



LOT 51
D.P: 255874
L.G.A: NORTHERN BEACHES

SITING HAS BEEN COMPLETED
IN ACCORDANCE WITH
WARRINGAH DCP 2011

SITE AREA	701.2 m²
ROOF AREA	309.86 m²
LANDSCAPED AREA	
TOTAL LANDSCAPE AREA:	313.3 m²
(MIN. DIMENSION OF 2.0m)	44.7 %
MIN. REQUIRED BY COUNCIL:	40 %
PRIVATE OPEN SPACE	
TOTAL OPEN SPACE AREA:	248.0 m²
(MIN. DIMENSION OF 5.0m)	
MIN. REQUIRED BY COUNCIL:	60 m²
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:	312.4m ²
DRIVEWAY/ PAVED ARES:	39.3m ²
TOTAL:	351.7m ²
	50.1 %
MAX SITE COVERAGE FOR OSD:	40%

BASIX LANDSCAPED AREA	
TOTAL LANDSCAPE AREA:	378.8 m²
(EXCLUDES HARD SURFACES)	54.0 %

CLASSIFICATION		
WIND	SLAB	CLIMATE
N2	H1	Zone 5

NOTE:
ALL GROUND LINES ARE APPROXIMATE.
EXTENT OF FILL & BATTER WILL BE
DETERMINED ON SITE. SEDIMENT BARRIERS
ARE TO BE CUSTOMISED SITE SPECIFIC

RETAINING WALLS TO BE CONSTRUCTED
WHOLLY WITHIN PROPERTY BOUNDARY
INCLUDING DRAINAGE AND FOOTINGS

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.

STORMWATER TO
STREET VIA RAINWATER
TANK AND O.S.D
REFER TO HYDRAULIC DETAILS

****B.A.S.****
(BUILDING ADJACENT TO SEWER)
ORDER SEWER PEGOUT

REFER TO PAGE 7 FOR
DRIVEWAY PROFILE

SITE PLAN

SCALE 1:200

GENERAL NOTES

A) THIS SURVEY IS SPECIFICALLY FOR CONTOUR PURPOSES ONLY. THE BOUNDARIES OF THE SUBJECT PROPERTY HAVE NOT BEEN INVESTIGATED

B) AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY

C) SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY. RELEVANT SERVICE AUTHORITIES SHALL BE CONTACTED TO VERIFY THE EXISTENCE AND POSITION OF ALL SERVICES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION

D) CONTOURS ARE INDICATIVE OF SURFACE TOPOGRAPHY ONLY. SURVEYED SPOT LEVELS ARE THE ONLY VALUES TO BE RELIED ON FOR REDUCED LEVELS ON PARTICULAR FEATURES.

CLIENT'S SIGNATURE: _____

DATE:

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

© ALL RIGHTS RESERVED
This plan is the property of
CLARENDON HOMES (NSW) P/L
Any copying or altering
of the drawing shall not be
undertaken without written
permission from
CLARENDON HOMES (NSW) P/L
ALL DIMENSIONS TO STRUCTURAL
ELEMENTS. DIMENSIONS TO BE READ IN
PREFERENCE TO SCALING.

PRODUCT:
SARATOGA 40
Chisholm
R/H Garage
Sapphire Specification

CLIENT: Mr. SICLARI Mrs. SICLARI
SITE ADDRESS: Lot 51 No.8 Jinchilla Road TERREY HILLS 2084

D.A. DRAWING

DRAWN: BG	DATE: 17.01.24	Rev: E
RATIO @ A3: 1:200	CHECKED: AL	
SHEET: 2	JOB No: 29916918	NSW