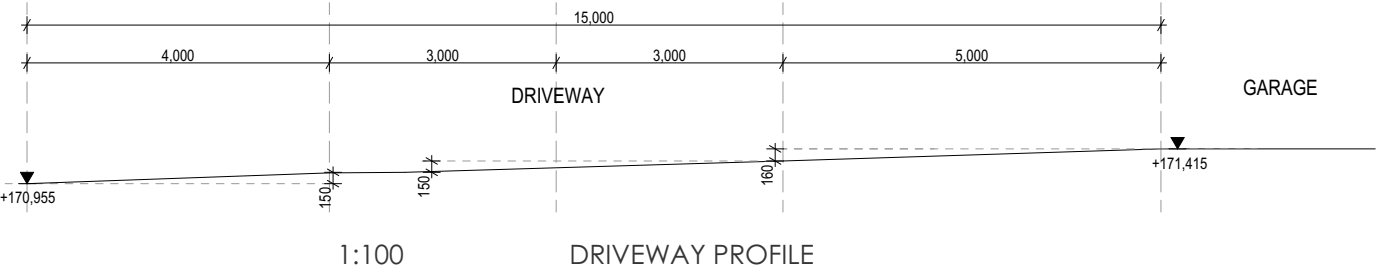


SITE CALCULATIONS		
		SQM
1	TOTAL SITE AREA	919.77
2	G.F SITE COVERAGE	223.85
3	F.F SITE COVERAGE	182.99
4	TOTAL LANDSCAPE AREA	575.24
5	TOTAL PRIVATE OPEN SPACE	390.26
6	IMPERVIOUS SURFACE AREA	319.90

SITE NOTES:
ONE OUTDOOR CLOTHES LINE ROTARY OR FIXED ON WALL MUST BE INSTALLED AS SELECTED BY CLIENT
RETAINING WALL AS PER ENG'S DETAILS (IF REQUIRED)
THE CUT & FILL CALCULATIONS ARE BASED ON WAFFLE POD SLAB CONSTRUCTION



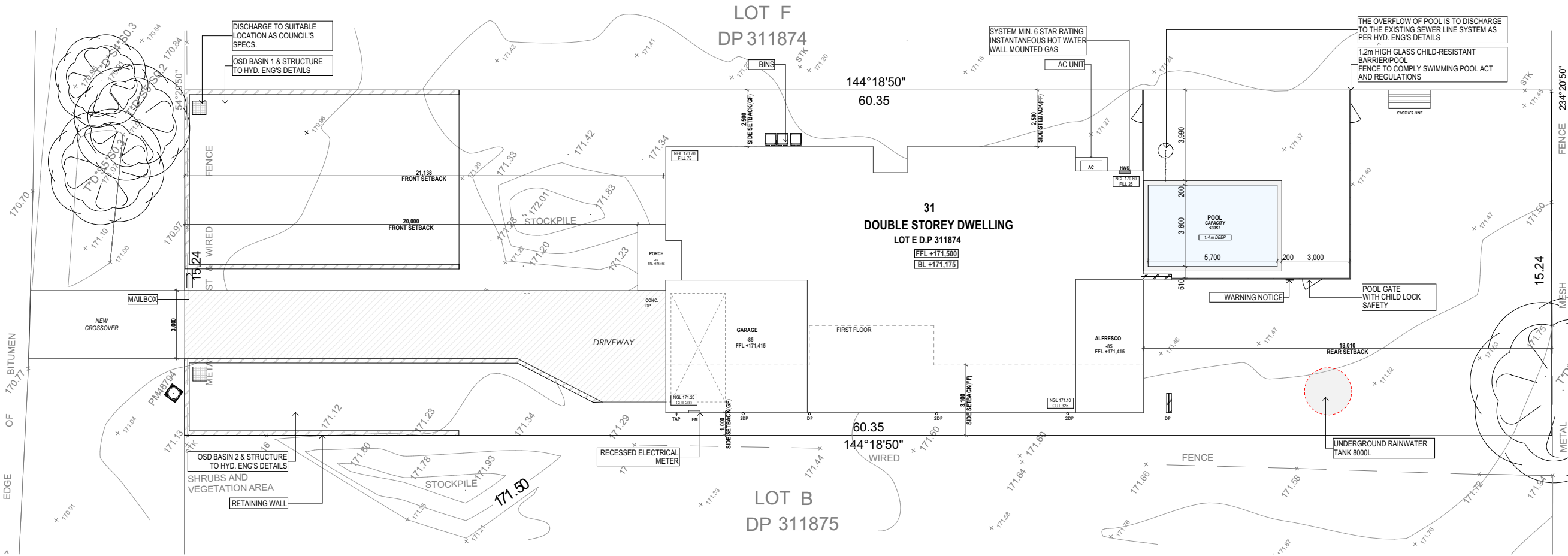
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2023/0096

COMPLIANCE WITH PITTWATER LEP 2014 AND DCP 2014

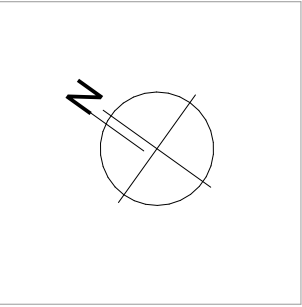
ELEMENT	CONTROL	REQUIRED	ACHIEVED
Front Setback (Min)	15m to building facade line	15m	YES
Side setback (Min)	Ground Floor: 2.5m (Side A), 1.0m (Side B)	REFER TO PLAN FOR SIDE SETBACKS	YES
	Upper Floor: 2.5m (Side A), 1.0m (Side B)		
Rear setback (min)	6.5m	>6.5m	YES
Building Height	8.5m	< 8.5m	YES
Landscaped Area	96% of site area - 300sqm = 583sqm	594.04 sqm	YES
Principal Private Open Space (PPOS)	Minimum 80m ² of private open space per dwelling at ground level, with no dimension less than 3m. No more than 75% of this private open space is to be provided in the front yard.	390.26 sqm	YES
Garages and car parking	Minimum 2 Car parking to be provided	2 Car Garage Provided	YES

LANE COVE ROAD



SITE NOTES:
ONE OUTDOOR CLOTHES LINE ROTARY OR FIXED ON WALL MUST BE INSTALLED AS SELECTED BY CLIENT
RETAINING WALL AS PER ENG'S DETAILS (IF REQUIRED)
THE CUT & FILL CALCULATIONS ARE BASED ON WAFFLE POD SLAB CONSTRUCTION

LEGEND	
	RETAINING WALL
BM	BENCHMARK
TK	TOP OF KERB
TEL	TELSTRA
VC	VEHICULAR CROSSING
CL	CLOTHES LINE
WM	WATER METER
MB	MAIL BOX
RWT	RAINWATER TANK
HWS	HOT WATER SYSTEM
AC	AC UNIT
W	WATER
E	ELECTRICITY
SWAC	STORMWATER ACCESS CHAMBER



SITE PLAN

scale 1:200

NOTE
The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the designer. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction. This drawing reflects a design by **Dream Homes** and is to be used only for work when authorised in writing by **Dream Homes**.

All boundaries and contours are subject to survey drawing. All levels to Australian Height Data. It is the contractors responsibility to confirm all measurements on site and locations of any services prior to work on site.

All documents here within are subject to Australian Copyright Laws.



DREAM HOMES

11/593 WITHERS ROAD, ROUSE HILL
0490 816 584
www.dreamhomescustombuild.com.au
info@dreamhomescustombuild.com.au

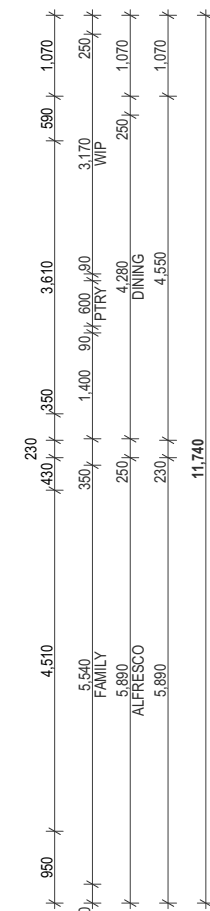
D
C
B
A

29/03/2023
14/02/2023
12/12/2022
24/03/2022

DEVELOPMENT APPLICATION
DEVELOPMENT APPLICATION
DEVELOPMENT APPLICATION
DEVELOPMENT APPLICATION

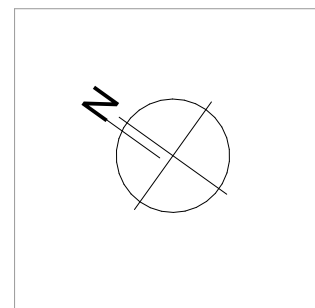
DRAWING : **SITE PLAN**
CLIENT : **DREAM HOMES CUSTOM**
PROJECT : **DOUBLE STOREY DWELLING**
31 LANE COVE ROAD, INGLESIDE
LOT E D.P. 311874

DRAWN BY: **BK**
SCALE: **1:200**
PAGE SIZE **A3**
COUNCIL **TNBC**
APPLICATION : **DA**
PAGE NO: **2**
JOB NO. **D87**
ISSUE **D**

447.31 m²

NOTE:
-TO BE CHEKED AND CONFIRMED BY BUILDER ON SITE
BEFORE PLACING
ORDER
-FALL PREVENTION FROM WINDOWS
-WINDOWS TO BE MANUFACTURED IN ACCORDANCE
WITH
REQUIREMENTS OF BCA CLAUSE 3.9.2.5
 1 -If Opening within 1700 mm above the floor;and
 climbable elements
 between 150 and 750 mm above the floor,Opening
 must be
 permanently restricted to 125 mm ;or fitted with a non-
 removable robust
 screen.
 2 -If opening between 865 and 1700 mm above the
 floor;and no
 climbable elements between 150 and 760 mm above the
 floor,Opening must be restricted to 125 mm ;or fitted
 with a removable
 robust screen
 3 -If opening between 865 of the floor;and climbable
 elements
 between 150 and 760 mm above the floor,Opening
 must be
 permanently restricted to 125 mm ;or fitted with a non-
 removable robust
 screen
 4 -If no opening within 1700 mm of the floor.No
 restrictions apply.

 Smoke alarm locations
AS3786 Hard Wired to Mains.



GROUND FLOOR PLAN

NOTE
The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the designer. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction. This drawing reflects a design by **Dream Homes** and is to be used only for work when authorised in writing by **Dream Homes**.

All boundaries and contours are subject to survey drawing. All levels to Australian Height Data. It is the contractors responsibility to confirm all measurements on site and locations of any services prior to work on site.

All documents here within are subject to Australian Copyright Laws.



11/593 WITHERS ROAD, ROUSE HILL
0490 816 584
www.dreamhomescustombuild.com.au
info@dreamhomescustombuild.com.au

D	29/03/2023
C	14/02/2023
B	12/12/2022
A	24/03/2022

DEVELOPMENT APPLICATION
DEVELOPMENT APPLICATION
DEVELOPMENT APPLICATION
DEVELOPMENT APPLICATION

DRAWING : **GROUND FLOOR PLAN**
CLIENT : **DREAM HOMES CUSTOM**
PROJECT : **DOUBLE STOREY DWELLING**
31 LANE COVE ROAD, INGLESIDE
LOT E D.P 311874

DRAWN BY:

BK
SCALE:
1:100
PAGE SIZE
A3

COUNCIL
TNBC
APPLICATION :
DA
PAGE NO:
4

JOB NO.

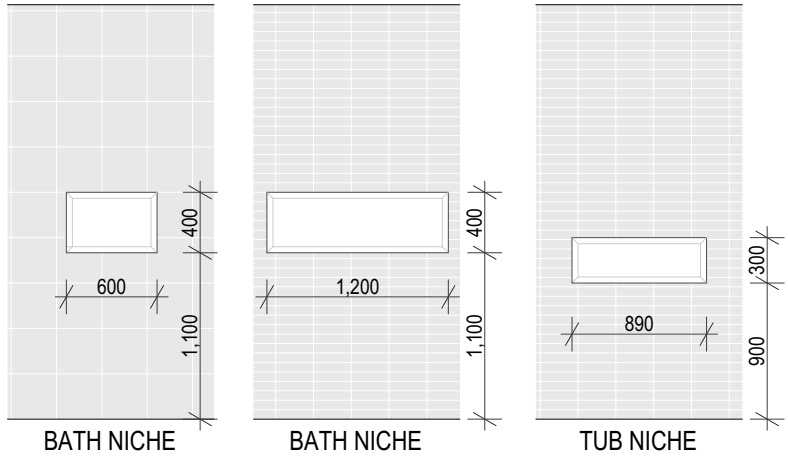
ISSUE

D87

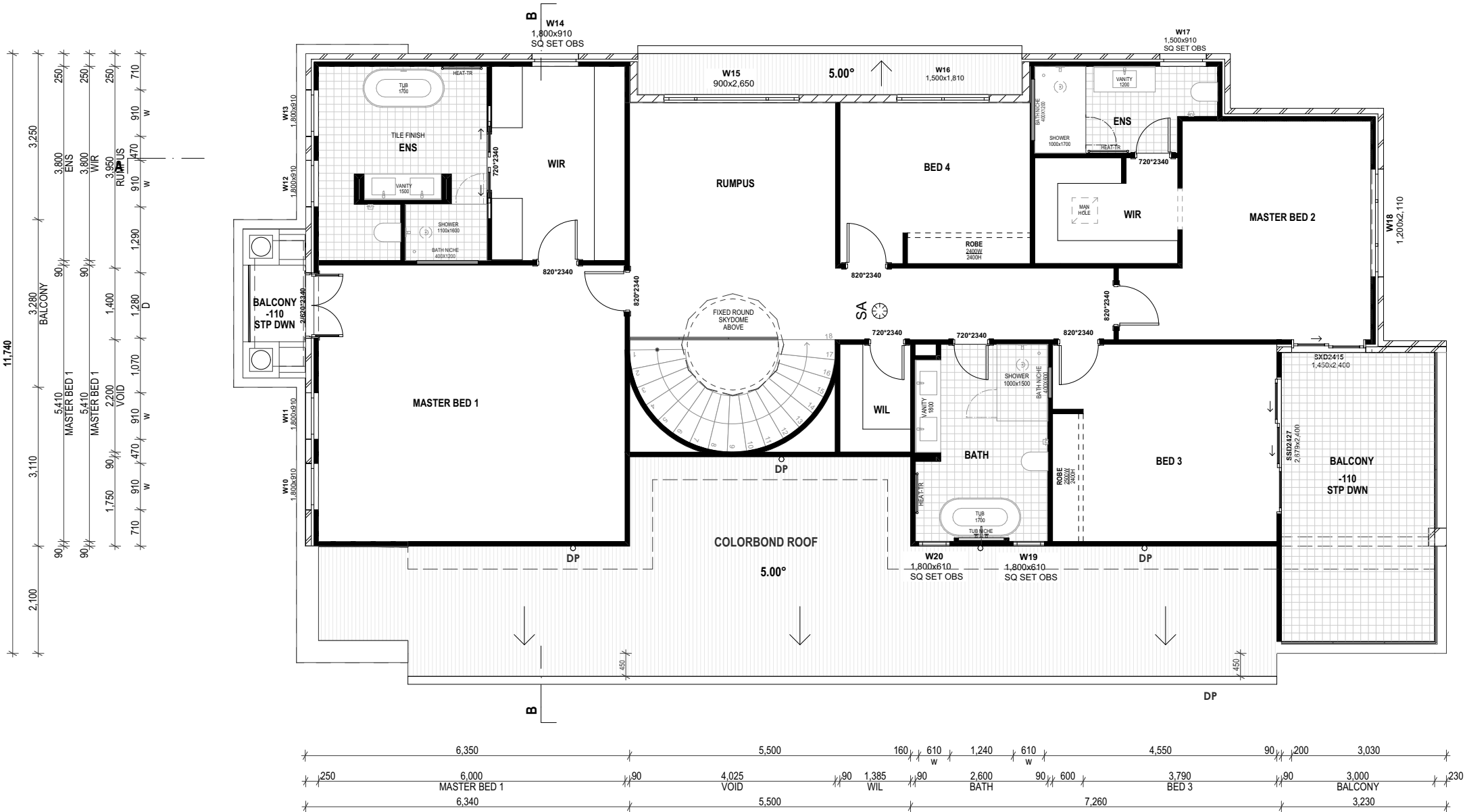
O

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

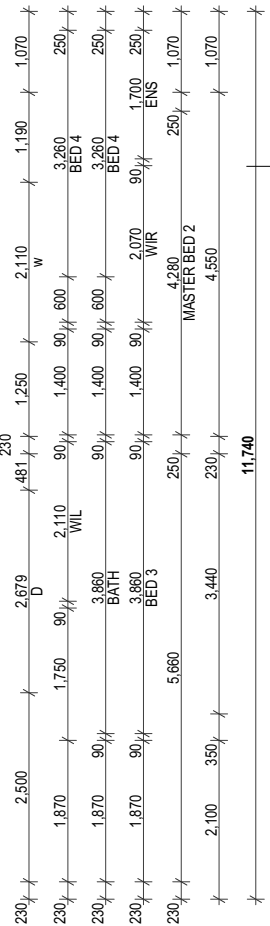
DA2023/0096



1:50 NICHE DETAIL



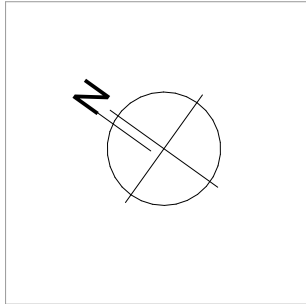
UPPER FLOOR



1:100

NOTE:
-TO BE CHECKED AND CONFIRMED BY
BUILDER ON SITE BEFORE PLACING
ORDER
-FALL PREVENTION FROM WINDOWS
-WINDOWS TO BE MANUFACTURED IN
ACCORDANCE WITH
REQUIREMENTS OF BCA CLAUSE
3.9.2.5
1 -If Opening within 1700 mm above
the floor;and climbable elements
between 150 and 750 mm above
the floor.Opening must be
permanently restricted to 125 mm
or fitted with a non-removable
robust
screen.
2 -If opening between 865 and 1700
mm above the floor;and no
climbable elements between 150
and 760 mm above the
floor.Opening must be restricted to
125 mm ;or fitted with a removable
robust screen
3 -If opening between 865 of the
floor;and climbable elements
between 150 and 760 mm above
the floor.Opening must be
permanently restricted to 125 mm
or fitted with a non-removable
robust
screen
4 -If no opening within 1700 mm of
the floor.No restrictions apply.

Smoke alarm locations
AS3786 Hard Wired to Mains.



NOTE
The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the designer. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction. This drawing reflects a design by **Dream Homes** and is to be used only for work when authorised in writing by **Dream Homes**.

All boundaries and contours are subject to survey drawing. All levels to Australian Height Data. It is the contractors responsibility to confirm all measurements on site and locations of any services prior to work on site.

All documents here within are subject to Australian Copyright Laws.



11/593 WITHERS ROAD, ROUSE HILL
0490 816 584
www.dreamhomescustombuild.com.au
info@dreamhomescustombuild.com.au

D
C
B
A

29/03/2023
14/02/2023
12/12/2022
24/03/2022

DEVELOPMENT APPLICATION
DEVELOPMENT APPLICATION
DEVELOPMENT APPLICATION
DEVELOPMENT APPLICATION

DRAWING : **FIRST FLOOR PLAN**
CLIENT : **DREAM HOMES CUSTOM**
PROJECT : **DOUBLE STOREY DWELLING**
31 LANE COVE ROAD, INGLESIDE
LOT E D.P 311874

DRAWN BY:
BK
SCALE:
1:100, 1:50
PAGE SIZE
A3












COUNCIL
TNBC
APPLICATION :
DA
PAGE NO:
5

JOB NO.

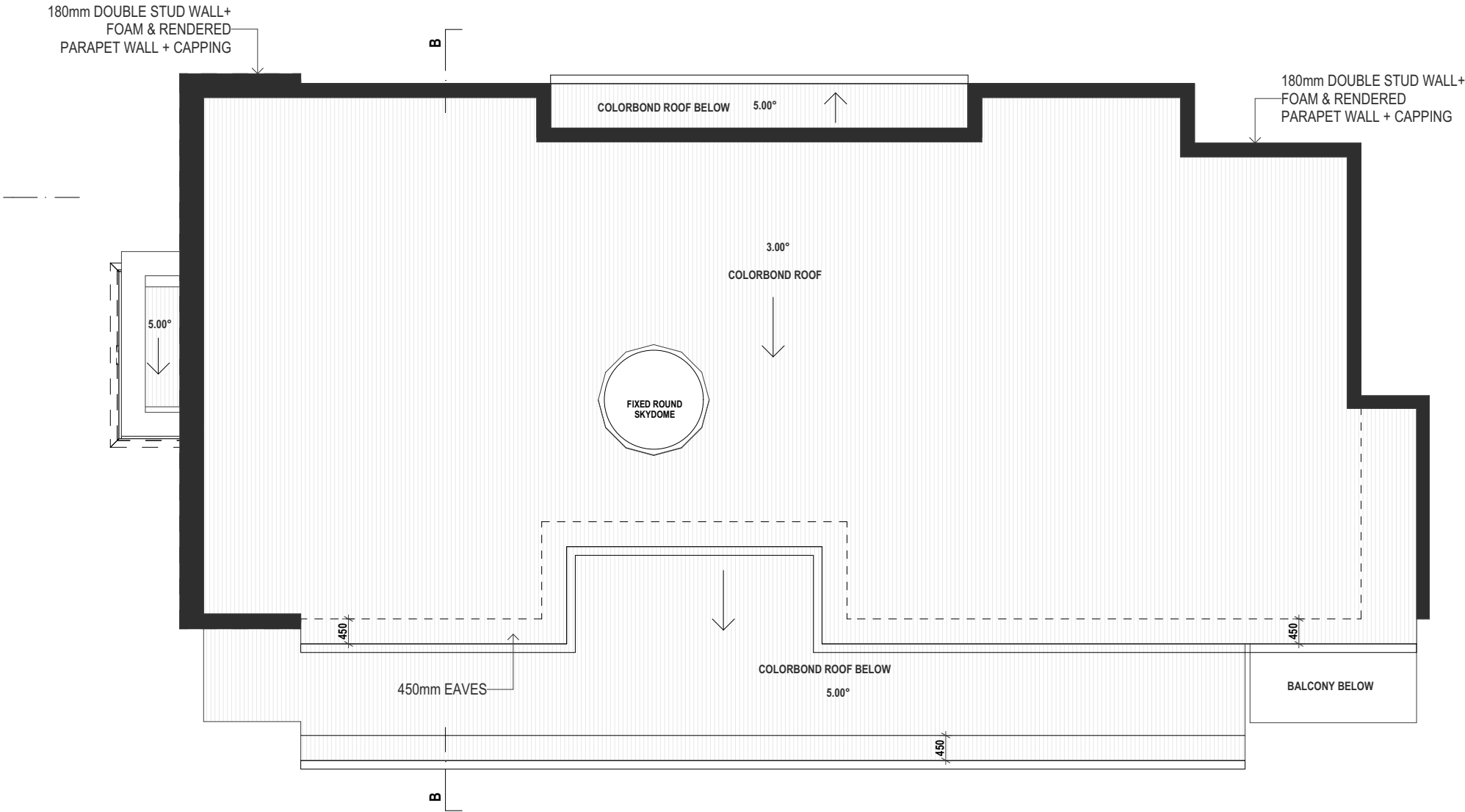
ISSUE

D87

D

DOOR SCHEDULE											
ID	2/620*2340	2/620*2340	720*2340	720*2340	820*2340	CSD 820*2340	PANEL LIFT	SD2745	SSD2427	SXD2415	SXD2722
W x H	1,240×2,340	1,280×2,400	1,200×2,100	720×2,340	820×2,340	820×2,340	4,800×2,400	4,510×2,700	2,679×2,400	1,450×2,400	2,210×2,700
Elevation											
Quantity	2	2	1	5	9	1	1	1	1	1	1
Opening Type	Side Hung	Side Hung	Double Pocket	Side Hung	Side Hung	Pocket	---	4 Leaves 2 Sliding	3 Leaves 2 Sliding	2 Leaves 1 Sliding	2 Leaves 1 Sliding

WINDOW SCHEDULE																				
ID	W01	W02	W03	W04	W05	W06	W07	W08	W09	W10	W11	W12	W13	W14	W15	W16	W17	W18	W19	W20
W x H	910×2,100	910×2,100	610×1,200	1,210×1,500	3,010×600	3,610×2,700	910×2,700	910×2,700	3,610×900	910×1,800	910×1,800	910×1,800	910×1,800	910×1,800	2,650×900	1,810×1,500	910×1,500	2,110×1,200	610×1,800	610×1,800
Elevation																				
Quantity	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Glass	Glass - Clear	Glass - Clear	Glass - Obscure	Glass - Clear	Glass - Clear	Glass - Clear	Glass - Clear	Glass - Clear	Glass - Clear	Glass - Clear	Glass - Clear	Glass - Clear	Glass - Clear	Glass - Obscure	Glass - Clear	Glass - Clear	Glass - Obscure	Glass - Clear	Glass - Obscure	Glass - Obscure
W/D Nominal Sill Height	300	300	1,500	940	940	0	0	0	1,800	600	600	600	600	600	1,500	900	900	1,200	600	600
W/D Nominal Head Height	2,400	2,400	2,700	2,440	1,540	2,700	2,700	2,700	2,700	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400
Wall Structure	250mm Brick Veneer	250mm Brick Veneer	250mm Brick Veneer	250mm Brick Veneer	250mm Brick Veneer	250mm Brick Veneer	250mm Brick Veneer	250mm Brick Veneer	250mm Brick Veneer	250mm Brick Veneer	250mm Brick Veneer	250mm Brick Veneer	250mm Brick Veneer	250mm Brick Veneer	BP05: 140mm Block Int...	BP05: 140mm Block Int...	250mm Brick Veneer	250mm Brick Veneer	90mm Stud	90mm Stud

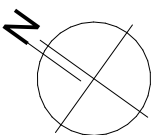





northern
beaches
council

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

DA2023/0096





DIAL BEFORE
YOU DIG

www.1100.com.au

NOTE
The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the designer. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction. This drawing reflects a design by **Dream Homes** and is to be used only for work when authorised in writing by **Dream Homes**.

All boundaries and contours are subject to survey drawing. All levels to Australian Height Data. It is the contractors responsibility to confirm all measurements on site and locations of any services prior to work on site.

All documents here within are subject to Australian Copyright Laws.



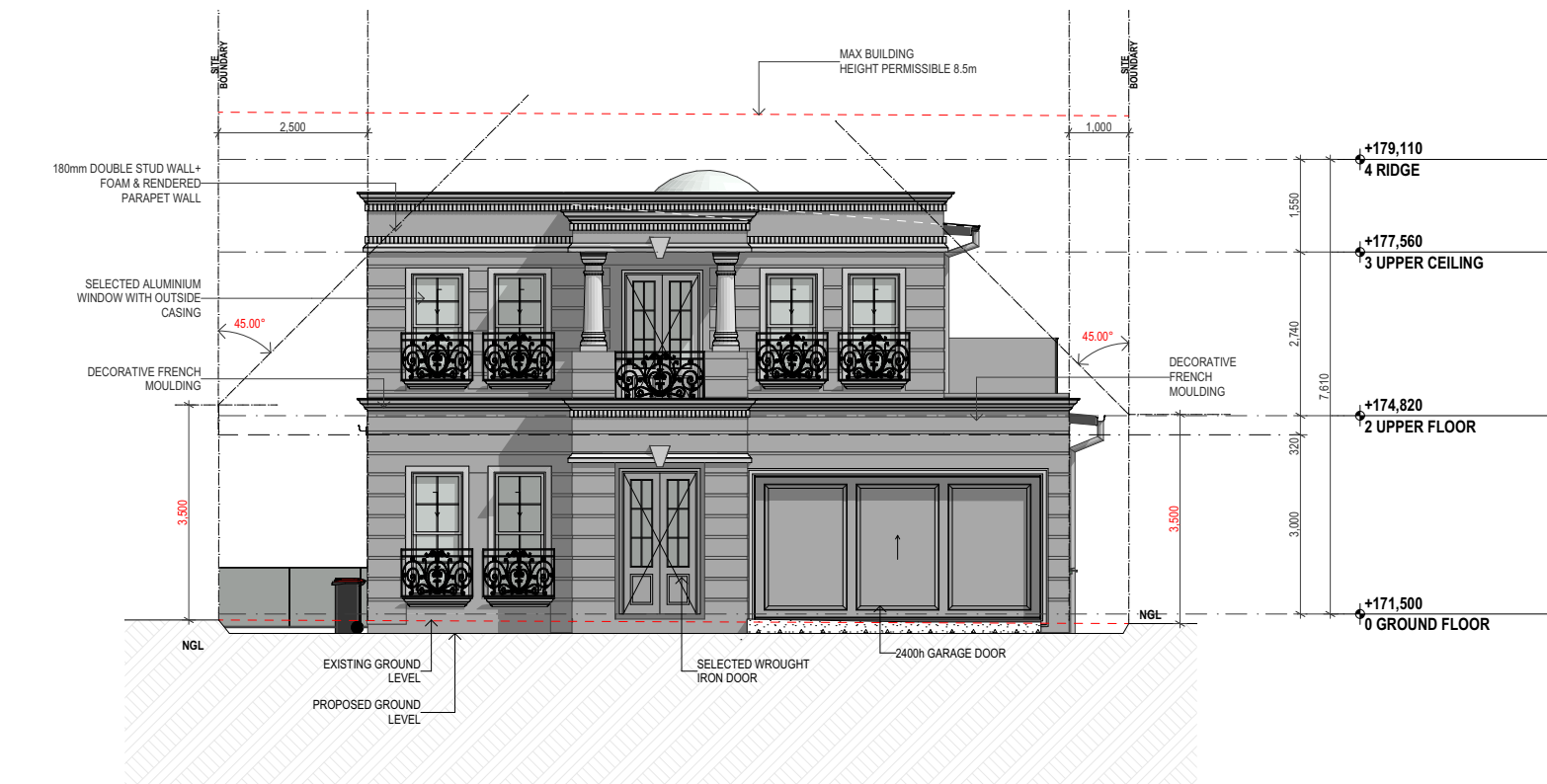
DREAM HOMES

11/593 WITHERS ROAD, ROUSE HILL
0490 816 584
www.dreamhomescustombuild.com.au
info@dreamhomescustombuild.com.au

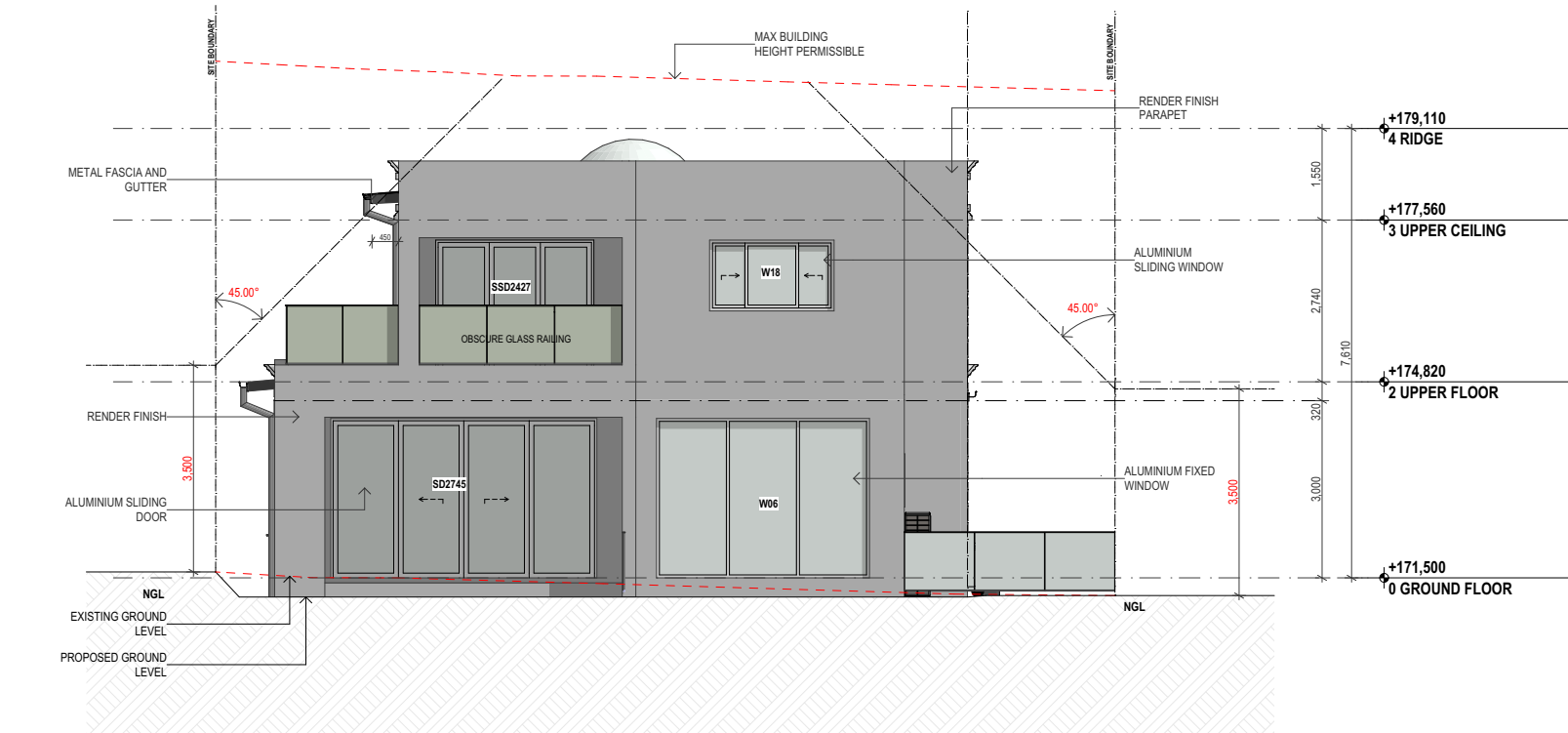
D	29/03/2023	DEVELOPMENT APPLICATION
C	14/02/2023	DEVELOPMENT APPLICATION
B	12/12/2022	DEVELOPMENT APPLICATION
A	24/03/2022	DEVELOPMENT APPLICATION

DRAWING :	ROOF PLAN
CLIENT :	DREAM HOMES CUSTOM
PROJECT :	DOUBLE STOREY DWELLING 31 LANE COVE ROAD, INGLESIDE LOT E D.P 311874

DRAWN BY:	COUNCIL	JOB NO.
BK	TNBC	D87
SCALE: 1:100	APPLICATION : DA	ISSUE
PAGE SIZE A3	PAGE NO: 6	D



1 NORTH ELEVATION 1:125



2 SOUTH ELEVATION 1:125

NOTE:
-TO BE CHECKED AND CONFIRMED BY BUILDER ON SITE BEFORE PLACING ORDER
-FALL PREVENTION FROM WINDOWS
-WINDOWS TO BE MANUFACTURED IN ACCORDANCE WITH REQUIREMENTS OF BCA CLAUSE 3.9.2.5
1 -If Opening within 1700 mm above the floor;and climbable elements between 150 and 750 mm above the floor,Opening must be permanently restricted to 125 mm ;or fitted with a non-removable robust screen.
2 -If opening between 865 and 1700 mm above the floor;and no climbable elements between 150 and 760 mm above the floor,Opening must be restricted to 125 mm ;or fitted with a removable robust screen
3 -If opening between 865 of the floor;and climbable elements between 150 and 760 mm above the floor,Opening must be permanently restricted to 125 mm ;or fitted with a non-removable robust screen
4 -If no opening within 1700 mm of the floor.No restrictions apply.



northern
beaches
council

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

DA2023/0096



NOTE
The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the designer. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction. This drawing reflects a design by **Dream Homes** and is to be used only for work when authorised in writing by **Dream Homes**.

All boundaries and contours are subject to survey drawing. All levels to Australian Height Data. It is the contractors responsibility to confirm all measurements on site and locations of any services prior to work on site.

All documents here within are subject to Australian Copyright Laws.



DREAM HOMES

11/593 WITHERS ROAD, ROUSE HILL
0490 816 584
www.dreamhomescustombuild.com.au
info@dreamhomescustombuild.com.au

D
C
B
A

29/03/2023
14/02/2023
12/12/2022
24/03/2022

DEVELOPMENT APPLICATION
DEVELOPMENT APPLICATION
DEVELOPMENT APPLICATION
DEVELOPMENT APPLICATION

DRAWING : ELEVATIONS

CLIENT : DREAM HOMES CUSTOM

PROJECT : DOUBLE STOREY DWELLING
31 LANE COVE ROAD, INGLESIDE
LOT E D.P 311874

DRAWN BY:

BK

SCALE:
1:125

PAGE SIZE
A3

COUNCIL

TNBC

APPLICATION :
DA

PAGE NO:
7

JOB NO.

D87

ISSUE

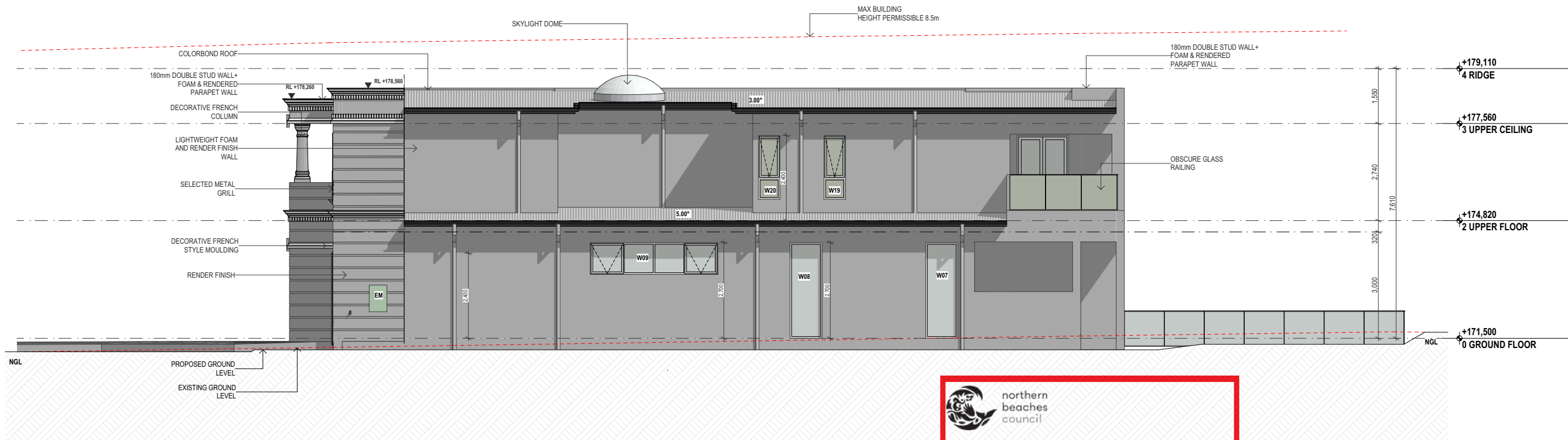
D



3

EAST ELEVATION

1:125



4

WEST ELEVATION

1:125



northern
beaches
council

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

DA2023/0096



NOTE
The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the designer. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction. This drawing reflects a design by **Dream Homes** and is to be used only for work when authorised in writing by **Dream Homes**.

All boundaries and contours are subject to survey drawing. All levels to Australian Height Data. It is the contractors responsibility to confirm all measurements on site and locations of any services prior to work on site.

All documents here within are subject to Australian Copyright Laws.



DREAM HOMES

11/593 WITHERS ROAD, ROUSE HILL
0490 816 584
www.dreamhomescustombuild.com.au
info@dreamhomescustombuild.com.au

D
C
B
A

29/03/2023
14/02/2023
12/12/2022
24/03/2022

DEVELOPMENT APPLICATION
DEVELOPMENT APPLICATION
DEVELOPMENT APPLICATION
DEVELOPMENT APPLICATION

DRAWING : SIDE ELEVATIONS

CLIENT : DREAM HOMES CUSTOM

PROJECT : DOUBLE STOREY DWELLING
31 LANE COVE ROAD, INGLESIDE
LOT E D.P 311874

DRAWN BY:

BK

SCALE:
1:125

PAGE SIZE
A3

COUNCIL

TNBC

APPLICATION :
DA

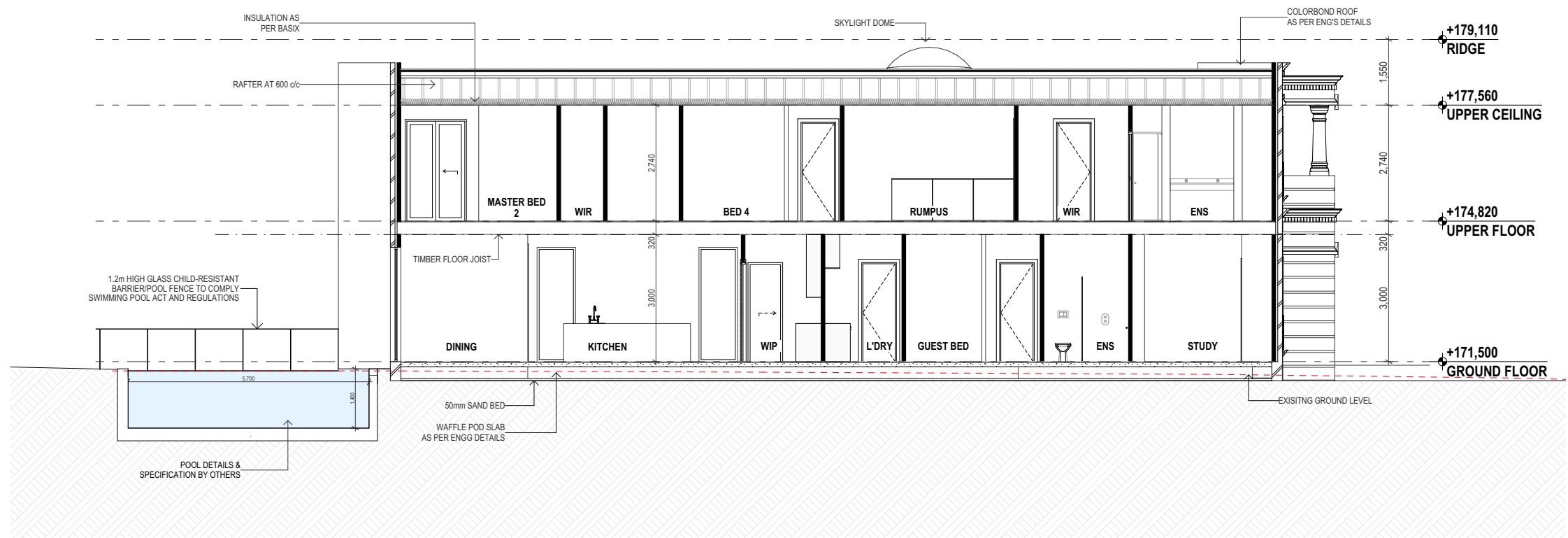
PAGE NO:
8

JOB NO.

D87

ISSUE

D



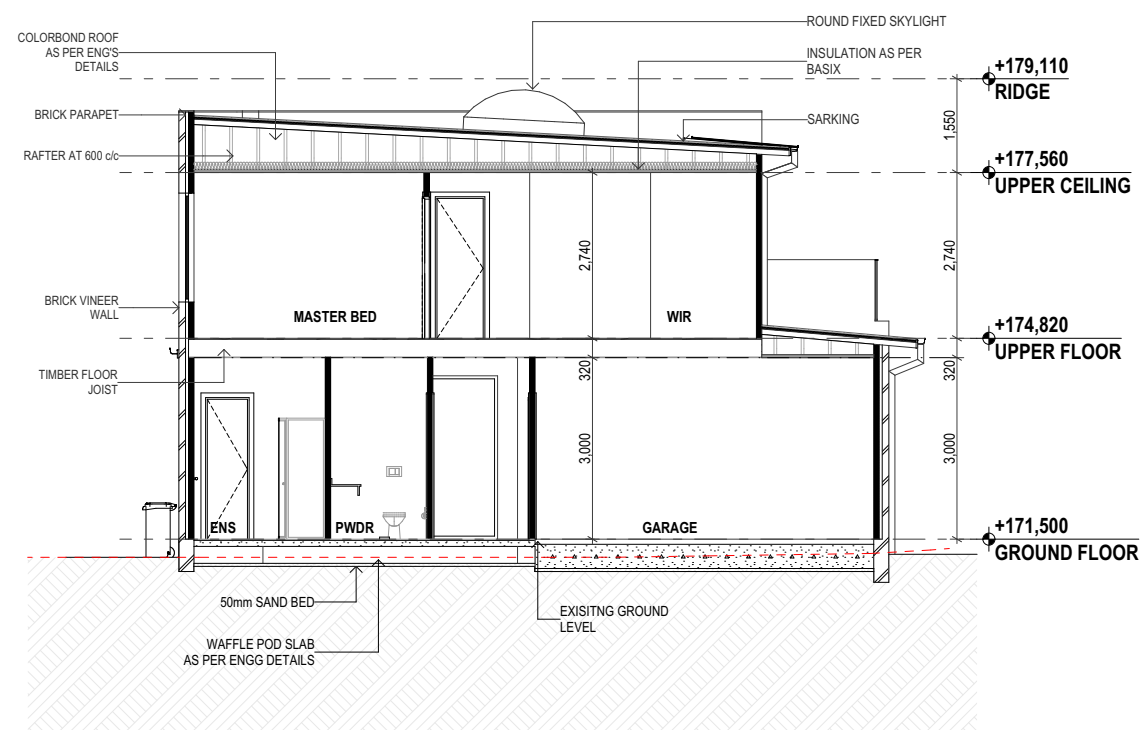
SECTION A

scale1:125



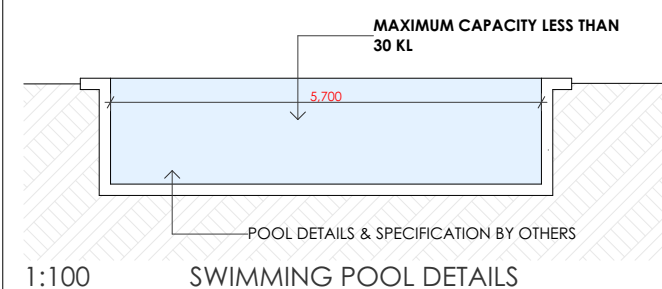
**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

DA2023/0096

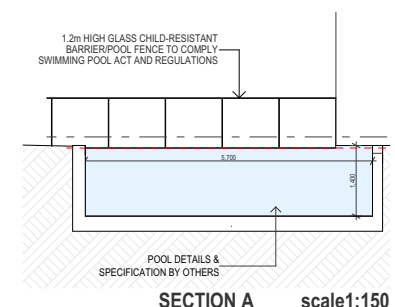


SECTION B

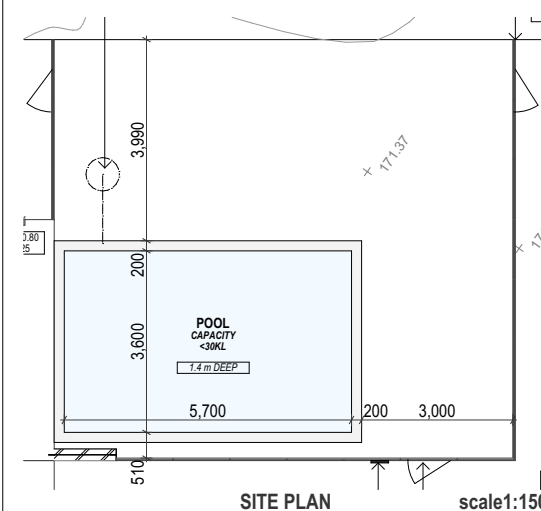
scale1:125



1:100 SWIMMING POOL DETAILS



SECTION A scale1:150



SITE PLAN scale1:150



NOTE
The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the designer. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction. This drawing reflects a design by **Dream Homes** and is to be used only for work when authorised in writing by **Dream Homes**.

All boundaries and contours are subject to survey drawing. All levels to Australian Height Data. It is the contractors responsibility to confirm all measurements on site and locations of any services prior to work on site.

All documents here within are subject to Australian Copyright Laws.



DREAM HOMES

11/593 WITHERS ROAD, ROUSE HILL
0490 816 584
www.dreamhomescustombuild.com.au
info@dreamhomescustombuild.com.au

D 29/03/2023
C 14/02/2023
B 12/12/2022
A 24/03/2022

DEVELOPMENT APPLICATION
DEVELOPMENT APPLICATION
DEVELOPMENT APPLICATION
DEVELOPMENT APPLICATION

DRAWING : **SECTIONS**
CLIENT : **DREAM HOMES CUSTOM**
PROJECT : **DOUBLE STOREY DWELLING**
31 LANE COVE ROAD, INGLESIDE
LOT E D.P 311874

DRAWN BY: **BK**
SCALE: **1:125, 1:100, 1:150**
PAGE SIZE **A3**

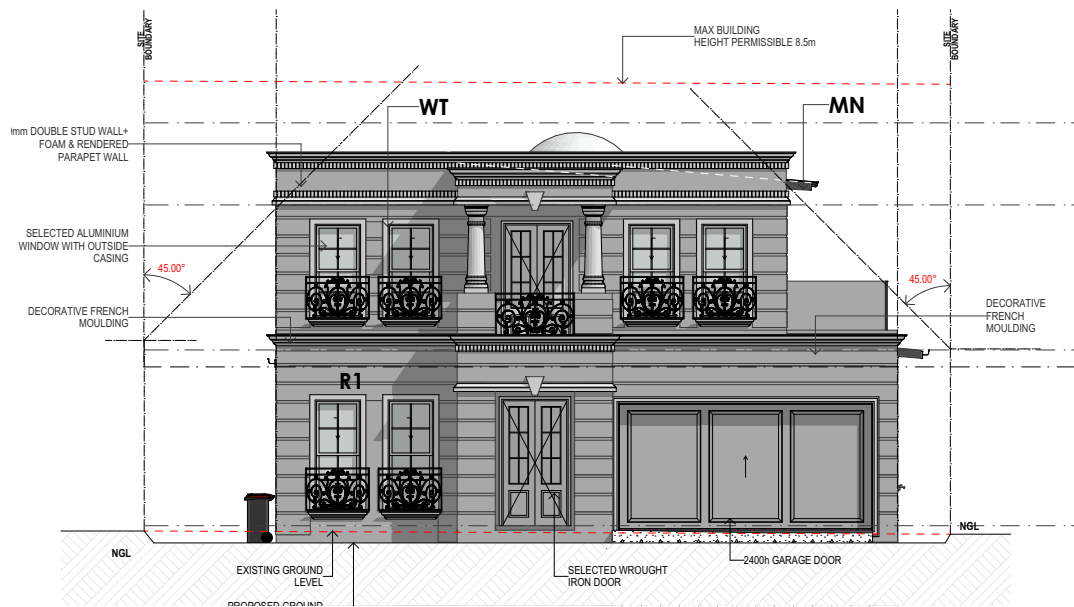
COUNCIL **TNBC**
APPLICATION : **DA**
PAGE NO: **9**

JOB NO.

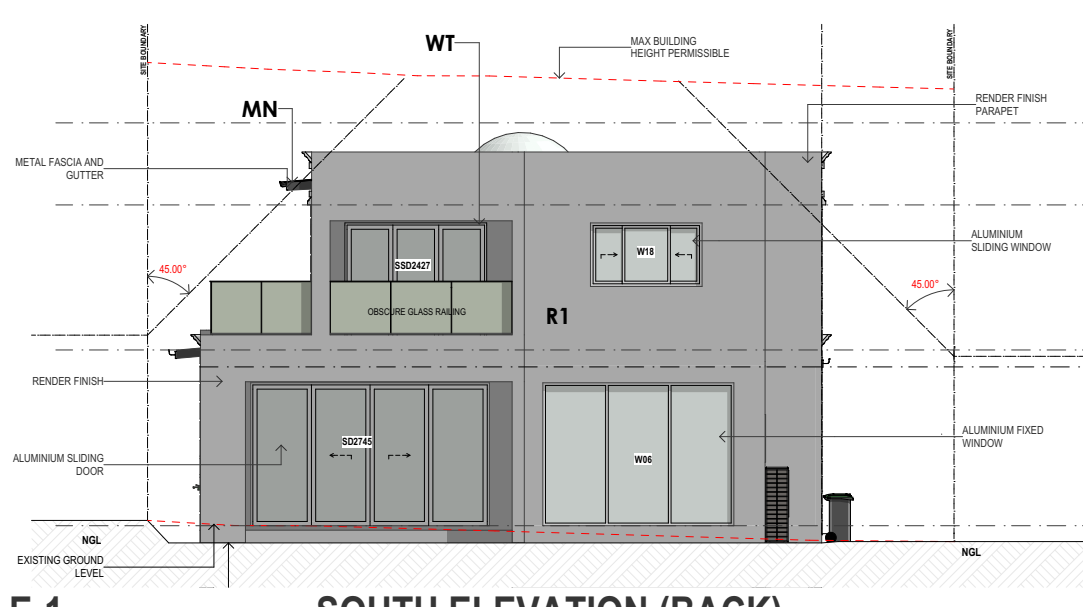
D87

ISSUE

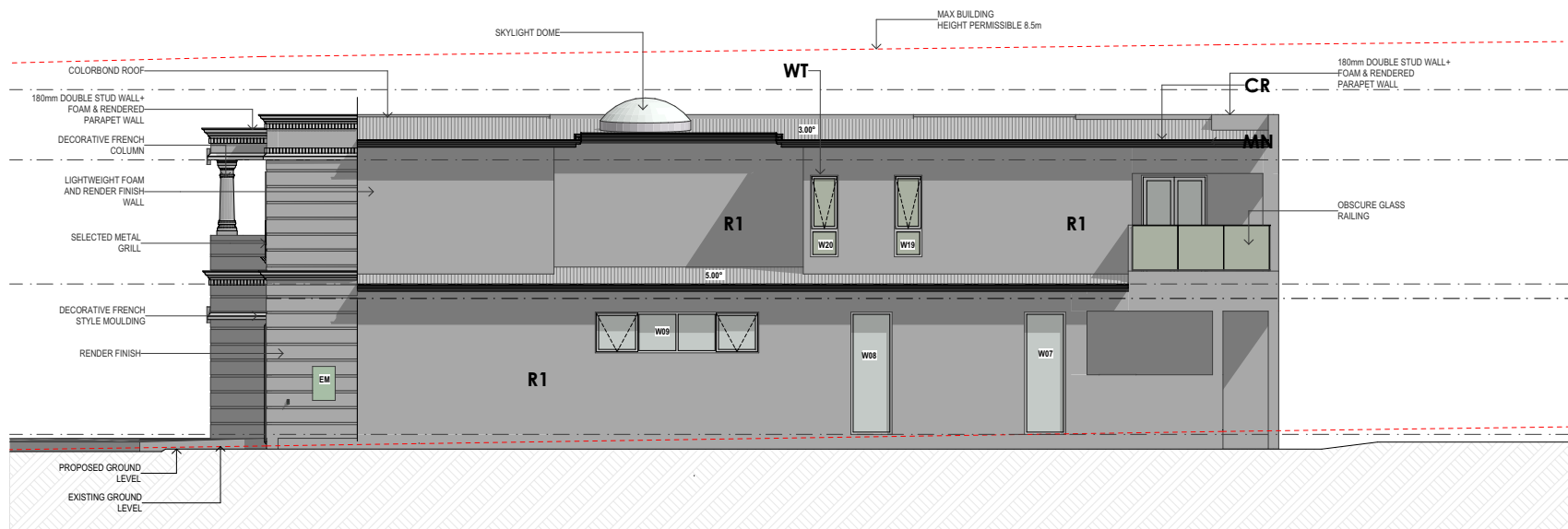
D



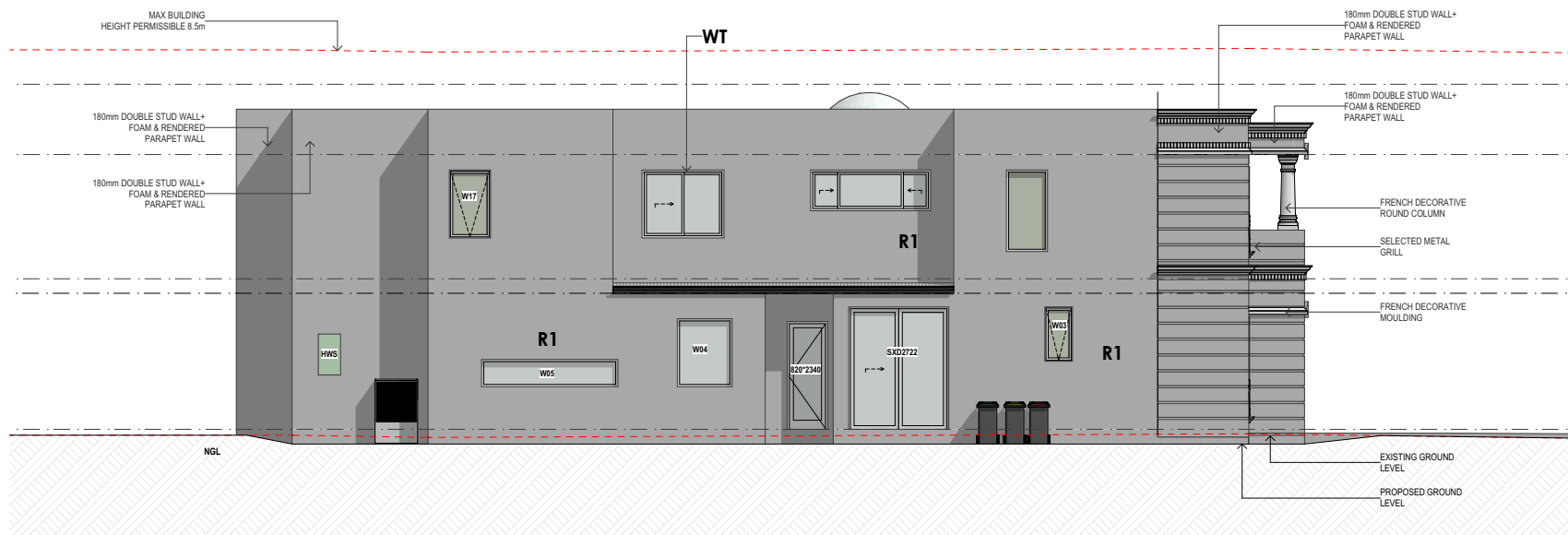
E-2 NORTH ELEVATION (FRONT)



E-1 SOUTH ELEVATION (BACK)



E-3 WEST ELEVATION (RIGHT)



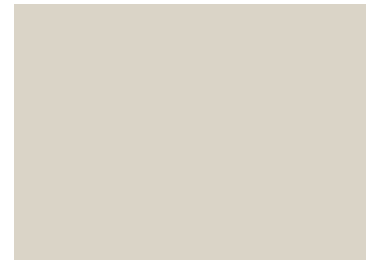
E-4 EAST ELEVATION (LEFT)



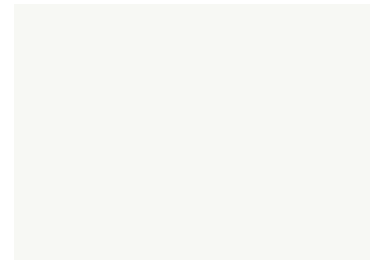
B1
PGH BRICKS
SCRATCH BRICKS TO BE
RENDERED



CR
CONCRETE TILE ROOF
MONIER



R1
RENDER FINISH
DULUX- SELECTED BEIGE



R2
RENDER FINISH
TRIMS AND PROFILES



WT
WINDOWS AND TRIM
DULUX-MONUMENT



MN
FASCIA AND GUTTER
MONUMENT



NOTE
The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the designer. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction. This drawing reflects a design by Dream Homes and is to be used only for work when authorised in writing by Dream Homes.

All boundaries and contours are subject to survey drawing. All levels to Australian Height Data. It is the contractors responsibility to confirm all measurements on site and locations of any services prior to work on site.

All documents here within are subject to Australian Copyright Laws.

**DREAM HOMES**

11/593 WITHERS ROAD, ROUSE HILL
0490 816 584
www.dreamhomescustombuild.com.au
info@dreamhomescustombuild.com.au

D	29/03/2023	DEVELOPMENT APPLICATION
C	14/02/2023	DEVELOPMENT APPLICATION
B	12/12/2022	DEVELOPMENT APPLICATION
A	24/03/2022	DEVELOPMENT APPLICATION

DRAWING : SCHEDULE OF FINISHES
CLIENT : DREAM HOMES CUSTOM
PROJECT : DOUBLE STOREY DWELLING
31 LANE COVE ROAD, INGLESIDE
LOT E D.P 311874

DRAWN BY: BK
SCALE: 1:2
PAGE SIZE: A3
COUNCIL: TNBC
APPLICATION: DA
PAGE NO: 11
JOB NO: D87
ISSUE: D