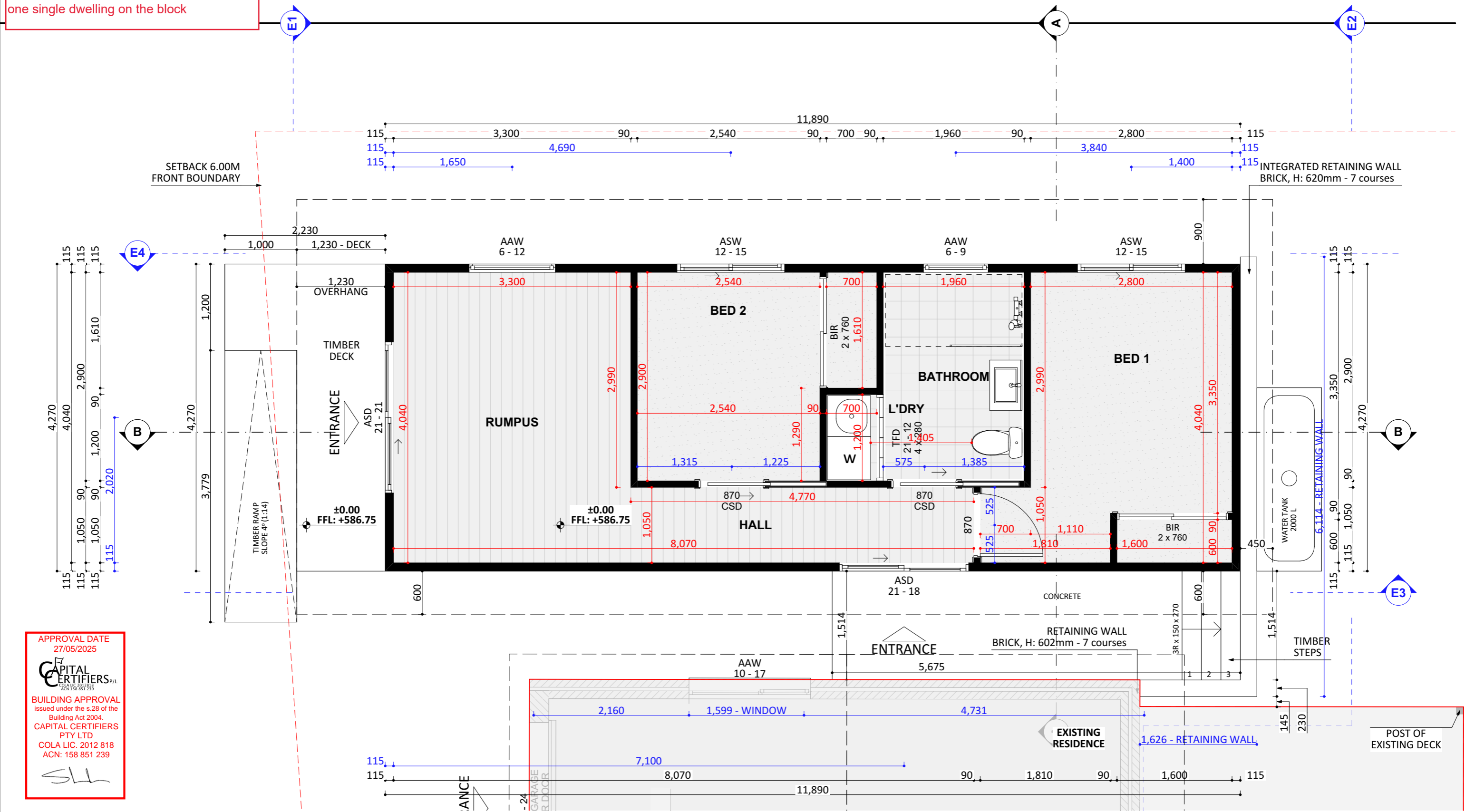
NOTE:

- Block Type: LARGE
- Source: SURVEY
- Date of Surveyor visit: 11/12/2023

APPROVAL DATE
27/05/2025
CAPITAL CERTIFIERS
BUILDING APPROVAL
issued under the s.28 of the
Building Act 2004
CAPITAL CERTIFIERS
PTY LTD
COLA LIC. 2012 818
ACN: 158 851 239
SLH



SINGLE DWELLING ONLY
 The detached additions are approved as an extension to the existing single dwelling only and are not to be used or further adapted as an additional dwelling.
 The approved development permits only one single dwelling on the block

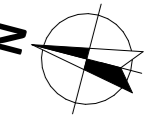


APPROVAL DATE
 27/05/2025

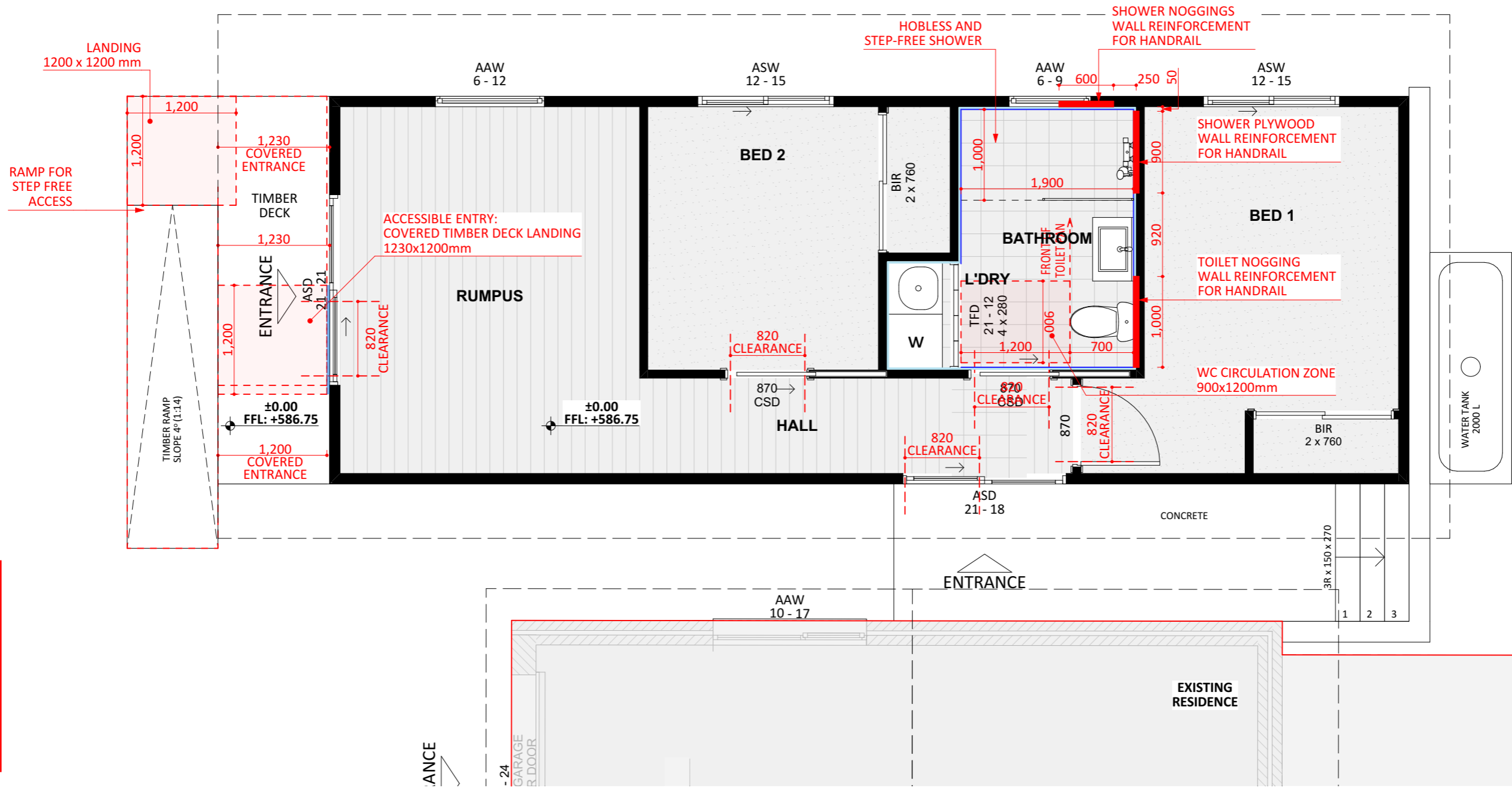
CAPITAL CERTIFIERS P/L
 COLA LIC. 2012 818
 ACN: 158 851 239

BUILDING APPROVAL
 issued under the s.28 of the
 Building Act 2004.
 CAPITAL CERTIFIERS
 PTY LTD
 COLA LIC. 2012 818
 ACN: 158 851 239

SLH



SINGLE DWELLING ONLY
 The detached additions are approved as an extension to the existing single dwelling only and are not to be used or further adapted as an additional dwelling.
 The approved development permits only one single dwelling on the block

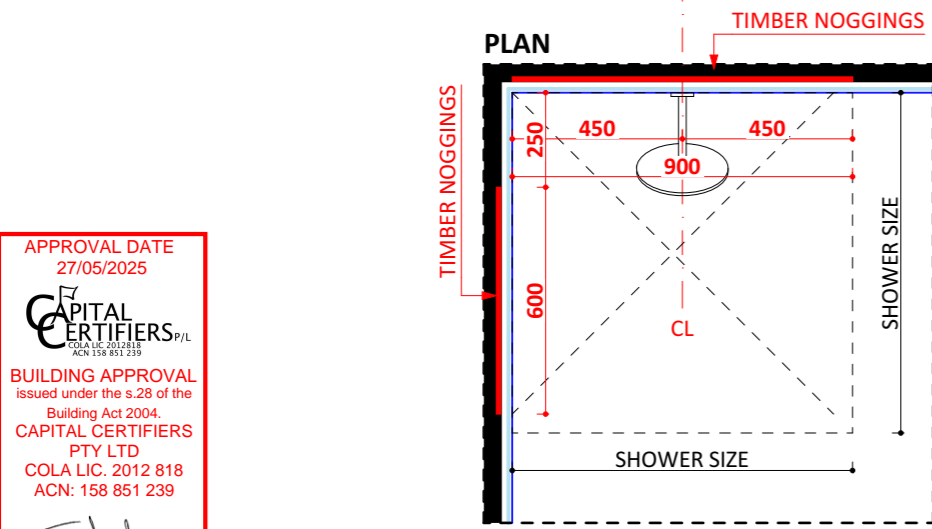
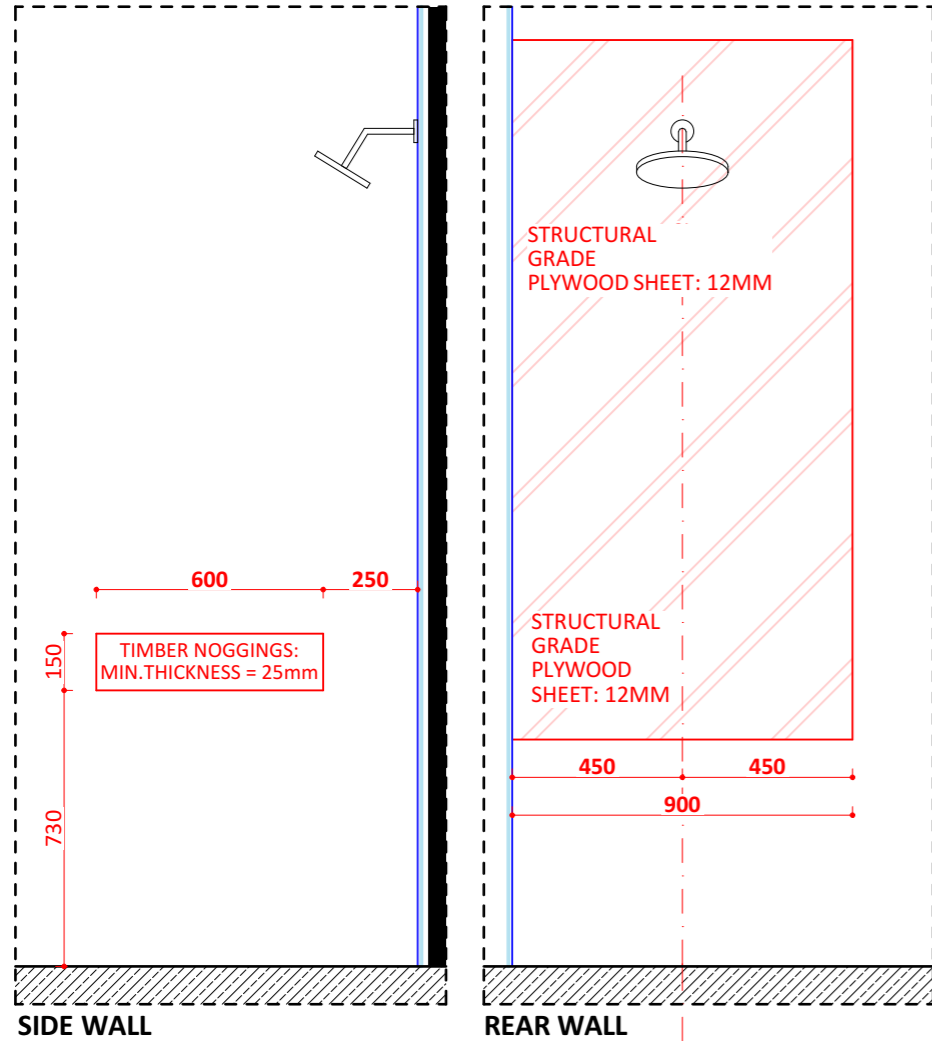


APPROVAL DATE
27/05/2025

CAPITAL CERTIFIERS P/L
 COLA LIC. 2012 818
 ACN: 158 851 239

BUILDING APPROVAL
 issued under the s.28 of the
 Building Act 2004.
 CAPITAL CERTIFIERS
 PTY LTD
 COLA LIC. 2012 818
 ACN: 158 851 239

SLH



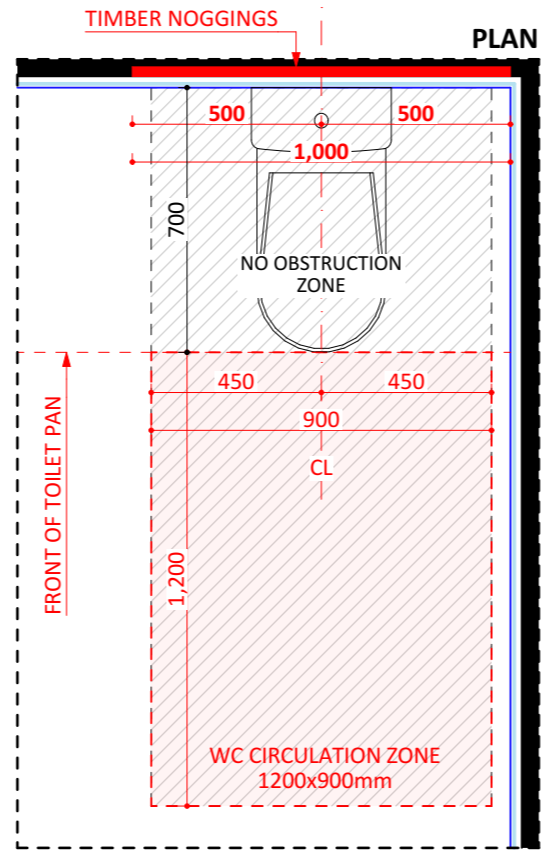
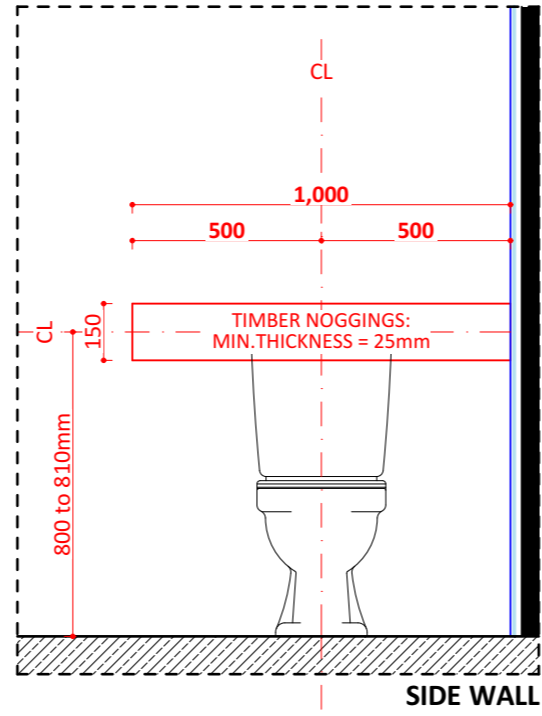
APPROVAL DATE
27/05/2025

CAPITAL CERTIFIERS P/L
COLA LIC. 2012 818
ACN: 158 851 239

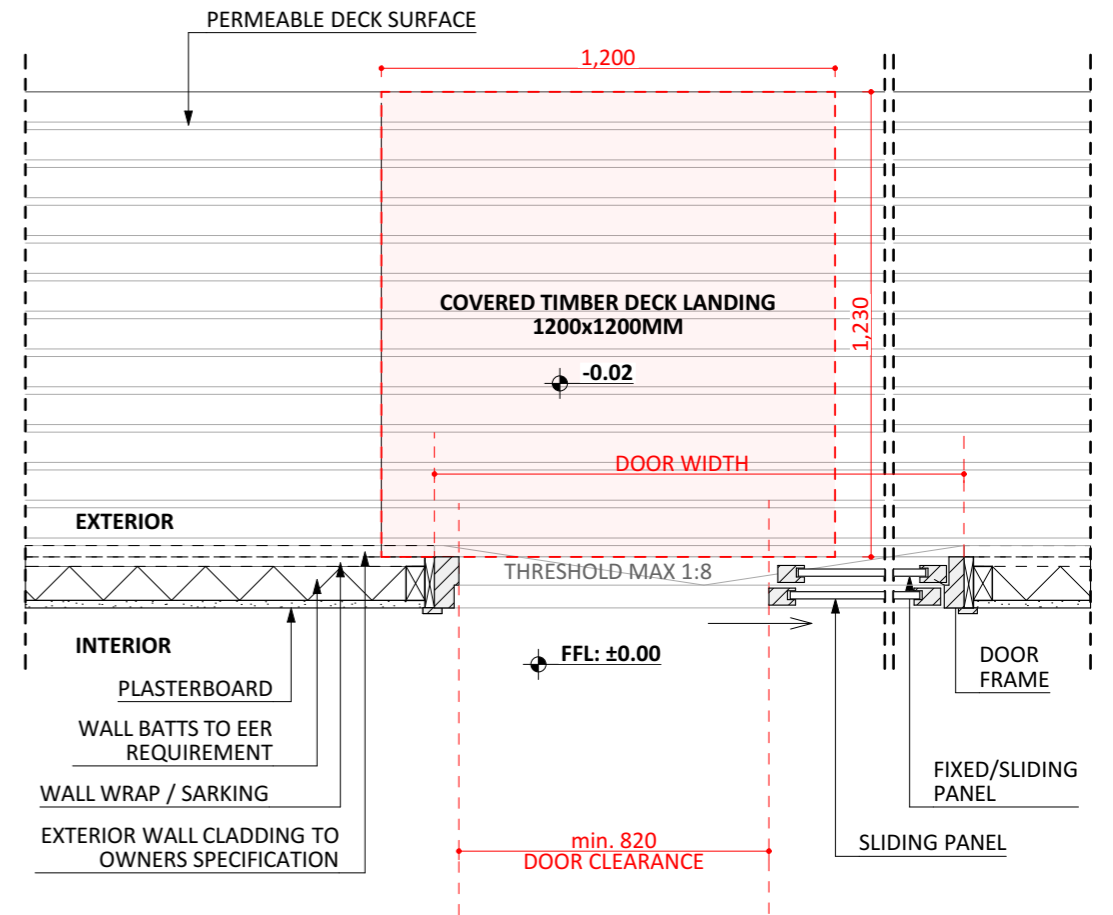
BUILDING APPROVAL
issued under the s.28 of the
Building Act 2004.
CAPITAL CERTIFIERS
PTY LTD
COLA LIC. 2012 818
ACN: 158 851 239

SL

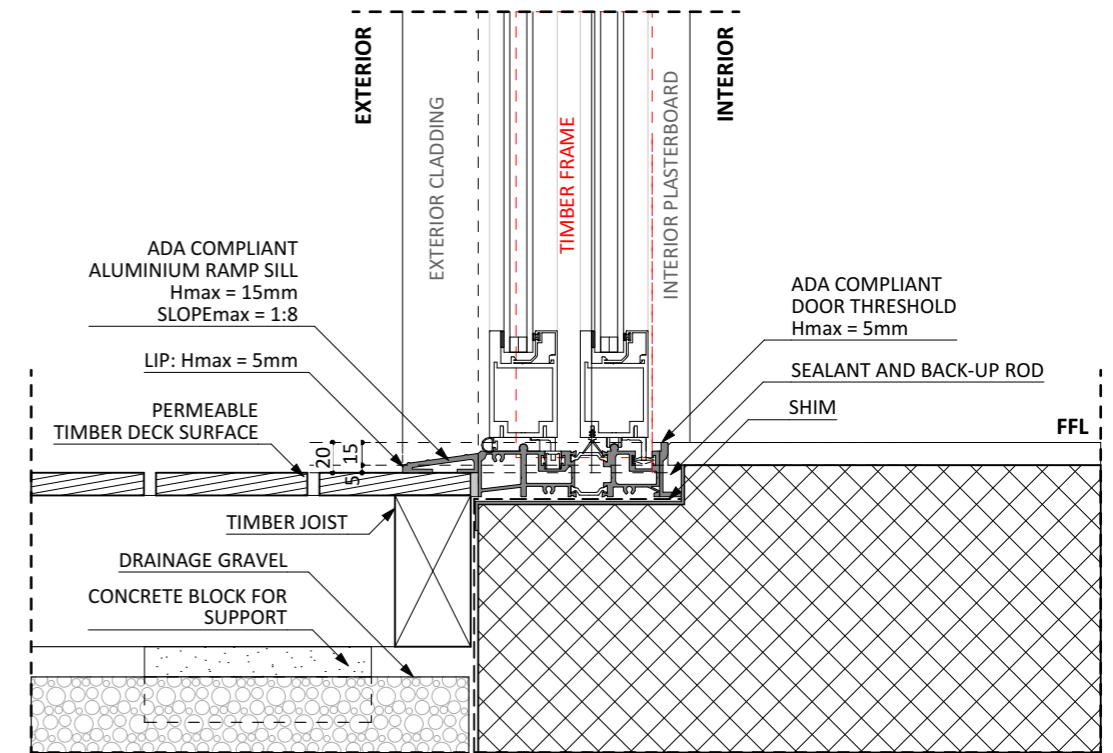
D-01 SHOWER DETAIL 1:20



D-02 TOILET DETAIL 1:20

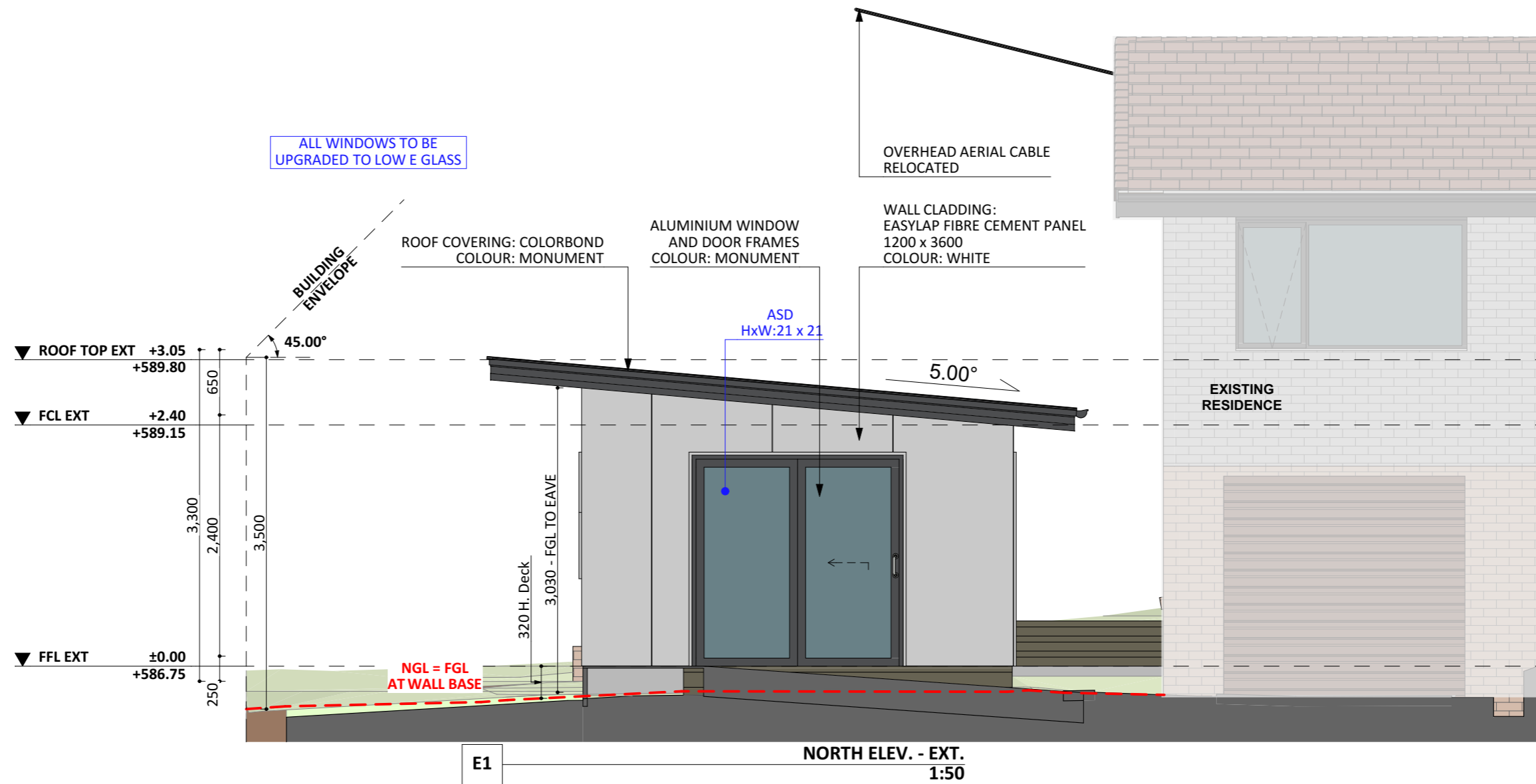


D-03 ENTRY DOOR DETAIL - PLAN VIEW 1:20



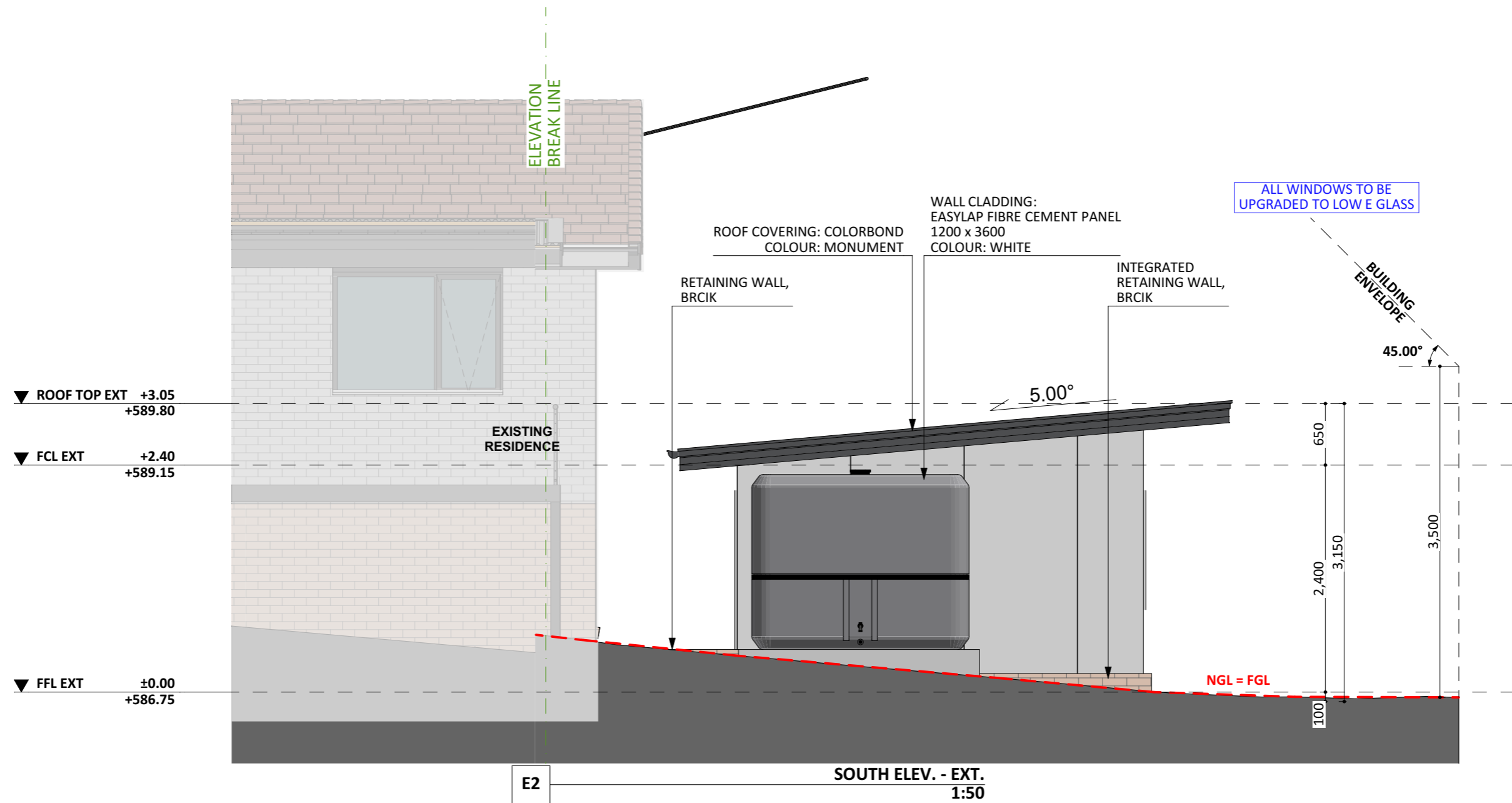
D-04 ENTRY DOOR DETAIL - SECTION 1:5

NOTE:
 - Source: SURVEY
 - Date of Surveyor visit: 11/12/2023
 - For Solar Envelope and Building Envelope, see drawing: "SOLAR AND BUILDING ENVELOPE"



APPROVAL DATE
 27/05/2025
CAPITAL CERTIFIERS P/L
 COLA LIC. 2012 818
 ACN: 158 851 239
 BUILDING APPROVAL
 issued under the s.28 of the
 Building Act 2004.
 CAPITAL CERTIFIERS
 PTY LTD
 COLA LIC. 2012 818
 ACN: 158 851 239
 SLL

NOTE:
 - Source: SURVEY
 - Date of Surveyor visit: 11/12/2023
 - For Solar Envelope and Building Envelope, see drawing: "SOLAR AND BUILDING ENVELOPE"



APPROVAL DATE
27/05/2025

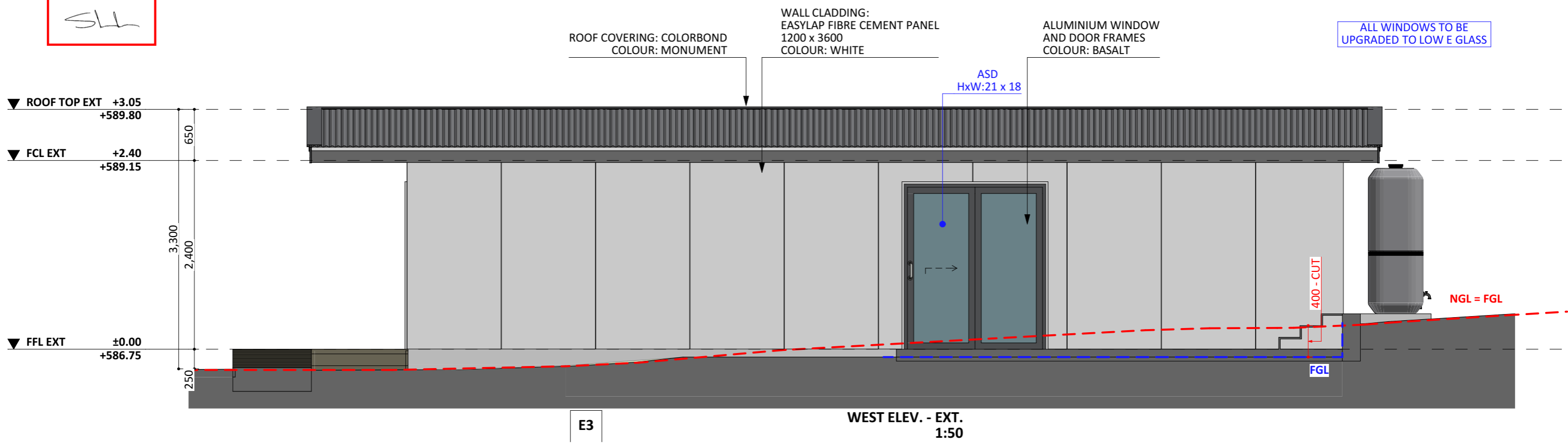
CAPITAL CERTIFIERS P/L
COLA LIC. 2012 818
ACN: 158 851 239

BUILDING APPROVAL
issued under the s.28 of the
Building Act 2004.
CAPITAL CERTIFIERS
PTY LTD
COLA LIC. 2012 818
ACN: 158 851 239

SLL

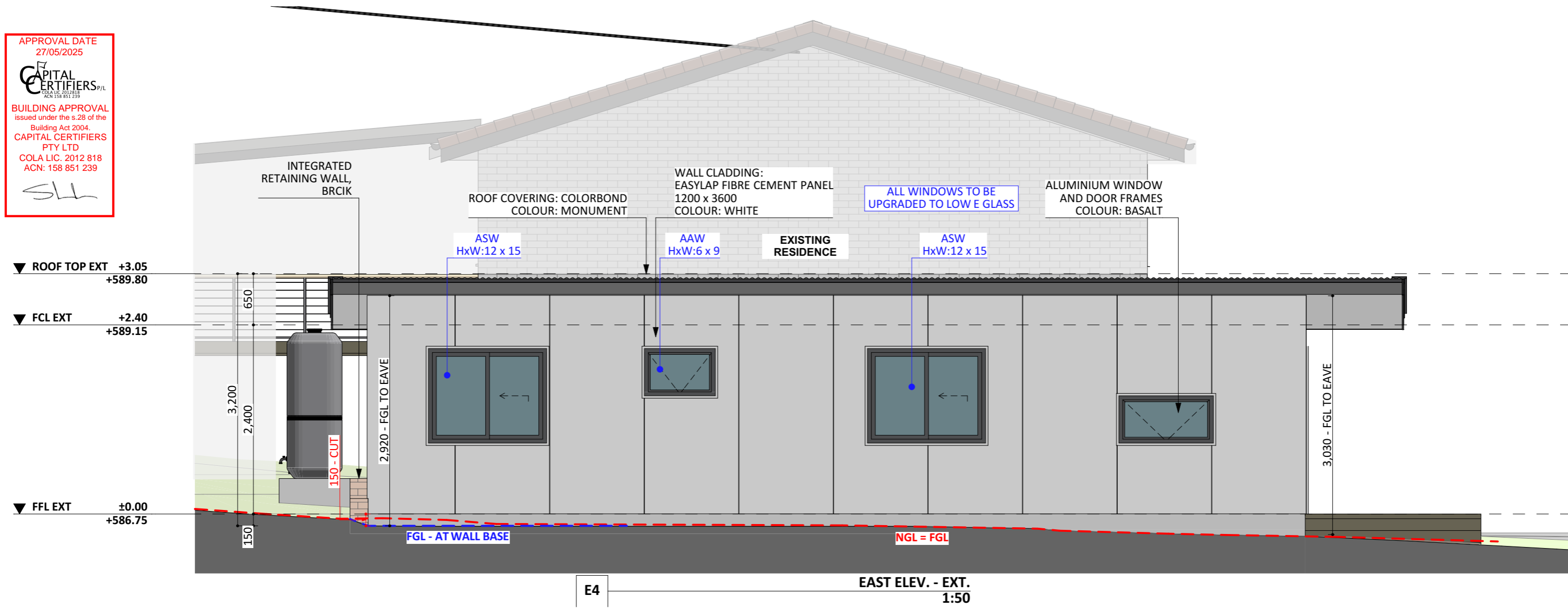
NOTE:
- Source: SURVEY
- Date of Surveyor visit: 11/12/2023
- For Solar Envelope and Building Envelope, see drawing: "SOLAR AND BUILDING ENVELOPE"

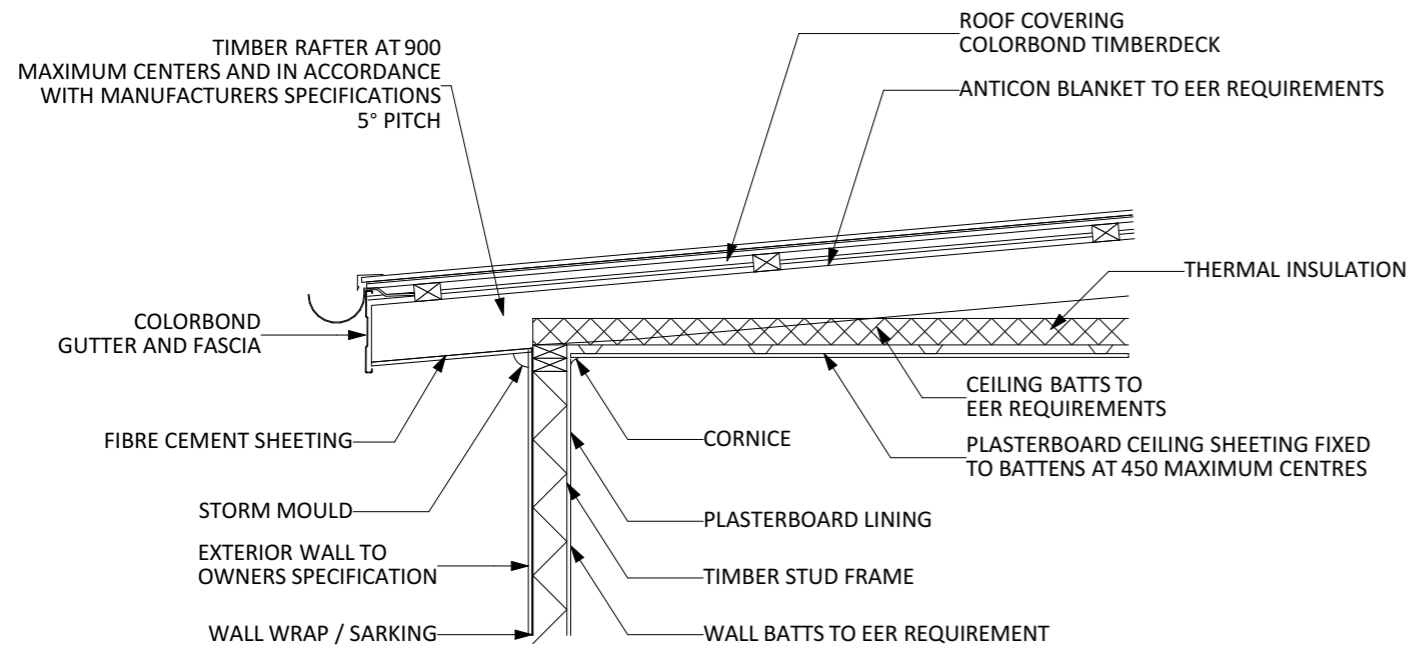
APPROVAL DATE
27/05/2025
CAPITAL CERTIFIERS P/L
COLA LIC. 2012 818
ACN: 158 851 239
BUILDING APPROVAL
issued under the s.28 of the
Building Act 2004.
CAPITAL CERTIFIERS PTY LTD
COLA LIC. 2012 818
ACN: 158 851 239
SLL



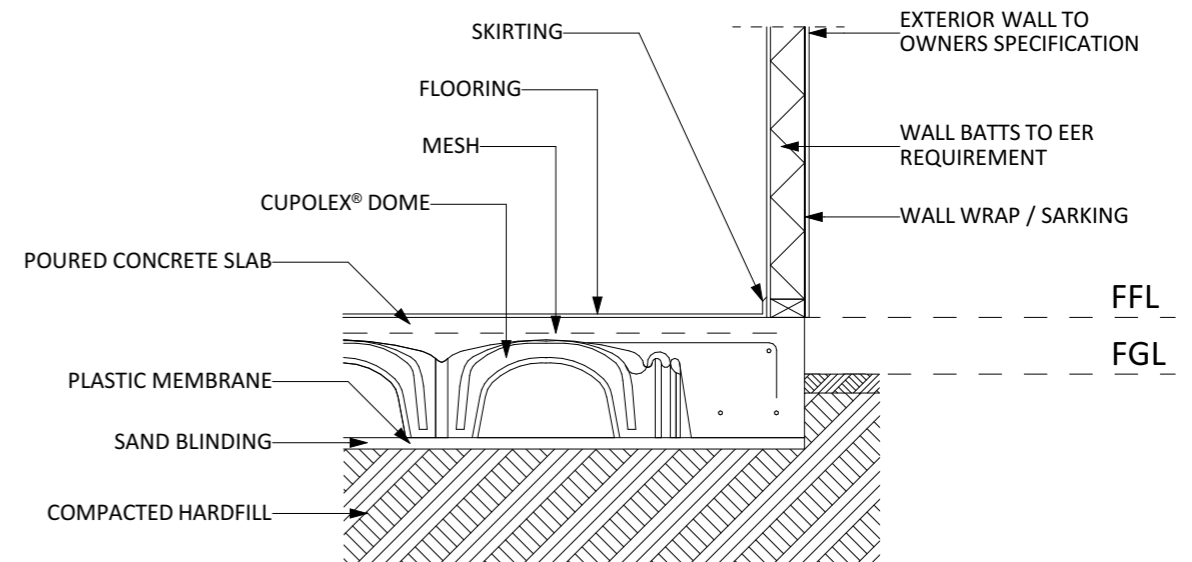
NOTE:
- Source: SURVEY
- Date of Surveyor visit: 11/12/2023
- For Solar Envelope and Building Envelope, see drawing: "SOLAR AND BUILDING ENVELOPE"

APPROVAL DATE
27/05/2025
CAPITAL CERTIFIERS P/L
ACN 158 851 239
BUILDING APPROVAL
issued under the s.28 of the
Building Act 2004.
CAPITAL CERTIFIERS PTY LTD
COLA LIC. 2012 818
ACN: 158 851 239
SLL

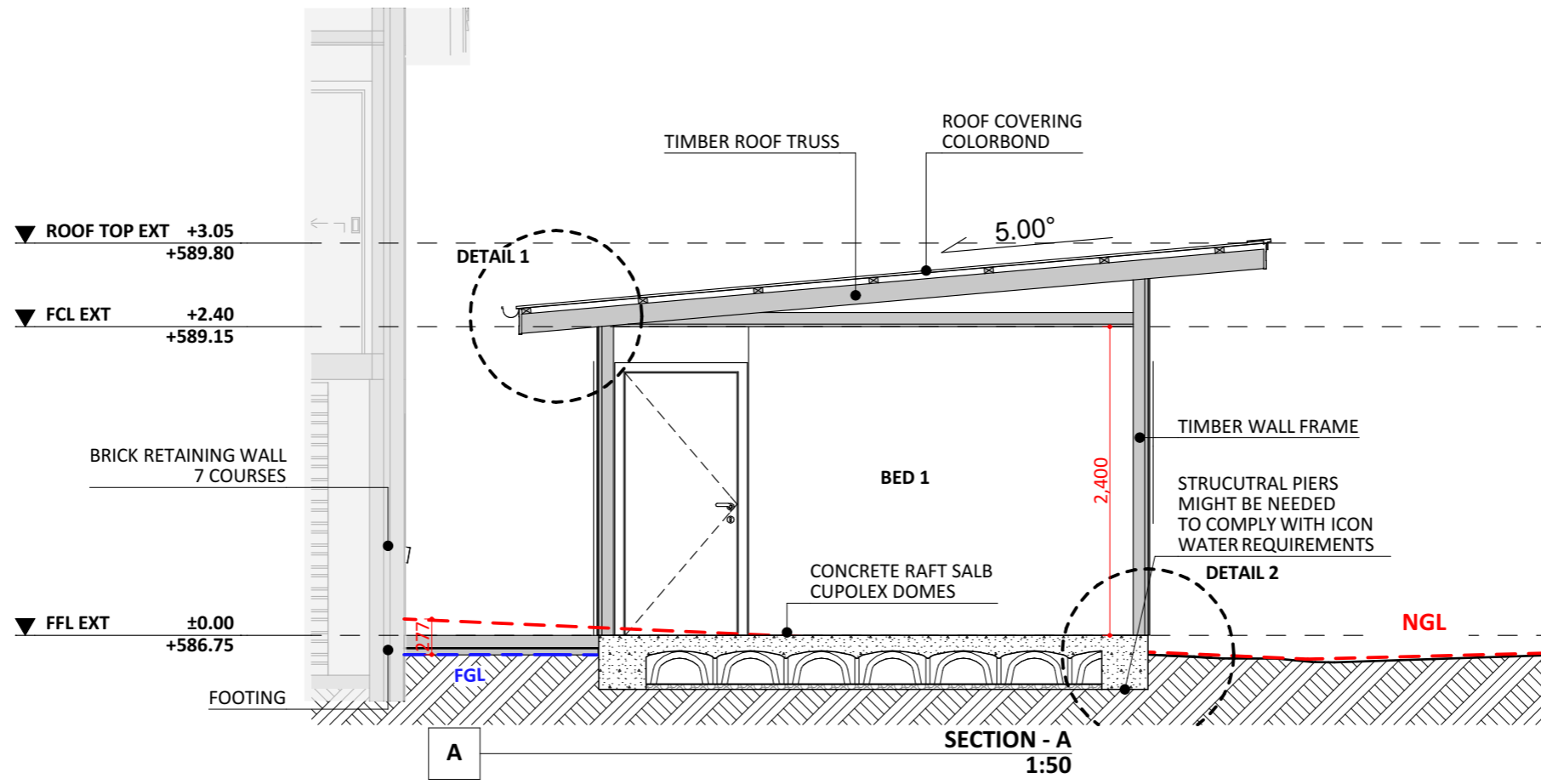




DETAIL 1
1:20



DETAIL 2
1:20

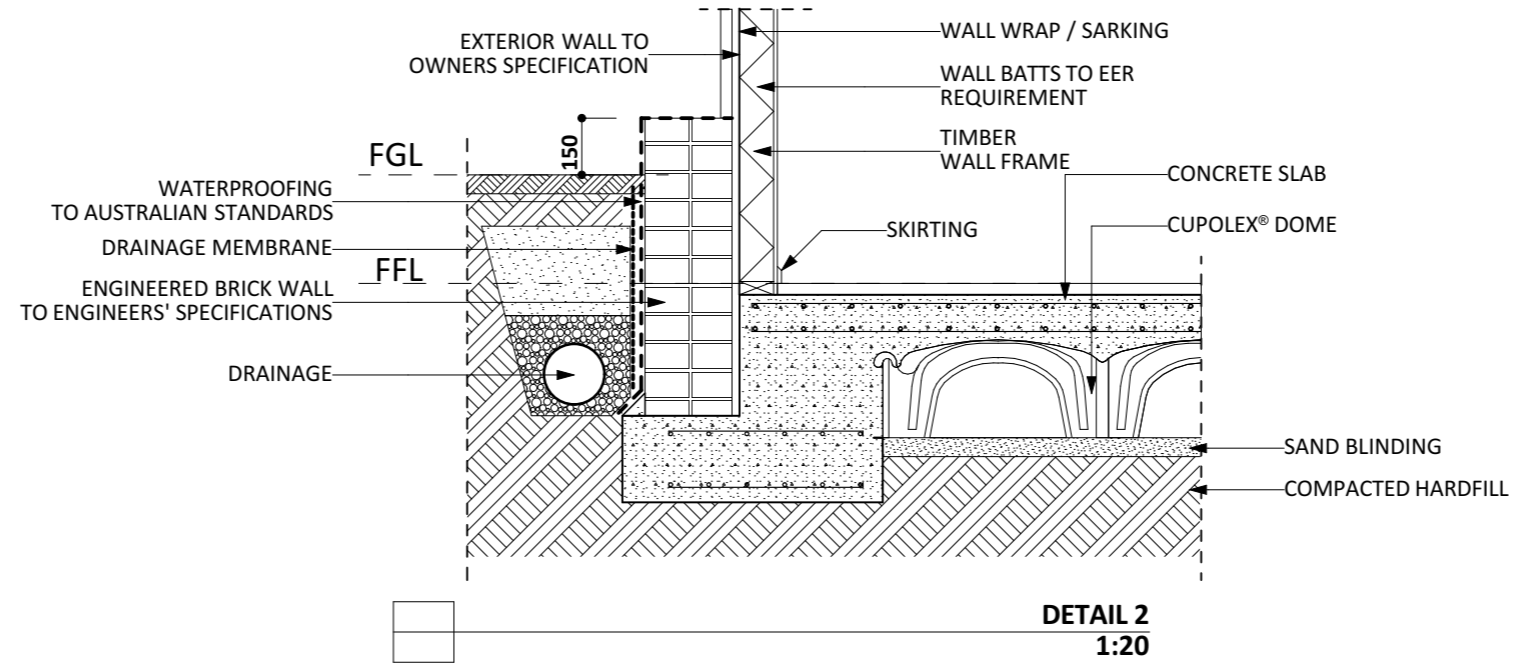


APPROVAL DATE
27/05/2025

**CAPITAL
CERTIFIERS** P/L
COLA LIC. 2012 818
ACN: 158 851 239

BUILDING APPROVAL
issued under the s.28 of the
Building Act 2004.
CAPITAL CERTIFIERS
PTY LTD
COLA LIC. 2012 818
ACN: 158 851 239

SLL

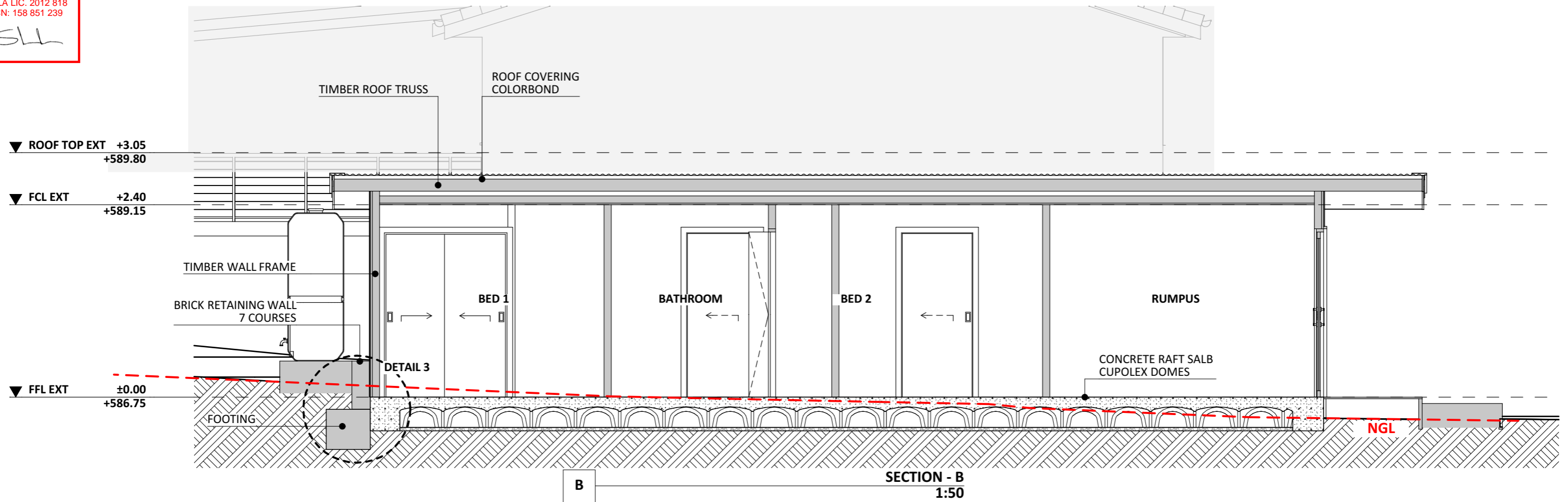


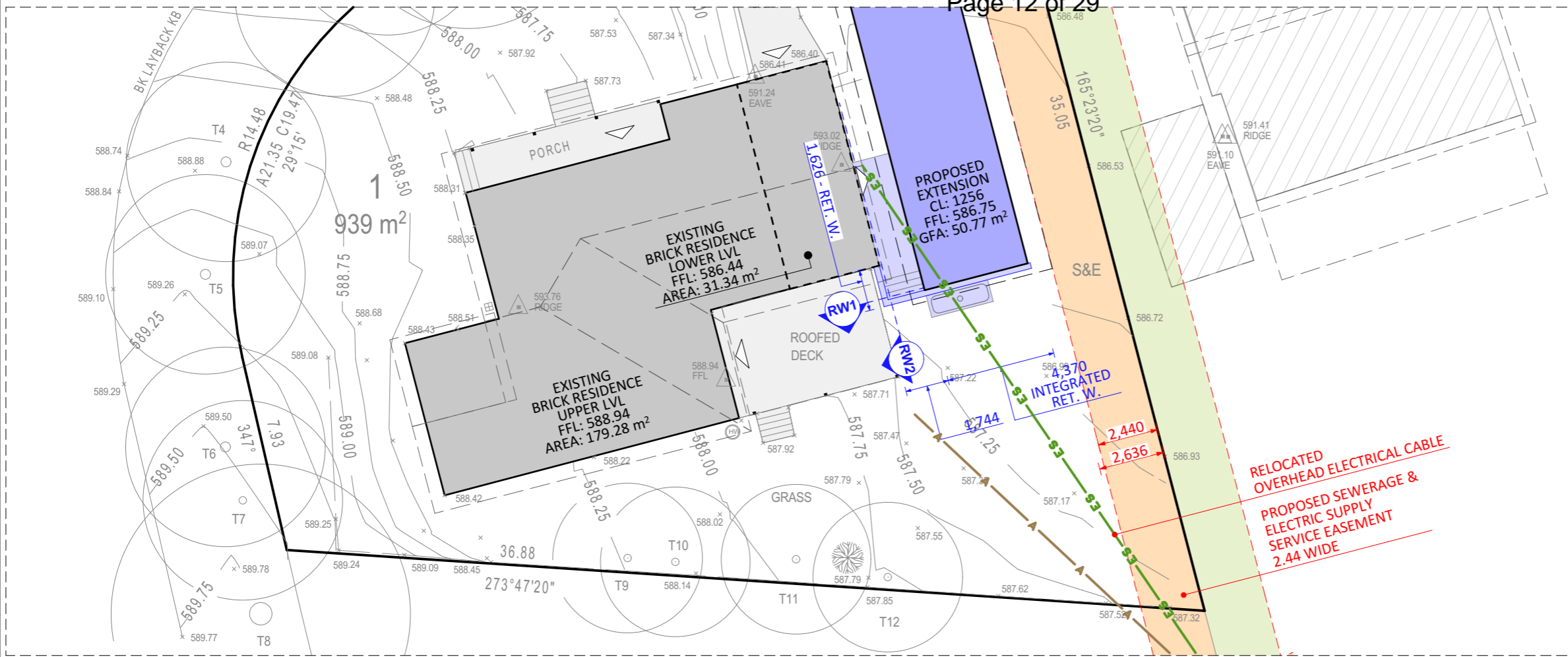
APPROVAL DATE
27/05/2025

CAPITAL CERTIFIERS P/L
COLA LIC. 2012 818
ACN: 158 851 239

BUILDING APPROVAL
issued under the s.28 of the
Building Act 2004.
CAPITAL CERTIFIERS
PTY LTD
COLA LIC. 2012 818
ACN: 158 851 239

SLH





APPROVAL DATE
27/05/2025

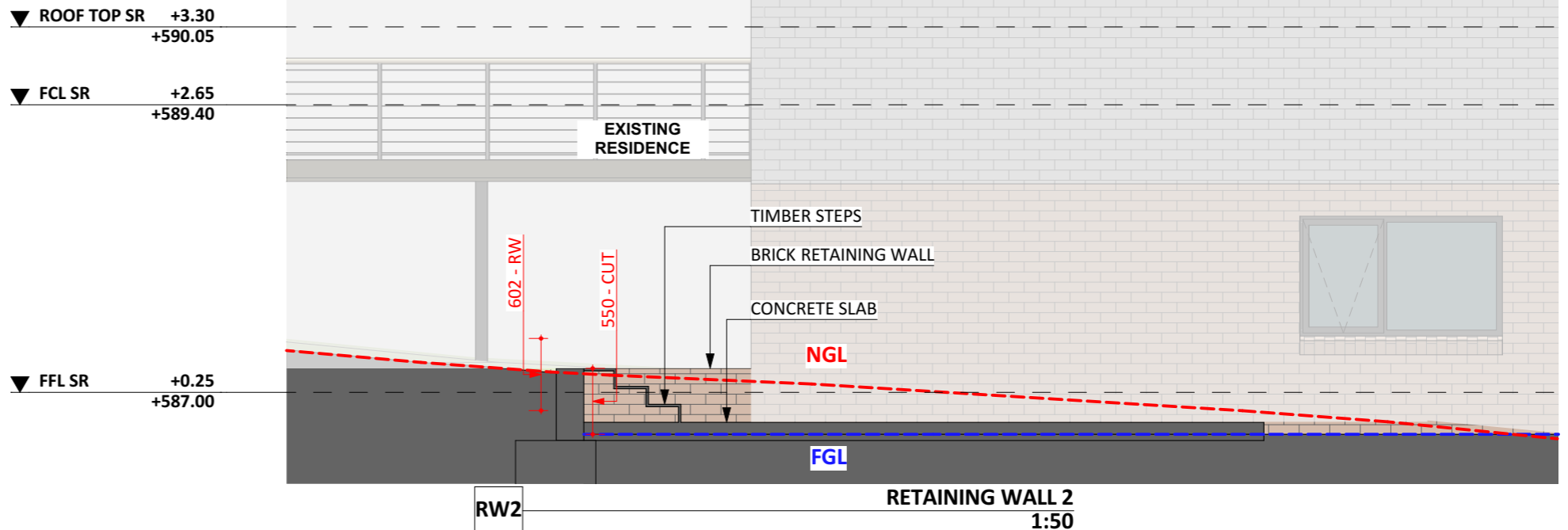
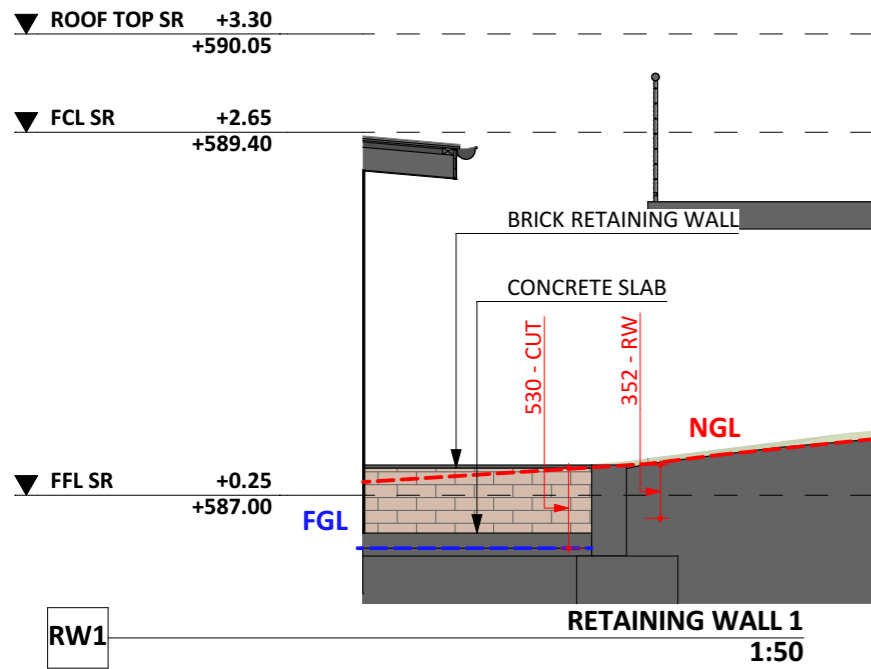
CAPITAL CERTIFIERS P/L
COLA LIC. 2012 818
ACN 158 851 239

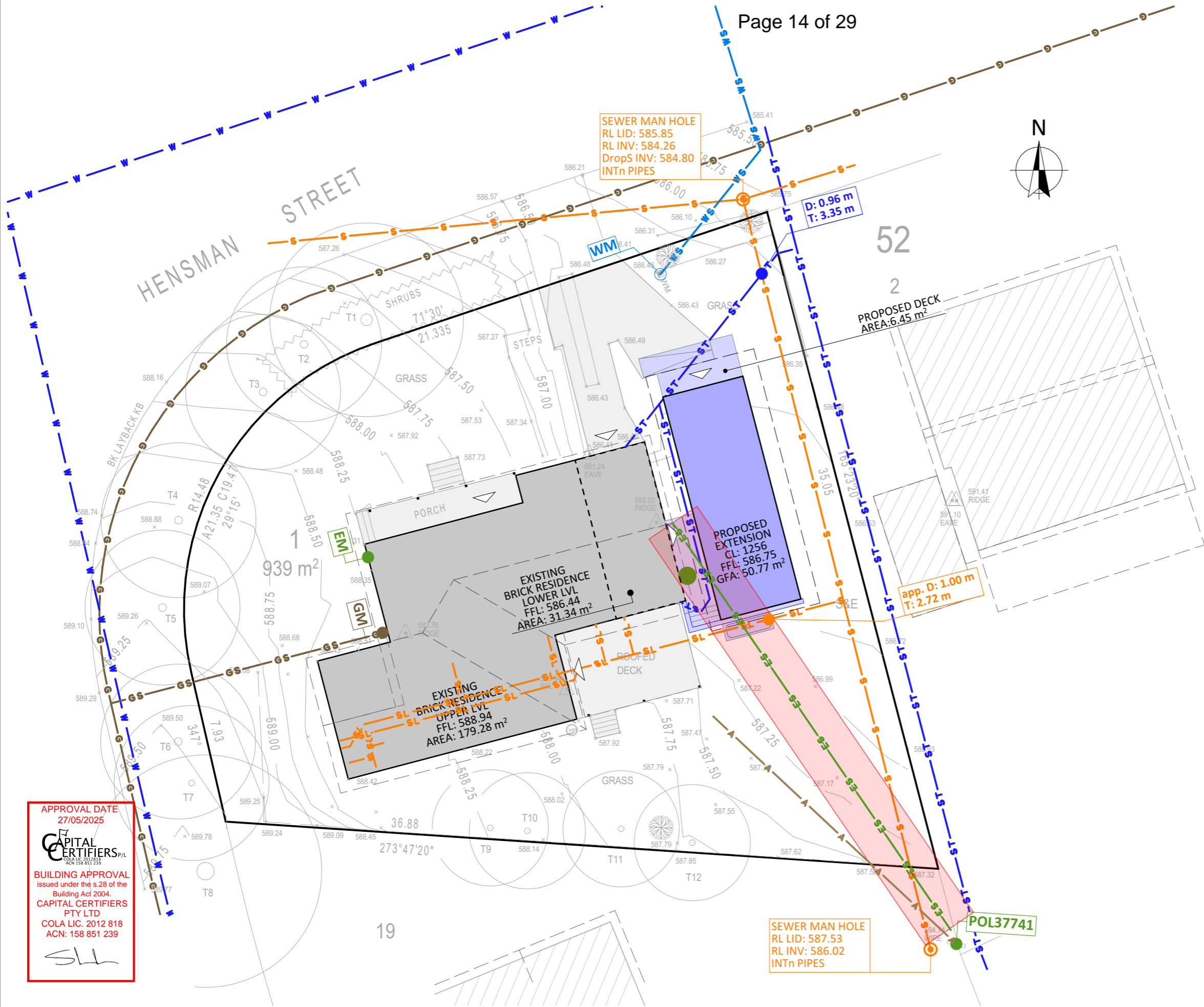
BUILDING APPROVAL
issued under the s.28 of the
Building Act 2004.

CAPITAL CERTIFIERS
PTY LTD
COLA LIC. 2012 818
ACN: 158 851 239

SLL

SP - Retaining Walls - approval 1:200





ELECTRICITY NETWORK LEGEND

- ES Overhead Service Line, In Service
- - - U Underground Service Line, In Service
- - - Underground Service Line, Abandoned
- E Overhead LV Electric Line
- - - Underground LV Electric Line, In Service
- Overhead HV Electric Line
- - - Underground HV Electric Line, In Service
- Overhead Electrical Powerline Clearance area, both Service Line (1.2 or 1.50m) and Main Powerline (2.00 or 2.70m)
- EM Electricity Meter
- Service Point
- Ground Mounted Structure
- Overhead link

GAS NETWORK LEGEND

- G Distribution Main, PE, In Service
- - - GS Connection to Distribution Main
- GM Gas Meter

SEWER NETWORK LEGEND

- ST Stormwater
- S Reticulation Main
- Trunk Main
- SL Property Service Line
- CH = Chain - Distance from the Tie back to the nearest manhole
- T = Tie - Distance of the nearest boundary to the tie
- D = Depth - Depth of the tie of the ground level at the time of installation

WATER NETWORK LEGEND

- W Distribution Main
- Retention Main
- WS Domestic Service
- WM Water Meter
- Spring Hydrant
- ▶▶ Isolation

TELECOMMUNICATION NETWORK LEGEND

- NBN Trench INSERVICE / CONSTRUCTED with underground Telstra cable
- Telstra and Unidentified - Aerial cable
- TransACT Duct
- Optus cable in Other Utility conduit
- - - Nextgen Group Cable and 3rd Part Duct

STREETLIGHT NETWORK LEGEND

- - - Streetlight Underground Cable
- Streetlight Overhead Cable
- ☀ Light Pole

NOTE:
 - Source: SURVEY
 - Date of Surveyor visit: 11/12/2023

UNDERGROUND SERVICES HAVE NOT BEEN LOCATED, THEIR REPRESENTATION IS ESTIMATED, BASED ON BUILDING FILE SEARCH AND DIAL BEFORE YOU DIG DOCUMENTS

APPROVAL DATE
27/05/2025

CAPITAL CERTIFIERS P/L
 COLA LIC. 2012 818
 ACN: 158 851 239

BUILDING APPROVAL
 issued under the s.28 of the
 Building Act 2004.
 CAPITAL CERTIFIERS
 PTY LTD
 COLA LIC. 2012 818
 ACN: 158 851 239

SLL

SEWER MAN HOLE
 RL LID: 585.85
 RL INV: 584.26
 DropS INV: 584.80
 INTn PIPES

D: 0.96 m
 T: 3.35 m

52
 2
 PROPOSED DECK
 AREA: 6.45 m²

PROPOSED EXTENSION
 CL: 1256
 FFL: 586.75
 GFA: 50.77 m²

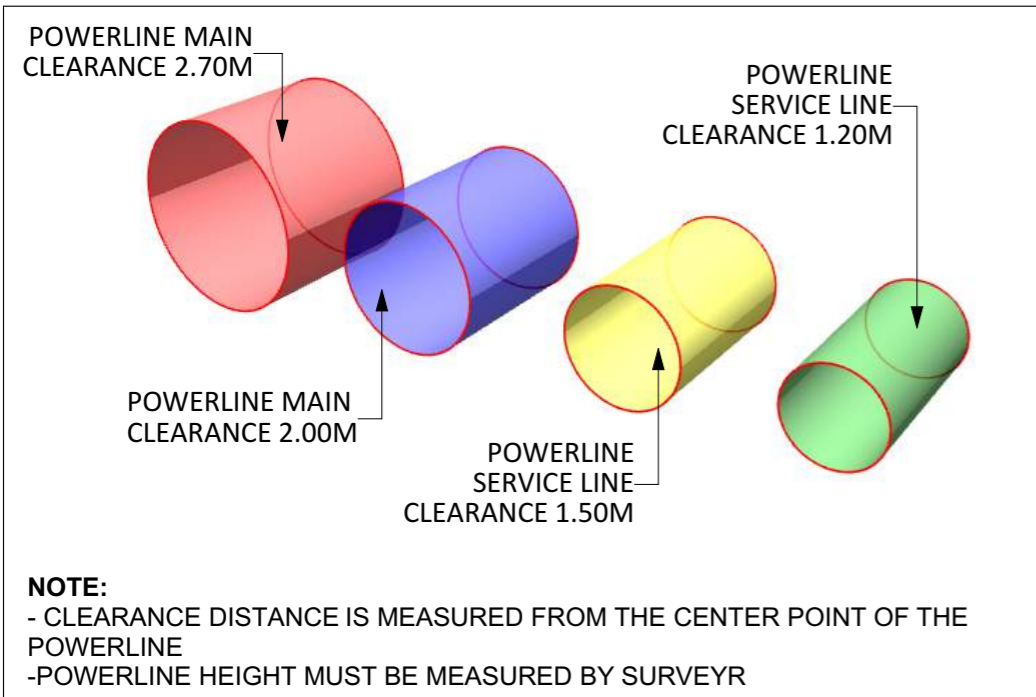
app. D: 1.00 m
 T: 2.72 m

EXISTING BRICK RESIDENCE
 LOWER LVL
 FFL: 586.44
 AREA: 31.34 m²

EXISTING BRICK RESIDENCE
 UPPER LVL
 FFL: 588.94
 AREA: 179.28 m²

SEWER MAN HOLE
 RL LID: 587.53
 RL INV: 586.02
 INTn PIPES

POL37741



APPROVAL DATE
27/05/2025

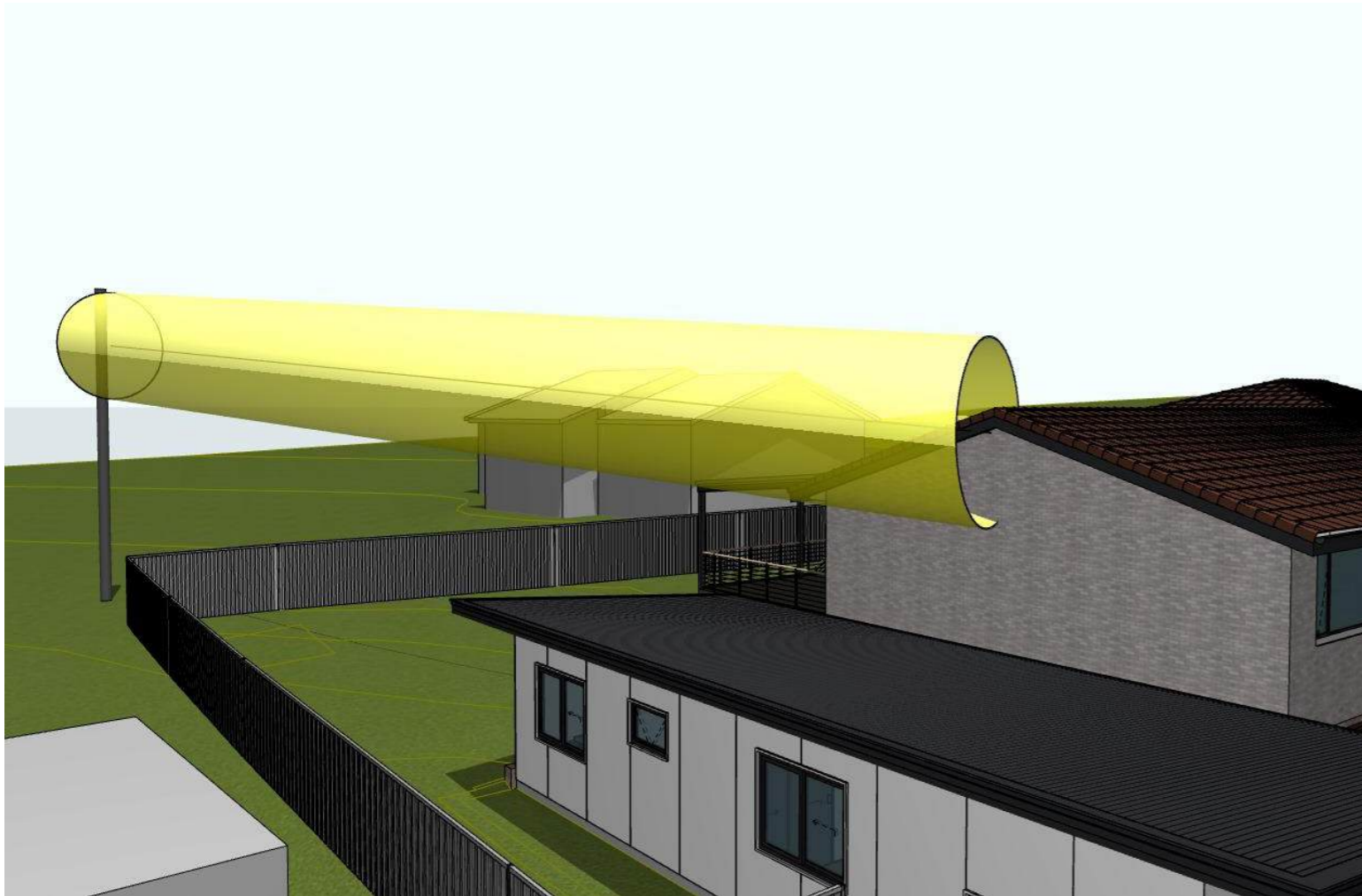
CAPITAL CERTIFIERS P/L
COLA LIC. 2012 818
ACN: 158 851 239

BUILDING APPROVAL
issued under the s.28 of the
Building Act 2004.

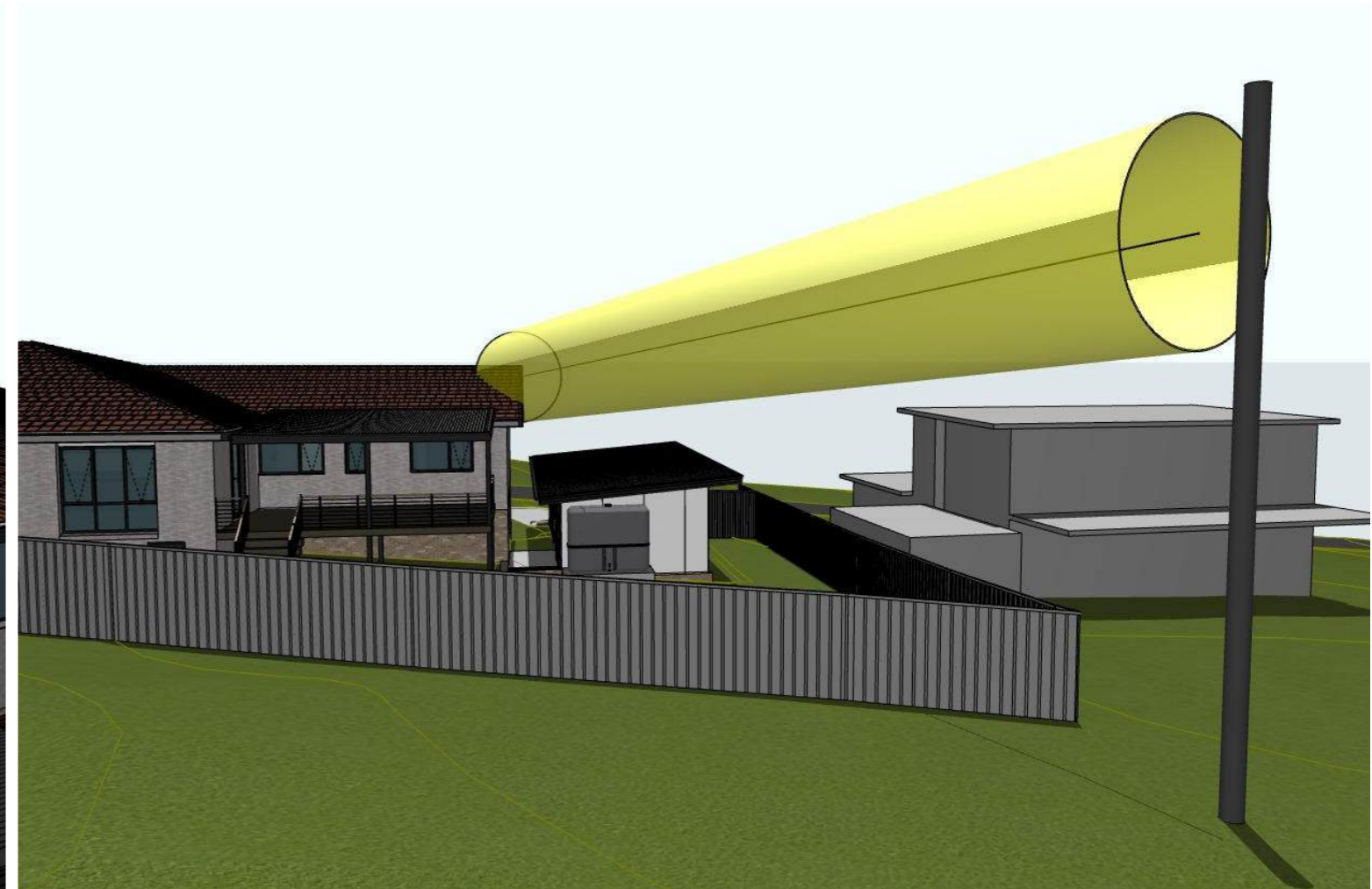
CAPITAL CERTIFIERS
PTY LTD
COLA LIC. 2012 818
ACN: 158 851 239

SLH

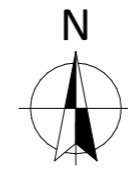
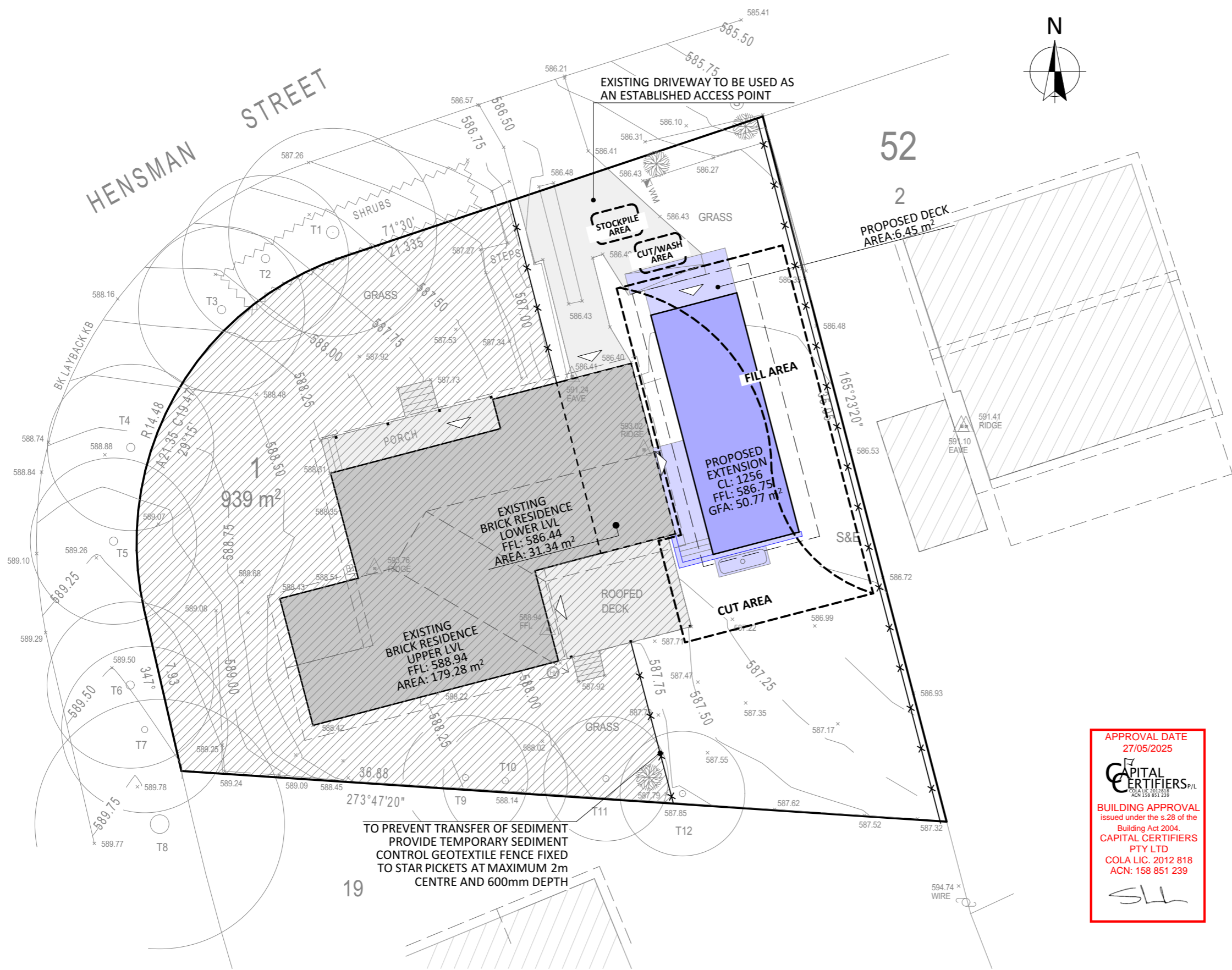
Note:
Existing Aerial Service Cable was repositioned





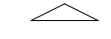


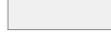


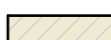
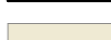
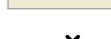
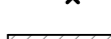
Powerline Clearance - View 1



Powerline Clearance - View 2



SITE PLAN LEGEND:

-  Studied Block property line
-  Other Property lines and elements
-  Entrance of Existing structures
-  Existing Structures in the vicinity
-  Existing Structures on the block
-  Existing Footpath, Driveway, Deck on the block
-  Proposed Structure - in scope
-  Proposed Deck, Stairs, Alfresco, Paths, Water Tank and Driveway - in scope
-  Proposed Structure - Done by Owner
-  Proposed Deck, Stairs, Alfresco, Paths, Water Tank and Driveway - Done by Owner
-  Sediment control Fence
-  Undisturbed Area

NOTE:
 - Block Type: LARGE
 - Source: SURVEY
 - Date of Surveyor visit: 11/12/2023

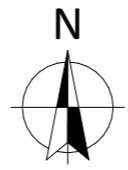
APPROVAL DATE
27/05/2025

CAPITAL CERTIFIERS P/L
COA 158 851 239

BUILDING APPROVAL
 issued under the s.28 of the
 Building Act 2004.
CAPITAL CERTIFIERS PTY LTD
 COLA LIC. 2012 818
 ACN: 158 851 239

SLL

LEGEND		PLOT RATIO	PRIVATE OPEN SPACE	
	SITE AREA - TOTAL	939.00 m ²	939.00 m ²	
A.1	EXISTING BUILDING(S) / STRUCTURE(S)	31.34 + 179.28 = 210.62 m ² (GARAGE LEVEL + MAIN LEVEL)	179.28 m ² (MAIN LEVEL ONLY)	
A.2	PROPOSED NEW BUILDING(S)/STRUCTURE(S)	50.77 m ²	50.77 m ²	
A.3	DRIVEWAYS AND MANEUVERING SPACE	N/A	40.68 m ²	
		ACTUAL PLOT RATIO = 27.83% (MAXIMUM PLOT RATIO = 50%)	ACTUAL PRIVATE OPEN SPACE = 668.27 m ² (MINIMUM POS = (SITE AREA X 60%) = 563.40 m ²)	
A.4	NON PLANTING AREA	N/A	70.25 m ²	
A.5	PLANTING AREA	N/A	ACTUAL PLANTING AREA:	598.02 m ² 63.68 %
			MINIMUM PLANTING AREA (SITE AREA x 30%):	281.70 m ² 30%

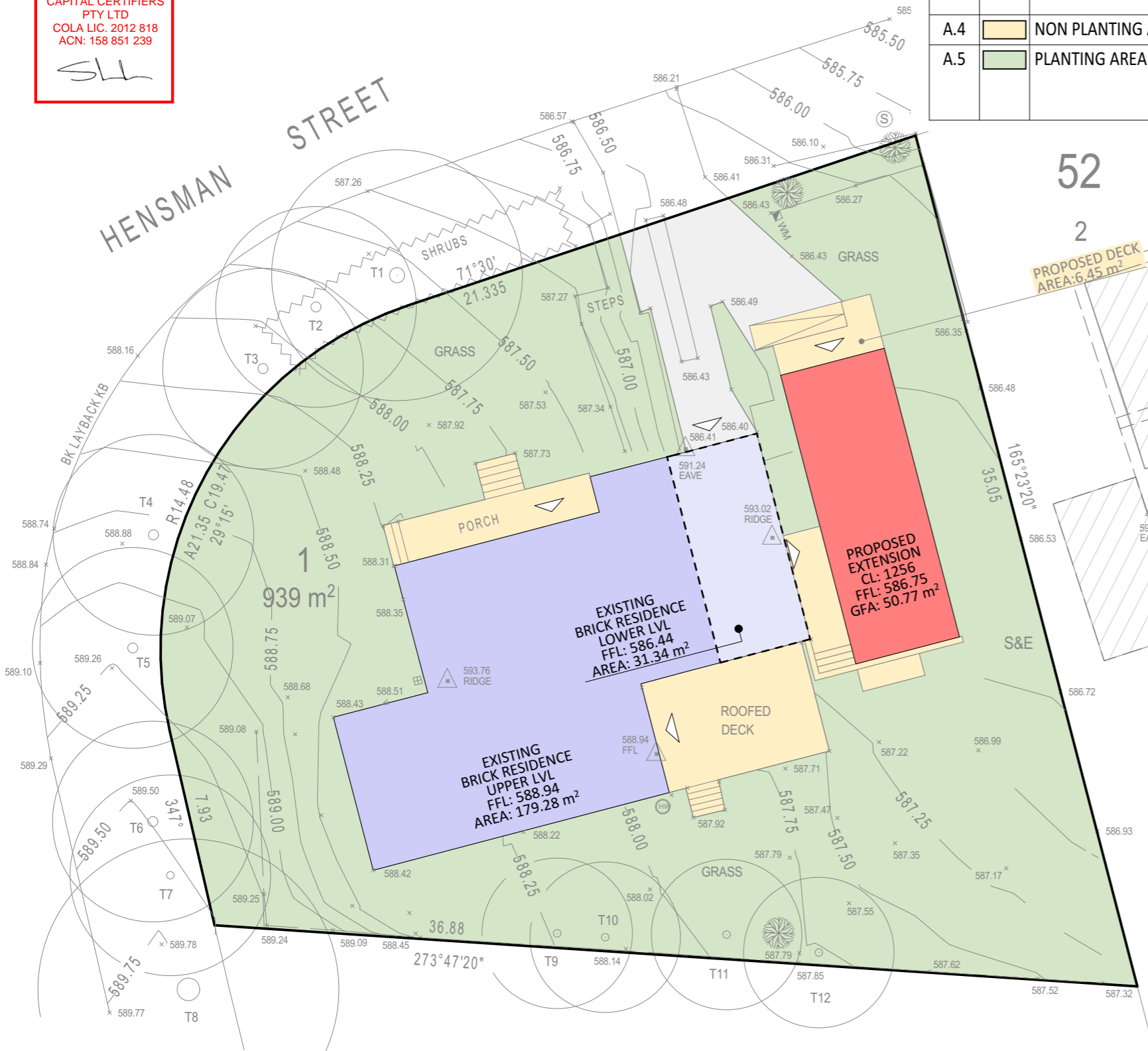


APPROVAL DATE
27/05/2025

CAPITAL CERTIFIERS P/L
COLA LIC. 2012 818
ACN: 158 851 239

BUILDING APPROVAL
issued under the s.28 of the
Building Act 2004.
CAPITAL CERTIFIERS
PTY LTD
COLA LIC. 2012 818
ACN: 158 851 239

SLH



Notes

Actual plot ratio = $\frac{\text{Existing building(s)/structure(s)} + \text{Proposed new building(s)/structures}}{\text{Site area}} \times 100$

Actual private open space = Site area - (Existing building(s)/structure(s) + Proposed new building(s)/structure(s) + Driveways and maneuvering space)

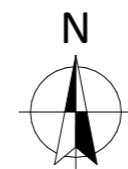
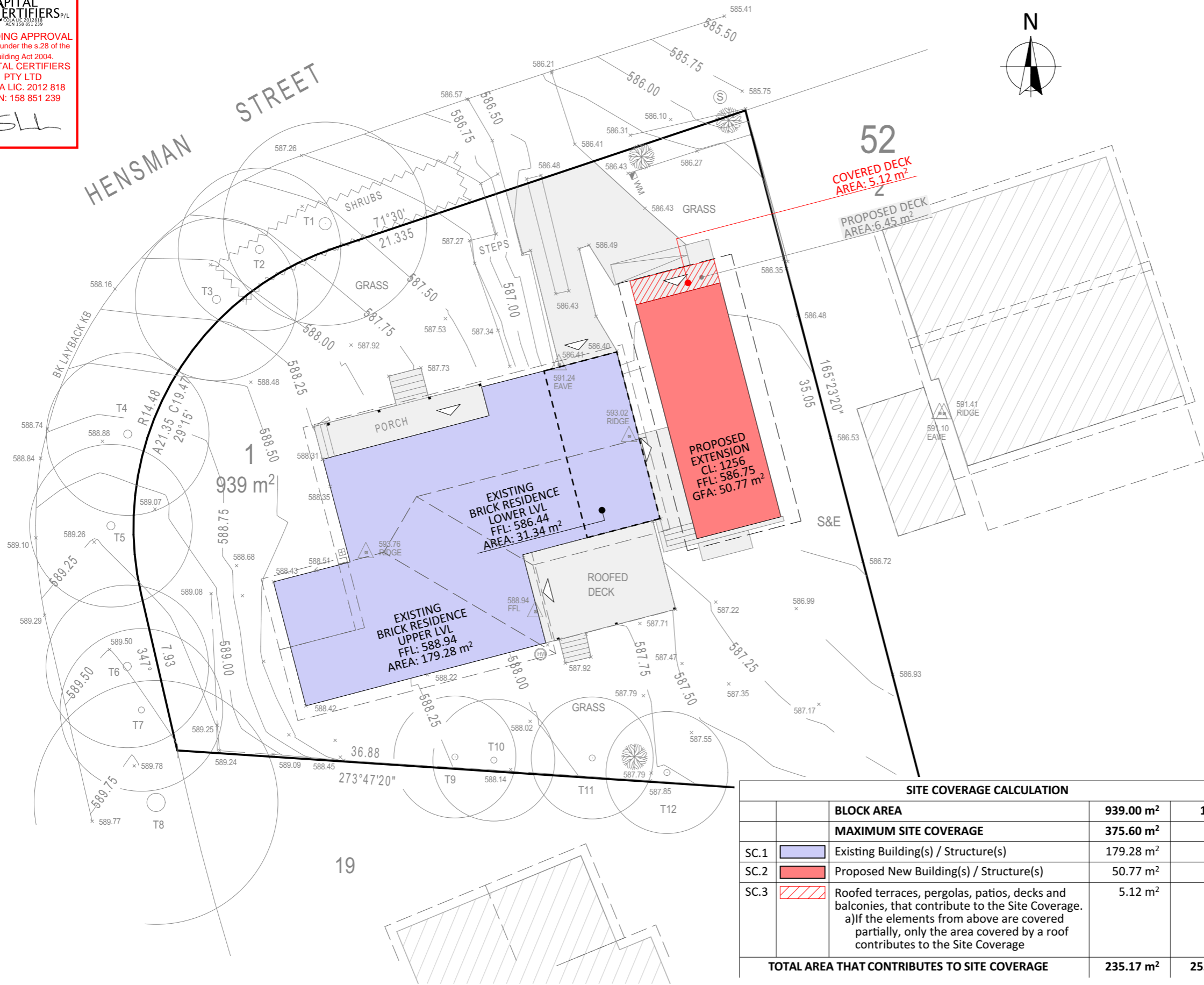
Planting area = Actual private open space - Non planting area

APPROVAL DATE
27/05/2025

CAPITAL CERTIFIERS P/L
NSW LIC: 2012 818
ACN: 158 851 239

BUILDING APPROVAL
issued under the s.28 of the
Building Act 2004
CAPITAL CERTIFIERS
PTY LTD
COLA LIC: 2012 818
ACN: 158 851 239

SLH



- LEGEND:**
- Studied Block property line
 - Other Property lines and elements
 - Entrance of Existing structures
 - Existing Structures in the vicinity
 - Existing or Proposed Footpath, Driveway, Deck on the block

- AREAS THAT CONTRIBUTE TO SITE COVERAGE:**
- Existing Structure(s)
 - Proposed Structure(s)
 - Roofed terraces, pergolas, patios, decks and balconies, that contribute to the Site Coverage

DEFINITION:
Site coverage means the proportion of actual site covered by buildings, including roofed terraces, pergolas, patios, decks and balconies but excluding any part of awnings, eaves and the like.

SINGLE DWELLING HOUSING DEVELOPMENT CODE 5.2A Site coverage and tree planting

R40B
This rule applies to blocks approved under an estate development plan before 1 January 2020, or land for which the original Crown lease was granted before 1 January 2020. Site coverage is a maximum of:

- a) for large blocks: 40% of the block area
- b) for mid-sized blocks: 60% of the block area
- c) for compact blocks: 70% of the block area.

R40C
This rule applies to blocks approved under an estate development plan before 1 January 2020, or land for which the original Crown lease was granted before 1 January 2020. Development provides a minimum level of tree planting in deep soil zones, with associated planting requirements as described in table 7a, consistent with the following:

- a) for compact blocks, at least one small tree
- b) for mid-sized blocks, at least two small trees
- c) for large blocks less than or equal to 800m², one small tree and one medium tree (or equivalent existing tree/s – see Table 7b)
- d) for large blocks more than 800m², at least:
 - i) one medium tree and one large tree (or equivalent existing tree/s – see Table 7b), and
 - ii) one additional large tree or two additional medium trees for each additional 800m² block area (or equivalent existing tree/s – see Table 7b).

Note: Existing canopy trees being retained as part of development may be considered to meet these requirements

SITE COVERAGE CALCULATION				
		BLOCK AREA	939.00 m²	100%
		MAXIMUM SITE COVERAGE	375.60 m²	40%
SC.1		Existing Building(s) / Structure(s)	179.28 m ²	
SC.2		Proposed New Building(s) / Structure(s)	50.77 m ²	
SC.3		Roofed terraces, pergolas, patios, decks and balconies, that contribute to the Site Coverage. a) If the elements from above are covered partially, only the area covered by a roof contributes to the Site Coverage	5.12 m ²	
TOTAL AREA THAT CONTRIBUTES TO SITE COVERAGE			235.17 m²	25.04%

NOTE:

- Block Type: LARGE
- Source: SURVEY
- Date of Surveyor visit: 11/12/2023

TREE TABLE					
N(O)	TREE	DIA	SPRD	HI	NOTE
T1	PINE	0.6	10	12	
T2	PINE	0.4	8	12	
T3	PINE	0.4	8	12	
T4	PINE	0.4	8	10	
T5	PINE	0.4	8	10	
T6	PINE	0.4	8	10	
T7	PINE	0.3	8	10	
T8	GUM	0.9	12	17	
T9	SHRUB	0.3	6	8	
T10	SHRUB	0.3	6	8	
T11	SHRUB	0.3	6	6	
T12	SHRUB	0.3	6	6	



SITE PLAN LEGEND:

- Studied Block property line
- Other Property lines and elements
- Entrance of Existing structures
- Existing Structures in the vicinity
- Existing Structures on the block
- Existing Footpath, Driveway, Deck on the block
- Proposed Structure - in scope
- Proposed Deck, Stairs, Alfresco, Paths, Water Tank and Driveway - in scope
- Renovation Area Inside Existing Residence
- Proposed Structure - Done by Owner
- Proposed Deck, Stairs, Alfresco, Paths, Water Tank and Driveway - Done by Owner

TREE PLANTING

- Small Tree
Height: 5-8m / Min. Canopy: 4m
- Medium Tree
Height: 8-12m / Min. Canopy: 6m
- Large Tree
Height: >12m / Min. Canopy: 8m
- Deep Soil Zones

Block Type	Minimum tree requirement
LARGE, > 800 m ²	one large and one medium, plus one large or two medium for each additional 800 m ²
LARGE, <= 800 m ²	one small and one medium
MID-SIZED	two small
COMPACT	one small

EASEMENT LEGEND:

- Easement maintenance access
- Stormwater easement | width: 2.44 or 2.50m
- Sewer easement | width: 2.44 or 2.50 m
- Sewer Pipe Protection Envelope
- Electrical easement | width: 1.50 or 2.50m
- Stormwater and Electrical easement
- Sewer and Electrical easement
- Stormwater and Sewer easement
- Gas easement
- Right of Way easement
- Telecommunications easement
- Water easement



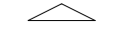


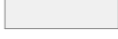


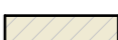
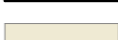
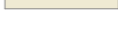
NOTE:
 - Block Type: LARGE
 - Source: SURVEY
 - Date of Surveyor visit: 11/12/2023

APPROVAL DATE
27/05/2025
CAPITAL CERTIFIERS P/L
 COLA LIC. 2012 818
 ACN: 158 851 239
 BUILDING APPROVAL
 issued under the s.28 of the
 Building Act 2004.
**CAPITAL CERTIFIERS
 PTY LTD**
 COLA LIC. 2012 818
 ACN: 158 851 239

TREE TABLE

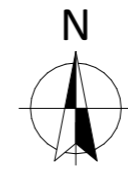
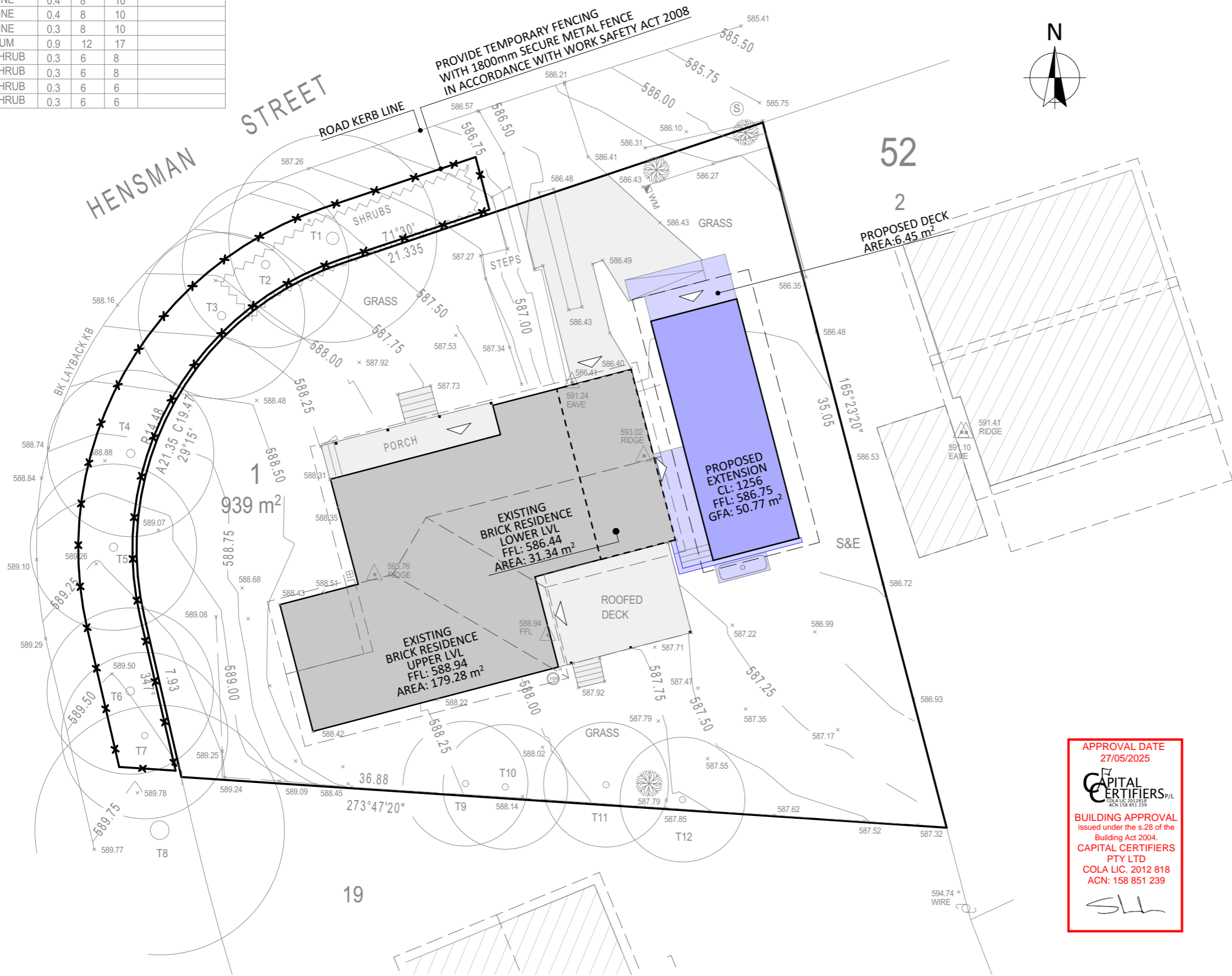
N[O]	TREE	DIA	SPRD	HI	NOTE
T1	PINE	0.6	10	12	
T2	PINE	0.4	8	12	
T3	PINE	0.4	8	12	
T4	PINE	0.4	8	10	
T5	PINE	0.4	8	10	
T6	PINE	0.4	8	10	
T7	PINE	0.3	8	10	
T8	GUM	0.9	12	17	
T9	SHRUB	0.3	6	8	
T10	SHRUB	0.3	6	8	
T11	SHRUB	0.3	6	6	
T12	SHRUB	0.3	6	6	

SITE PLAN LEGEND:

-  Studied Block property line
-  Other Property lines and elements
-  Entrance of Existing structures
-  Existing Structures in the vicinity
-  Existing Structures on the block
-  Existing Footpath, Driveway, Deck on the block
-  Proposed Structure - in scope
-  Proposed Deck, Stairs, Alfresco, Paths, Water Tank and Driveway - in scope
-  Proposed Structure - Done by Owner
-  Proposed Deck, Stairs, Alfresco, Paths, Water Tank and Driveway - Done by Owner
-  Fence protectig all verge planting, trees and grass

NOTE:

- Block Type: LARGE
- Source: SURVEY
- Date of Surveyor visit: 11/12/2023



APPROVAL DATE
27/05/2025

CAPITAL CERTIFIERS P/L
COLA LIC. 2012 818
ACN 158 851 239

BUILDING APPROVAL
issued under the s.28 of the
Building Act 2004.
CAPITAL CERTIFIERS
PTY LTD
COLA LIC. 2012 818
ACN: 158 851 239

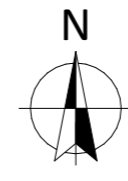
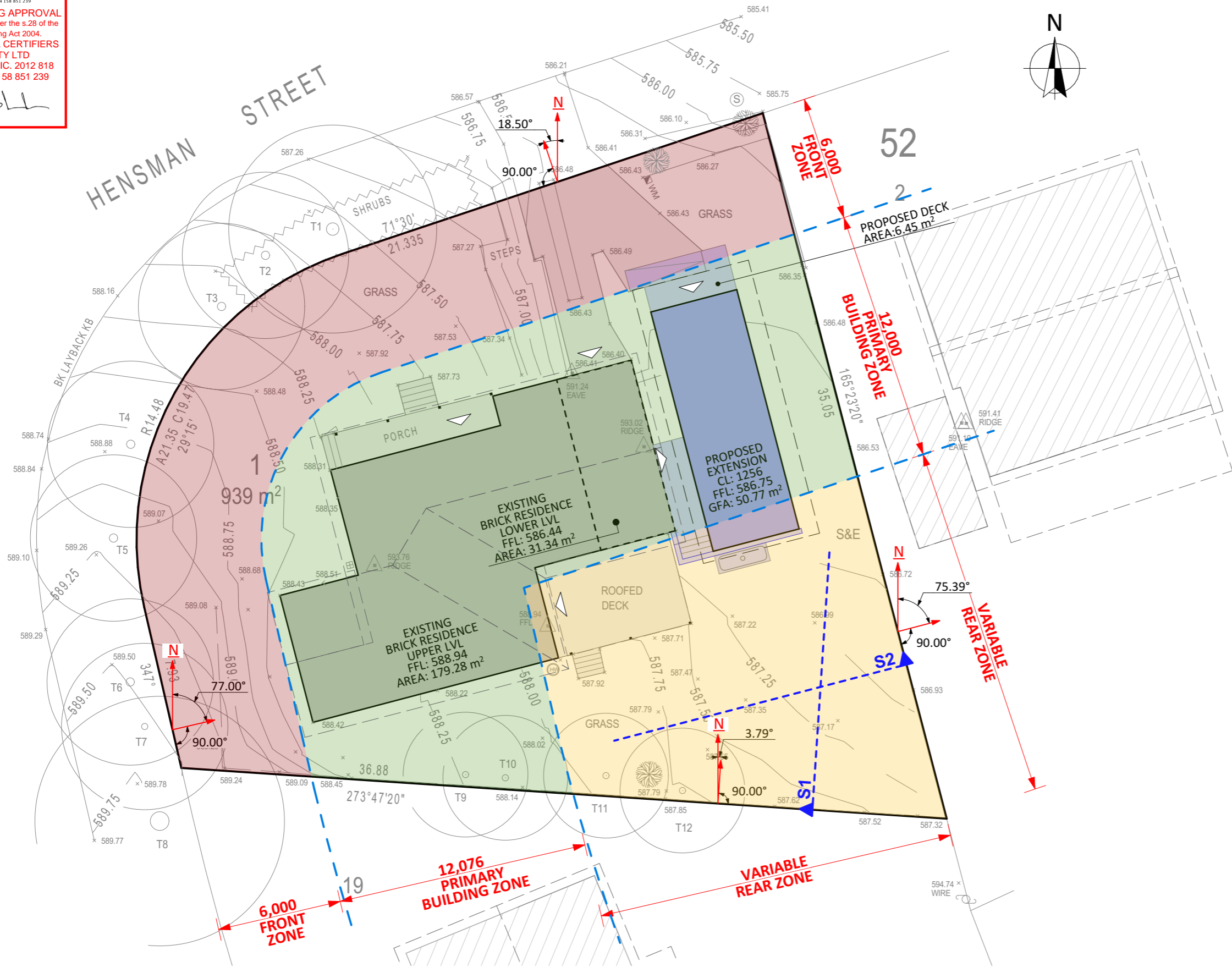
SLH

APPROVAL DATE
27/05/2025

CAPITAL CERTIFIERS P/L
ACN 158 851 239

BUILDING APPROVAL
issued under the s.28 of the
Building Act 2004.
CAPITAL CERTIFIERS
PTY LTD
COLA LIC. 2012 818
ACN: 158 851 239

SLL

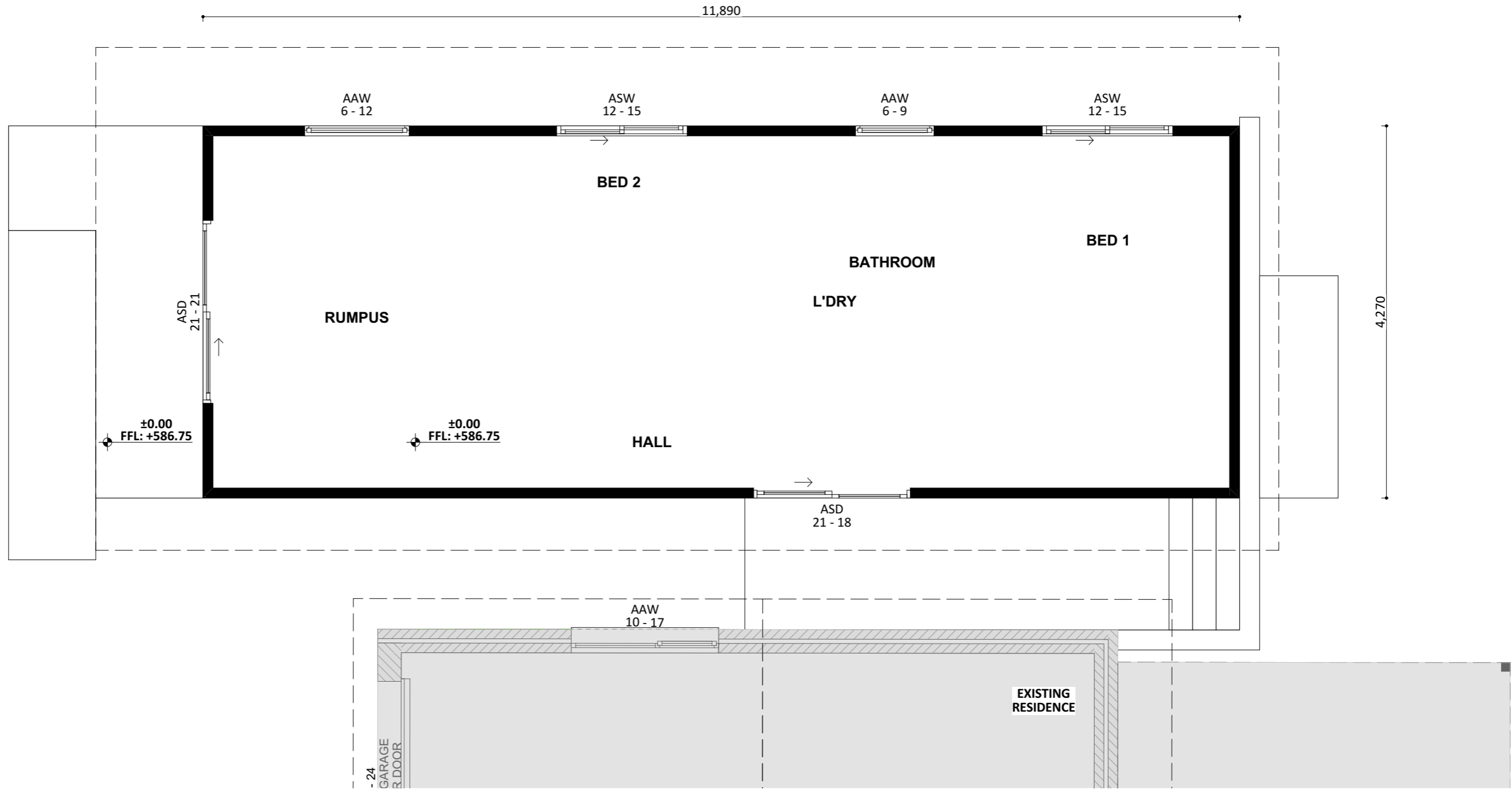
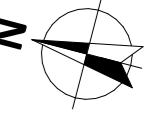


NOTES:

- Front Zone**
 - The Front Zone is usually the area between the Front Boundary and the Building Line. The Building Line can be determined using the rule below
 - If the minimum setback requirement is greater than the distance to the building line, then it is this distance that will determine the Front Zone. This is rare. Typically, the minimum setback from the front boundary is 6m
 - The Front Zone can also not have a length greater than 10 metres into the block. Again this is rare.
- Building Line**
 - This is a line drawn parallel to the front boundary along the front face of a building, or through the point on the building which is closest to the front boundary.
 - A terrace, landing, porch, balcony, deck or verandah that is more than 1.5 metres above finished ground level or is covered by a roof is deemed to be part of the building. A fence, courtyard wall or retaining wall is not deemed to be part of the building.
- Primary Building Zone**
 - The area between the front zone and a line projected 12 metres from this zone.
- Rear zone**
 - The area of the block behind the Primary Building Zone
- Perpendicular line from boundaries**
 - A line drawn at a right angle (90 degrees) from the boundary
 - This does not need to be completed if there is no adjoining residential block
- Line with a bearing of North**
 - A line drawn that goes directly North
 - This should be drawn from the same point that the Perpendicular line from the Boundary is drawn
 - This does not need to be completed if there is no adjoining residential block
- Angle between the Line with a Bearing of North and Perpendicular Line from Boundary**
 - The angle measured between these two lines
 - This angle should always be less than 180 degrees

LEGEND

SYMBOL	DESCRIPTION
	BUILDING LINE
	PLOT PROFILE LINE FOR SOLAR AND BUILDING ENVELOPE. PERPENDICULAR TO THE RELEVANT BOUNDARY LINE
	FRONT ZONE
	PRIMARY BUILDING ZONE
	REAR ZONE
	LINE WITH A BEARING OF NORTH TO ESTABLISH SOLAR BOUNDARY ENVELOPE



APPROVAL DATE
27/05/2025

CAPITAL CERTIFIERS P/L
COLA LIC. 2012 818
ACN: 158 851 239

BUILDING APPROVAL
issued under the s.28 of the
Building Act 2004.
CAPITAL CERTIFIERS
PTY LTD
COLA LIC. 2012 818
ACN: 158 851 239

SLL

COMMENCEMENT:
27 November 2023

NOTES:

BUILDING ENVELOPE

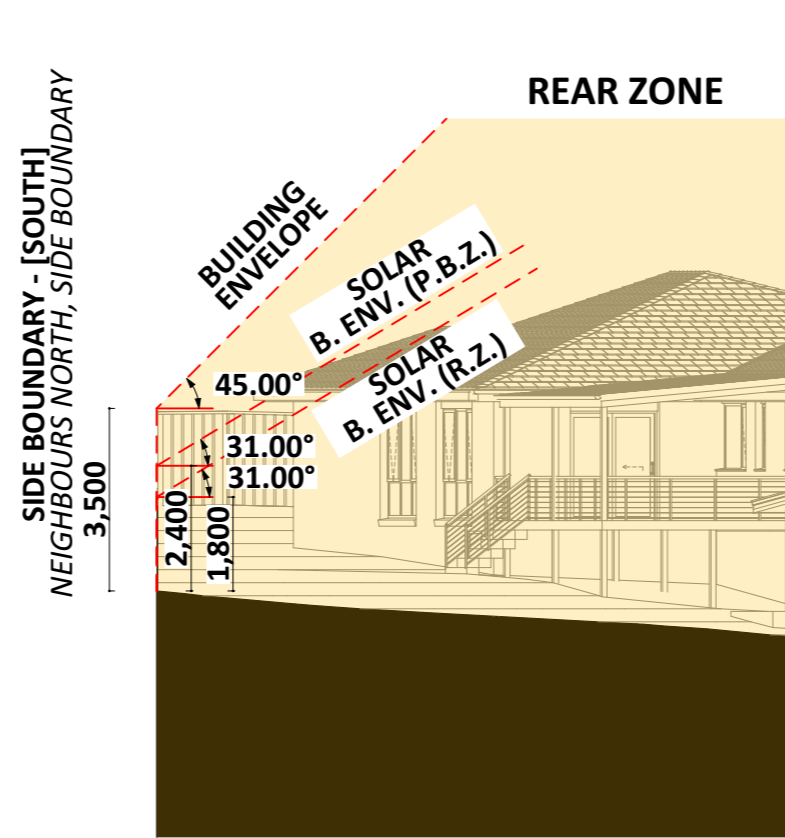
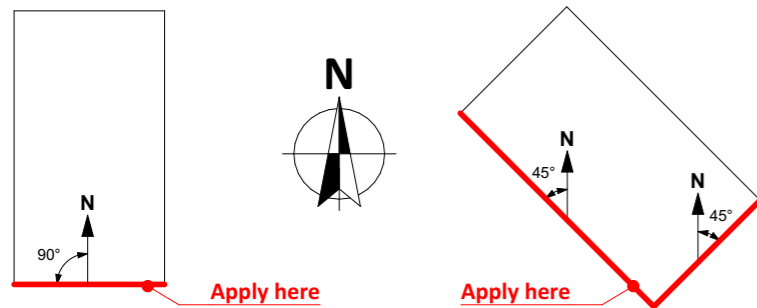
- ▶ **This rule applies to:**
 - Side and rear boundaries except for side or rear boundaries where solar building envelope requirements apply.
 - All block sizes, regardless when the block was approved.
 - Building Envelope Fence Height - 3.5 m
 - Angle of projection from Building Envelope Fence - 45 Degrees.
- ▶ **This rule does not apply to:**
 - Single dwellings on compact blocks
 - Building exceeding 3 storeys in RZ5.
- ▶ **Encroachments outside the building envelope are permitted for:**
 - flues, chimneys, antennae, aerials, cooling appliances and heating appliances.
- ▶ **Notes:**
 - This does not apply to any part of a building that is required to be built to a boundary of the block by a district policy or specification.
 - The reference to a building with more than 3 storeys is a reference to the whole building, not just that part of the building over 3 storeys.
 - **For the purposes of this rule all height measurements are taken from datum ground level.**

SOLAR BUILDING ENVELOPE

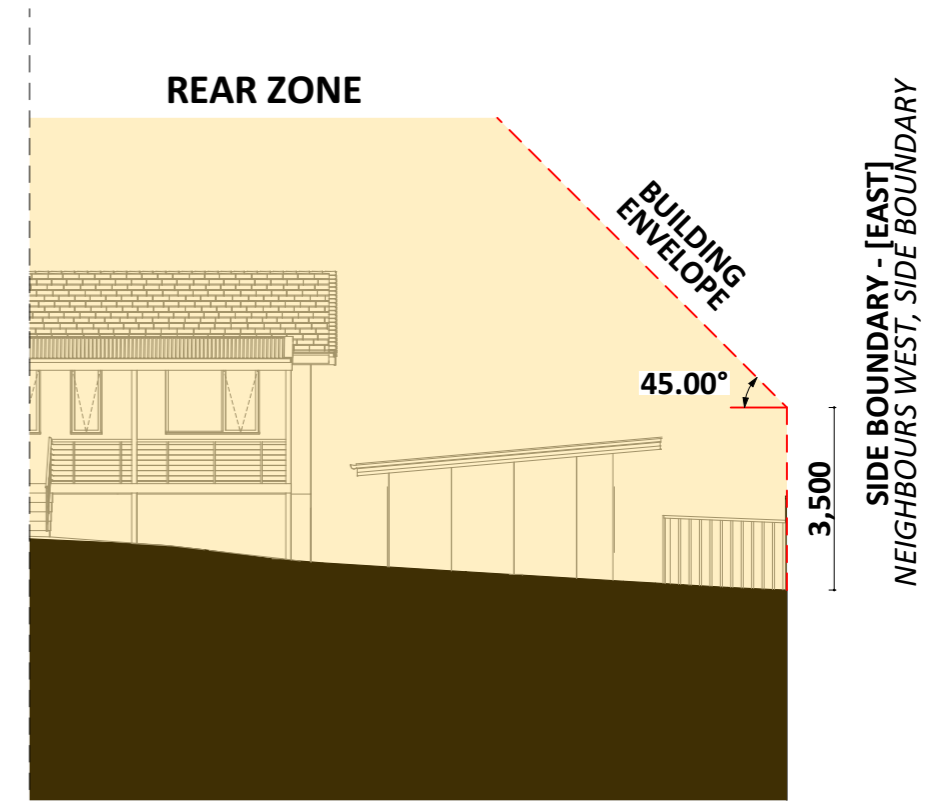
- ▶ **This rule applies to:**
 - Any Northern Boundary of an adjoining residential block.
 - All blocks, regardless when the block was approved.
 - Angle of projection from Solar Fence - 31 Degrees for all blocks.
- ▶ **For single dwellings on large blocks:**
 - In the Front and Primary building zone - 2.4m
 - All other parts of the boundary - 1.8m.
- ▶ **For single dwellings on mid-sized and compact blocks:**
 - In the Front and Primary building zone - 3m
 - All other parts of the boundary - 2.3m.
- ▶ **For multi-unit housing except for buildings exceeding 3 storeys in RZ5:**
 - In the Front and Primary building zone - 3m
 - All other parts of the boundary - 2.3m.
- ▶ **Notes:**
 - This does not apply to those parts of a boundary where the adjacent part of the adjoining residential block comprises only an access driveway (i.e., a "battle-axe handle").

Example on where to apply the Solar Building Envelope

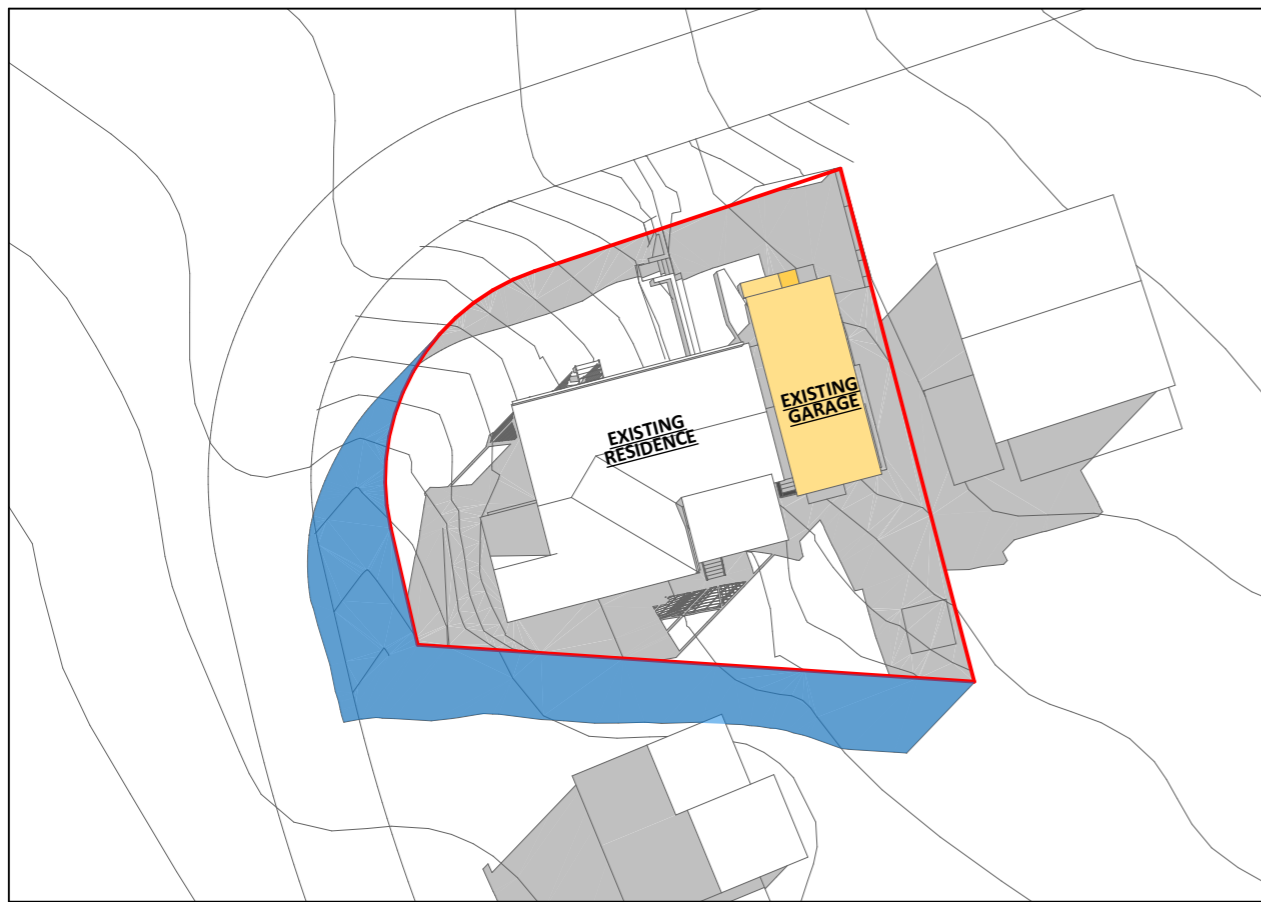
- if North is at 90 degrees to the south boundary
- if North is between 45 to 90 degrees to the south, south-east or south-west boundary



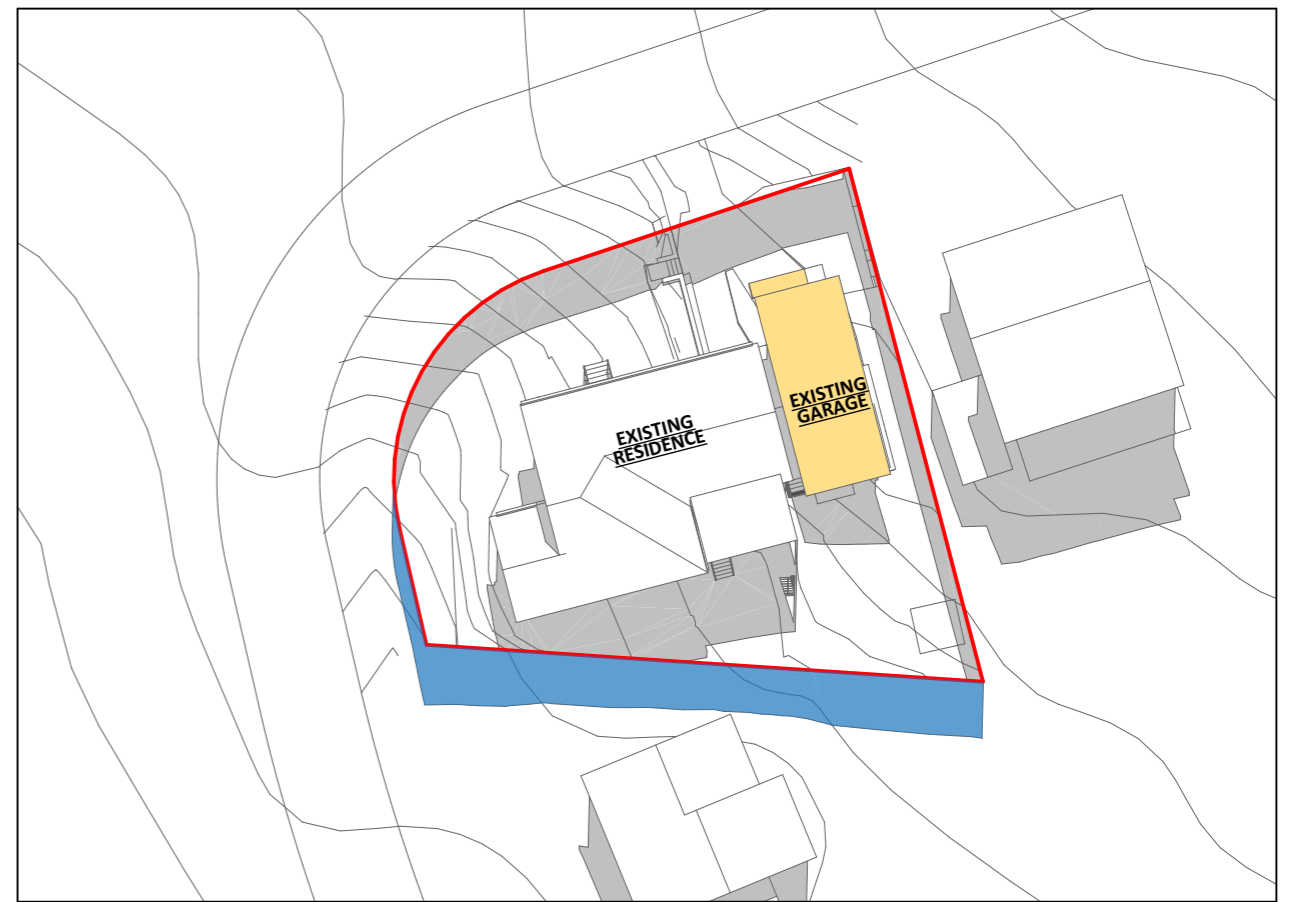
S1 BLOCK PROFILE



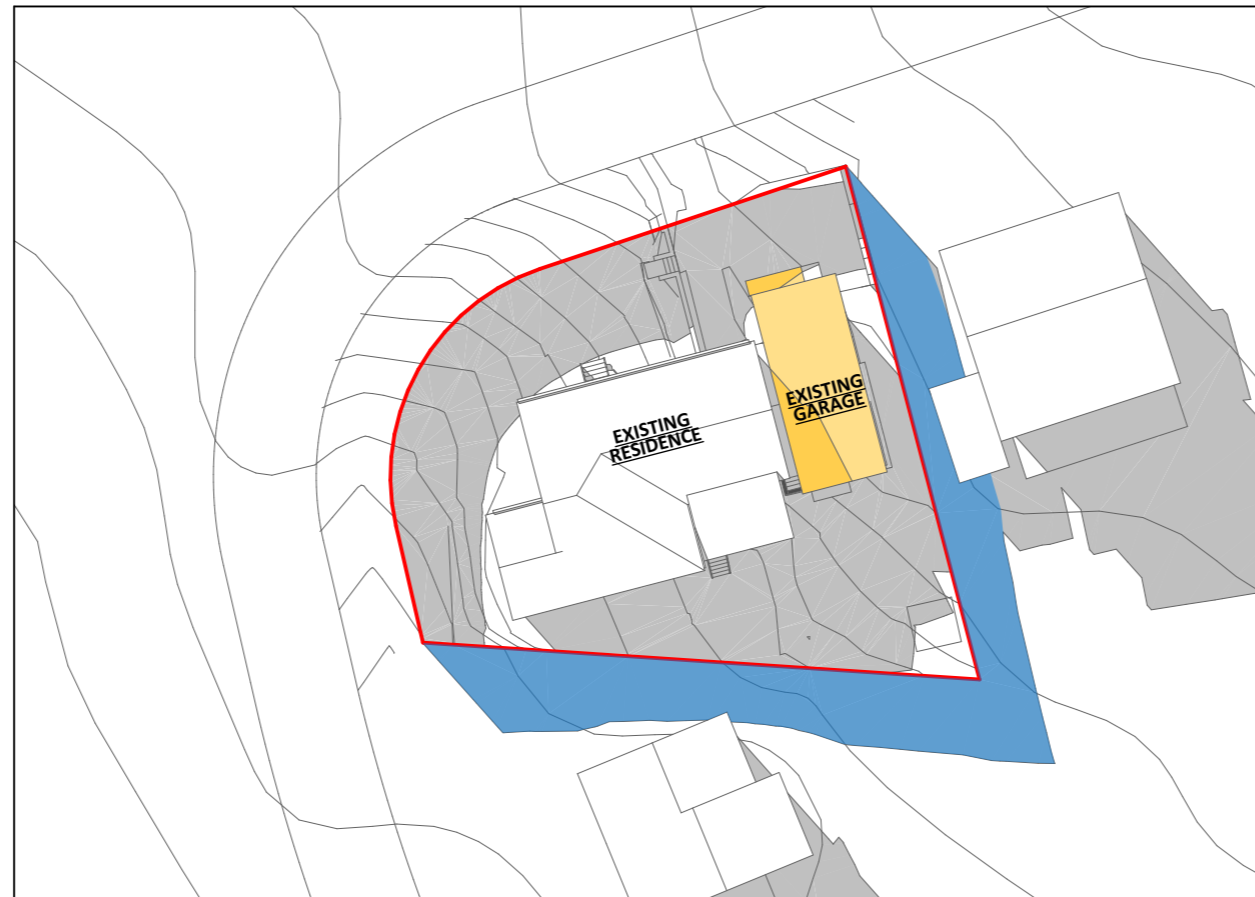
S2 BLOCK PROFILE



Sun-Winter - Jun 21 - 9:00 AM








Sun-Winter - Jun 21 - 12:00 PM noon



Sun-Winter - Jun 21 - 3:00 PM

LEGEND:

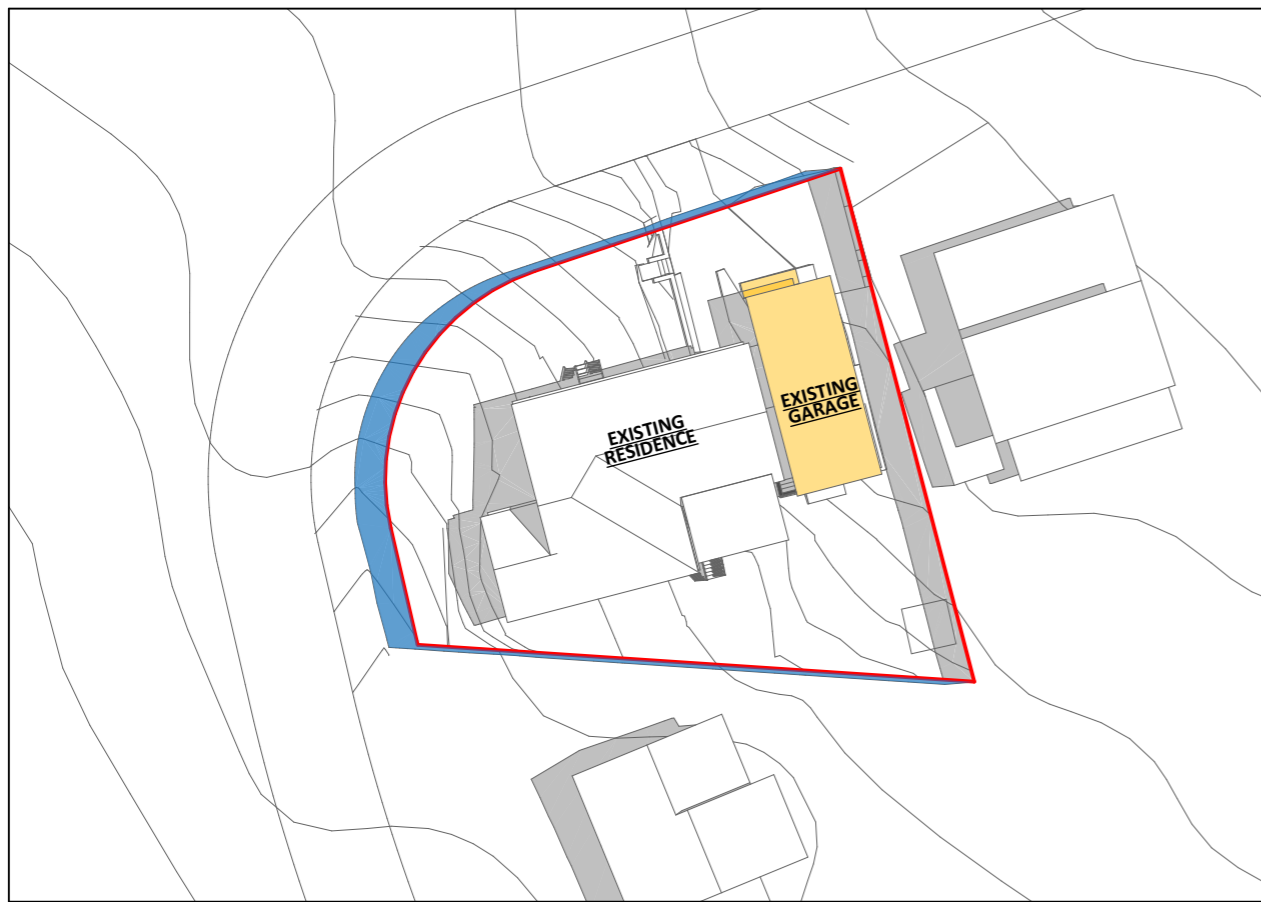
-  THE ROOF AREA OF THE PROPOSED STRUCTURE. IN THE CASE OF AN ATTACHED EXTENSION, THE NEW ROOF CAN OVERLAP WITH THE EXISTING ROOF
-  SHADOW OF THE EXISTING STRUCTURES IN THE AREA, AND ON THE CLIENTS BLOCK
-  SHADOW OF A 2.40M HIGH SOLAR FENCE, CAST OUTSIDE OF THE CLIENTS BLOCK
-  SHADOW OF EXISTING STRUCTURES / ROOFS, CAST OUTSIDE OF CLIENT'S BLOCK
-  SHADOW OF PROPOSED STRUCTURES / ROOFS, CAST OUTSIDE OF CLIENT'S BLOCK

APPROVAL DATE
27/05/2025

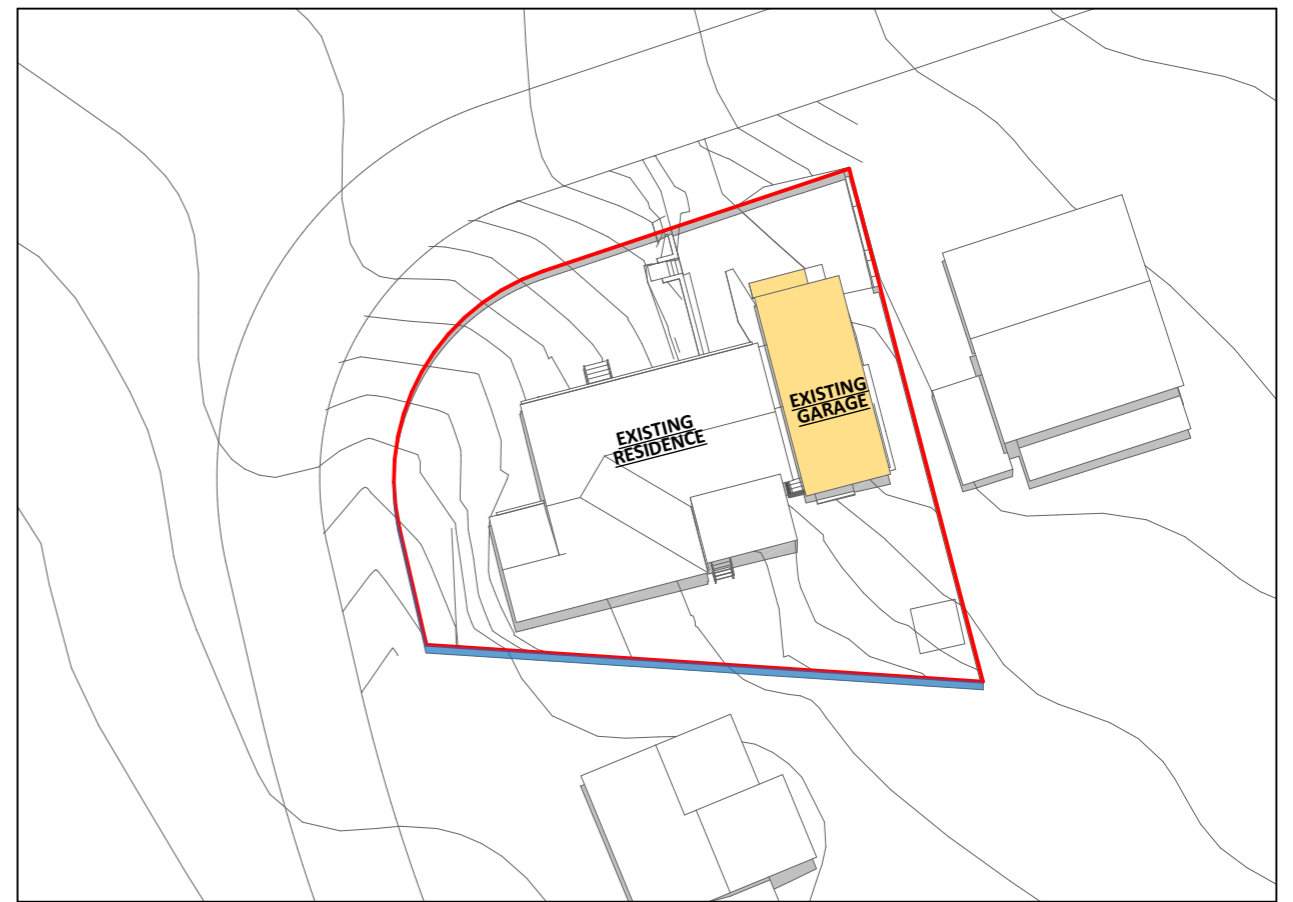
CAPITAL CERTIFIERS P/L
COLA LIC. 2012 818
ACN: 158 851 239

BUILDING APPROVAL
issued under the s.28 of the
Building Act 2004.
CAPITAL CERTIFIERS
PTY LTD
COLA LIC. 2012 818
ACN: 158 851 239

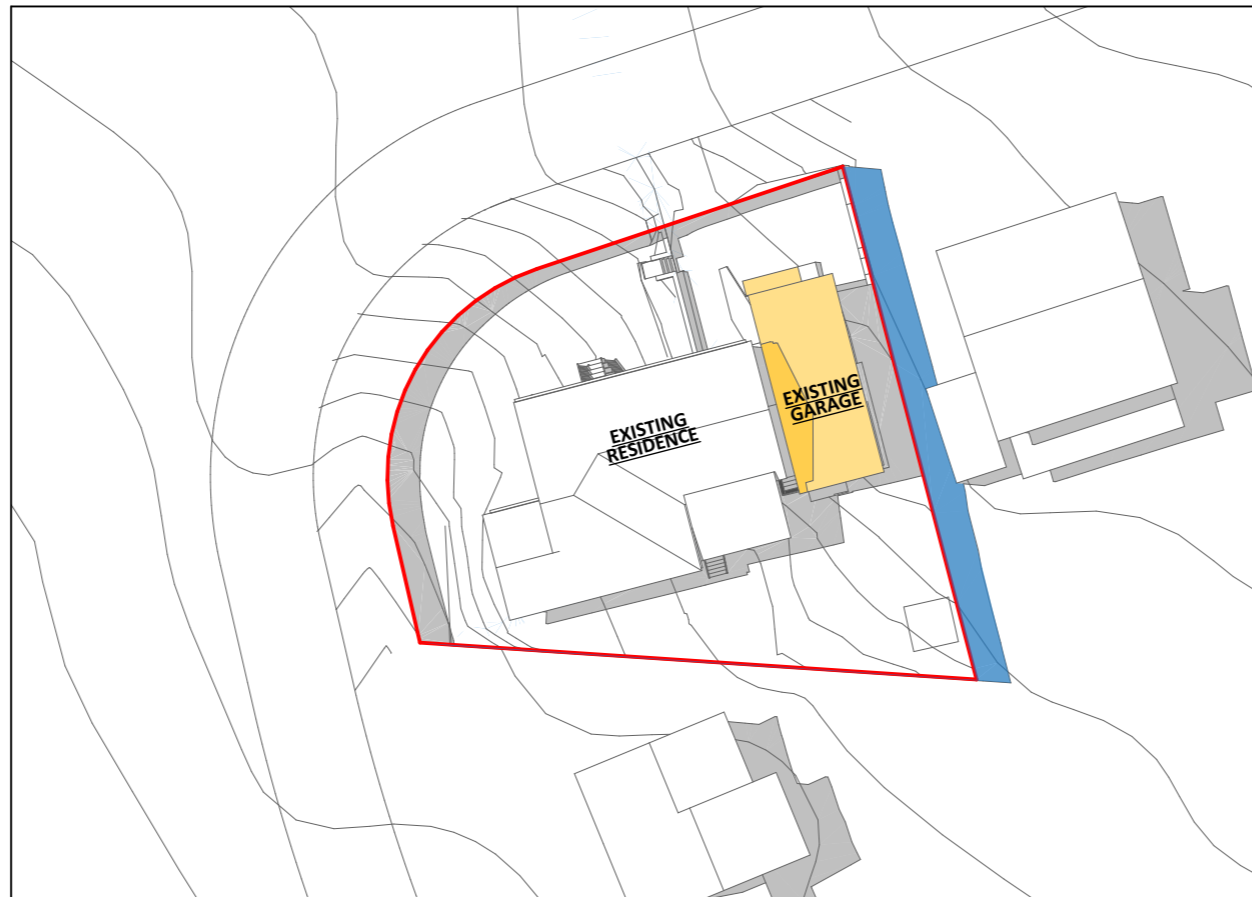
SLL



Sun-Summer - Dec 21 - 9:00 AM



Sun-Summer - Dec 21 - 12:00 PM noon



Sun-Summer - Dec 21 - 3:00 PM

LEGEND:

- THE ROOF AREA OF THE PROPOSED STRUCTURE. IN THE CASE OF AN ATTACHED EXTENSION, THE NEW ROOF CAN OVERLAP WITH THE EXISTING ROOF
- SHADOW OF THE EXISTING STRUCTURES IN THE AREA, AND ON THE CLIENT'S BLOCK
- SHADOW OF A 2.40M HIGH SOLAR FENCE, CAST OUTSIDE OF THE CLIENT'S BLOCK
- SHADOW OF EXISTING STRUCTURES / ROOFS, CAST OUTSIDE OF CLIENT'S BLOCK
- SHADOW OF PROPOSED STRUCTURES / ROOFS, CAST OUTSIDE OF CLIENT'S BLOCK

APPROVAL DATE
27/05/2025

CAPITAL CERTIFIERS P/L
COLA LIC. 2012 818
ACN: 158 851 239

BUILDING APPROVAL
issued under the s.28 of the
Building Act 2004.
CAPITAL CERTIFIERS
PTY LTD
COLA LIC. 2012 818
ACN: 158 851 239

SLL