

Memorandum of common provisions
Section 91A Transfer of Land Act 1958

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This memorandum contains provisions which are intended for inclusion in instruments and plans to be subsequently lodged for registration.

Provisions:

PRELIMINARIES

A This MCP provides details of the approved building envelopes for PS844172M. This MCP will no longer apply to any lot or lots on PS844172M which are re-subdivided or consolidated post registration of PS844172M.

PROVISIONS

Any building requiring a building permit to be constructed on a lot to which this MCP applies must be sited within the approved building envelope subject to the restrictions on PS844172M.

Notes on this MCP

1 Lots over 300m²

For lots over 300m² the building envelopes herein apply to minimum setbacks only.
For matters other than minimum setbacks the Building Regulations Part 5 including 74 (3) applies.

2 Lots under 300m²

There are no lots under 300m² on PS844172M.

3 General Definitions

- 3.1 **Approved building envelope** means the building envelope for a particular lot contained in the plan of subdivision as detailed in this MCP.
- 3.2 **Building envelope** means an area within each lot where development of a dwelling, shed and garage is allowed subject to the provisions of this MCP.
- 3.3 **Building envelope plan** means the plan which is contained herein showing dwelling setbacks and other related matters.

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- 1. The provisions are to be numbered consecutively from number 1.
- 2. Further pages may be added but each page should be consecutively numbered.
- 3. To be used for the inclusion of provisions in instruments and plans.

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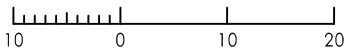
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BUILDING ENVELOPE DIAGRAM



SCALE 1:500 AT A3



LENGTHS ARE IN METRES

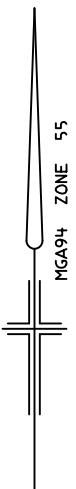


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 7776/11, SURVEYORS VERSION A

LEGEND :

BUILDING ENVELOPE BOUNDARY 

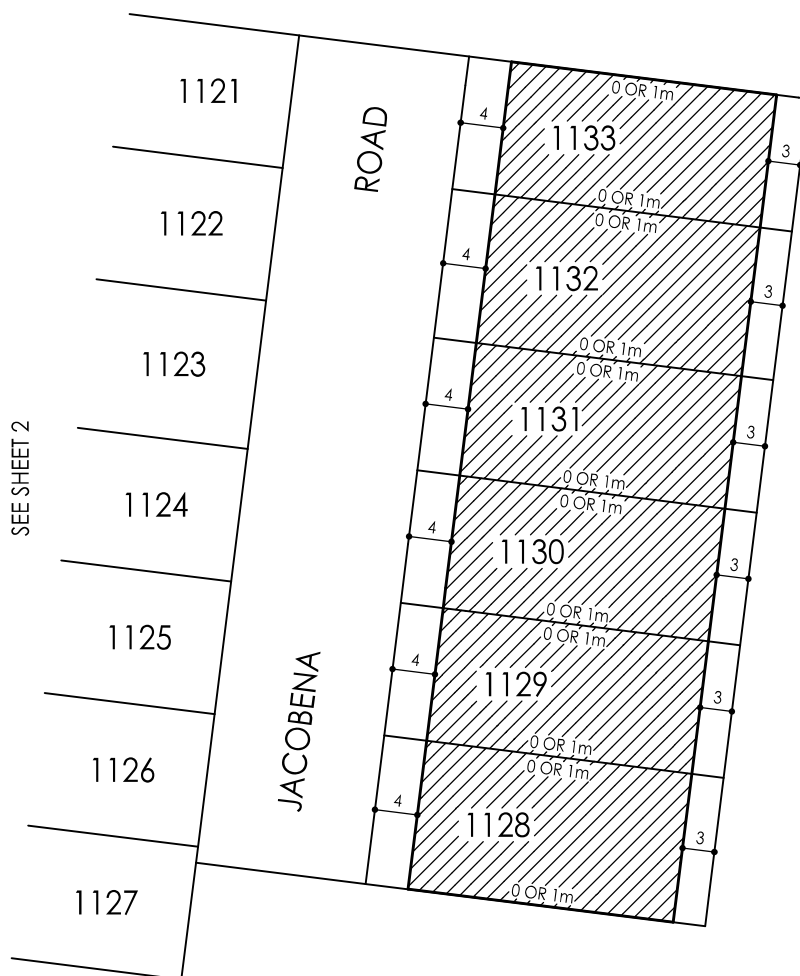
BUILDING ENVELOPE ZONE 



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BUILDING ENVELOPE DIAGRAM



SCALE 1:500 AT A3
10 0 10 20
LENGTHS ARE IN METRES



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LEGEND :

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