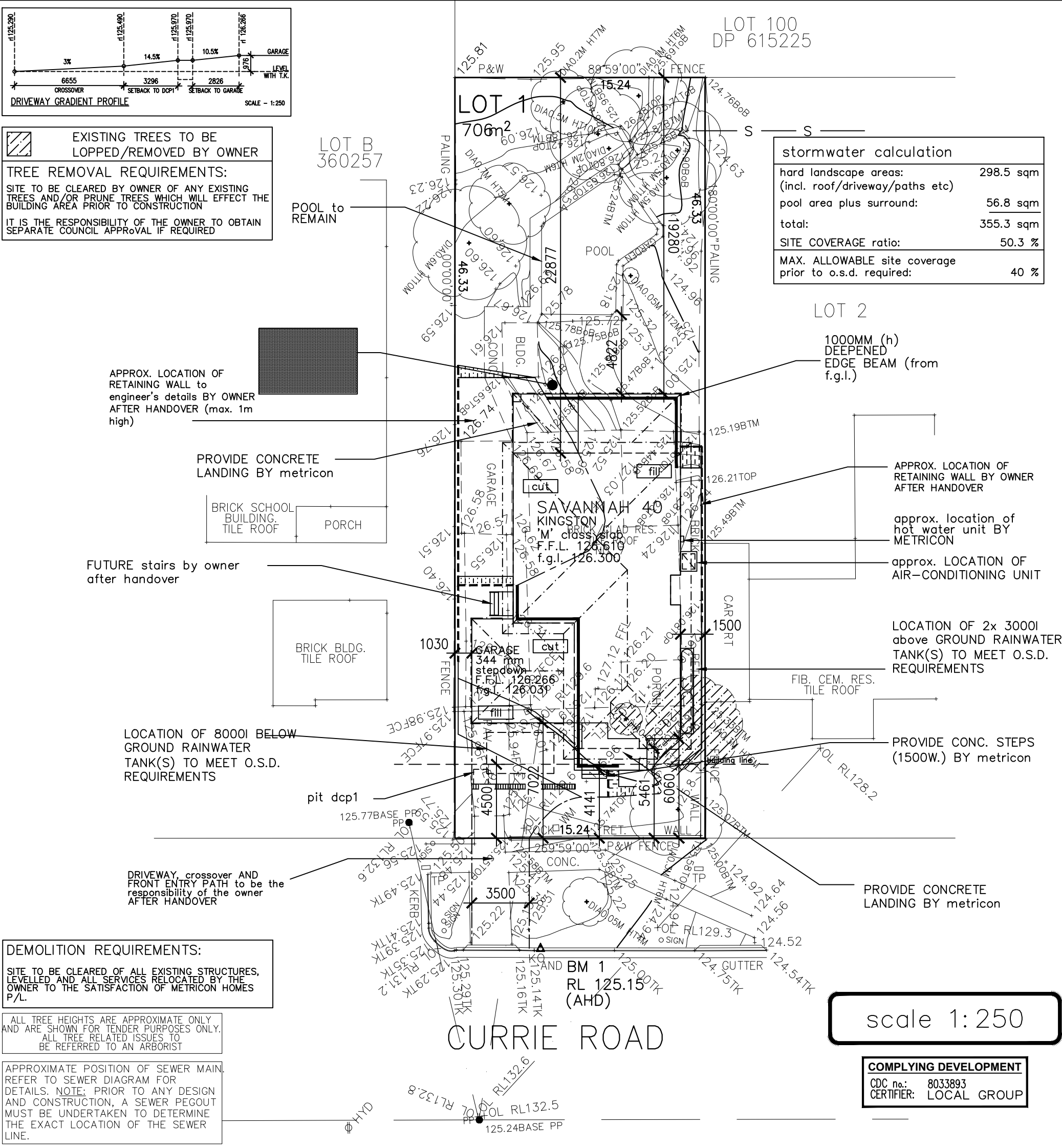


COMPLYING development			
NSW HOUSING CODE SEPP 2008			
Effective from 22/09/2017			
site area		706.00 SQM	
PRoPOSED ROOF COVERAGE:		255.60 SQM	
Proposed driveway/paths:		43.03 SQM	
gross floor area			
(measured from the internal face of external wall excludes front portico, outdoor room and balconies)			
ground floor:		155.37 SQM	
FIRST Floor:		132.35 SQM	
(excludes voids)			
Garage:		22.16 SQM	
(excludes 1 car space of 12.96 sqm)			
total:		309.9 SQM	
MAX. ALLOWABLE BY n.s.w. HOUSING CODE		335 SQM	
total landscaped area			
(excludes hard surfaces, minimum dimension of 1.5m)			
total landscaped area:		403.00 SQM	
min. required by n.s.w housing code		211.80 SQM	
(minimum Landscape Area = 30% of lot area)			
front yard landscaped area			
(forward of build. line)			
total front yard area:		68.58 SQM	
landscaped front yard area:		39.68 SQM	
landscaped front yard area:		57.86 %	
(as a percentage of total front yard area)			
min. required by n.s.w. housing code		25.00 %	
PRivate open space			
(min. dimension of 3.0m max. grade of 1:50)			
total open space:		24.00 SQM	
min. required by n.s.w. housing code		24.00 SQM	
BUILDING HEIGHT RESTRICTION			
MAXIMUM 8.5M RIDGE HEIGHT			
(f.F.L MUST BE ACCURATE TO COMPLY)			
MAXIMUM 1000MM CUT			
(1000MM OR LESS FROM A BOUNDARY)			
MAXIMUM 2000MM CUT			
>1000MM-1500MM FROM A BOUNDARY)			
MAXIMUM 3000MM CUT			
(>1500MM FROM A BOUNDARY)			
MAXIMUM 1000MM FILL			
(TOE OF BATTER MUST BE A MIN. 1000MM FROM A BOUNDARY)			
TERMITE PROTECTION:			
PROVIDE TERMITE PROTECTION IN ACCORDANCE WITH A.S.3660.1			
surveyors NOTES			
A. 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.			
B. AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY.			
C. 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.			
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.			
drawings amendments			
a	06.09.17	v.0.1	ld
b	30.01.18	Hydraulics	b.d
-	---	-	-.



LOT NO:
1

DEPOSITED PLAN:
24404

COUNCIL / LGA:
warringah

SLAB CLASS:
m

WIND SPEED:
n2

excavation notes:
50mm (+/-) tolerance to nominated r.l.'s
UPPER level
excavate approx. 300mm on r.l.126.300
and fill approx. 1000mm within deb
lower level
excavate approx. 350mm on r.l.126.031
and fill approx. 50mm

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

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

STORMWATER TO DRAIN TO street gutter
via ON-SITE DETENTION
RAINWATER TANK(s)
REFER TO HYDRAULIC ENGINEER'S DETAILS

temporary site fencing:
metricon TO PROVIDE FENCING TO ANY UNFENCED BOUNDARIES (as required)

all weather access:
metricon to supply up to 5m suitable all weather access to building platform during construction

survey legend

GULLY PIT

HYDRANT

SURFACE INLET PIT

SEWER INSPECTION COVER

SEWER MANHOLE

WATER METER

ELECTRICITY BOX

STORMWATER MANHOLE

TELstra PIT

SEWER LINE

VEHICLE CROSSING

STOP VALVE

Deep EDGE BEAM

GAS METER

LIGHT POLE

INVERT

TOP OF KERB

KERB OUTLET

aspect SURVEY DATE: 16.02.17

CONTOUR INTERVALS: 200 MM

LEVELS TO: AHD

SITE PLAN

Build, E, Level 4, 32 Lexington Dr, Bulkhill NSW 2153
P.O. Box 7510, Norwest Business Park NSW 2153
Tel: 02 8887 9000 Fax: 02 5901
Contractor Licence No: 174 699
A.C.N. 005 108 752 www.metricon.com.au

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MR & MRS EMIRZIAN
lot 1 no.7 CURRIE ROAD
FORESTVILLE

JOB no: 683220

DATE: 24.03.17

DRAWN: SMX

SCALE: 1:250

SHEET: 1 OF 12

UBD REF: syd176 H9