

NORTHERN BEACHES COUNCIL	
PITTWATER LEP 2014 / DCP 21	
SITE AREA	935.8SQM
PROPOSED ROOF COVERAGE	298.22SQM
LANDSCAPE AREA	
(Excluding all hard surfaces, min. dim. of 2m.)	
564.89SQM	60%
Min. required by Council - 50%	
FRONT YARD LANDSCAPE AREA	
Total front yard area:	111.91SQM
Landscape front yard area:	67.44SQM
Landscape front yard area:	60.26%
Min. required by Council - 60%	
PRIVATE OPEN SPACE	
min. dimension of 3.0m	496.16SQM
min. required by council - 80m ²	
BUILDING HEIGHT RESTRICTION	
MAXIMUM 8.5m RIDGE HEIGHT (FFL must be accurate to comply)	
EARTHWORK	
- Maximum 1000mm cut - Maximum 1000mm fill	
BUILDING ENVELOPE	
- PROVIDE 45 DEGREE PLAN PROJECTED AT 3.5M HIGH ABOVE SIDE BOUNDARY NATURAL GROUND LEVEL.	
STORMWATER CALCULATION	
Hard Landscape area: (incl. roof/driveway/path etc)	324.15SQM
Existing site coverage:	391.66SQM
Maximum allowable by council prior to O.S.D. being required: (Existing site coverage + 50sqm)	441.66SQM

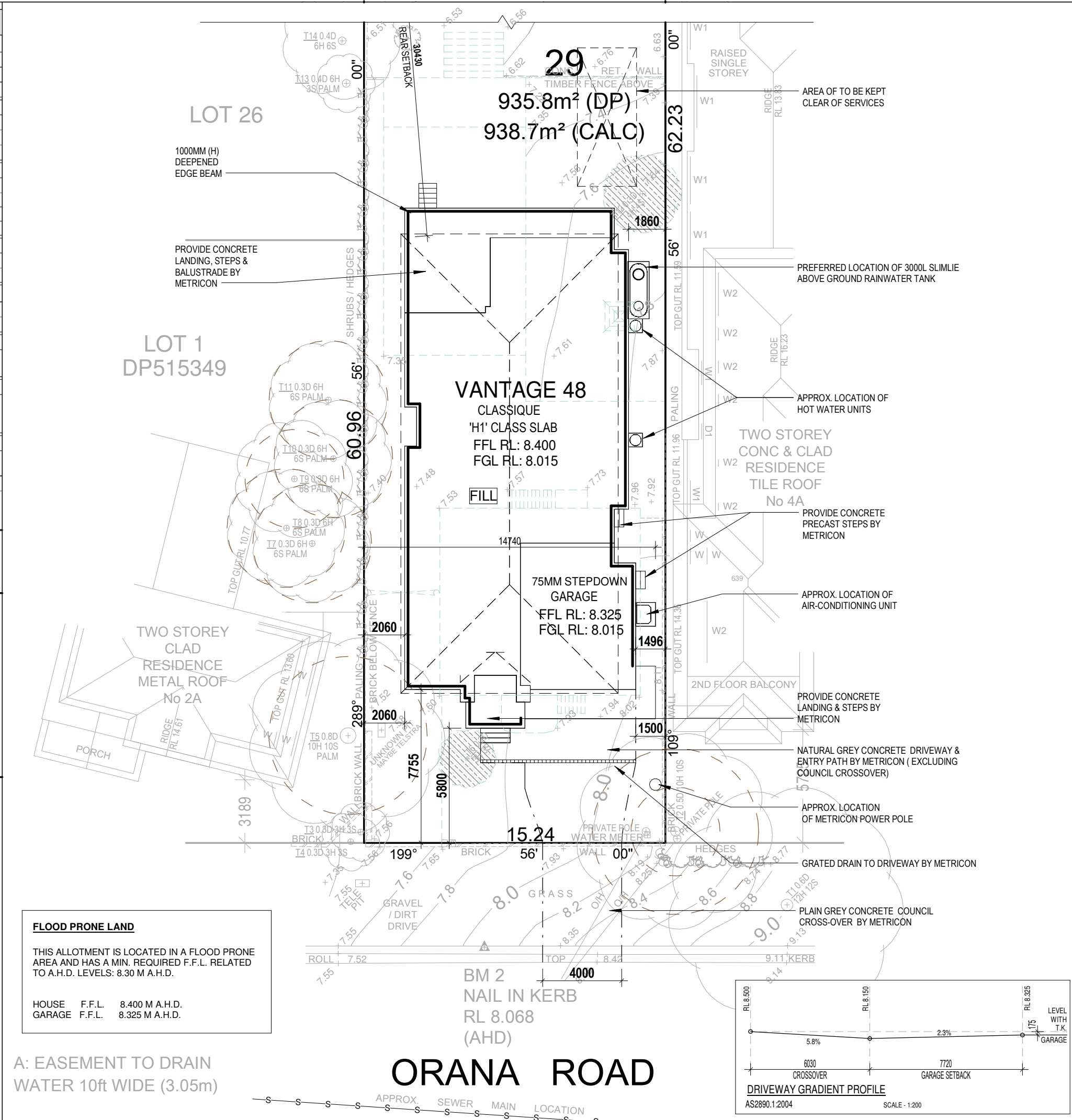
DEMOLITION REQUIREMENTS:
SITE TO BE CLEARED OF ALL EXISTING STRUCTURES, LEVELED AND ALL SERVICES RELOCATED BY THE OWNER TO THE SATISFACTION OF METRICON HOMES P/L

EXISTING TREES TO BE LOPPED / REMOVED BY OWNER:
TREE REMOVAL REQUIREMENTS:
SITE TO BE CLEARED BY OWNER OF ANY EXISTING TREES AND/OR PRUNE TREES WHICH WILL EFFECT THE BUILDING AREA PRIOR TO CONSTRUCTION
IT IS THE RESPONSIBILITY OF THE OWNER TO OBTAIN SEPARATE COUNCIL APPROVAL IF REQUIRED.
IT IS THE RESPONSIBILITY OF THE OWNER TO PROVIDE A GRATED DRAIN ACROSS GARAGE OPENINGS (IF REQUIRED) DUE TO CONSTRUCTION OF DRIVEWAY

SURVEYOR'S 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. SURVETED SPOT LEVELS ARE THE ONLY VALUES TO BE RELIED ON FOR REDUCED LEVELS ON PARTICULAR FEATURES.

FLOOD PRONE LAND
THIS ALLOTMENT IS LOCATED IN A FLOOD PRONE AREA AND HAS A MIN. REQUIRED F.F.L. RELATED TO A.H.D. LEVELS: 8.30 M A.H.D.
HOUSE F.F.L. 8.400 M A.H.D.
GARAGE F.F.L. 8.325 M A.H.D.



EXCAVATION NOTES
50MM (=/-) TOLERANCE TO NOMINATED RL'S EXCAVATE APPROX. 50mm ON R.L. 8.015 AND RETAIN FILL (APPROX. 615mm) WITH DEEP EDGE BEAM
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

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

PRELIMINARY SITE PLAN NOTES
SITING IS SUBJECT TO THE CONFIRMATION OF COUNCIL'S BUILDING REGULATIONS AND REQUIREMENTS

TEMPORARY SITE FENCING
METRICON TO PROVIDE FENCING TO ANY UNFENCED BOUNDARIES

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

STORMWATER DRAINAGE TO
VIA ON SITE DETENTION SYSTEM & RAINWATER TANK

SURVEY LEGEND

	GULLY PIT		SEWER LINE
	HYDRANT		VEHICLE CROSSING
	SURFACE INLET PIT		STOP VALVE
	SEWER INSPECTION COVER		DEEP EDGE BEAM
	SEWER MANHOLE		GAS METER
	WATER METER		LIGHT POLE
	ELECTRICITY BOX		INVERT
	STORMWATER MANHOLE		TOP OF KERB
	TELSTRA PIT		KERB OUTLET

MGA	
approval type:	COUNCIL
developer approval:	N/A
zone:	R2
WIND SPEED	N2
SLAB CLASS	H1

drawing title:
SITE PLAN
Do NOT scale this drawing. All written dimensions take precedence over scaled dimension. *If in doubt, ASK.*

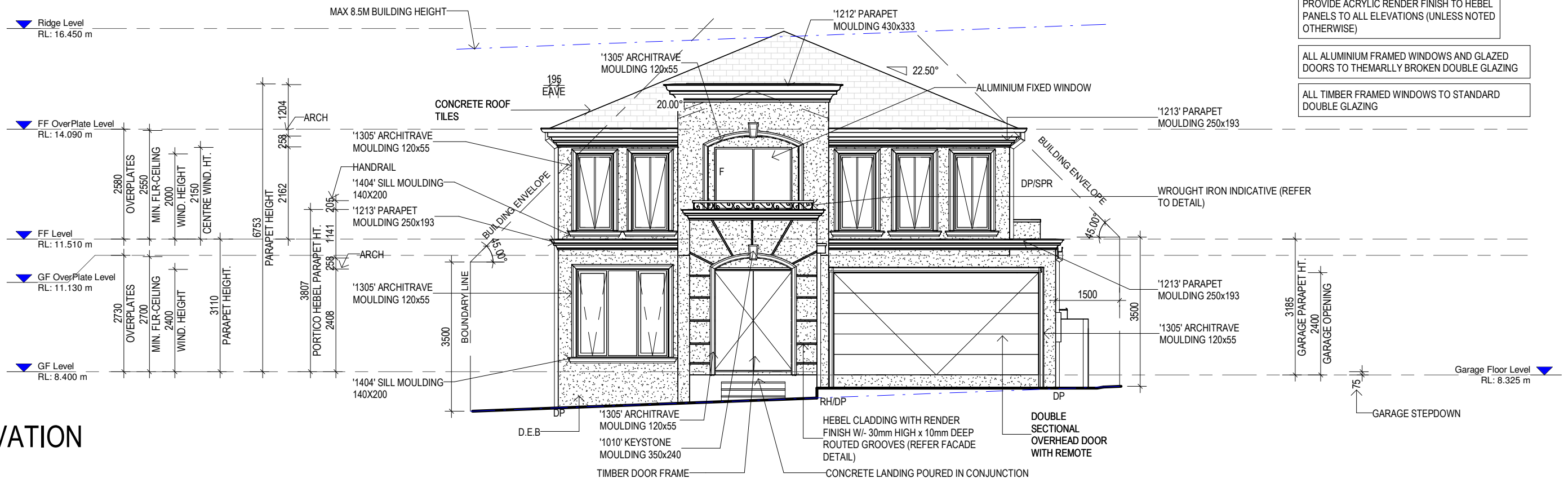
metricon DESIGNER

design: VANTAGE 48
facade: CLASSIQUE
Build. E. Level 4, 32 Lexington Dr, Baukham Hills NSW 2153
P.O. Box 7510, Norwest Business Park NSW 2153
Contractor Licence N°: 174 699 - A.C.N. 005 108 752
Tel: (02)8887-9000 - Fax: (02)8079-5901
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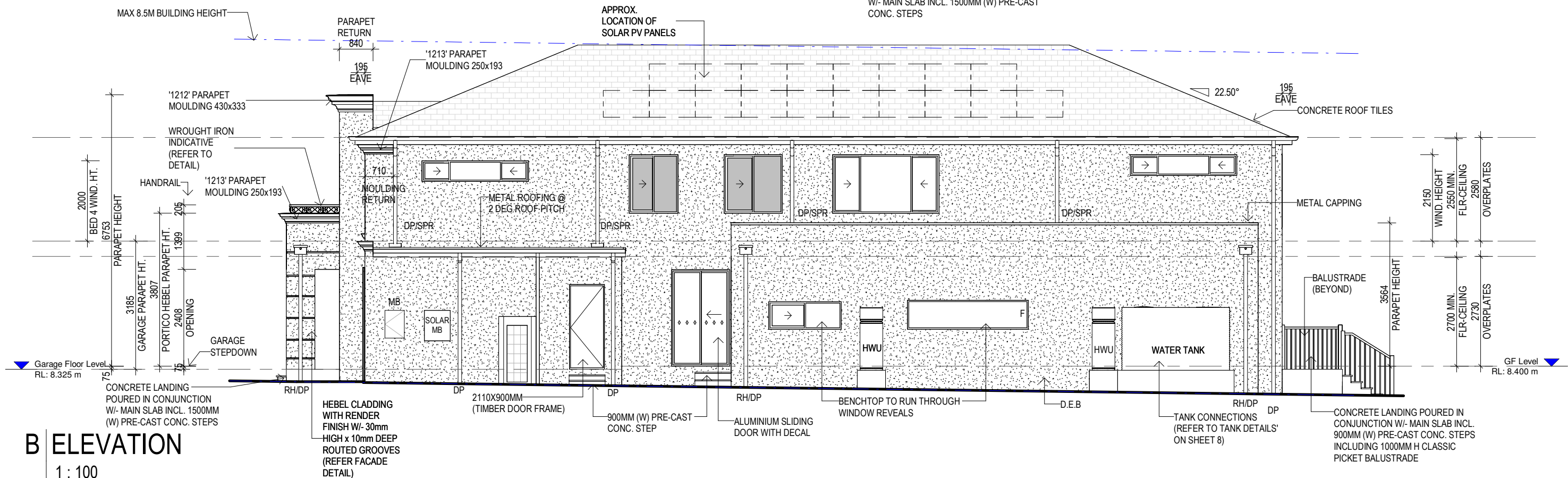
owner:
MR TRAN & MRS LE
LOT 29 NO. 2 ORANA ROAD,
MONA VALE NSW 2103

LODGEMENT PLANS

job no: 744599	DP no: SEC E 6195	date: 22/09/2023
council/LGA: NORTHERN BEACHES	sheet: 02/14	revision:
drawn: BZ	check: XX	master version: 01/04/2023



A ELEVATION
1 : 100

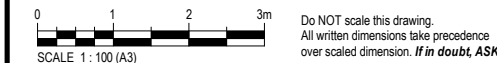


B ELEVATION
1 : 100

NOTES: SYMBOL LEGEND

- AJ ARTICULATION JOINT
WHERE ARTICULATION JOINTS ARE NOT SHOWN REFER TO STRUCTURAL ENGINEERS DETAILS
- DENOTES WINDOWS/DOORS WITH 6mm SP10 CLEAR SMARTGLASS
- DENOTES WINDOWS/DOORS WITH 4mm OBSCURE DECOR SATIN GLAZING
- DENOTES WINDOWS/DOORS WITH TRANSLUCENT GLAZING

DRAWING TITLE:
ELEVATIONS



DESIGN:
VANTAGE 48

FAÇADE:
CLASSIQUE

Build. E. Level 4, 32 Lexington Dr,
Baukham Hills NSW 2153
P.O. Box 7510, Norwest Business Park NSW 2153
Contractor's Licence N°: 174699C ACN: 005 108 752
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www.metriconhomes.com.au

PRODUCT CODE:
ND3VAN48CLADN

CEILING:
29G, 27F R

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OWNER:
MR TRAN & MRS LE

**LOT 29 NO. 2 ORANA ROAD,
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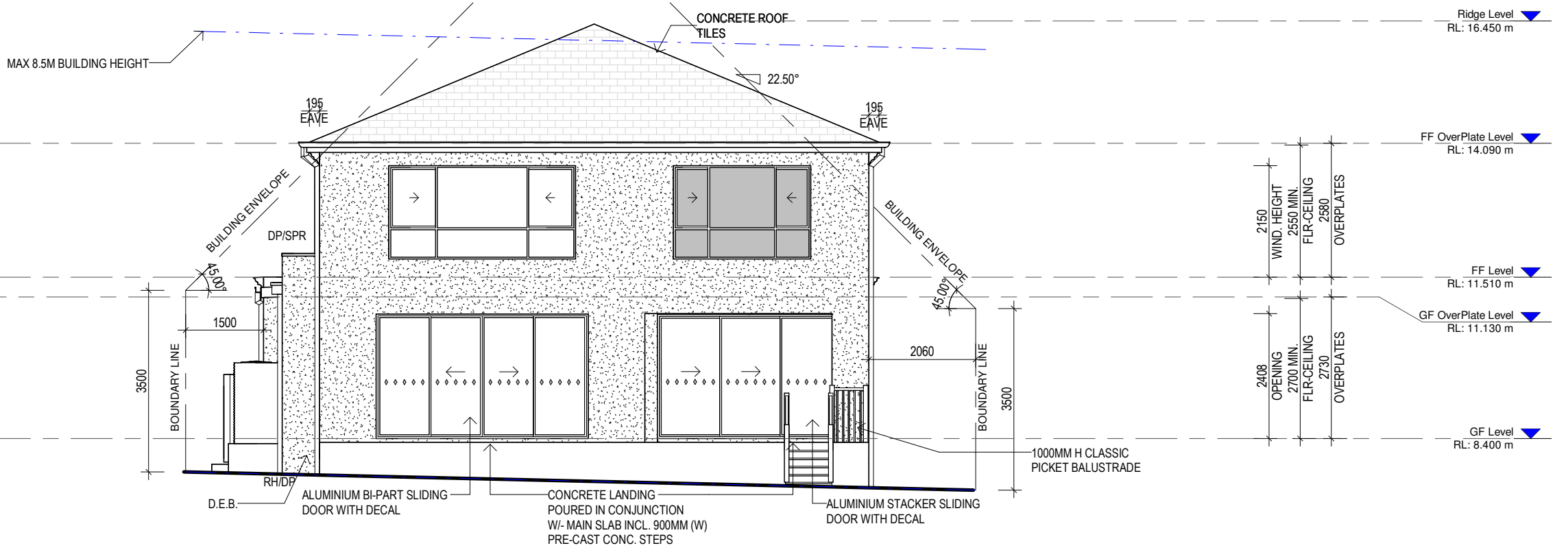
JOB N°: 744599	PERMIT N°: --
WIND SPEED: N2	MASTER ISSUED: 01/04/2023
DRAWN: BZ	CHECKED: --
LODGEMENT PLANS	
DATE: 22/09/2023	
SHEET: 06/14	

PROVIDE ACRYLIC RENDER FINISH TO HEBEL PANELS TO ALL ELEVATIONS (UNLESS NOTED OTHERWISE)

ALL ALUMINIUM FRAMED WINDOWS AND GLAZED DOORS TO THEMARLLY BROKEN DOUBLE GLAZING

DOUBLE GLAZING / LOW E TO 10-06 ASW OF ENSUITE 1 WC

ALL TIMBER FRAMED WINDOWS TO STANDARD DOUBLE GLAZING



C ELEVATION
1 : 100

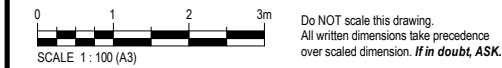


D ELEVATION
1 : 100

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DRAWING TITLE:
ELEVATIONS



SPEC: BASE

DESIGN:
VANTAGE 48

FAÇADE:
CLASSIQUE

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