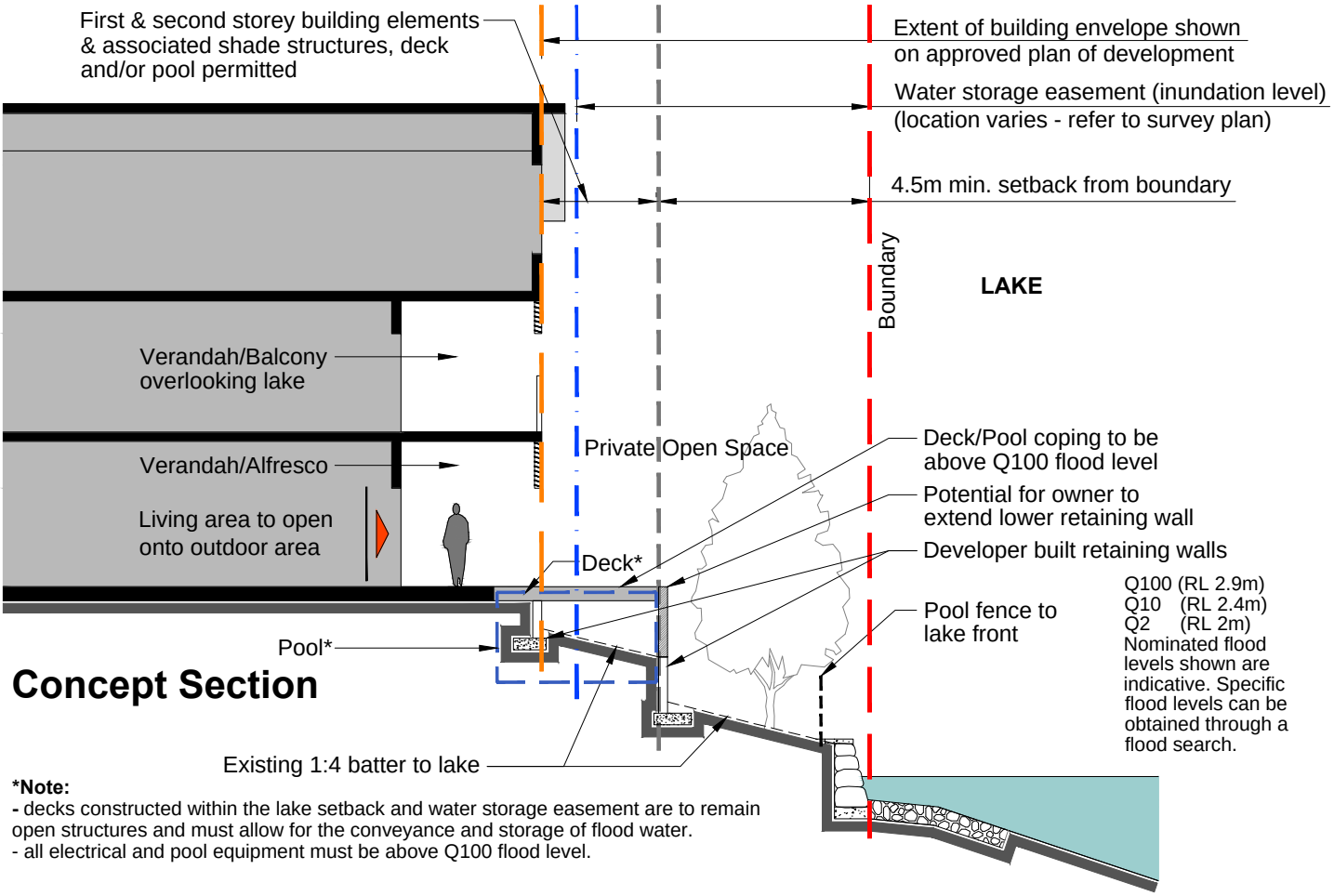
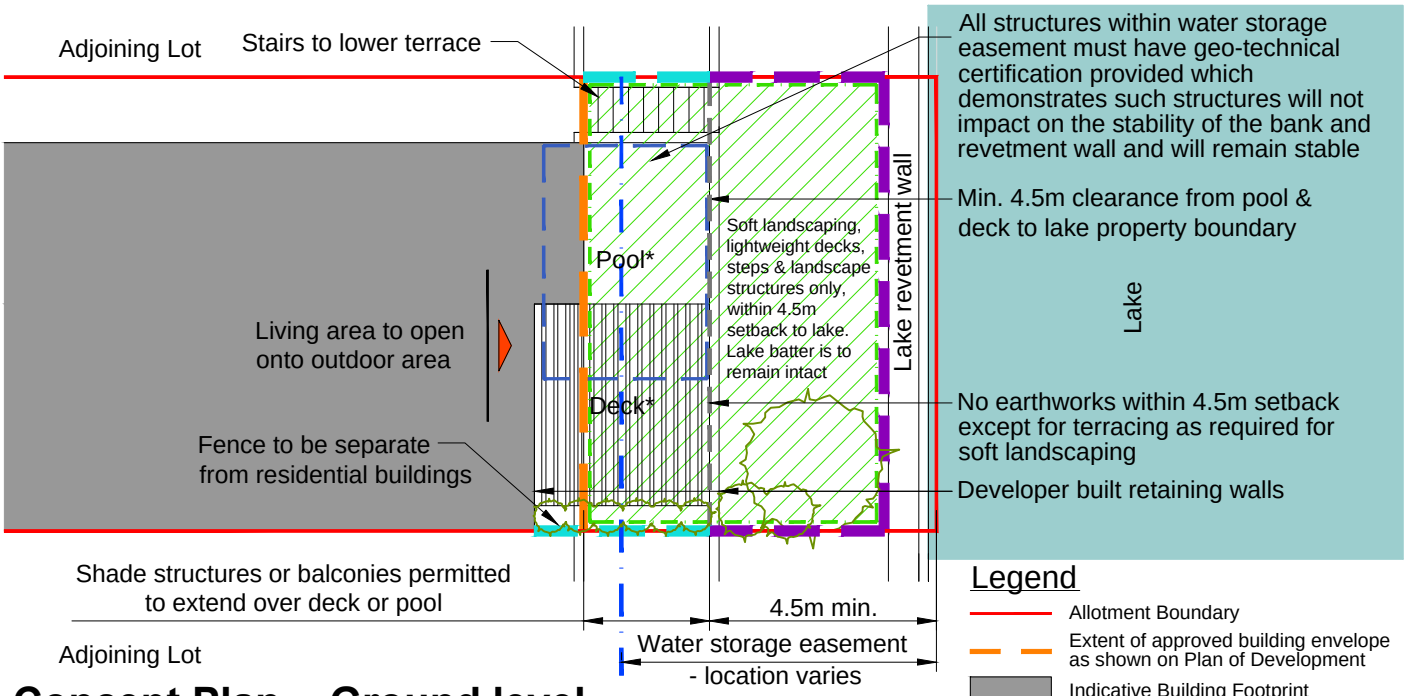


Concept Section

***Note:**
- decks constructed within the lake setback and water storage easement are to remain open structures and must allow for the conveyance and storage of flood water.
- all electrical and pool equipment must be above Q100 flood level.



Concept Plan - Ground level
not to scale

Legend

- Allotment Boundary
- Extent of approved building envelope as shown on Plan of Development
- Indicative Building Footprint
- Allowable Protrusions into Lake Setback Area *(balconies, verandas & equivalent and second & third storey building elements)*
- Private Open Space *(size shown is nominal)*
- Pool* (coping to min. RL at Q100 flood level)
- Deck* (above Q100 flood level)
- Pool type fencing 1.2 - 1.5m high
- Optional solid fencing max. 1.8m high adjoining pools or decks where endorsement of the structue is provided by the Master Developer *(to be measured from the height of the pool or deck)*

Note:
All dimensions and areas are approximate only, and are subject to survey and Council approval.

Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

The boundaries shown on this plan should not be used for final detailed engineers design.

Note:
During flood events, the area of this property covered by the Water Storage Easement can be expected to be inundated. Although minor works may (subject to prior Council approval) be permitted within the Water Storage Easement, any works and structures placed there will be at the owner's own risk. This note does not imply that the owner need not make their own flood search enquiry in respect to the balance of the property area.

RPS

Lake Boundary Control
- Freehold allotments - terraced lake edge - double wall

DATE : 9 DEC 2014 DWG NAME : 22153_135 Lake Boundary Control DWG # 22153-211 Not to Scale **Sunshine Cove**