# NORTHERN BEACHES COUNCIL BASED ON PITTWATER DCP 21

SITE AREA

DWELLING:

698.0 SQM

## PROPOSED ROOF COVERAGE

216.84 SQM

SECONDARY DWELLING: TOTAL COVERAGE AREAS

225.54 SQM

- SOM

## PRIVATE OPEN SPACE

PRIVATE OPEN SPACE

93.00 SOM

MIN. REQUIRED BY COUNCIL: MINIMUM DIMENSION OF 3M

80 SQM

16 SQM

## PRINCIPAL PRIVATE OPEN SPACE

PRINCIPAL PRIVATE OPEN SPACE 16 SQN

MIN REQUIRED BY COUNCIL

MINIMUM DIMENSIONS OF 4M X 4M

#### LANDSCAPED AREA

TOTAL LANDSCAPED AREA

MIN. REQUIRED BY COUNCIL

384.70 SQM

EXCL. ALL HARD SURFACES, MINIMUM DIMENSION OF 2N

55.11% 50 %

## FRONT YARD LANDSCAPED AREA

LANDSCAPED FRONT YARD AREAS

162.06 SQM TOTAL FRONT YARD AREA

102.17 SQM

LANDSCAPED FRONT YARD AREA: 63.04%

MIN. REQUIRED BY COUNCIL:

#### STORMWATER CALCULATION

HARD LANDSCAPE AREAS:

268.64 SQM (INCL. ROOF/DRIVEWAY/PATHS ETC)

SITE COVERAGE RATIO

38.49 %

EXISTING SITE COVERAGE:

316.96

MAXIMUM ALLOWABLE BY COUNCIL PRIOR TO 0.5.D. BEING REQUIRED: 366.96

(EXISTING SITE COVERAGE + 50 SQM)

#### BUILDING HEIGHT RESTRICTION MAXIMUM 8.5M RIDGE HEIGHT

(F.F.L. MUST BE ACCURATE TO COMPLY)

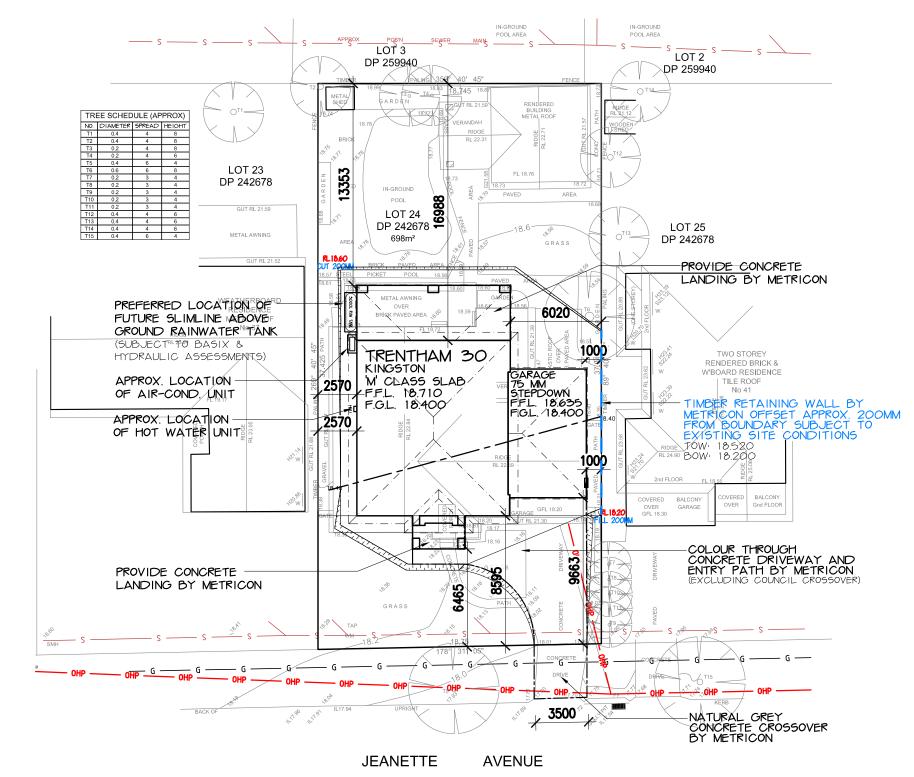
#### BUILDING ENVELOPE

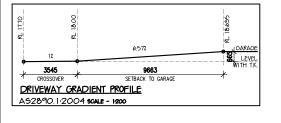
PROVIDE **45 DEGREE** PLANE PROJECTED AT **4.5M** HIGH ABOVE SIDE BOUNDARY NATURAL GROUND LEVEL.

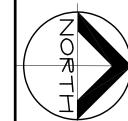
## MAXIMUM 1000 MM CUT MAXIMUM 1000MM FILL

#### SURVEYORS NOTES

- THIS SURVEY IS SPECIFICALLY FOR CONTOUR PURPOSES ONLY. THE BOUNDARIES OF THE SUBJECT PROPERTY HAVE NOT BEEN INVESTIGATED AND THE POSITION SHOWN IS APPROXIMATE ONLY.
- AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY.
- SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY. THE RELEVANT SERVICE AUTHORITY SHALL BE CONTACTED TO VERIFY THE EXISTENCE AND POSITION OF ALL SERVICES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION
- CONTOURS ARE INDICATIVE OF SURFACE TOPOGRAPHY ONLY SURVEYED SPOT LEVELS ARE THE ONLY VALUES TO BE RELIED ON FOR REDUCED LEVELS ON PARTICULAR FEATURES







MGA

LOT NO: LOT 24.

DEPOSITED PLAN

DP 242678

COUNCIL / LGA: NORTHERN BEACHES

SLAB CLASS: М

WIND SPEED:

N1 EXCAVATION NOTES: 50MM (+/-) TOLERANCE TO NOMINATED R.L.'S

EXCAVATE APPROX. **200**MM ON R.L. **18.400** AND FILL APPROX. **200**MM

EXCAVATIONS ARE TO START A MINIMUM OF 1000MM FROM THE EDGE OF THE BUILDING AND ARE TO BE BATTERED BACK TO SUIT

IT IS THE RESPONSIBILITY OF THE OWNER TO PROVIDE A GRATED DRAIN ACROSS GARAGE OPENINGS (IF REQUIRED) DUE TO CONSTRUCTION OF DRIVEWAY

#### IMPORTANT NOTES

SITE CUTS ARE SUBJECT TO COUNCIL APPROVAL NOT TO BE USED BY ANY OTHER CONTRACTORS OTHER THAN METRICON HOMES PTY LTD

## STORMWATER TO DRAIN TO STREET GUTTER VIA RAINWATER TANK(S)

REFER TO HYDRAULIC ENGINEER'S DETAILS

### TEMPORARY SITE FENCING:

METRICON TO PROVIDE FENCING TO ANY UNFENCED BOUNDARIES (AS REQUIRED)

### ALL WEATHER ACCESS:

METRICON TO SUPPLY UP TO 5M SUITABLE ALL WEATHER ACCESS TO BUILDING PLATFORM DURING CONSTRUCTION

## SURVEY LEGEND

GROUND SEWER MAINS L'GROUND WATER MAINS L'GROUND TELECOM LII

OP OF KERB

EDGE OF BITUMEN Y SV STOP VALVE GRATED STORMWATER

GROUND GAS MAINS O'HEAD POWER SUPPLY U'GROUND POWER SUPPL

PP POWER POLE SP SERVICE POLE OLP LIGHT POLE OHYD HYDRANT

OSMH SEWER MAINTENANCE
HOLE
SEWER INSPECTION
OPENING
PET PIT GAS MARKER WM WATER METER KERD INLET STORMWATER

INTRAX SURVEY DATE: 08.09.21

CONTOUR INTERVALS, 200 MM

LEVELS TO A.H.D.

# SITE PLAN



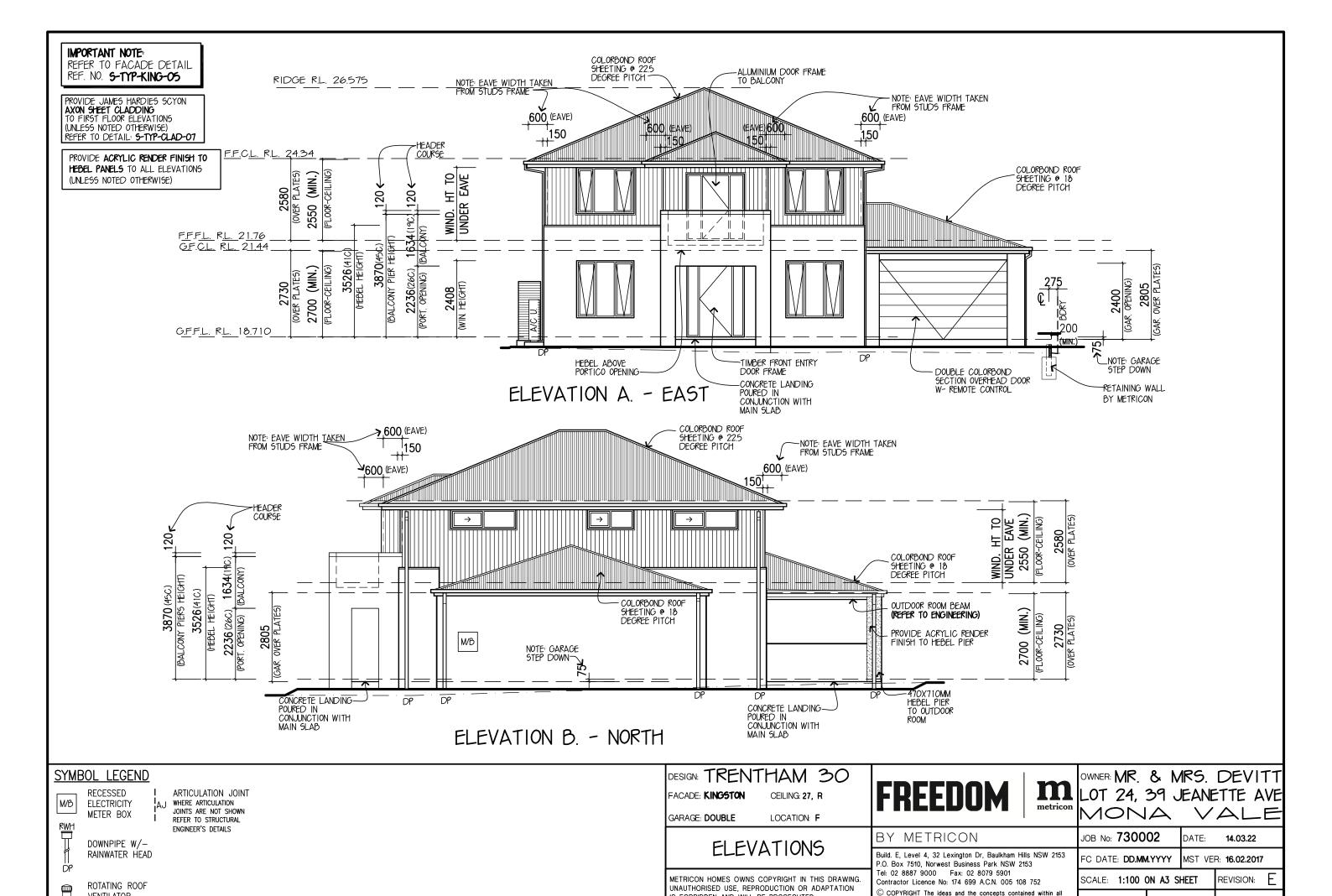
Build E, Level 4, 32 Lexington Dr, Baulkham Hills NSW 2153 P.O. Box 7510, Norwest Business Park NSW 2153 Tel: 02 8887 9000 Fax: 02 8079 5901 Contractor Licence No: 174 699 A.C.N. 005 108 752 www.metricon.com.au

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MR. & MRS. DEVITT LOT 24, NO. 39 JEANETTE AVE MONA VAL

JOB No 730002

DATE: 14.03.22 **DRAWN**<sup>1</sup> JCF SCALE: 1:250 SHEET: 1 OF 11 UBD REF. SYD XX XX



IS FORBIDDEN AND WILL BE PROSECUTED.

SHEET: 4 of 11

DRAWN: **JCF** 

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CHECK: JAB

**VENTILATOR** 

