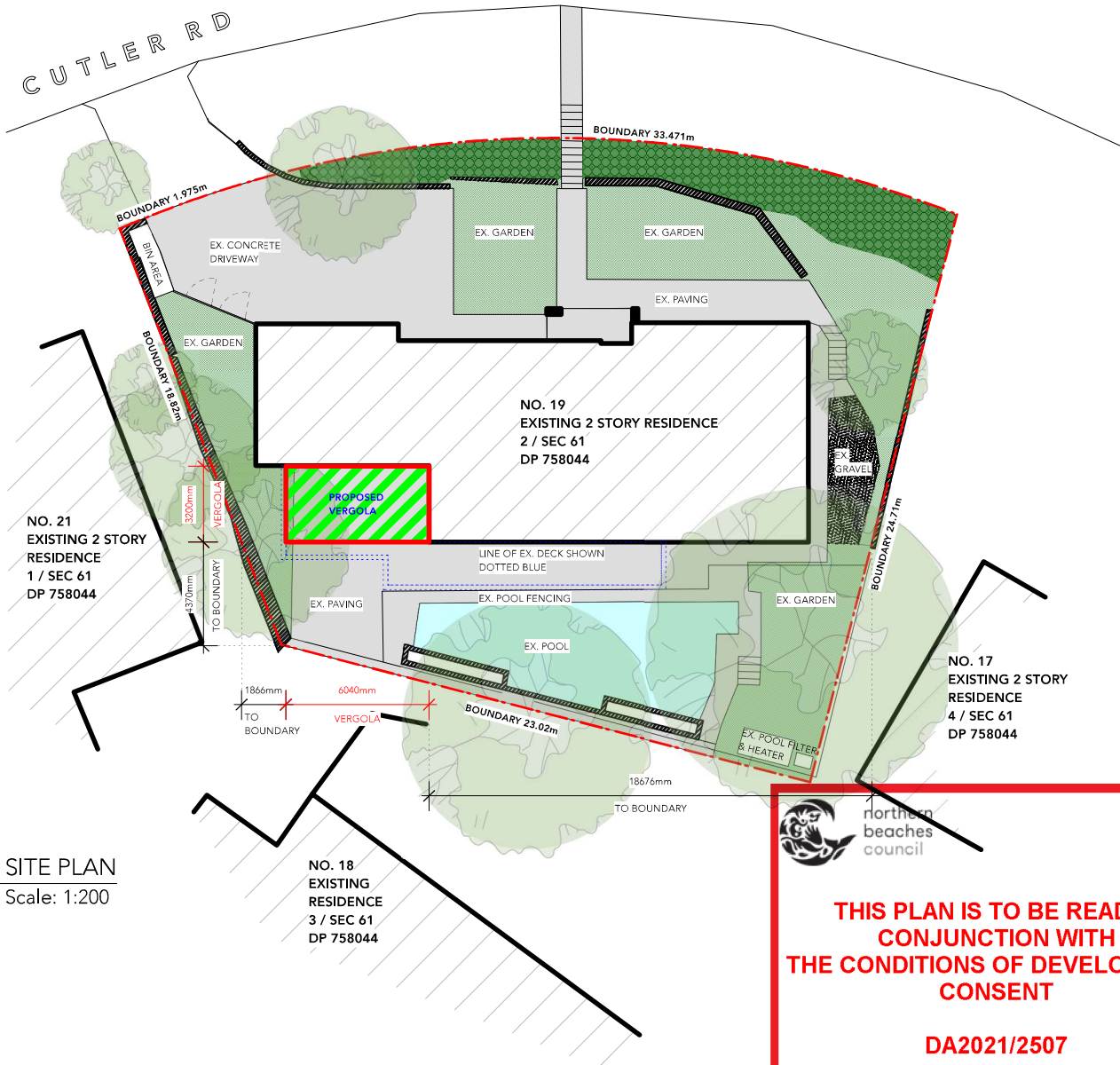




CUTLER RD



## SITE PLAN ANALYSIS

EXISTING SITE AREA:	679.4 sqm
EXISTING RESIDENCE FOOTPRINT:	184.1 sqm
EXISTING HARDSCAPE AREAS:	229.8 sqm
EXISTING POOL:	47.4 sqm
EXISTING SOFT LANDSCAPE AREAS:	218.1 sqm (32%)

## PROPOSED VERGOLA

VERGOLA: 19.3 sqm

PROPOSED ADDITIONAL SITE COVERAGE: 0  
(NO CHANGE PROPOSED)

### PROPOSED FINISHES:

VERGOLA FRAME:	DULUX 'WOODLAND GREY' P/C FINISH
VERGOLA POSTS:	DULUX 'WOODLAND GREY' P/C FINISH
FLASHING AND GUTTER:	DULUX 'SURFMIST' P/C FINISH
VERGOLA LOUVRES:	DULUX 'SURFMIST' P/C FINISH
S/WATER:	'WOODLAND GREY' 64mm PVC DOWNPIPE TO EXISTING STORMWATER SYSTEM

### NOTE:

AS THE PROPOSED VERGOLA IS TO BE BUILT OVER EXISTING BALCONY, THERE WILL BE NO PROPOSED INCREASE TO THE EXISTING SITE COVERAGE.  
ALL DOWNPIPES TO BE DIRECTED INTO THE EXISTING STORMWATER DISPOSAL SYSTEM.  
ALL DIMENSIONS TO BE CONFIRMED BY A SITE MEASURE PRIOR TO MANUFACTURE.



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

**DA2021/2507**

1

SITE PLAN

Scale: 1:200

NO. 18  
EXISTING  
RESIDENCE  
3 / SEC 61  
DP 758044

NO. 17  
EXISTING 2 STORY  
RESIDENCE  
4 / SEC 61  
DP 758044

NO. 19  
EXISTING 2 STORY RESIDENCE  
2 / SEC 61  
DP 758044

NO. 21  
EXISTING 2 STORY  
RESIDENCE  
1 / SEC 61  
DP 758044



7 TEPKO ROAD, TERREY HILLS, NSW 2084  
PH: (02) 9450 3300

### DISCLAIMER

ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, ALL LOCAL AND STATE GOVERNMENT ORDINANCES, RELEVANT AUSTRALIAN STANDARDS, LOCAL ELECTRICITY AND WATER AUTHORITIES REGULATIONS AND ALL OTHER RELEVANT AUTHORITIES CONCERNED.  
ALL TIMBERS TO BE IN ACCORDANCE WITH SAA TIMBER STRUCTURE CODE AS 1720 AND SAA TIMBER FRAMING CODE AS 1684.  
ALL WORK TO BE CARRIED OUT IN A PROFESSIONAL MANNER ACCORDING TO THE PLANS AND SPECIFICATION.  
DO NOT SCALE OFF THE DRAWINGS UNLESS OTHERWISE STATED AND USE FIGURED DIMENSIONS IN PREFERENCE.  
ALL DIMENSIONS ARE TO BE CHECKED AND VERIFIED ON SITE PRIOR TO COMMENCEMENT OF ANY WORK.  
LOCATE AND PROTECT ALL SERVICES PRIOR TO CONSTRUCTION.

### ISSUE

### DATE

### DESCRIPTION

### PROJECT

### DRAWING TITLE

### PROJECT NO.

### START DATE

### DATE SIGNED

### CLIENT SIGNATURE

### SITE

### SCALE

### DRAWN BY

### DRAWING NO.

### ISSUE

PROPOSED VERGOLA  
LOUVERED ROOF SYSTEM  
AT EXISTING RESIDENCE

SITE PLAN

18791 JAMES

24.09.21

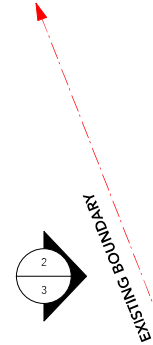
19 CUTLER RD  
CLONTARF, NSW 2093

1:200 @ A3

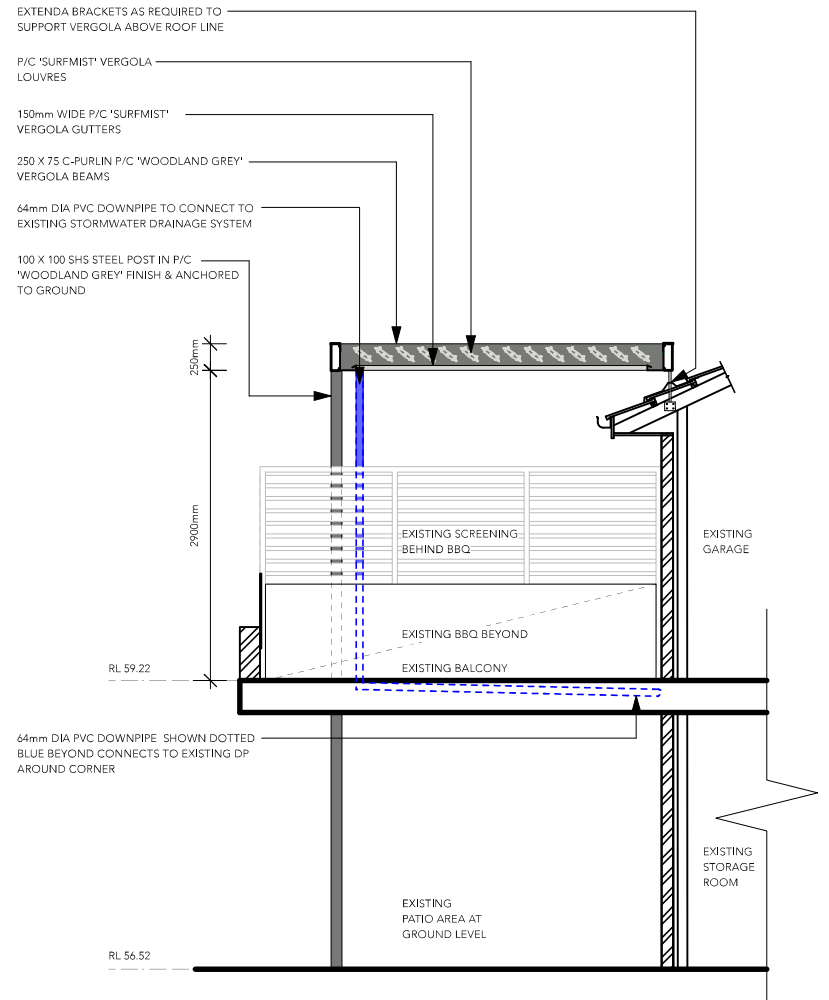
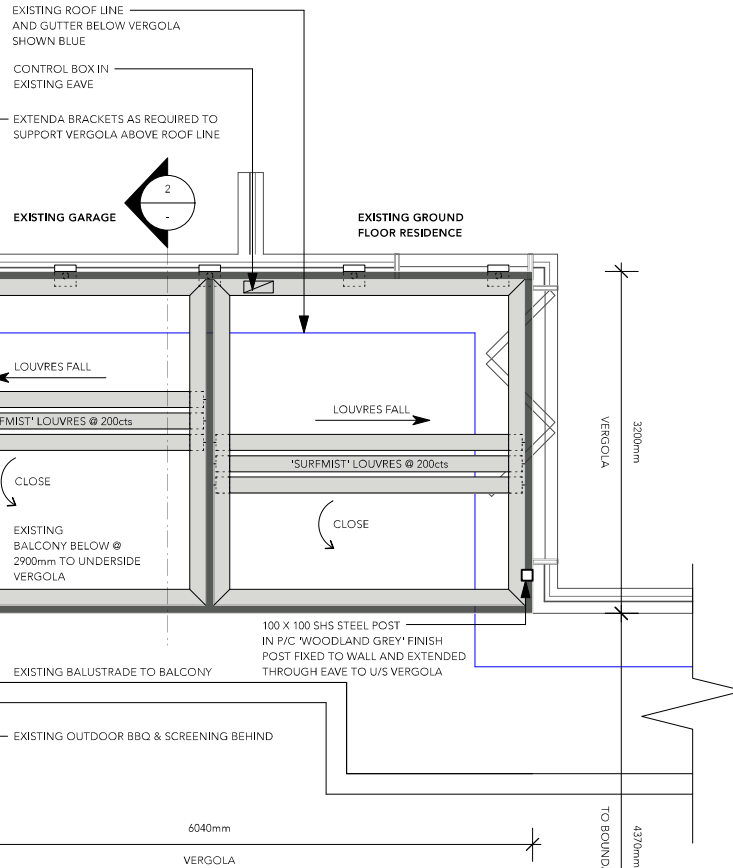
TY

1 of 4

A



1 VERGOLA PLAN  
Scale: 1:50

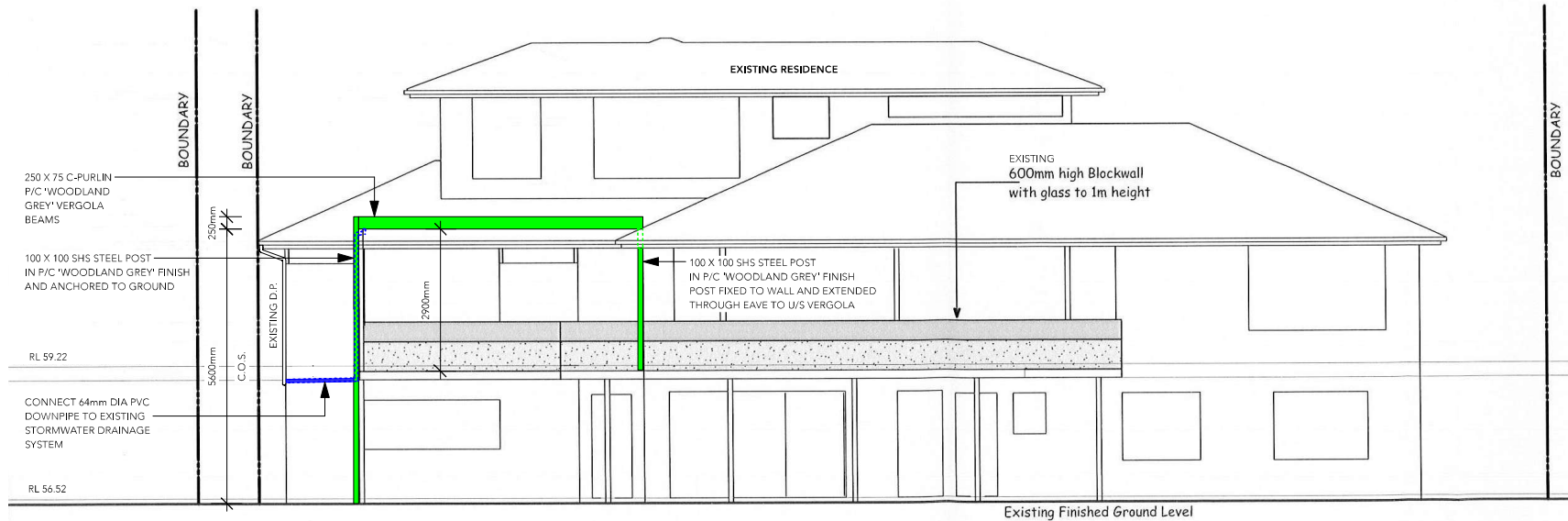


2 VERGOLA SECTION  
Scale: 1:50

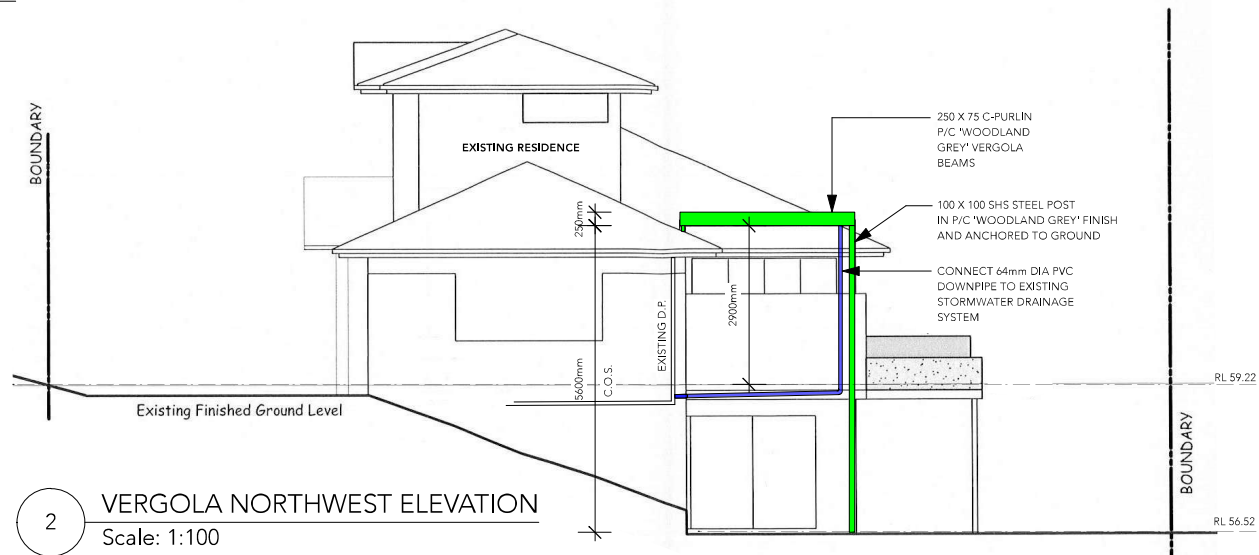
 **northern beaches council**

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


**DA2021/2507**



1 VERGOLA SOUTHWEST ELEVATION  
Scale: 1:100



2 VERGOLA NORTHWEST ELEVATION  
Scale: 1:100

 <p><b>VERGOLA</b> (NSW) PTY LTD 7 TEPKO ROAD, TERREY HILLS, NSW 2084 PH: (02) 9450 3300</p>	<p><b>DISCLAIMER</b></p> <p>ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, ALL LOCAL AND STATE GOVERNMENT ORDINANCES, RELEVANT AUSTRALIAN STANDARDS, LOCAL ELECTRICITY AND WATER AUTHORITIES REGULATIONS AND ALL OTHER RELEVANT AUTHORITIES CONCERNED. ALL TIMBERS TO BE IN ACCORDANCE WITH SAA TIMBER STRUCTURE CODE AS 1720 AND SAA TIMBER FRAMING CODE AS 1684. ALL WORK TO BE CARRIED OUT IN A PROFESSIONAL MANNER ACCORDING TO THE PLANS AND SPECIFICATION. DO NOT SCALE OFF THE DRAWINGS UNLESS OTHERWISE STATED AND USE FIGURED DIMENSIONS IN PREFERENCE. ALL DIMENSIONS ARE TO BE CHECKED AND VERIFIED ON SITE PRIOR TO COMMENCEMENT OF ANY WORK. LOCATE AND PROTECT ALL SERVICES PRIOR TO CONSTRUCTION.</p>	ISSUE	DATE	DESCRIPTION	PROJECT	DRAWING TITLE		PROJECT NO.	START DATE
		A	26.09.21	PRELIMINARY ISSUE	PROPOSED VERGOLA LOUVERED ROOF SYSTEM AT EXISTING RESIDENCE	VERGOLA ELEVATIONS		18791 JAMES	24.09.21
		DATE SIGNED	CLIENT SIGNATURE		SITE	SCALE	DRAWN BY	DRAWING NO.	ISSUE
					19 CUTLER RD CLONTARF, NSW 2093	1:100 @ A3	TY	3 of 4	A