

LOT 316	
D.P:	738212
L.G.A:	NORTHERN BEACHES
SITING HAS BEEN COMPLETED IN ACCORDANCE WITH WARRINGAH DCP 2011	
SITE AREA	863.5 m ²
ROOF AREA	
MAIN DWELLING:	247.9 m ²
GRANNY FLAT:	83.6 m ²
TOTAL ROOF AREA:	331.5 m ²
LANDSCAPED AREA	
TOTAL LANDSCAPE AREA:	364.7 m ²
(MIN. DIMENSION OF 2.0m)	42.2 %
MIN. REQUIRED BY COUNCIL:	40 %
PRIVATE OPEN SPACE	
TOTAL OPEN SPACE AREA:	241.0 m ²
(MIN. DIMENSION OF 5.0m)	
MIN. REQUIRED BY COUNCIL:	60 m ²
HEIGHT RESTRICTION	
MAXIMUM RIDGE HEIGHT	8.5 m
MAXIMUM CEILING HEIGHT	7.2 m
(F.F.L. MUST BE ACCURATE. CHANGES IN LEVELS MAY NOT COMPLY WITH REQUIREMENTS)	
BUILDING ENVELOPE	
BUILDING ENVELOPE TO BE PROJECTED AT 45° FROM A HEIGHT OF 4.0m AT BOUNDARY	
SITE COVERAGE	
STORMWATER CALCULATION	
ROOF FOOTPRINT:	331.5m ²
DRIVEWAY/ PAVED ARES:	109.1m ²
TOTAL:	440.6m ²
	51.0 %
MAX SITE COVERAGE FOR OSD:	40%
Maximum 1000mm CUT	
DROP EDGE BEAM TO NATURAL GROUND NO EXPOSED FILL PERMITTED OUTSIDE BUILDING PERIMETER	
WIND CLASSIFICATION: " - "	
SLAB CLASSIFICATION: " - "	
NOTE:	
ALL GROUND LINES ARE APPROXIMATE. EXTENT OF FILL & BATTER WILL BE DETERMINED ON SITE. SEDIMENT BARRIERS ARE TO BE CUSTOMISED SITE SPECIFIC	
NOTE:	
OWNER TO DEMOLISH & REMOVE FROM SITE EXISTING HOUSE, INCLUDING FOOTINGS & SERVICES ABOVE & BELOW GROUND, PATHS, DRIVE, TREES & FENCES ETC. PRIOR TO COMMENCEMENT OF CONSTRUCTION.	
	DENOTES TREES TO BE REMOVED BY OWNER PRIOR TO CONSTRUCTION
REFER TO PAGE 7 FOR DRIVEWAY PROFILE	
B.O.S.	
(BUILDING OVER SEWER)	
ORDER SEWER PEGOUT	
STORMWATER TO LEVEL SPREADER VIA RAINWATER TANK AND O.S.D	
REFER TO HYDRAULIC DETAILS	

ClarendonHomes

BL No. 2298C
ABN 18 003 892 706

Clarendon Homes (NSW) P/L
21 Solent Circuit, Baulkham Hills NSW 2153
T: (02) 8851 5300

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IN PREFERENCE TO SCALING.

PRODUCT:

BOSTON 36
Classic
R/H Garage

Sapphire Specification

CLIENT:

Mr. & Mrs. STREET
Mr. & Mrs. HILL

SITE ADDRESS:
Lot 316, No. 28, DP 738212
Carawa Road
CROMER, 2099

DA DRAWINGS

DRAWN:
PJ

DATE:
11.11.19

Rev:
F

RATIO @ A3:
1:200

CHECKED:
BG

SHEET:
2

JOB No:
29913960

NSW

● AIR CONDITIONING DUCT

Ⓢ SMOKE ALARM

⊗ EXHAUST FAN

SP STEEL POST

TSP TELESCOPIC STEEL POST

DP DOWN PIPE LOCATION

TAP GARDEN TAP LOCATION

⊗ LIFT OFF HINGES

ARTICULATION JOINTS TO ENGINEERS DETAILS

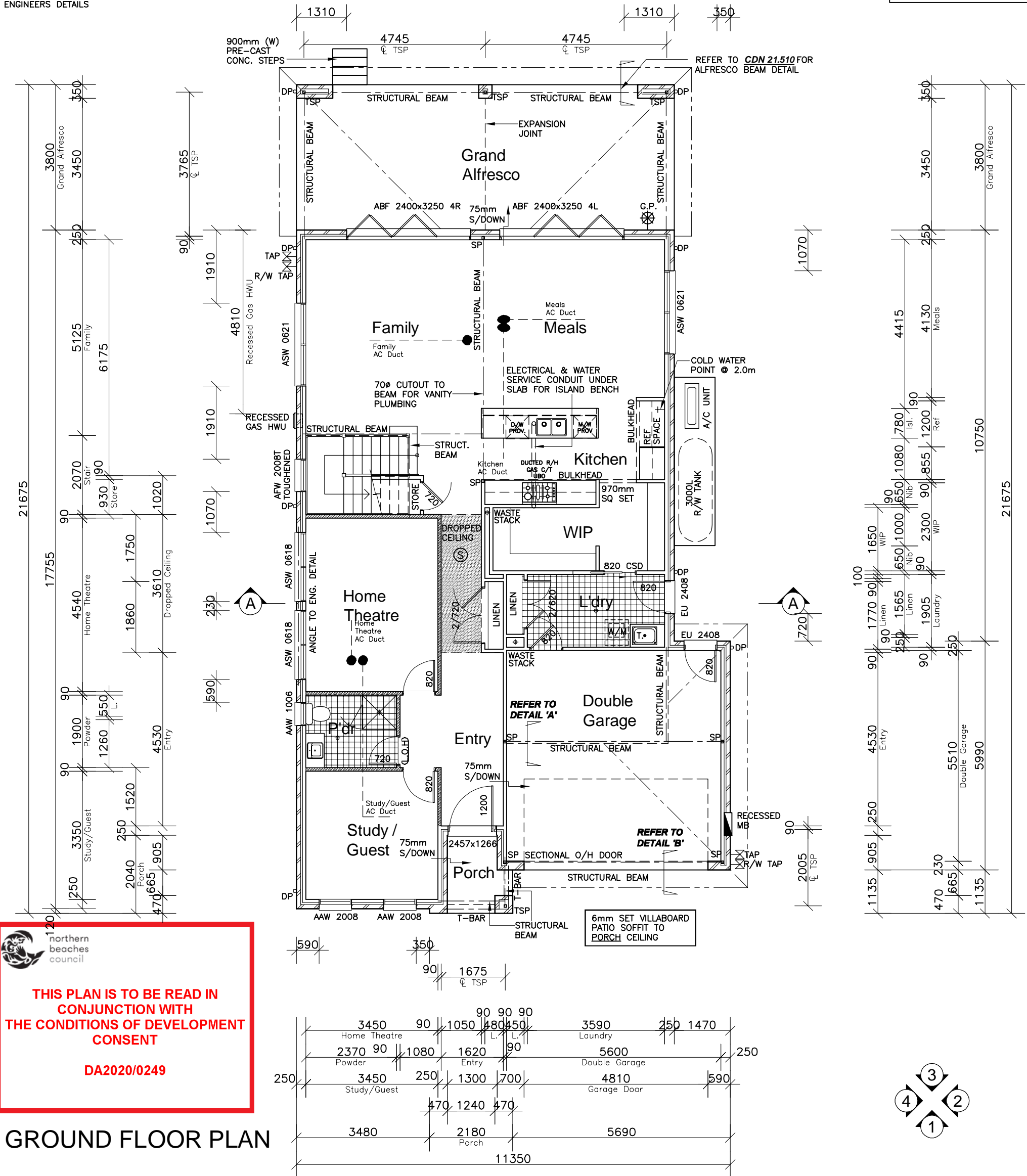
PROVIDE ACOUSTIC WALL BATTS TO INTERNAL WALLS OF HOME THEATRE, STUDY, POWER ROOM (ONLY)

NOTE: INTERNAL DOOR LEAF HEIGHTS TO GROUND FLOOR TO BE 2340mm(H)

NOTE: PROVIDE (x4) 450mm DEEP MELAMINE SHELVING TO W.I.P

NOTE: (UNLESS NOTED OTHERWISE)

300 DEEP BULKHEADS & SQ. SETS. 150 DROPPED CEILINGS



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

DA2020/0249

GROUND FLOOR PLAN

CLIENT'S SIGNATURE: _____ DATE: _____

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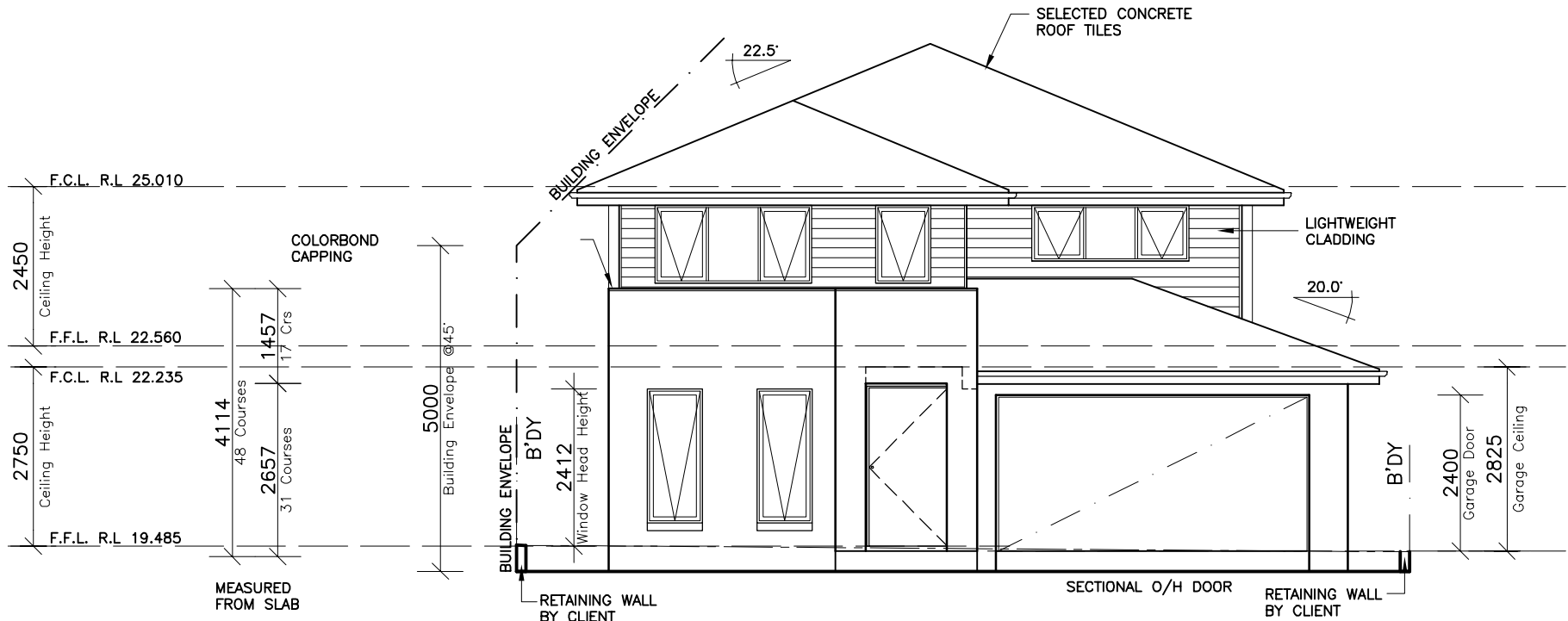
DA DRAWINGS

DRAWN: PG.	DATE: 07.01.20	Rev: F
RATIO @ A3: 1:100	CHECKED: J.S	
SHEET: 3	JOB No: 29913960	NSW

NOTES:
FOR DROP-OFF's REFER
TO FRAMING DETAILS
CDN 21.010-21.080

NOTE:
HEIGHT OF DROP EDGE BEAM MAY
VARY DUE TO SITE CONDITIONS
UPON COMPLETION OF SITE WORKS

NOTE:
NUMBER OF STEPS REQUIRED MAY
VARY DEPENDING ON SITE
CONDITIONS



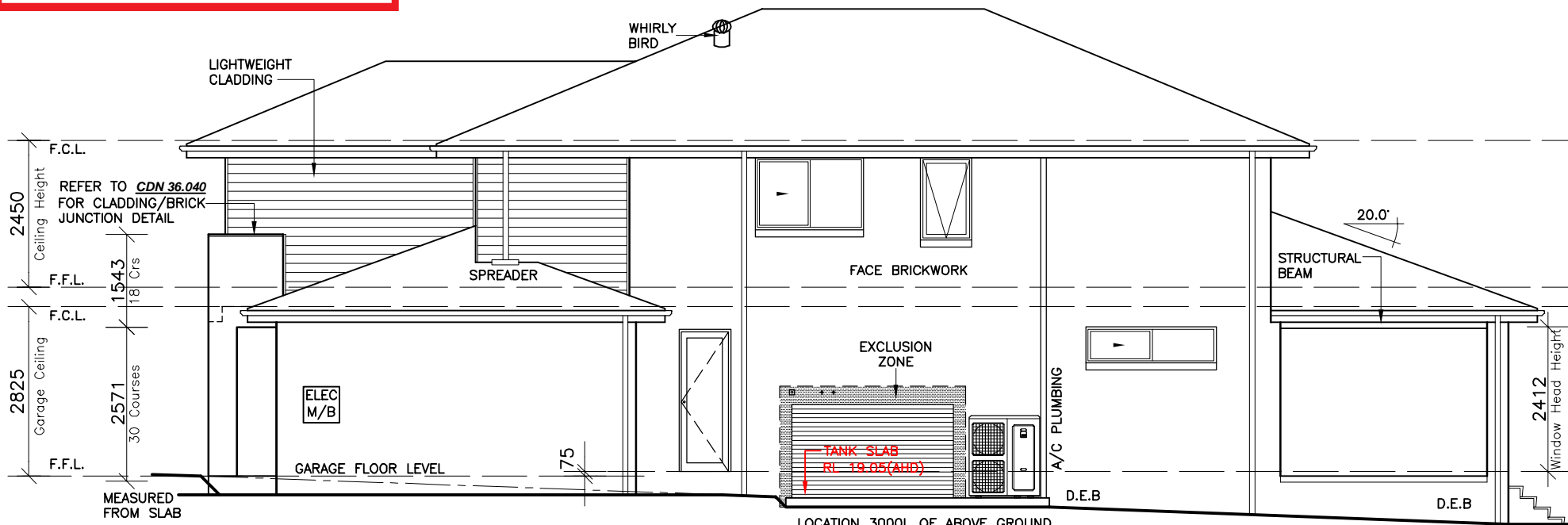
ELEVATION 1
-SOUTH-



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beaches
council

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ELEVATION 2
-EAST-

LOCATION 3000L OF ABOVE GROUND
RAINWATER TANKS (SUBJECT TO
HYDRAULIC ASSESSMENTS)
(2700Lx870Wx1560H)

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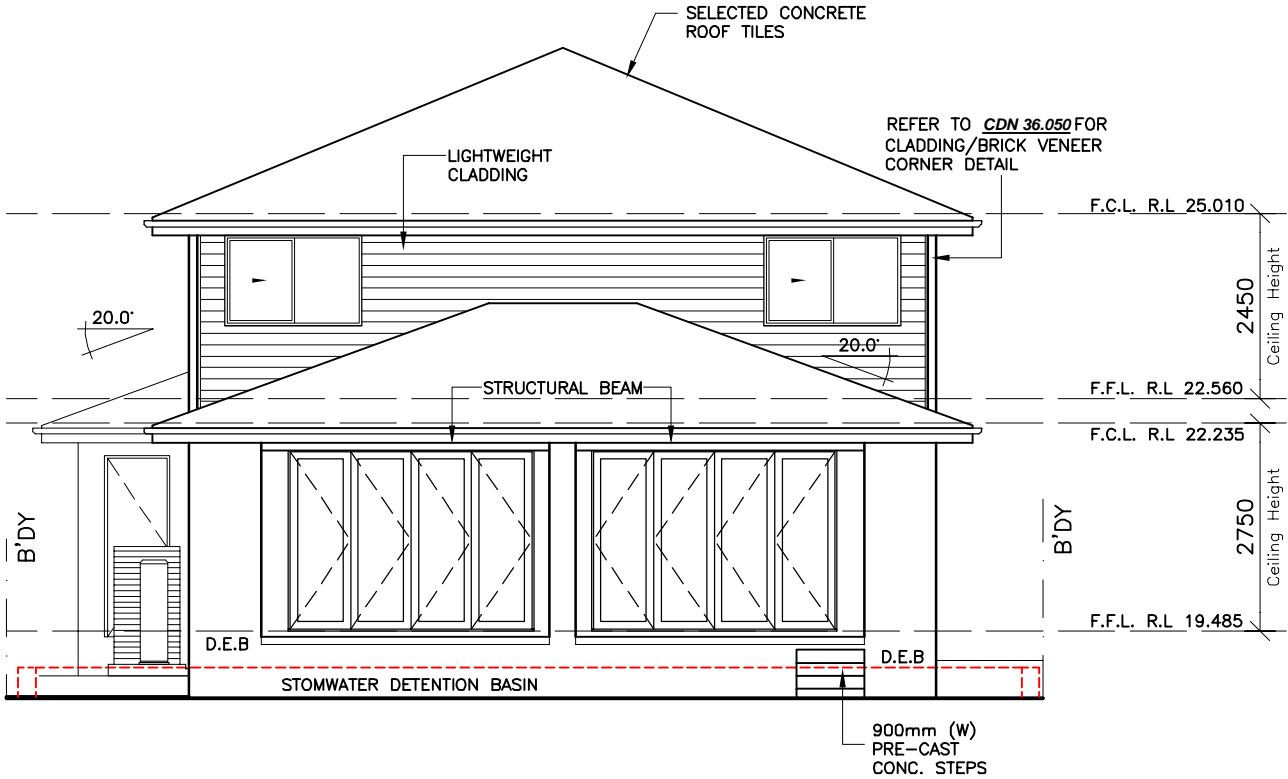
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SHEET: 5	JOB No: 29913960	NSW

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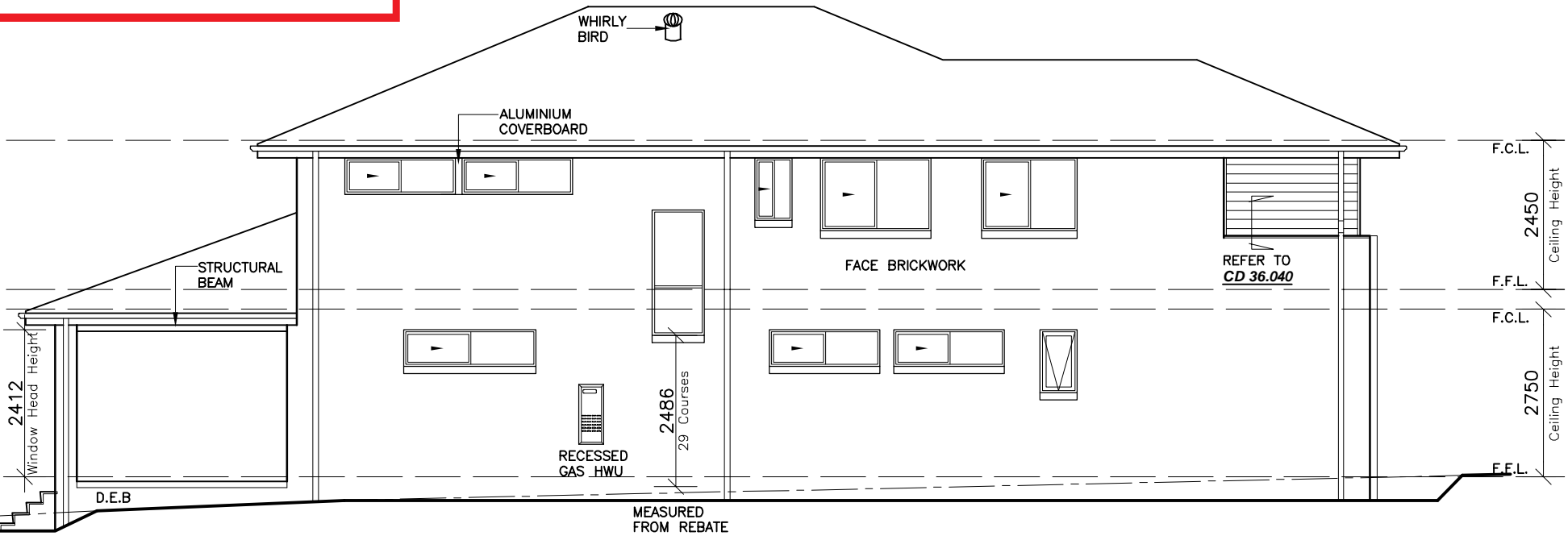


ELEVATION 3
-NORTH-



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ELEVATION 4
-WEST-

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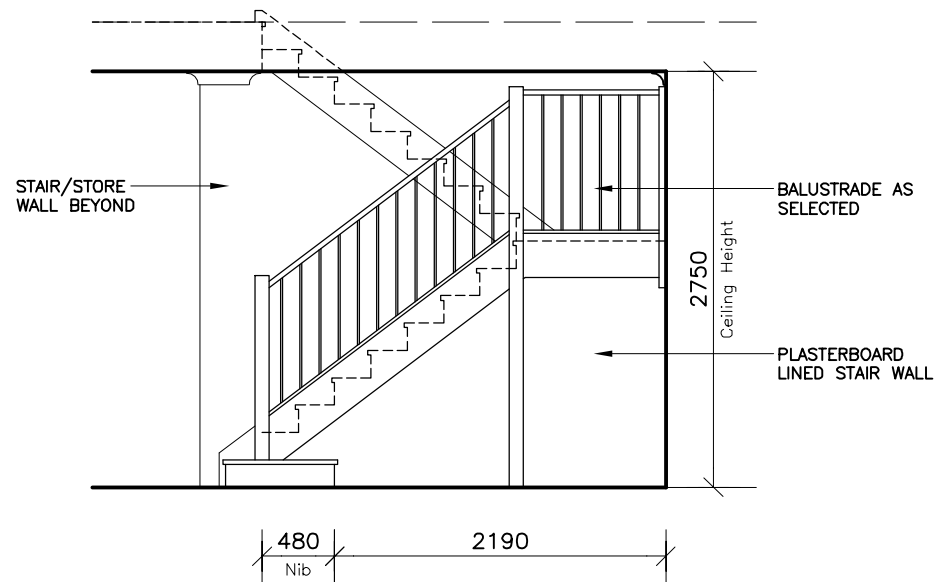
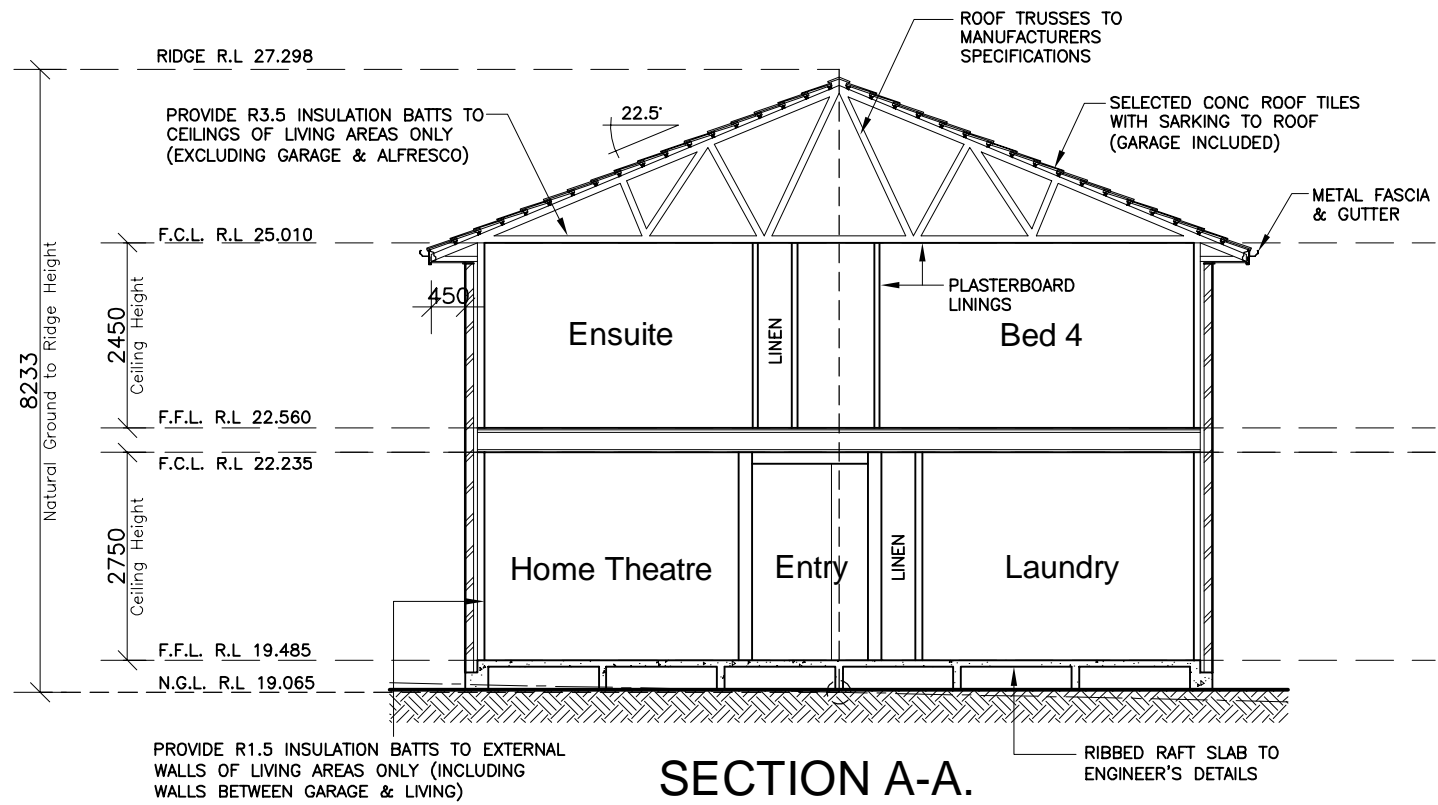
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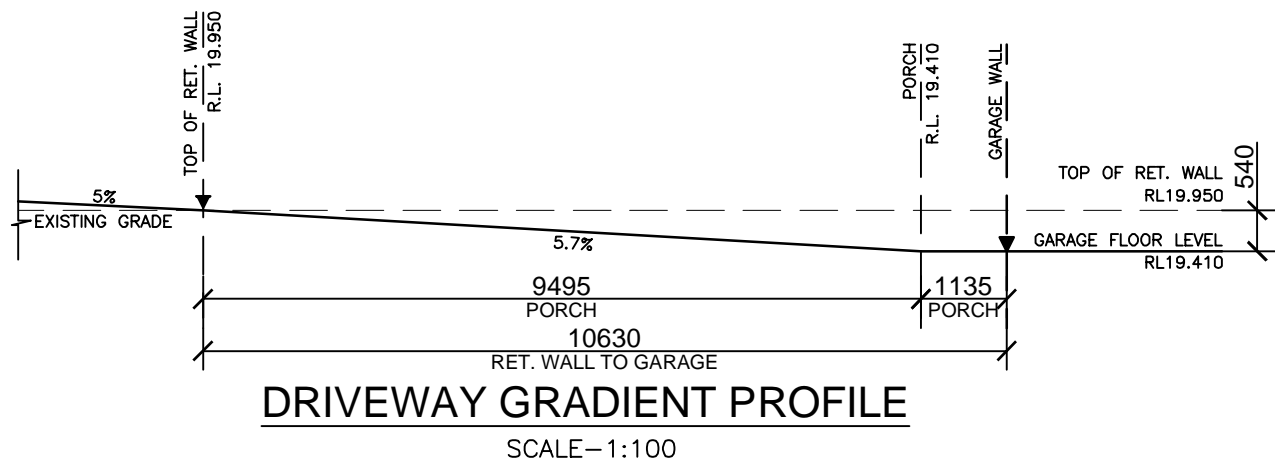
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SHEET: 6	JOB No: 29913960	NSW

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STAIR ELEVATION

SCALE 1:50



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