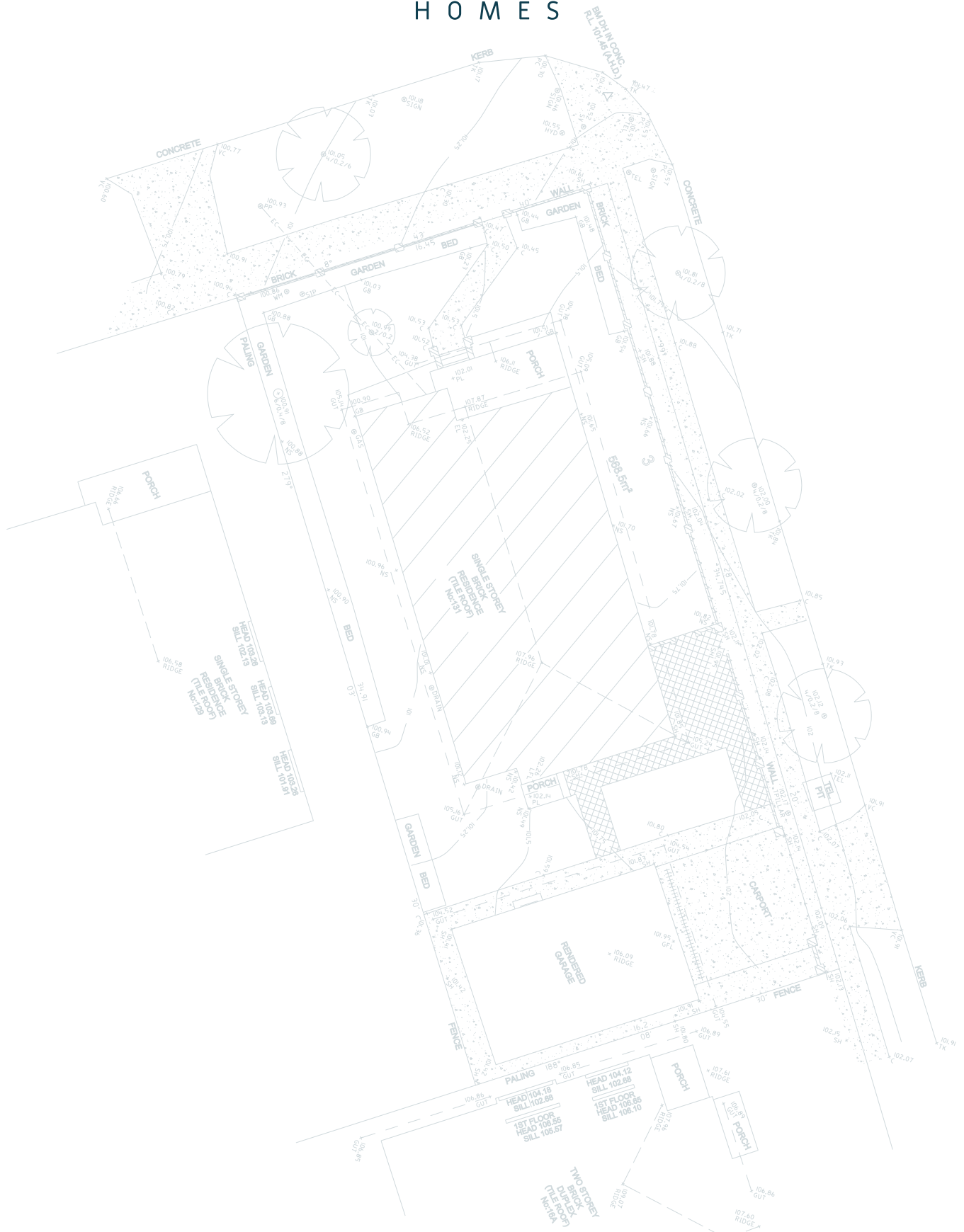


MARVEL

HOMES



BUILDING ENVELOPE SITING



Building Envelope Siting & Indicative Costs

Building your dream home is exciting, but before we dive into floor plans and design features, there are three essential steps that will save you time, money, and headaches down the track:

Step 1: Understanding Your Site

Every block of land tells a story. We gather and analyse all the important documents—Certificate 10.7, town planning reports, and site-specific restrictions—to understand what your land can do. These preliminary reports (listed on the following page) are obtained at your cost and paid directly to the relevant authorities. Think of it as a small investment in getting to know your site's personality before we start designing—ensuring no costly surprises later.

Step 2: Navigating Approvals

Here's where local knowledge pays off. We determine whether your project goes through council (DA) or can use the faster private certification route (CDC). We'll map out your setbacks, calculate floor space ratios, and identify every requirement that affects your build. No surprises, just clarity.

Step 3: Visualising Your Building Envelope

This is where it gets exciting. We create a 3D model showing your building envelope—the maximum buildable mass on your site. While this doesn't include floor plans (that comes later in your journey), it clearly shows where and how large you can build within all the regulatory constraints and site-specific conditions. As you'll see in the attached sample report, this gives you a clear visual understanding of your site's potential before any design work begins.



Why This Matters to You

Make Informed Decisions

You'll know exactly what's possible on your site before investing in detailed designs. No guesswork, just facts.

Understand Costs Early

Here's what sets Marvel Homes apart: we're builders as well as designers. This means we can give you realistic cost expectations right from the start—before you've spent serious money on plans. You'll know if your vision aligns with your budget before you fall in love with a design that mightn't work.

Setting Your Build Up for Success

This service ensures you make well-informed decisions from the start. By understanding your site's constraints and possibilities upfront, along with indicative costs, you can plan your project with confidence and avoid expensive changes later.

The attached sample report shows exactly what you'll receive—clear, factual information to guide your custom home journey.



(02) 9046 8446



hello@marvelhomes.com.au



Preliminary Reports

- Project Brief
- Site Survey
- Certificate 10.7
- Town Planner Report
- Dial Before You Dig
- Sewer Diagram
- Site Inspection
- Arborist Report (if required)*
- Flood Report (if required)*
- Acoustic Report (if required)*
- Heritage Report (if required)*
- Bushfire Report (if required)*

SAMPLE REPORT

SEPP 2008 - PART 3 - HOUSING CODE			
CONDITION	REQUIRED	PROVIDED	COMPLIES Y/N/NA
3.1 DEVELOPMENT THAT IS COMPLYING DEVELOPMENT UNDER THIS CODE	-	-	Y
3.2 DEVELOPMENT THAT IS NOT COMPLYING DEVELOPMENT UNDER THIS CODE	-	-	Y
3.3 DETERMINING LOT TYPE	Corner	Corner	Y
DIVISION 2 - GENERAL STANDARDS RELATING TO LAND TYPE			
3.4 COMPLYING DEVELOPMENT ON BUSHFIRE PRONE LAND	NA	NA	NA
3.5 COMPLYING DEVELOPMENT ON FLOOD CONTROL LOTS	NA	NA	NA
3.6 DEVELOPMENT STANDARDS FOR LAND NEAR SIDING SPRING OBSERVATORY	-	-	NA
DIVISION 3 - DEVELOPMENT STANDARDS FOR DWELLING HOUSES & ATTACHED DEVELOPMENT			
SUBDIVISION 1 - APPLICATION OF DIVISION			
3.7 APPLICATION OF SUBDIVISION	-	-	Y
DIVISION SUBDIVISION 2 - BUILT FORM DEVELOPMENT STANDARDS FOR DWELLING HOUSES & ATTACHED DEVELOPMENT- GENERAL STANDARDS RELATING TO LAND TYPE			
3.8 MAXIMUM BUILDING HEIGHT	8.5m	8.3m	Y
3.9 MAXIMUM GROSS FLOOR AREA OF ALL BUILDINGS	292.13m ²	292m ²	Y
3.10 MINIMUM SETBACK & MAXIMUM HEIGHT & LENGTH OF BOUNDARY WALLS:	-	-	-
a) FRONT SETBACK	5.5m	5.5m	Y
b) SIDE SETBACK (LEFT/RIGHT)	0.90m/2.0m	0.95m/2.0m	-
c) REAR SETBACK (GROUND FLOOR/ FIRST FLOOR)	3m/8m	-	-
3.11 EXCEPTIONS TO SETBACK	-	-	Y
3.12 OTHER DEVELOPMENT STANDARDS FOR NEW BALCONIES, DECKS, PATIOS, TERRACES & VERANDAHS ON SIDE OR REAR OF BUILDING	-	-	Y
SUBDIVISION 3 - LANDSCAPE DEVELOPMENT STANDARDS FOR DWELLING HOUSES & ATTACHED DEVELOPMENT			
3.13 MINIMUM LANDSCAPED AREA	113.7m ²	-	Y
a) FRONT LANDSCAPED AREA	25%	-	Y
4) PRIVATE OPEN SPACE	24m ²	-	Y
SUBDIVISION 4 - AMENITY DEVELOPMENT STANDARDS FOR DWELLING HOUSES & ATTACHED DEVELOPMENT			
3.14 BUILDING DESIGN	-	-	Y
3.15 PRIVACY SCREENS FOR WINDOWS & CERTAIN ATTACHED DEVELOPMENT	-	-	Y
3.16 CAR PARKING & VEHICLE ACCESS REQUIREMENTS	-	-	Y
DIVISION 4 - DEVELOPMENT STANDARDS FOR DETACHED DEVELOPMENT			
SUBDIVISION 4 BUILT FORM DEVELOPMENT STANDARDS FOR SWIMMING POOLS, FENCES AND CHILD-RESISTANT BARRIERS			
3.28 DEVELOPMENT STANDARDS FOR SWIMMING POOLS	-	-	Y
3.29 DEVELOPMENT STANDARDS FOR FENCES	-	-	Y
SUBDIVISION 5 - DEVELOPMENT STANDARDS FOR ASSOCIATED WORKS INCLUDING EARTHWORKS, RETAINING WALLS, PROTECTION OF WALLS & TREES & CONDITIONS UNDER COMPLYING DEVELOPMENT CERTIFICATES			
3.30 EARTHWORKS, RETAINING WALLS & STRUCTURAL SUPPORT	-	-	Y
3.31 DRAINAGE	-	-	Y
3.32 PROTECTING ADJOINING WALLS	-	-	NA
3.33 SETBACKS OF DWELLING HOUSES, ATTACHED DEVELOPMENT & DETACHED DEVELOPMENT FROM PROTECTED TREES	-	-	NA
3.34 CONDITIONS APPLYING TO COMPLYING DEVELOPMENT CERTIFICATES UNDER THIS CODE	-	-	Y



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NOTES:
 1. These drawings shall be read in conjunction with the specification, the structural engineer's detail and other document that may be issued during the course of the construction
 2. All dimensions are shown in millimeters, no dimensions shall be scaled from the drawings
 3. All dimensions shall be verified by the builder on site before commencement of work
 4. Any discrepancy shall be referred to the designer before any construction or fabrication is commenced
 5. Levels shown are approximate only and should be verified on site
 6. Windows sizes are nominal only. Final window sizes by builder.
 7. Any items shown or drawn on the enclosed plans but not listed as inclusion will be deemed an exclusion.
 8. DIAL BEFORE YOU DIG 1100 prior to any earth excavation

CLIENT DESIGN APPROVAL

CLIENT NAME:

SIGNATURE:

MARVEL
STAMP:

No.	Revision Description	Date
A	Site Analysis	4/7/25

CLIENT:

Client

SITE ADDRESS:

STATUS:

SITE ANALYSIS



DRAWN BY:

SCALE @ A3: 1 : 50

SHEET: OF

SHEET TITLE
DEVELOPMENT STANDARD

JOB NO.: **MT153** DRAWING NO.: **A02** REV.: **A**



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STAMP:

No.	Revision Description	Date
A	Site Analysis	4/7/25

CLIENT:

Client

SITE ADDRESS:

STATUS:

SITE ANALYSIS



DRAWN BY:

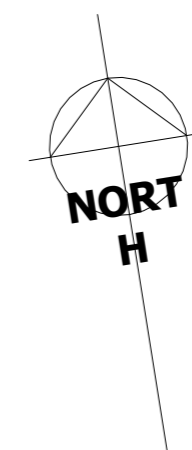
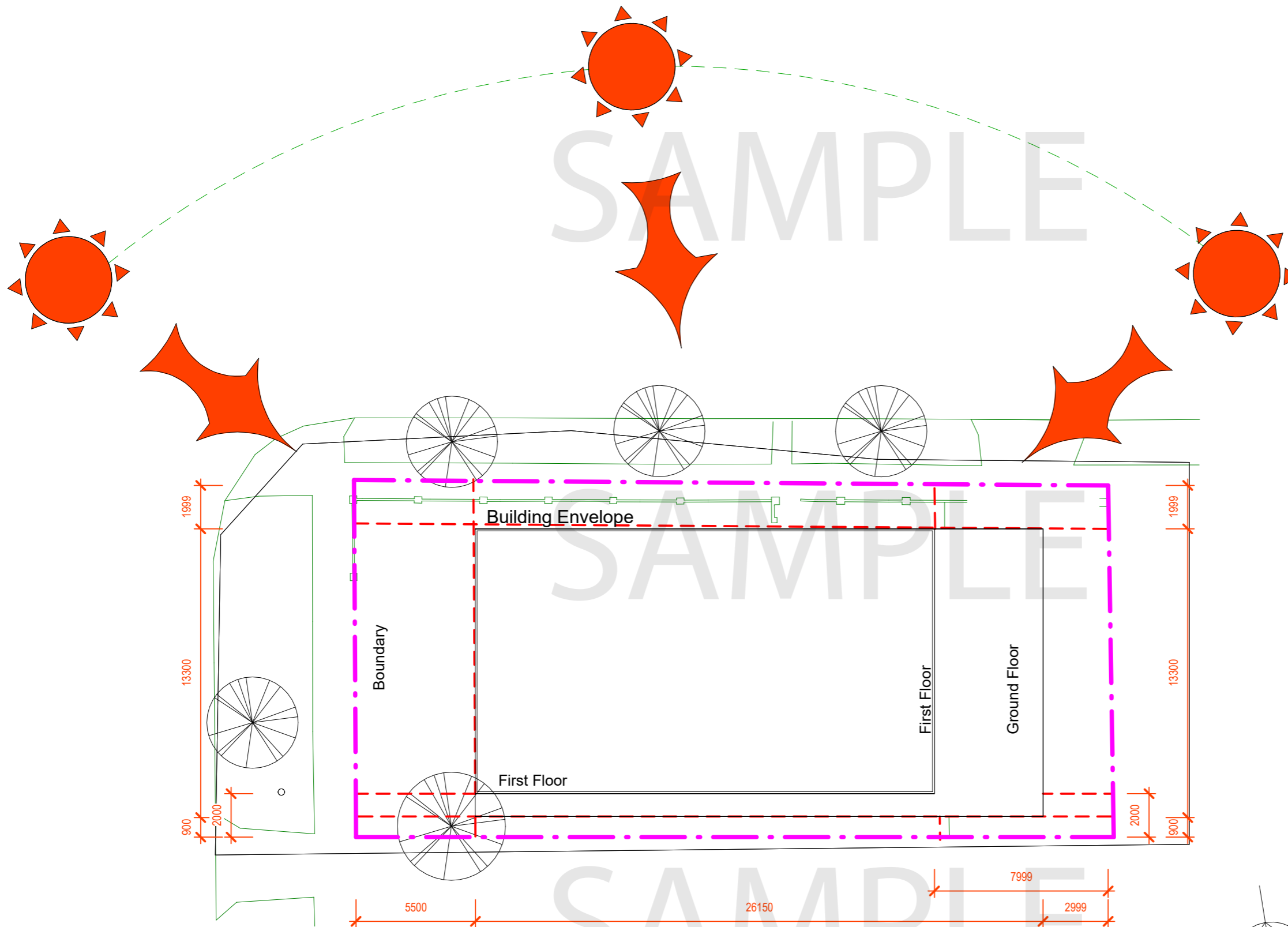
SCALE @ A3: 1 : 200

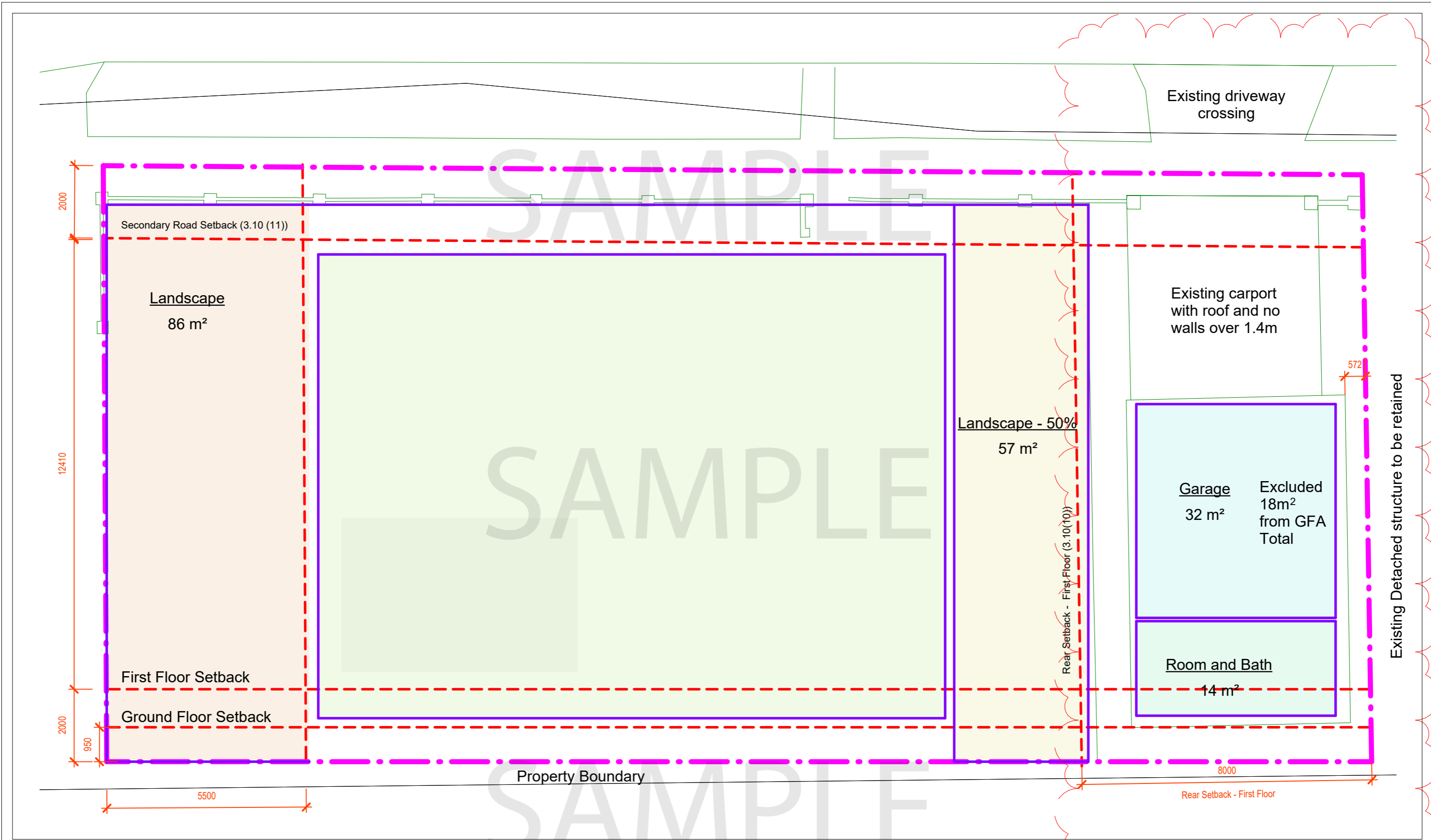
SHEET: OF

SHEET TITLE

SITE ANALYSIS

JOB NO.: **MT153** DRAWING NO.: **A04** REV.: **A**





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No.	Revision Description	Date
A	Site Analysis	4/7/25

SITE ADDRESS: _____


CLIENT: **Client**

CLIENT DESIGN APPROVAL

CLIENT NAME: _____

CLIENT SIGNATURE: _____

SHEET TITLE
GROUND FLOOR BUILDING ENVELOPE

TRUE NORTH: 

DRAWN BY: Author
CHECKED BY: Checker
SCALE @ A3: As indicated
SHEET: _____ OF _____

JOB NO.: MT153
DRAWING NO.: **A105**
REVISION: A

SAMPLE

SAMPLE

SAMPLE

Max First Floor Building Envelope
203 m²

14481

2000

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No.	Revision Description	Date
A	Site Analysis	4/7/25

SITE ADDRESS: _____


CLIENT: **Client**

CLIENT DESIGN APPROVAL

CLIENT NAME:

CLIENT SIGNATURE:

SHEET TITLE
FIRST FLOOR BUILDING ENVELOPE

TRUE NORTH: 

DRAWN BY: Author
CHECKED BY: Checker
SCALE @ A3: 1 : 100
SHEET: OF

JOB NO.: **MT153**
DRAWING NO.: **A106**
REVISION: **A**

END