

 northern beaches council

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2019/1002

PROJECT:	PROPOSED SECONDARY DWELLING	SCALE:	1:100mm	 Planning 2 Build Planning Design & Drafting DA & CDC Submissions  Phone: 9476 4983  Mobile: 0419 800 614 Licence No 6716C planning2build.com.au ABN 94 517 511 283	OFFICE 232 Galston Road Hornsby Heights NSW 2077 This drawing and design is subject to copyright and may not be copied or reproduced without prior written consent from Planning 2 Build	 bdca ACCREDITED BUILDING DESIGNER	 Master Builders Association MEMBER MASTER BUILDER, BETTER BUILDER	 HIA
CLIENT:	JON & LAURA DUCKER	DATE:	26th AUGUST 2019					
SITE ADDRESS:	3 LUMEAH AVENUE ELANORA HEIGHTS NSW	SHEET:	PAGE 4 of 6					

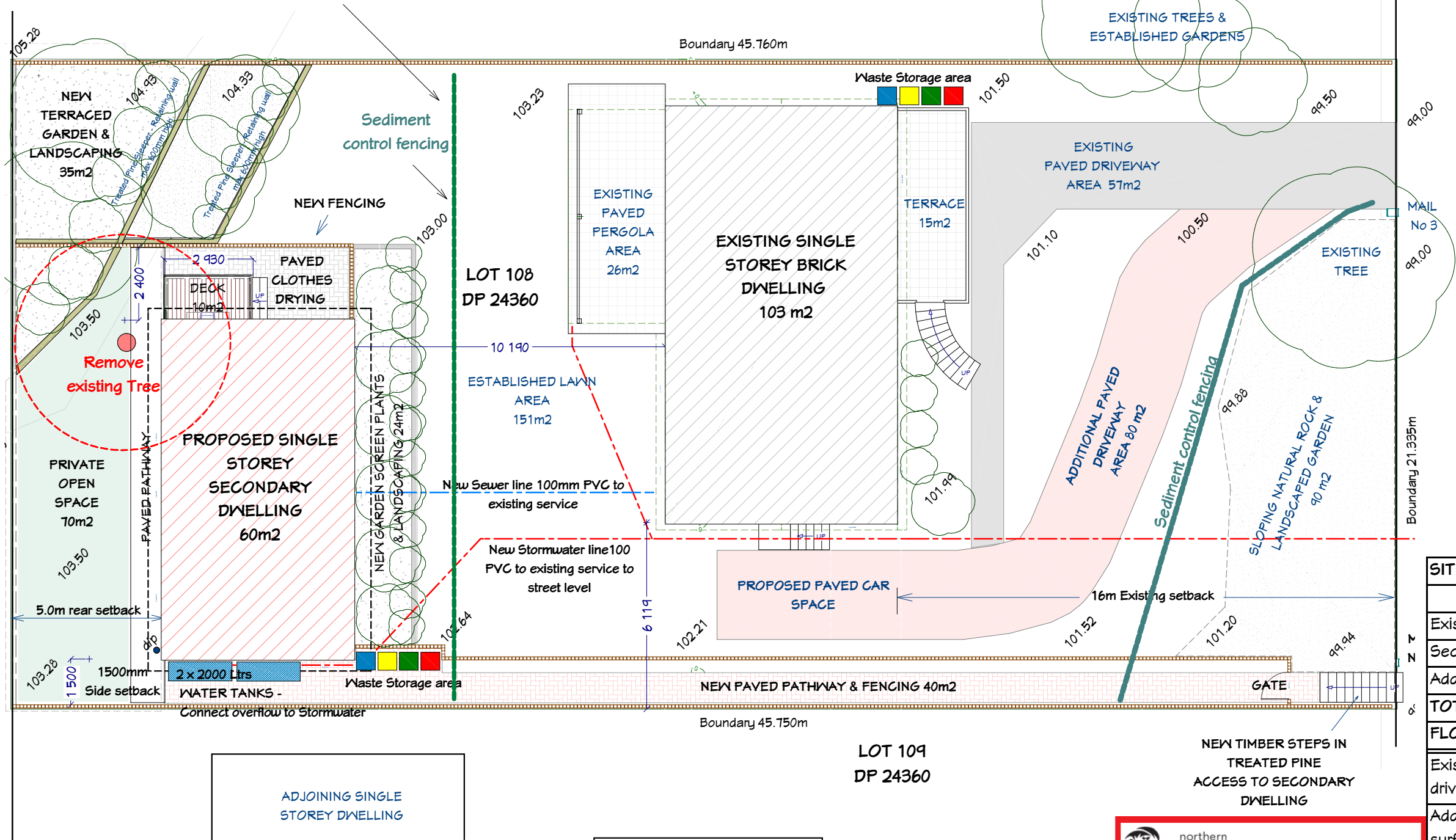
All works to be carried out in accordance with the requirements of the National Construction Code & Building Code of Australia, including all relevant Australian Standards.
All dimensions are to be checked and verified on site before commencement of work.

SEDIMENT CONTROL

Install 600mm high silt fencing or similar sediment barrier pegged as required.
Clear fencing of sediment periodically.
Sediment control barrier to be left in place until final surfaces have been established

LOT 107
DP 24360

ADJOINING TWO STOREY DWELLING



LUMEAH AVENUE



SITE AREA	976.2m2
Existing Floor Area (Including Patios)	144m2
Secondary Dwelling Floor area	60 m2
Additional deck area	10m2
TOTAL FLOOR AREA	214 m2
FLOOR SPACE RATIO	21.9 %
Existing site coverage (Including driveway)	201m2
Additional Site coverage (including hard surfaces)	180m2
TOTAL SITE COVERAGE	381m2
SITE COVERAGE RATIO	39 %
PRIVATE OPEN SPACE (secondary dwelling)	85 m2
LANDSCAPED AREA = 595.2 m2	60.9 %



STORMWATER & SERVICES
Existing stormwater to be checked for adequacy.
If required - Excavate and replace stormwater to street.
Use 100mm / Dia - UPVC

SITE PLAN Scale 1:150mm
(Including Sediment Control Location)



THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

DA2019/1002

PROJECT:	PROPOSED SECONDARY DWELLING	SCALE:	1:150mm
CLIENT:	JON & LAURA DUCKER	DATE:	26th AUGUST 2019
SITE ADDRESS:	3 LUMEAH AVENUE ELANORA HEIGHTS NSW	SHEET:	PAGE 6 of 6

Planning 2 Build
Planning Design & Drafting
DA & CDC Submissions
- Phone: 9476 4983
Mobile: 0419 800 614
Licence No 6716C
planning2build.com.au
ABN 94 517 511 283

OFFICE
232 Galston Road
Hornsby Heights
NSW 2077
This drawing and design is
subject to copyright and may
not be copied or reproduced
without prior written consent
from Planning 2 Build



Master Builders Association
MEMBER
MASTER BUILDER, BETTER BUILDER



All works to be carried out in accordance with the requirements of the National Construction Code & Building Code of Australia, including all relevant Australian Standards.
All dimensions are to be checked and verified on site before commencement of work.