



**BROWN
LOT 10, No 15 INGLESIDE ROAD
INGLESIDE
NORTHERN BEACHES COUNCIL**

LEGEND

WATER MAIN
TELSTRA PILLAR
TELSTRA MARKER POST
TELSTRA PIT
TELEGRAPH POLE
POWER POLE
ELECTRICAL PILLAR
POWER LIGHT POLE
LIGHT POLE
HYDRANT
RECYCLED WATER
WATER METER
STOP VALVE
WATER TAP
GAS METER
GAS DIRECTION MARKER
GAS INSPECTION POINT
SEWER MANHOLE
STREET SIGN
PRAM CROSSING
VEHICLE CROSSING

SEWER VENT
SEWER LAMPPIOLE
SEWER INSPECTION POINT
SUBSOIL DRAIN
STORMWATER PIT
STORMWATER GRATE
SURFACE INLET PIT
UNTEL-KERB INLET PIT
UNTEL-KERB INLET PIT WITH GRATE
STORMWATER PIPE INCLUDING PIPE SIZE
HEADWALL
CLOTHES LINE
TREE:
D DIAMETER
S SPREAD
H HEIGHT

OVERHEAD ELECTRICITY LINE
OVERHEAD TELECOM LINE
SEWER LINE

ORIGIN OF LEVELS:
PM 46818 RL=108.949 (AHD) FOUND NEAR THE INTERSECTION OF McLEAN ROAD & INGLESIDE ROAD.
ACCURACY OF ORIGIN: ± 0.001m

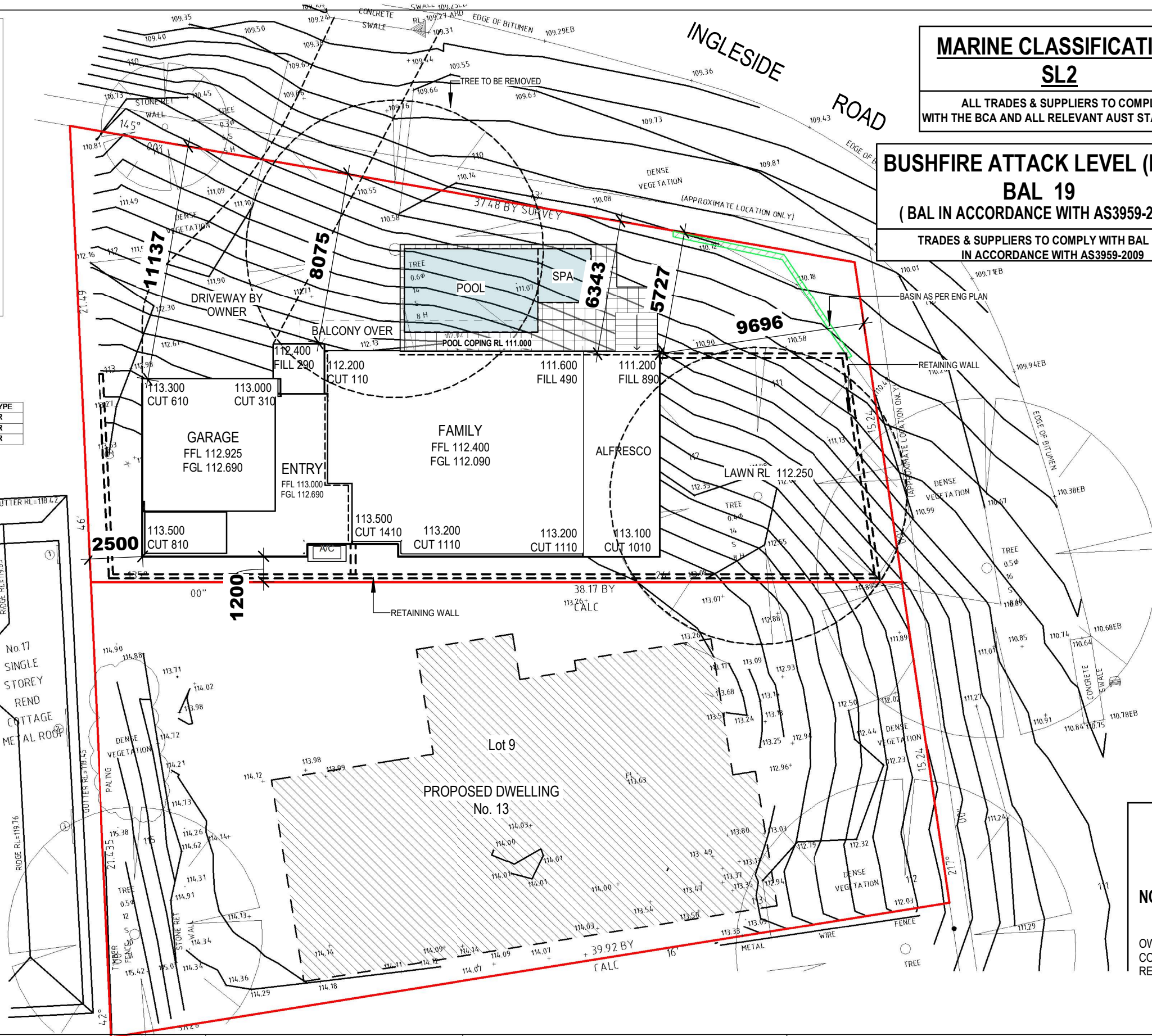
WINDOW	TOP RL	HEIGHT	WIDTH	GLASS TYPE
1	117.82	UNKNOWN	0.86	CLEAR
2	117.82	UNKNOWN	1.74	CLEAR
3	117.82	UNKNOWN	1.57	CLEAR



AREA LOT 10
VIDE DP 12130: 676.6 m²
BY CALC: 682.3 m²

L.G.A. : NORTHERN BEACHES
PARISH : NARRABEEN
COUNTY : CUMBERLAND

SITE PLAN



MARINE CLASSIFICATION

SL2

ALL TRADES & SUPPLIERS TO COMPLY WITH THE BCA AND ALL RELEVANT AUST STANDARDS

BUSHFIRE ATTACK LEVEL (BAL)

BAL 19

(BAL IN ACCORDANCE WITH AS3959-2009)

TRADES & SUPPLIERS TO COMPLY WITH BAL LEVEL IN ACCORDANCE WITH AS3959-2009

SITE DETAILS

LOT NUMBER: 10
DP NUMBER: 12130

AREAS

SITE AREA: 676.6m²

FIRST FLOOR	156.24 m²
FAMILY LEVEL	110.77 m²
GARAGE	40.22 m²
BALCONY	35.90 m²
ALFRESCO	34.74 m²
ENTRY LEVEL	34.11 m²
PORCH	5.34 m²
Grand total	417.33 m²

DRIVEWAY: 63.73m²

PROJECT DETAILS:

GROUND & FIRST FLOOR LIVING TOTAL: 303.07m²
ROOF AREA: 260.114m²
NO. OF BEDROOMS: 5

PRIVATE OPEN SPACE: 225.00m²
LANDSCAPED AREA 390.00m² - 57.64%

STORMWATER:

RAINWATER TANK SIZE: = 3000 litre
ROOF AREA CONNECTED TO RAINWATER
TANK: () % MIN MIN- 000.00m² (to eng's details)
RAINWATER USES: GARDEN/TOILET/LAUNDRY

SITE NOTES & CONDITIONS:

- HOUSE LEVELS ARE APPROXIMATE ONLY & WILL BE DETERMINED ON SITE BY SUPERVISOR PRIOR TO CONSTRUCTION.
- EXISTING STRUCTURES IN THE PROPOSED BUILDING AREA, TO BE REMOVED BY OWNER
- EXISTING FENCING TO BE SECURED BY OWNER, PRIOR TO CONSTRUCTION AND TO REMAIN OUTSIDE OF BUILDING PLATFORM.
- EXISTING TREES & VEGETATION TO BE CUT & REMOVED FROM BUILDING AREA PRIOR TO CONSTRUCTION, BY OWNER.
- WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALING.
- DIMENSIONS SHOWN ARE TO FRAME, UNDERSIDE OF ROOF TRUSSES AND FROM FFL (CONCRETE) TO UNDERSIDE OF FLOOR JOIST
- FINISHED OUTLINE OF EXCAVATED AREA IS INDICATIVE ONLY AND WILL VARY ON SITE
- ALL RETAINING WALLS ARE BY OWNER UNLESS NOTED OTHERWISE IN THE TENDER

- ALL CONSTRUCTION WORK TO COMPLY WITH THE BCA AND ALL RELEVANT AUSTRALIAN STANDARDS

COMPLIANCE SUBJECT TO COUNCIL APPROVAL

NON COMPLIANCE:

SETBACKS DUE TO IRREGULAR BLOCK

OWNER HAS ACKNOWLEDGED, THAT THE NON COMPLIANCE COULD PROLONG THE DA PROCESS AND POSSIBLY REQUIRE A RE-DESIGN SO AS TO COMPLY WITH THE DCP

ISSUE	AMENDMENT	DATE
A	CONCEPT DESIGN	01.09.21
B	FIRST DRAFT	09.09.21
C	VARIATION A	24.09.21
D	AMENDMENTS	09.11.21
E	UPDATED SURVEY, ADDITIONAL INFO AS PER COUNCIL	02.12.21

PLANS COPYRIGHT OF STOTHARD PROJECTS
LOCATION: C:\Users\Joell\OneDrive - Stothard Projects\Design\13-15 INGLESIDE ROAD, INGLESIDE\CONSTRUCTION PLANS\15 INGLESIDE ROAD, INGLESIDE.rvt 22.09.21-STHPC04.rvt

info@stothardprojects.com.au
T: (02) 9138 0608
www.stothardprojects.com.au



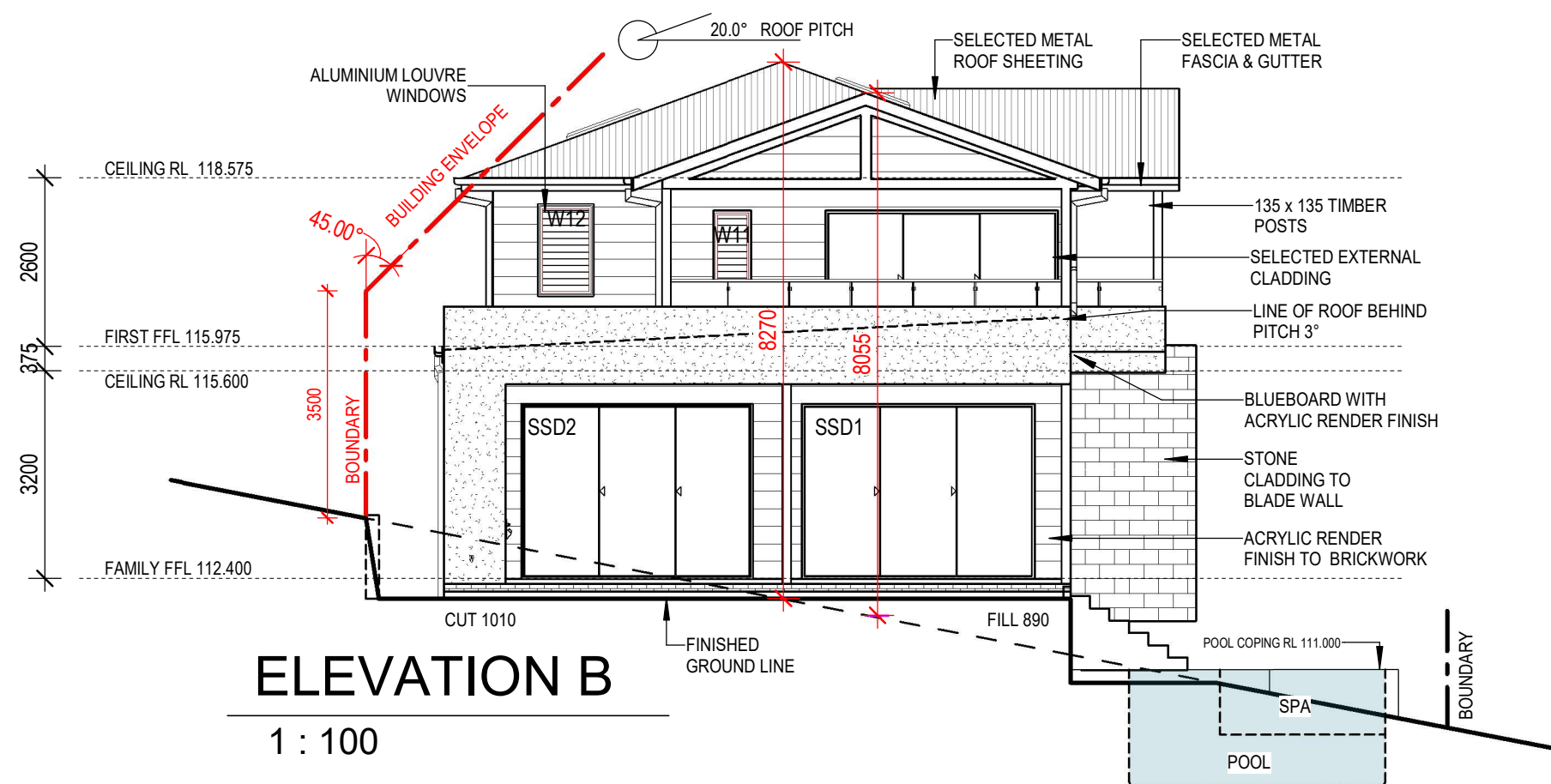
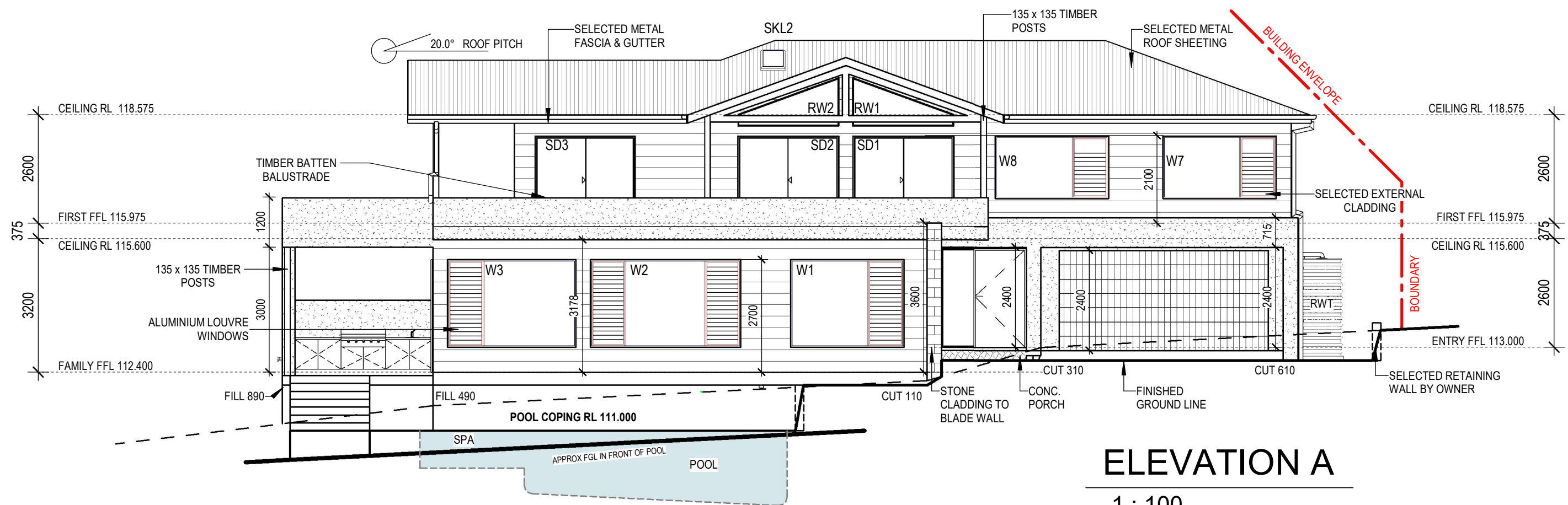
PROPOSED RESIDENCE FOR:

CLIENT: BROWN

ADDRESS:

LOT 10, No 15 INGLESIDE ROAD
INGLESIDE
NORTHERN BEACHES COUNCIL

JOB NO: BROWN	DATE: 16.12.21
DRAWN: EC	CHECKED: .
SCALE: 1 : 200	SHEET NO: 01
PLEASE DISCARD ALL OTHER PLANS	
DO NOT SCALE DRAWING	



PROPOSED RESIDENCE FOR:	
CLIENT: BROWN	
ADDRESS: LOT 10, No 15 INGLESIDE ROAD INGLESIDE NORTHERN BEACHES COUNCIL	
JOB NO: BROWN	DATE: 16.12.21
DRAWN:	CHECKED .
SCALE: 1 : 100	SHEET NO:04 /

