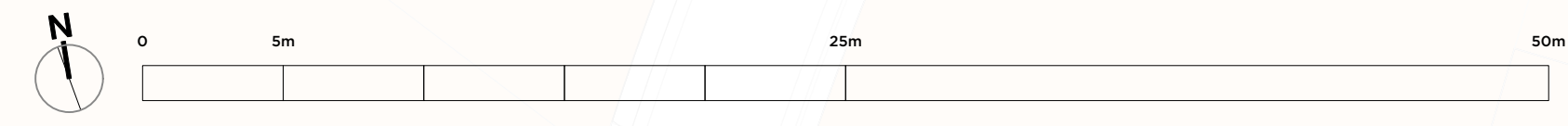


- AUSTRAL - Lot Typology**
- Lot Type 1 - rear-loaded with front P.O.S
  - Lot Type 2 - rear-loaded with rear P.O.S
  - Lot Type 3 - front-loaded with double garages
  - Lot Type 4 - front-loaded with single garage
  - Lot Type 5 - front-loaded with zero lot boundary
  - Lot Type 6 - Battle axe house

- AUSTRAL - Building Envelope Plan**
- Site boundary
  - Building envelope (ground level)
  - Building envelope (upper level)
  - Front - Primary street setback (3.5-4.5m)
  - Front - Articulation zone (3m)
  - Front - Garage setback (5.5m)
  - Side - Secondary street setback on laneway-loaded lots (1m)
  - Side - Secondary street setback on front-loaded lots (2m)
  - Rear - Garden setback (4m minimum)
  - Rear - Rear garage setback (0.5m minimum)
  - Side - Side setback (0.9m)
  - Excluded from DA, to be subject to future DA
  - Zero lot line on front-access lots (11m)
  - Zero lot line on laneway-access lots (15m)
  - Duplex centre line
  - Garage
  - Private Open Space



PROJECT:  
GURNER AVENUE AUSTRAL

CLIENT:  
LANDCOM / OSL

DRAWING:  
SCENARIO K - BEPs - Superlot 1

DATE:  
24/11/2022

SKETCH NO:  
SK\_0505

REVISION:

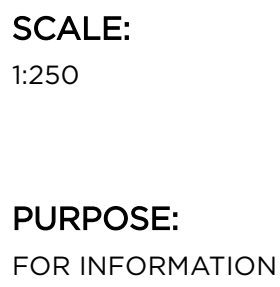
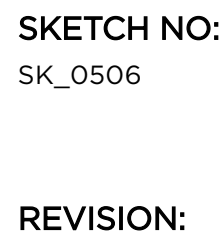
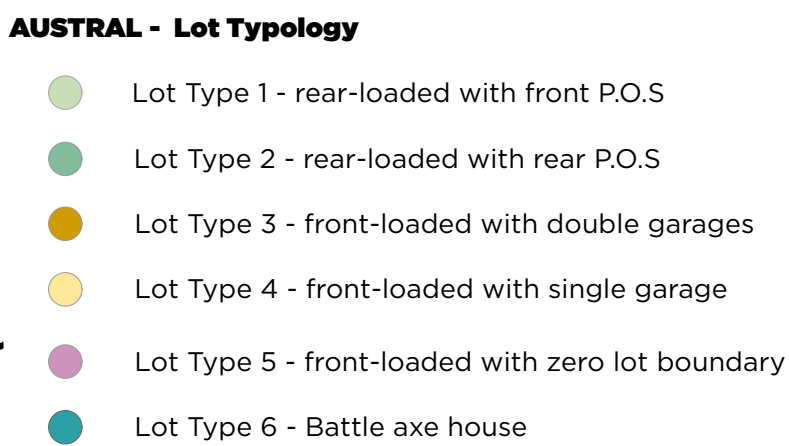
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PURPOSE:  
FOR INFORMATION



DIRECTOR:  
Joe Rowling  
e8urban pty. ltd.  
ABN:97 668 290 842



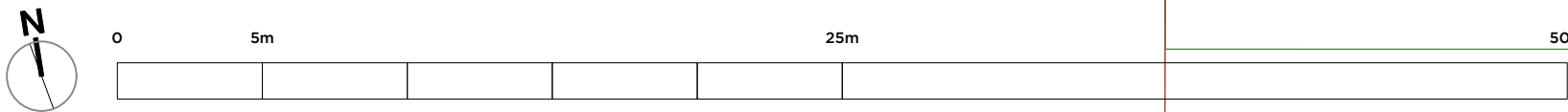


AUSTRAL - Lot Typology

- Lot Type 1 - rear-loaded with front P.O.S
- Lot Type 2 - rear-loaded with rear P.O.S
- Lot Type 3 - front-loaded with double garages
- Lot Type 4 - front-loaded with single garage
- Lot Type 5 - front-loaded with zero lot boundary
- Lot Type 6 - Battle axe house

AUSTRAL - Building Envelope Plan

- Site boundary
- Building envelope (ground level)
- Building envelope (upper level)
- Front - Primary street setback (3.5-4.5m)
- Front - Articulation zone (3m)
- Front - Garage setback (5.5m)
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- Rear - Garden setback (4m minimum)
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- Zero lot line on front-access lots (11m)
- Zero lot line on laneway-access lots (15m)
- Duplex centre line
- Garage
- Private Open Space



PROJECT:  
GURNER AVENUE AUSTRAL

CLIENT:  
LANDCOM / OSL

DRAWING:  
SCENARIO K - BEPs - Superlot 4-6

DATE:  
24/11/2022

SKETCH NO:  
SK\_0507

REVISION:

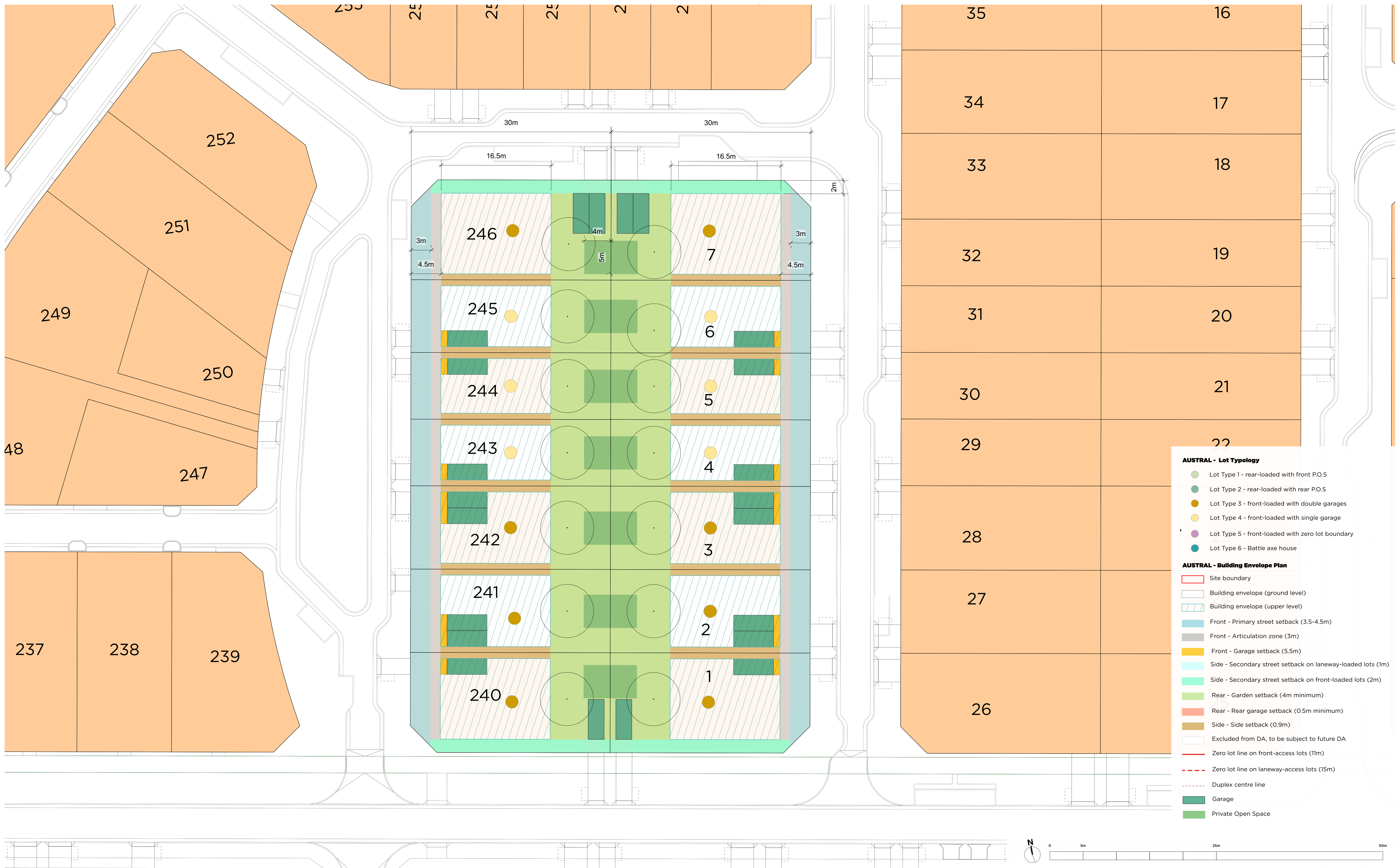
SCALE:  
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PURPOSE:  
FOR INFORMATION



DIRECTOR:  
Joe Rowling  
e8urban pty. ltd.  
ABN:97 668 290 842





PROJECT:  
GURNER AVENUE AUSTRAL

CLIENT:  
LANDCOM / OSL

DRAWING:  
SCENARIO K - BEPs - Superlot 7

DATE:  
24/11/2022

SKETCH NO:  
SK\_0508

REVISION:

SCALE:  
1:250

PURPOSE:  
FOR INFORMATION



DIRECTOR:  
Joe Rowling  
e8urban pty. ltd.  
ABN:97 668 290 842



PROJECT:  
GURNER AVENUE AUSTRAL

CLIENT:  
LANDCOM / OSL

DRAWING:  
SCENARIO K - BEPs - Superlot 8

DATE:  
24/11/2022

SKETCH NO:  
SK\_0509

REVISION:

SCALE:  
1:250

PURPOSE:  
FOR INFORMATION



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Bentley, Western Australia 6102  
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DIRECTOR:  
Joe Rowling  
e8urban Pty. Ltd.  
ABN: 97 668 290 842





PROJECT:  
GURNER AVENUE AUSTRAL

CLIENT:  
LANDCOM / OSL

DRAWING:  
SCENARIO K - BEPs - Superlot 9

DATE:  
24/11/2022

SKETCH NO:  
SK\_0510

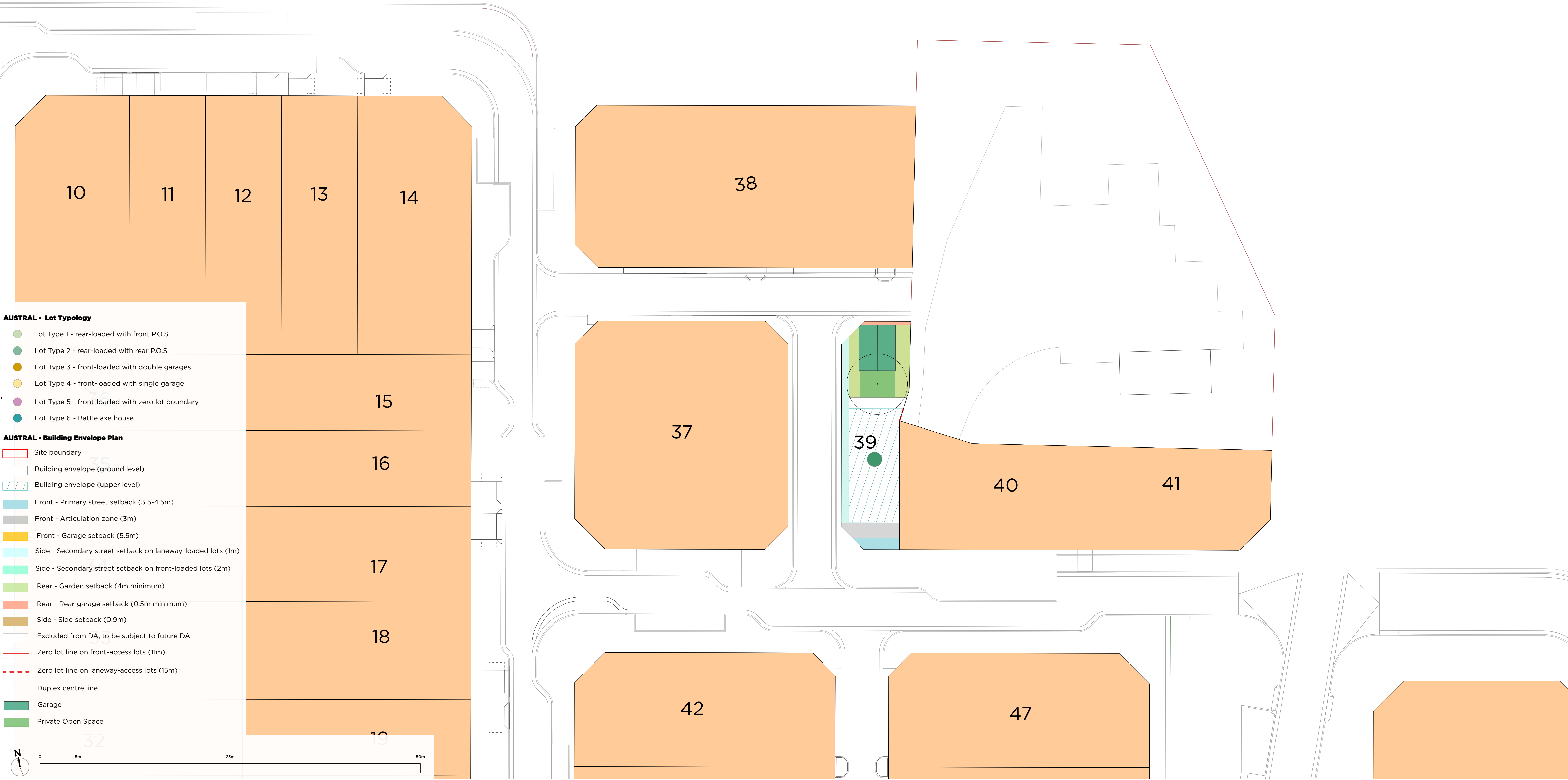
REVISION:

SCALE:  
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PURPOSE:  
FOR INFORMATION



DIRECTOR:  
Joe Rowling  
e8urban pty. ltd.  
ABN:97 668 290 842



PROJECT:  
GURNER AVENUE AUSTRAL

CLIENT:  
LANDCOM / OSL

DRAWING:  
SCENARIO K - BEPs - Superlot 10-11

DATE:  
24/11/2022

SKETCH NO:  
SK\_0511

REVISION:

SCALE:  
1:250

PURPOSE:  
FOR INFORMATION



DIRECTOR:  
Joe Rowling  
e8urban pty. ltd.  
ABN:97 668 290 842





PROJECT:  
GURNER AVENUE AUSTRAL

CLIENT:  
LANDCOM / OSL

DRAWING:  
SCENARIO K - BEPs - Superlot 16-18

DATE:  
24/11/2022

SKETCH NO:  
SK\_0513

REVISION:

SCALE:  
1:250

PURPOSE:  
FOR INFORMATION



DIRECTOR:  
Joe Rowling  
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ABN:97 668 290 842