

PROPOSED DRIVEWAY / ENTRY PATH AREA: 53.35m²

PROPOSED CROSSOVER AREA: 17.78m²

SLAB CLASSIFICATION: 'M'

CONCRETE STRENGTH: 25 MPa

WIND CLASSIFICATION: 'N2'

DRIVEWAY: _____ BY **BUILDER**

CROSSOVER: BY **BUILDER**

RETAINING WALLS: BY OWNER

SOFT LANDSCAPING: BY OWNER

CLOTHES DRYING LINE: _____ BY **OWNER**

SIDE & REAR FENCING: BY OWNER

LETTERBOX: BY OWNER

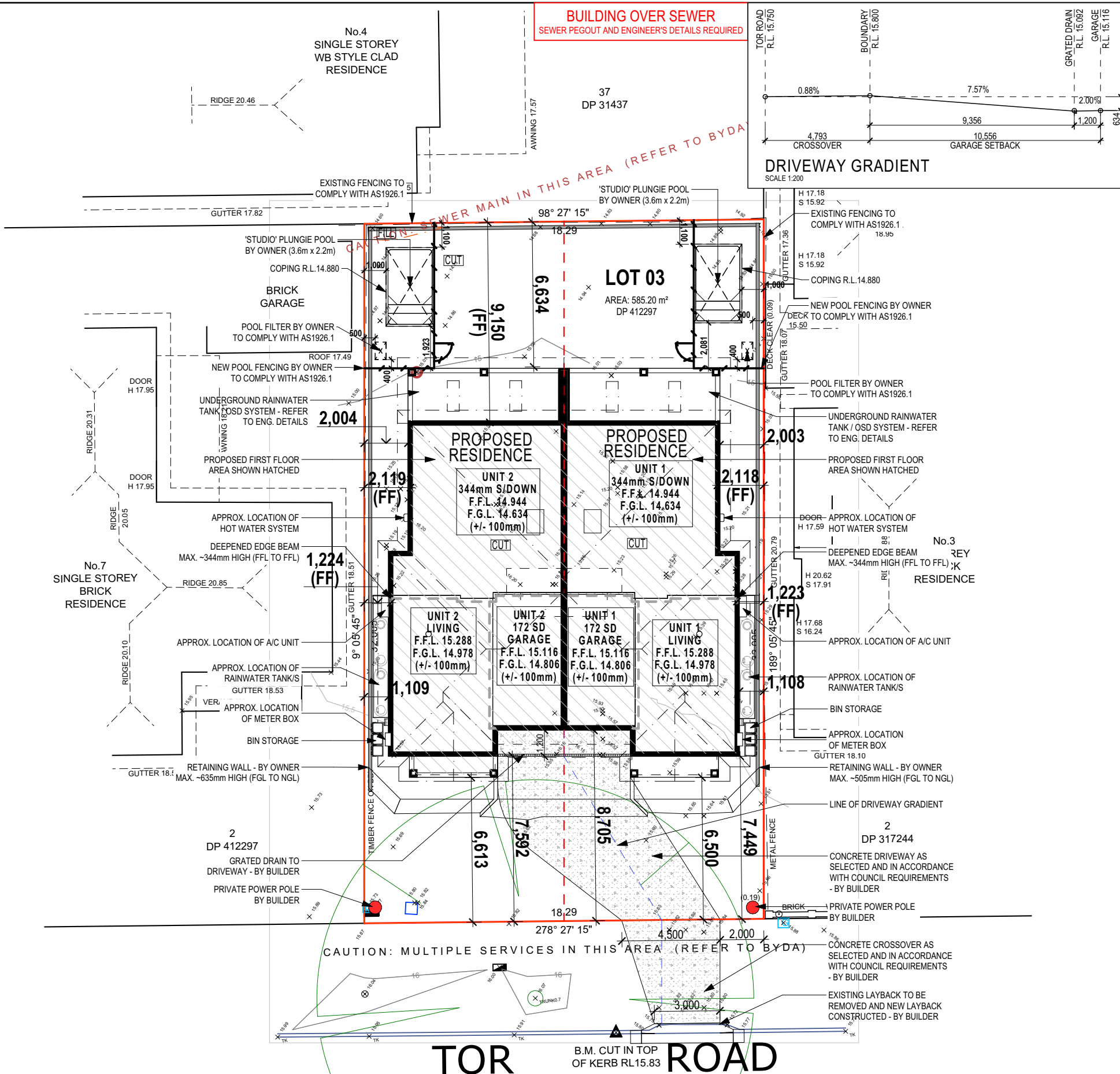
SURVEY LEGEND	
	BENCH MARK
	PHOTO POINT
	GULLY PIT
	VEHICULAR/ PRAM CROSSING
	TOP OF BANK
	BOTTOM OF BANK



MGA

SURVEY ABBREVIATIONS

- EB - ELECTRICAL BOX
- EM - ELECTRICAL METER
- GM - GAS METER
- H - HYDRANT
- KO - KERB OUTLET
- LH - LAMP HOLE
- LP - LIGHT POLE
- MH - MAN HOLE
- MS - MAINTENANCE SHAFT
- PP - POWER POLE
- R - HYDRANT RECYCLED
- SH - SHRUB
- SIO - SEWER INSPECTION OPENING
- SMH - SEWER MAN HOLE
- SR - STOP VALVE RECYCLED
- SV - STOP VALVE
- SVP - SEWER VENT PIPE
- SWP - STORM WATER PIT
- T - TREE
- TP - TELECOMMUNICATIONS PIT
- VER - VERANDAH
- WT - WATER TAG
- WM - WATER METER
- WMR - WATER METER RECYCLED
- WC, GC, EC, TC - SERVICE CONDUIT
- W/C - WATER CLOSET



REFER TO WARRINGAH DEVELOPMENT CONTROL
PLAN 2011
FOR DEVELOPMENT CONTROLS

SITE AREA: 585.20 m²

PROPOSED ROOF COVERAGE:
308.43 m²

FLOOR SPACE RATIO:
(MEASURED FROM THE INTERNAL FACE OF EXTERNAL WALLS OR FROM THE
INTERNAL FACE OF WALLS SEPARATING THE BUILDING FROM ANY OTHER
BUILDING AND EXCLUDES 1 PARKING SPACE, PORCH, ALFRESCO,
BALCONIES, VOIDS ETC.)

GROUND FLOOR: 173.96m²

FIRST FLOOR:
(EXCLUDES VOIDS)

GARAGE:	0.00m ²
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TOTAL:	380.35m ²
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MAXIMUM ALLOWABLE: **380.38m² (65.00%)**

BUILDING ENVELOPE HEIGHTS AT SIDE BOUNDARY:
4.00m

BUILDING ENVELOPE PROJECTION ANGLE: 45.00°

TOTAL P.O.S. AREA UNIT 1:	83.80m ²
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MINIMUM REQUIRED: 60.00m²

TOTAL P.O.S. AREA UNIT 2:	82 87m ²
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MINIMUM REQUIRED: **60.00m²**

TOTAL LANDSCAPED AREA: **240.37m²**

MINIMUM REQUIRED:
(MINIMUM LANDSCAPE AREA = 40% OF LOT AREA)

MAXIMUM BUILDING HEIGHT ALLOWABLE (LMR): 9.50m

CUT / FILL:
MAXIMUM 1000mm FILL

REV.	DESCRIPTION	DATE
A	PRELIMINARY PLANS	09/04/2025
B	AMENDED PLANS AS REQUESTED	24/04/2025
C	AMENDED PLANS - FSR COMPLIANCE	08/05/2025
D	WORKING DRAWINGS & TV-1 & TV-2	10/06/2025
E	AMENDED PLANS - ADDITIONAL REQUESTS	24/06/2025
F	AMENDED PLANS - HYDRAULIC REQUIREMENTS	22/08/2025

SITE PLAN

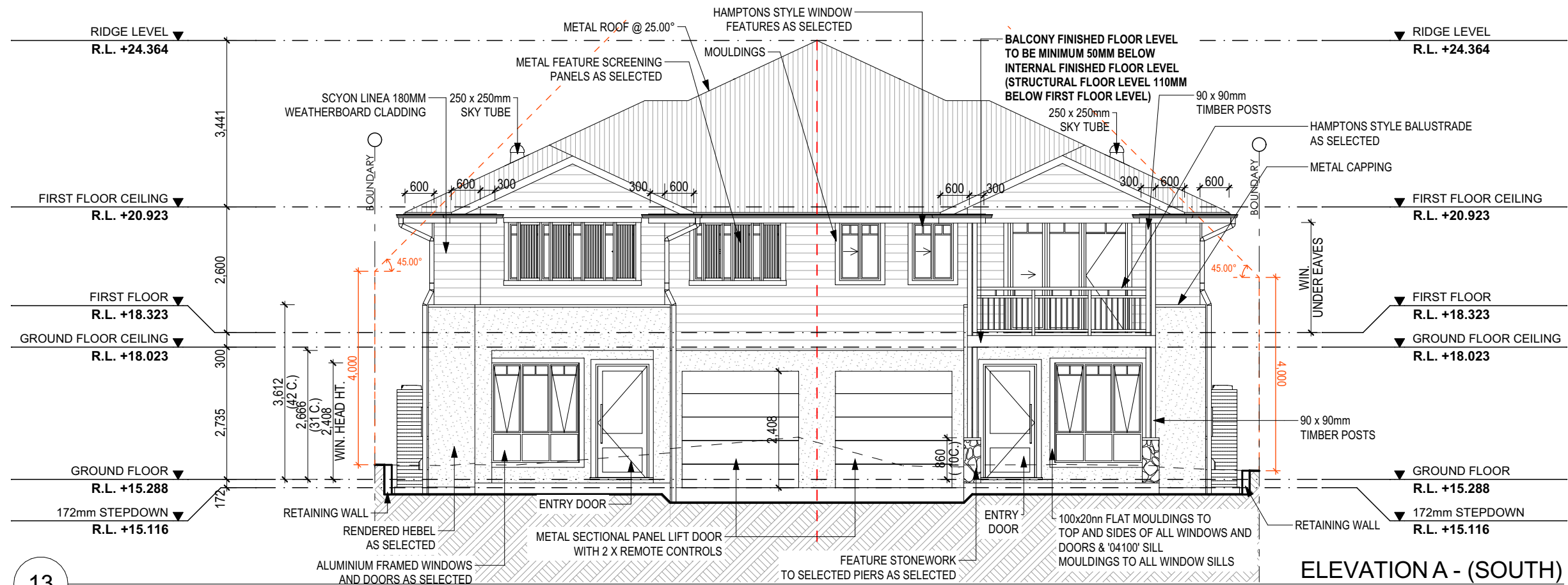
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CLIENT:	STYLENESS PROPERTIES PTY. LTD.
ADDRESS:	LOT 03, NO.05 TOR ROAD,
SUBURB:	DEE WHY, NSW 2099

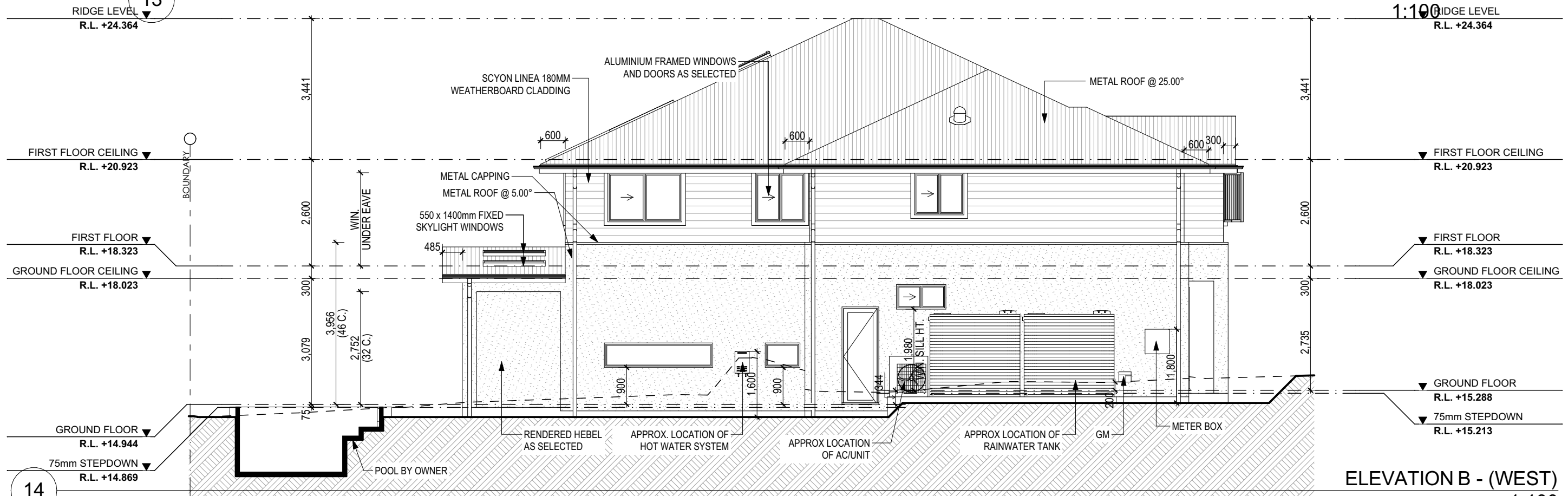
HOUSE DESIGN: BROOKLYN 47	FACADE: HAMPTONS	
DEPOSITED PLAN: DP 412297	COUNCIL: NORTHERN BEACHES C	
SCALE: 1:200 @ A3	DRAWN: HD	DATE: SHEET: 03 OF

INCLUSIONS: CLASSIC	
COUNCIL	REVISION: F
22/08/2025	JOB NUMBER:
28	3103



ELEVATION A - (SOUTH)

1:100



ELEVATION B - (WEST)

1:100

REV.	DESCRIPTION	DATE
A	PRELIMINARY PLANS	09/04/2025
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ELEVATIONS A & B

GENERAL NOTES:

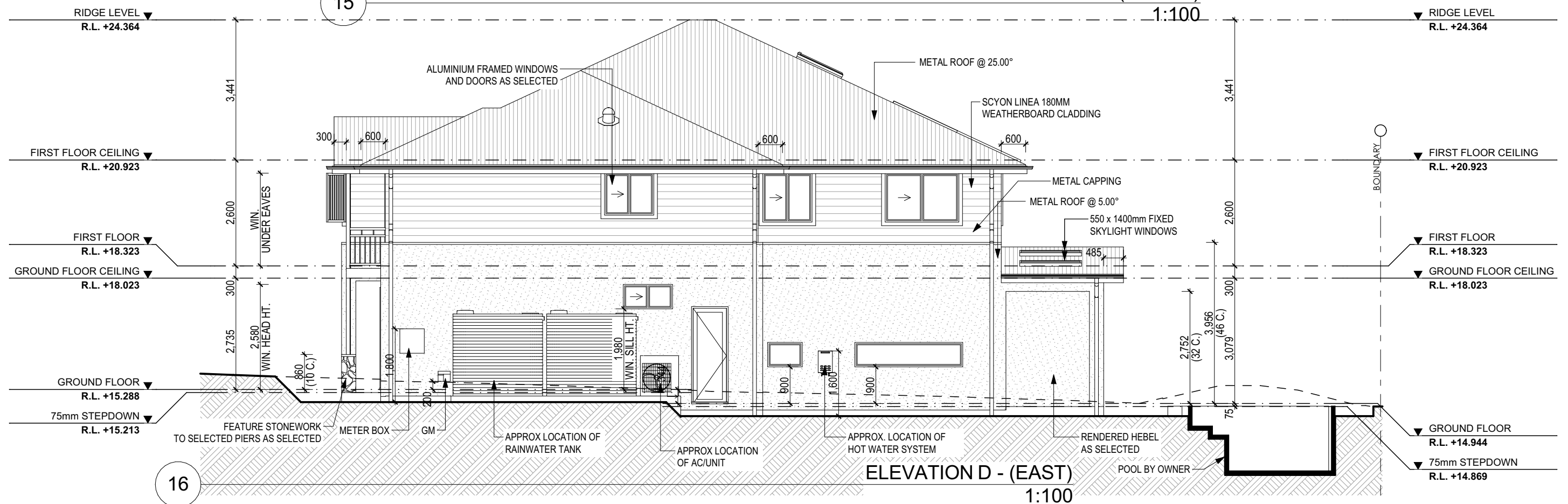
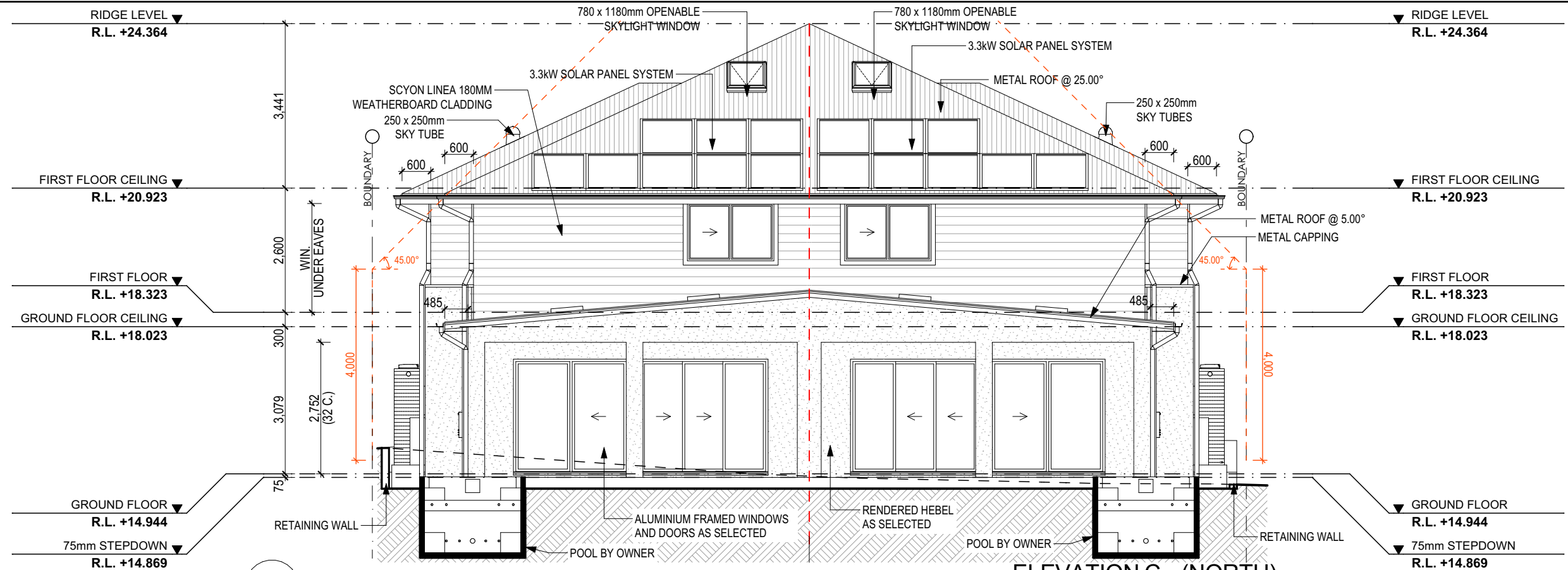
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MERIDIAN HOMES

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SUBURB: DEE WHY, NSW 2099	SCALE: 1:100 @ A3	DRAWN: HD	DATE: 22/08/2025
		SHEET: 11 OF 28	JOB NUMBER: 3103



REV.	DESCRIPTION	DATE	ELEVATIONS C & D MERIDIAN HOMES Office Tower Building E, Ground Floor, Unit E204 / 24-32 Lexington Drive, Bella Vista NSW 2153 Tel: 1300 855 138 ABN: 93 152 822 430 www.meridianhomes.net.au © COPYRIGHT The ideas and the concepts contain within all drawings and documents is the sole property of Meridian Homes (AUST) Pty. Ltd.	CLIENT: STYLENESS PROPERTIES PTY. LTD.	HOUSE DESIGN: BROOKLYN 47	FACADE: HAMPTONS	INCLUSIONS: CLASSIC	
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