

35 Pohlman Street
LATHAM



VERSION 1373
COLOUR OPTION 1



ACT
BUILDING
LICENSE
#2012767

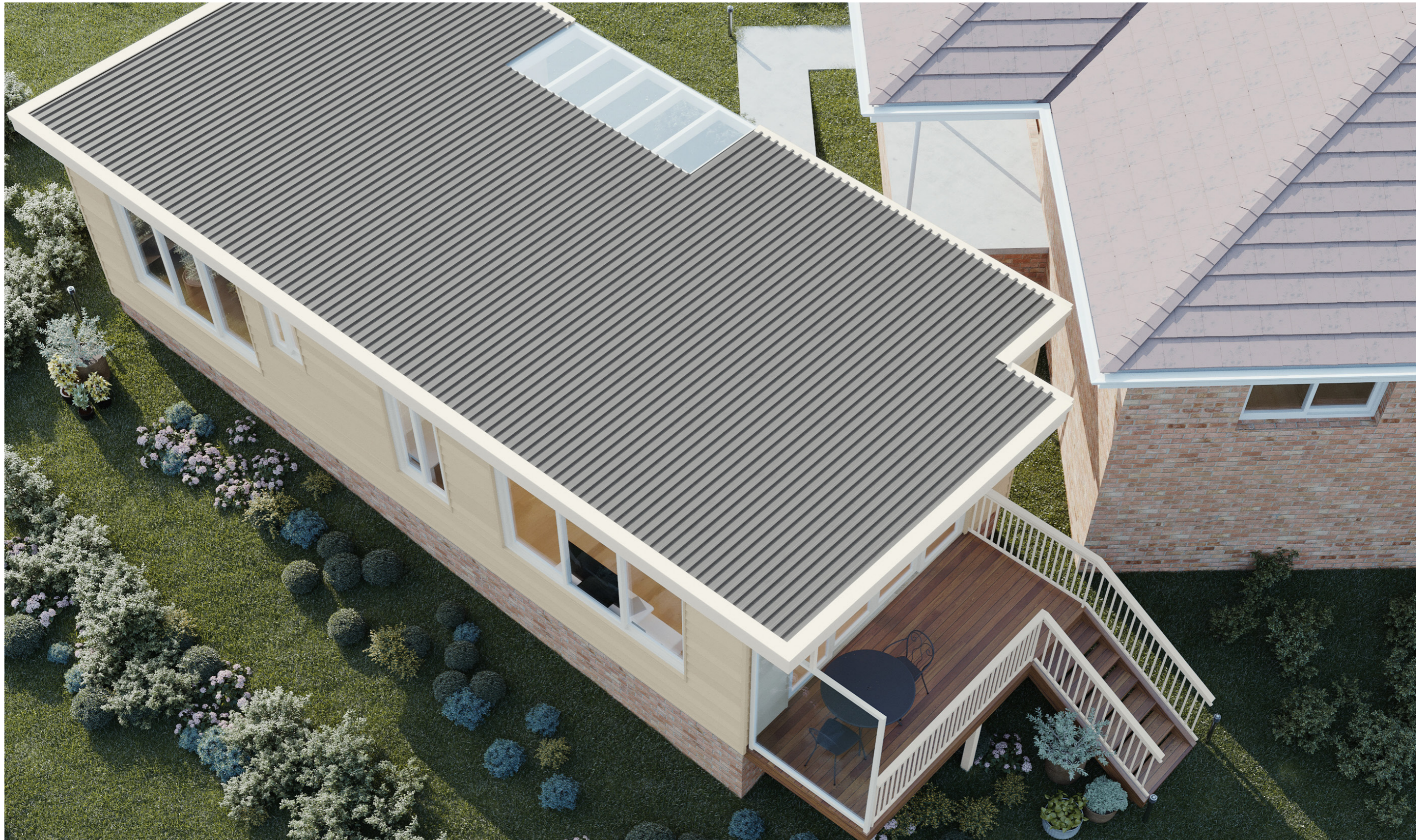
 **CANBERRA
GRANNY FLAT
BUILDERS**











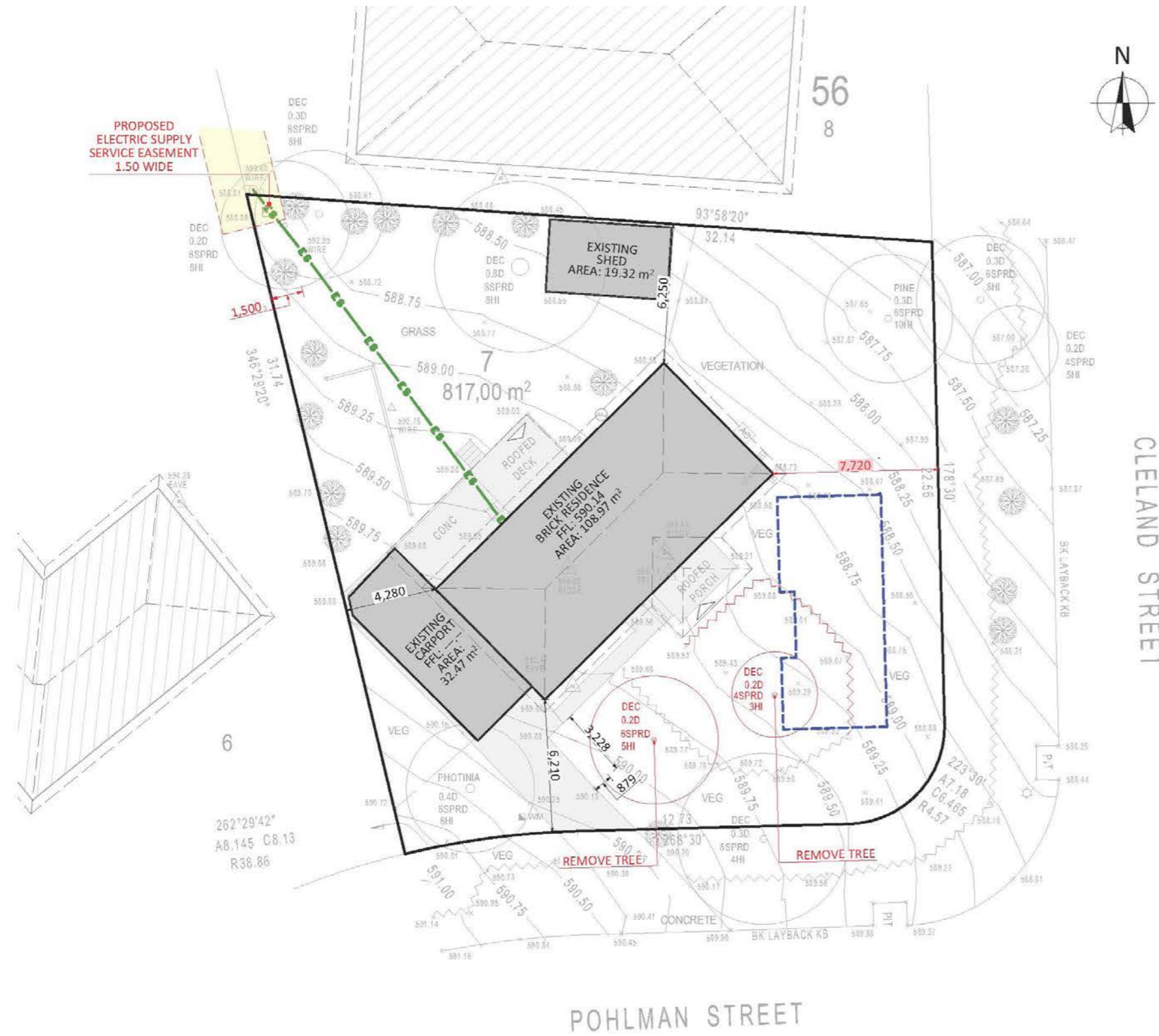


Aluminium Window and Door Frames
Colour: Pearl White

Flashings And Gutters
Colour: Dover White

Weatherboard Cladding
Colour: Dulux Lama

Brick Foundation
Colour: Closest Match To MR



- Entrance
- Existing Structures in the vicinity
- Existing Structures on the block
- Existing Footpath, Driveway, Deck on the block
- Cut area / footprint of the proposed structure

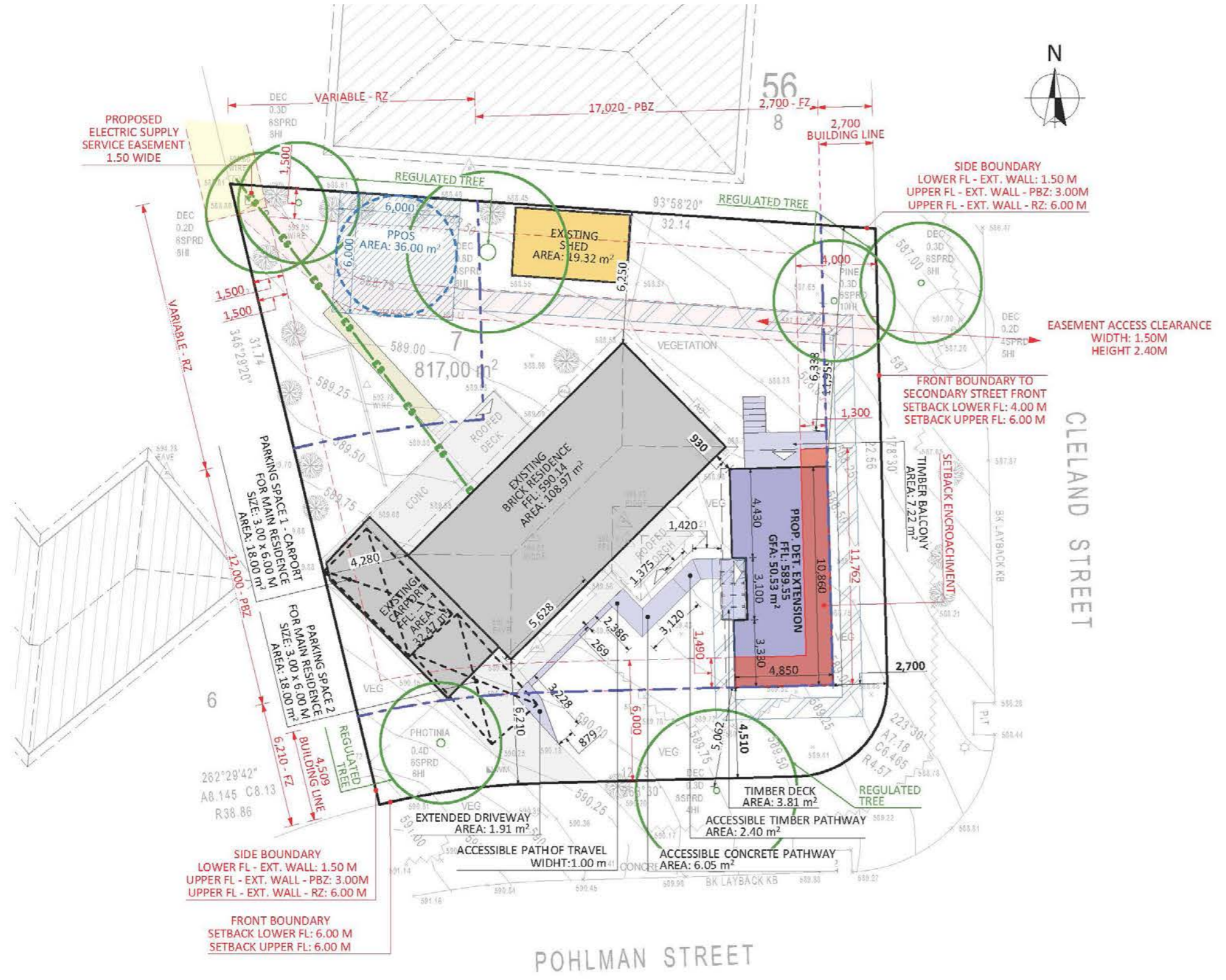
- DEMOLITION LEGEND:**
- Elements to be demolished or removed
 - Overhead Aerial Cable to be moved
 - TEXT

- 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: 24/07/2024
- Crown Lease Date: 5/07/1971



Entrance

Setback Line Lower Floor Level - LFL
 Setback Line Upper Floor Level - UFL - if applicable
 Building Line
 Building Zone Line

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: (markings may overlap)

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

ABBREVIATIONS

FZ Front Zone
 PBZ Primary Building Zone
 RZ Rear Zone

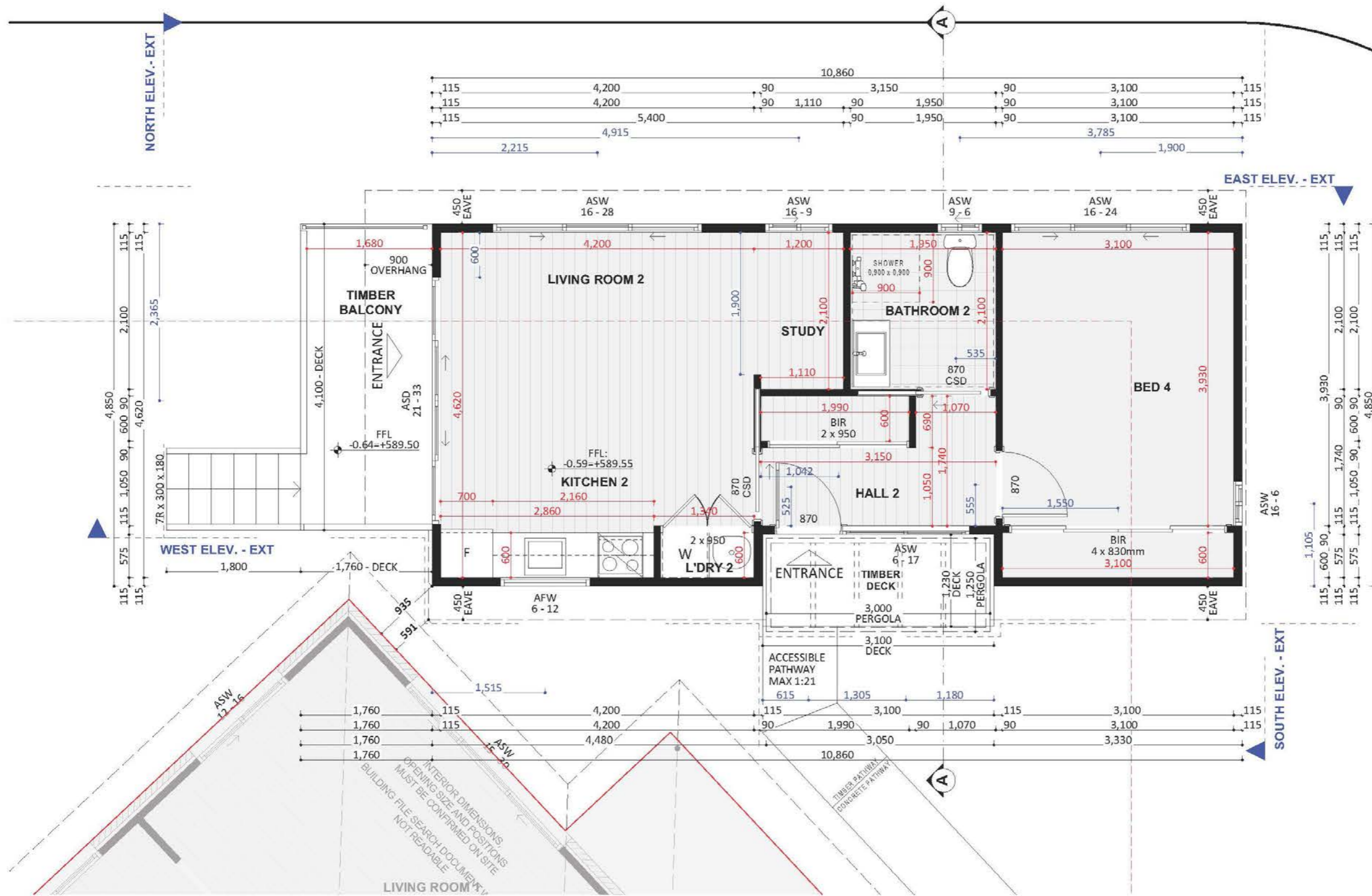
OVERHEAD ELECTRICAL CABLE LEGEND:

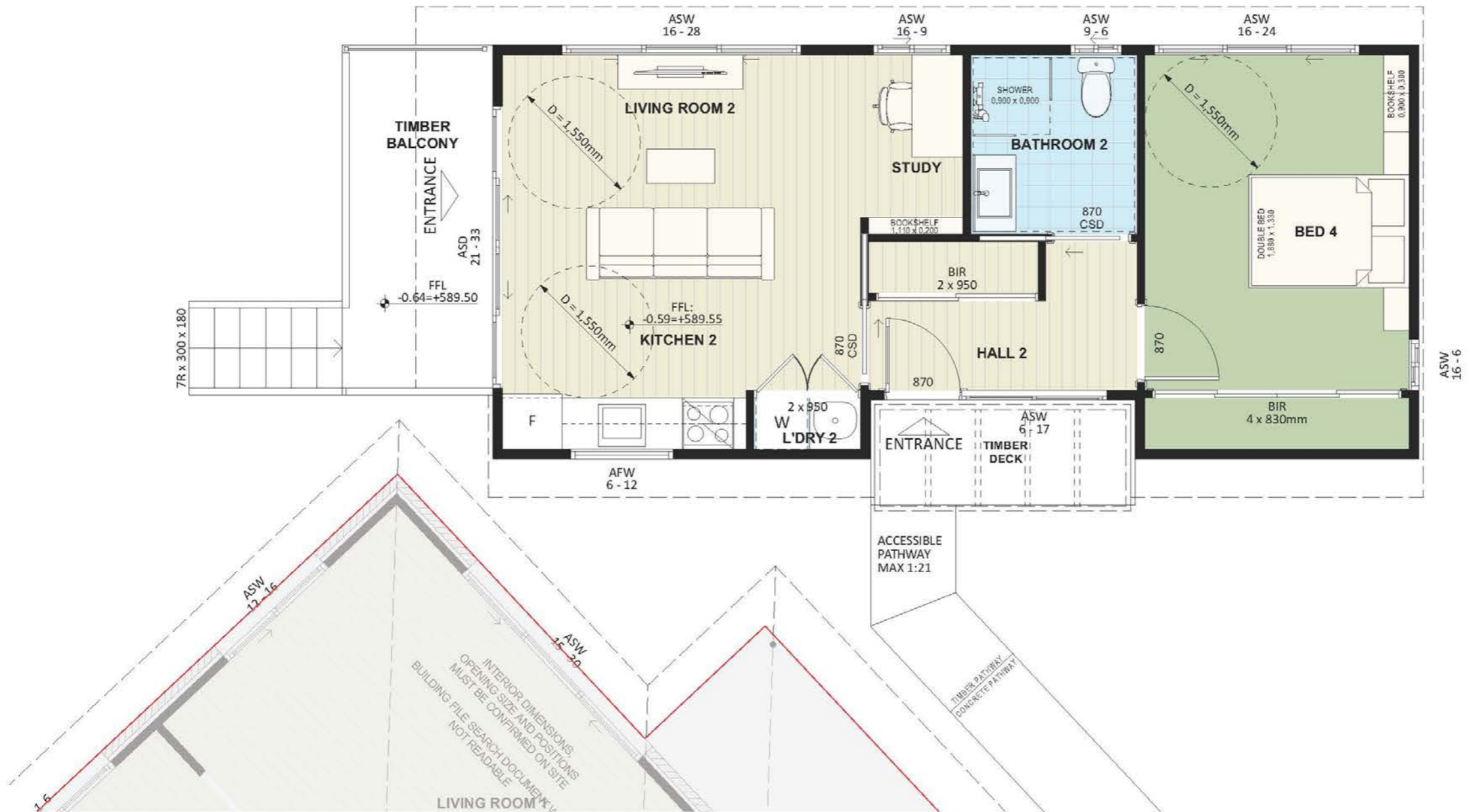
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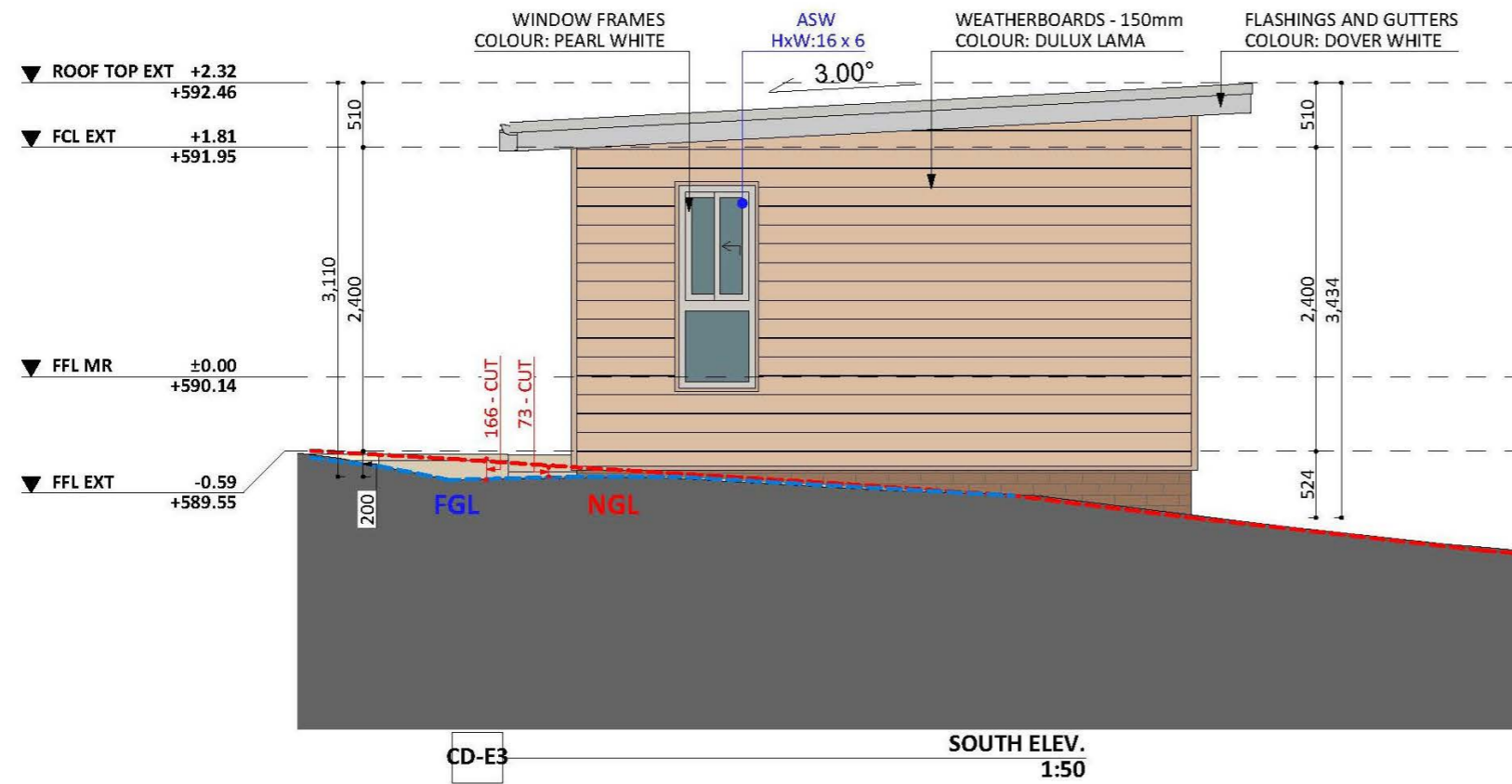
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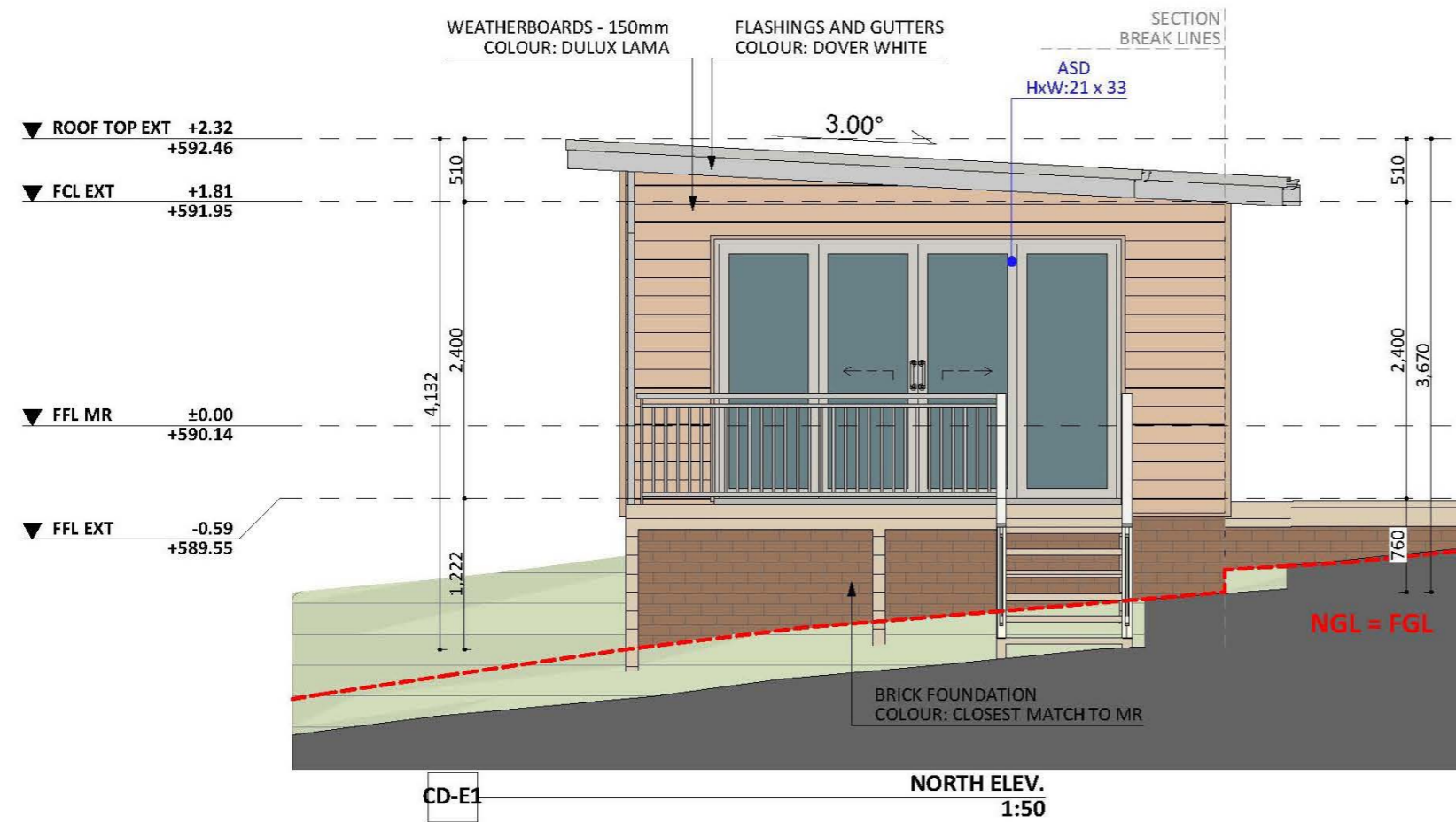


An elevation is the height of the structure from ground level to the height of the roof.



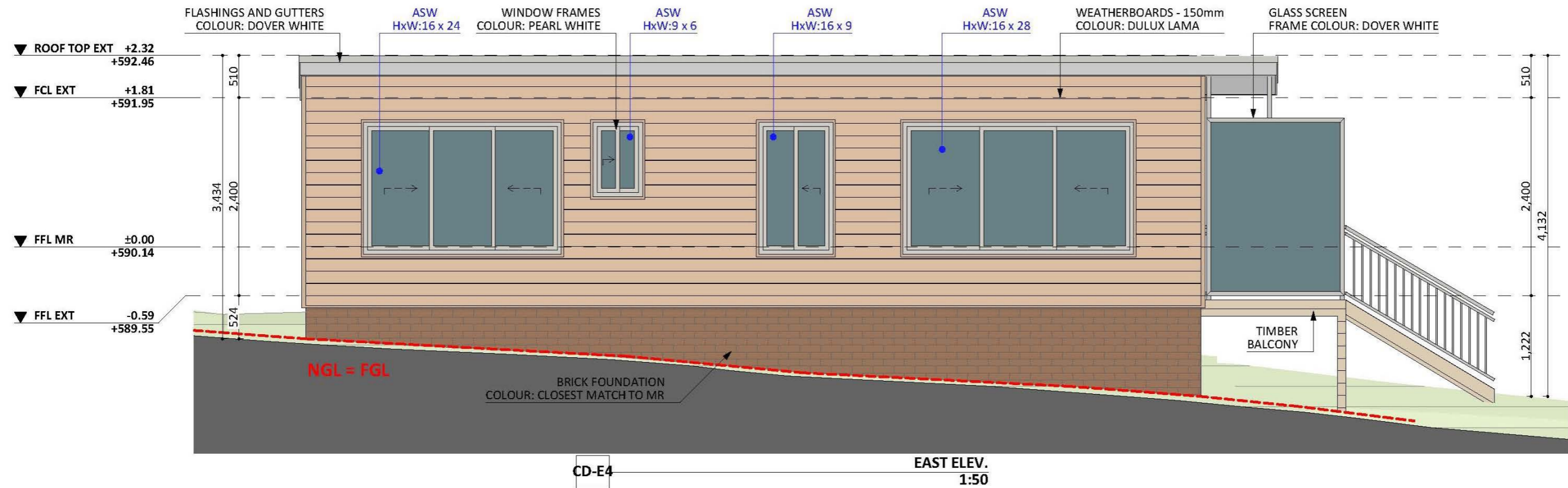
DISCLAIMER: based on the alternative roof designs and roof covering that you may select and the profile of your block, these elevations are subject to potential change.

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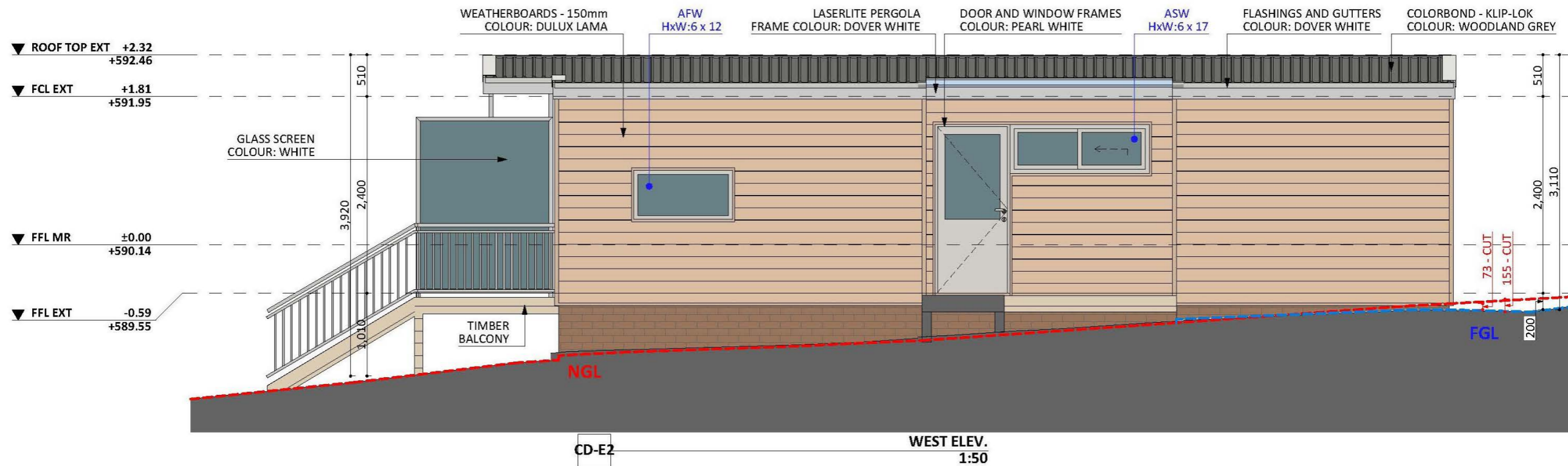
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