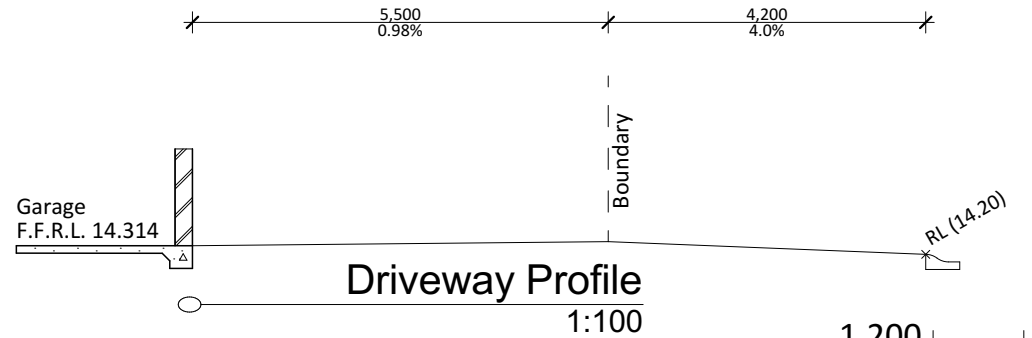


**Soil Erosion and Sediment Control Fence**  
 1. Siltation fencing is to be placed as shown on the site plan as so to prevent silt run off to any adjoining property or to the street. This measure is to be placed prior to any excavation work beginning and is to be removed only when the sites surface as been stabilized, i.e. paved, landscaped or turfed  
 2. 40mm crushed rock aggregate is to be placed as an access driveway to the site and must be maintained throughout the course of construction.

**Typical Silt Fence**  
1:20

Any new fencing on the lot must be made passable by native wildlife with 150mm wide by 100mm high holes at ground level every 6m.



Compling Development Details (m2)		
1. Site Area	314.60m <sup>2</sup>	
2. Gross Floor Area	224.35m <sup>2</sup>	
3. Front Landscape Area	17.58m <sup>2</sup>	5.59%
4. Rear Landscape Area	61.78m <sup>2</sup>	19.64%
5. Total Landscape Area	79.36m <sup>2</sup>	25.23%
6. Soft Front Landscaping	17.58m <sup>2</sup>	39.06%

**Note:**  
Soft Front Landscaping percentage is of total landscaping in front of the building line



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

DA2019/1283

- Notes:
- Levels shown are approx and should be verified on site
  - Figured dimensions are to be taken in preference to scaling
  - All measurements are in mm unless otherwise stated
  - Window sizes are nominal only. Final window sizes by builder
  - Dimensions are to be verified on site by builder before commencement of work.
  - All upstairs windows with a sill height less than 1700mm to have a max opening width of 125mm or fitted with a screen with secure fittings to comply with BCA
  - Final AJ's to engineers specifications
  - Plus or minus 200mm to floor levels
  - Steel beam required if any openings have more than 6 courses of brickwork above

Icon Job Number: J/0349

Client Approval: \_\_\_\_\_ Date: \_\_\_\_\_



Job:  
**Proposed Residence**

LOT: 200 DP: 1212459  
228-260 Garden Street, Warriewood

Drawing:  
**Site Plan**

Scale:  
1:200, 1:20

Date:  
14-01-20

Drawing No:  
19037-13

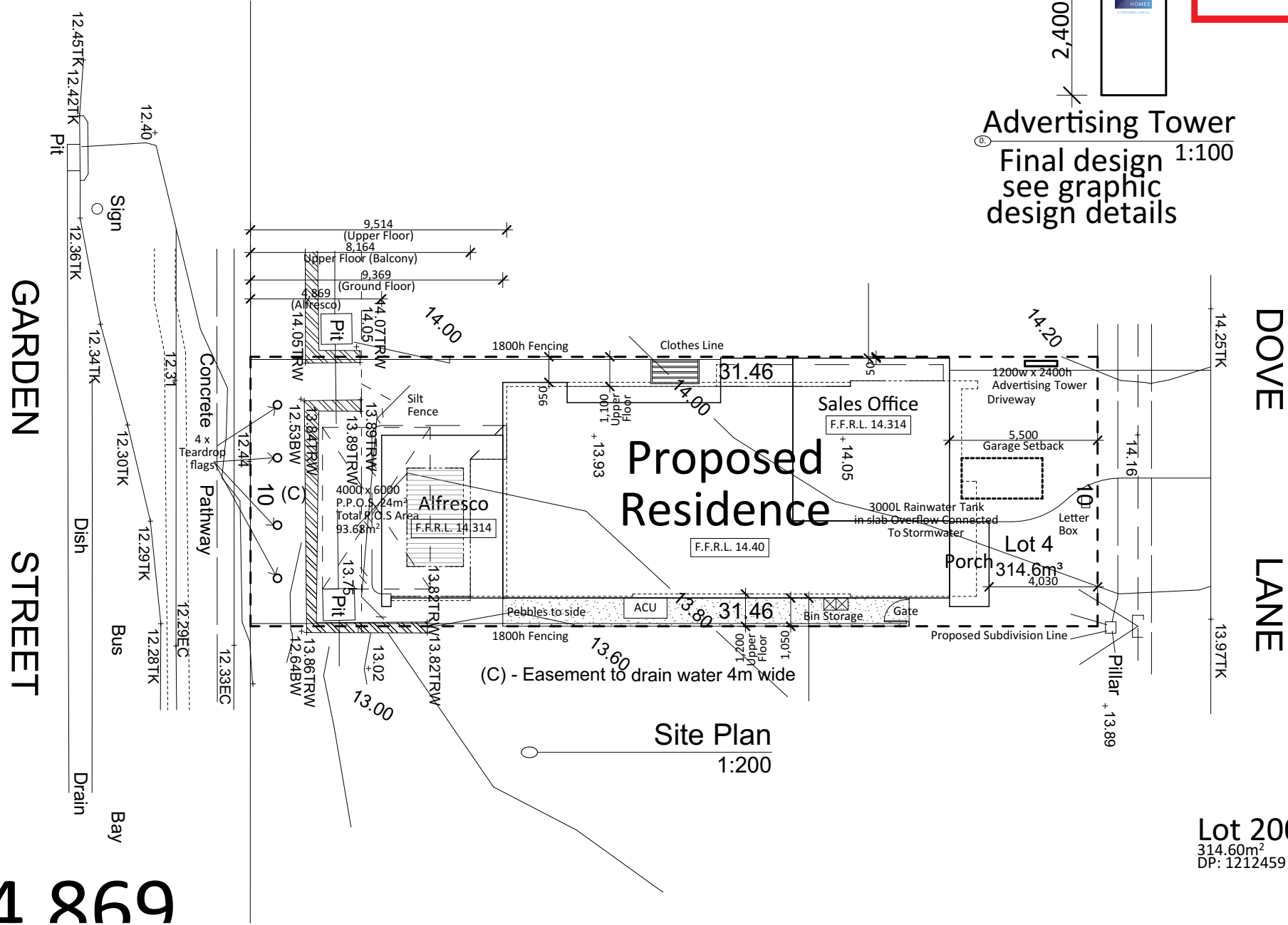
Sheet:  
7/12

Issue:  
M

House Design: Custom



Office: 1a/10 Exchange Parade  
Narellan NSW 2567  
**Phone : 0246472552**  
Email: info@accuratedesign.com.au



**4 869**

**Lot 200**  
314.60m<sup>2</sup>  
DP: 1212459



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

**DA2019/1283**

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Icon Job Number: J/0349

Client Approval: \_\_\_\_\_ Date: \_\_\_\_\_



Job:  
**Proposed Residence**

LOT: 200 DP: 1212459  
228-260 Garden Street,  
Warriewood

Drawing:  
**Site Location Plan**

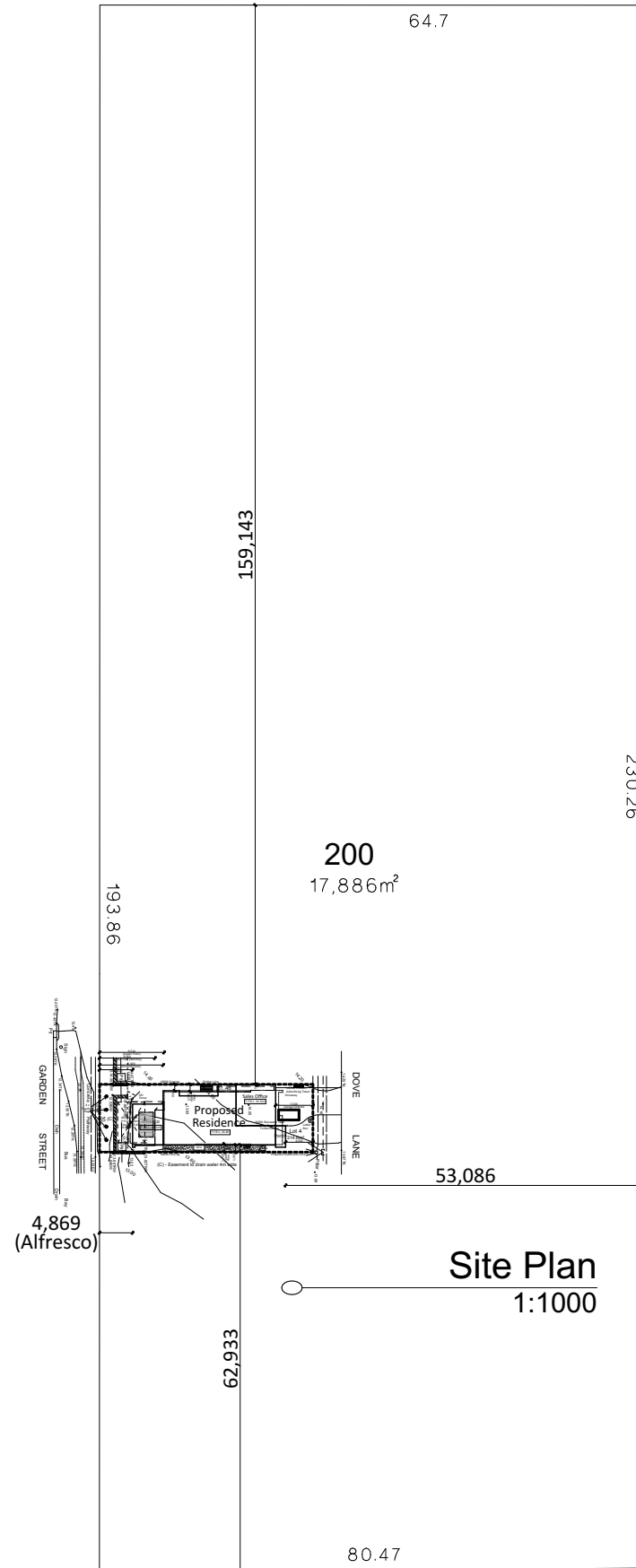
Scale: **1:200, 1:20** Date: **14-01-20**

Drawing No: **19037-13** Sheet: **8/12** Issue: **M**

House Design: Custom



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**Lot 200**  
314.60m<sup>2</sup>  
DP: 1212459

