

(A) EASEMENT TO DRAIN WATER 1.5  
(B) EASEMENT FOR REPAIRS 0.9 WIDE

LOCATION OF FUTURE  
3000L SLIMLINE ABOVE  
GROUND RAINWATER TANK

LOCATION OF AIR  
CONDITIONING UNIT

REFER TO LANDSCAPE  
PLAN FOR RETAINING  
WALL DETAILS

LOT 205  
VACANT

LOCATION OF METER BOX  
APPROX. LOCATION OF  
RAINGARDEN  
-15.5m<sup>3</sup> STORAGE  
-21.8m<sup>2</sup> SURFACE AREA  
(REFER TO DETAILS)

#### WATER APPROVAL

APPLICATION No.: 294759  
PIER INSPECTION REQUIRED: YES

JOHN VASSALLO: 0404 868 412

#### COUNCIL D.A. CONSENT

D.A. NUMBER: N0541/17

#### LOCAL

PHONE: 9836 5711  
FAX: 9636 5722

LOT 204

D.P: 1212459

L.G.A: Northern Beaches

SITING HAS BEEN COMPLETED  
IN ACCORDANCE WITH  
WARRIEWOOD VALLEY URBAN  
RELEASE

#### LANDSCAPED OPEN SPACE

SITE AREA: 364.40 m<sup>2</sup>  
LANDSCAPE AREA: (MIN. DIMENSION OF 4m)  
149.26 m<sup>2</sup>  
40.96 %

MIN. REQUIRED BY COUNCIL: 35 %

#### PRIVATE OPEN SPACE

TOTAL OPEN SPACE AREA: 92.78 m<sup>2</sup>  
(MIN. DIMENSION OF 3.0m)  
MIN. REQUIRED BY NSW H/CODE: 80 m<sup>2</sup>

#### HEIGHT RESTRICTION

MAXIMUM RIDGE HEIGHT 8.5 m  
(F.F.L. MUST BE ACCURATE. CHANGES IN LEVELS  
MAY NOT COMPLY WITH REQUIREMENTS)

Maximum 1000mm CUT  
Maximum 1000mm FILL

#### NOTE:

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

#### SALINE AFFECTED SOILS

REFER TO ENGINEER'S DETAIL

WIND CLASSIFICATION: "N2"

SLAB CLASSIFICATION: "H1"

#### \*\*B.A.S.\*\*

(BUILDING ADJACENT TO SEWER)  
ORDER SEWER PEGOUT

#### SITE INDUCTION

Before entering site please review and  
make yourself familiar with Emergency  
Contacts, Site Specific Hazards and the  
Site Specific Induction Information that is  
located on the Site Induction Sign. If you  
have any trouble understanding this  
instruction, contact the Site Supervisor or  
Emergency Contact Number located on the  
sign.

#### SITE SPECIFIC HAZARDS

- \* OVERHEAD POWERLINES
- \* LIMITED STREET PARKING
- \* LIMITED SPACE FOR MATERIAL STOCK PILE
- \* EXISTING POOL
- \* CLOSE TO SCHOOLS
- \* FOOTPATH / PEDESTRIAN TRAFFIC
- \* TRAFFIC CONTROL REQUIRED
- \* EXISTING TREES / OVERHEAD OBSTRUCTION
- \* DROP EDGE BEAM

STORMWATER TO  
EASEMENT VIA RAINWATER  
TANK, O.S.D AND RAIN  
GARDEN

REFER TO HYDRAULIC DETAILS

THIS PLAN TO BE  
READ IN  
CONJUNCTION WITH  
MOD2018/0359  
NORTHERN BEACHES  
COUNCIL

## 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. 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.

CLIENT'S SIGNATURE:

DATE:

**ClarendonHomes**

BL No. 2298C  
ABN 18 003 892 708

Clarendon Homes (NSW) P/L  
21 Solent Circuit, Baulkham Hills NSW 2153  
TEL: (02) 9954 5900

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# DIMENSIONS TO BE READ IN

PRODUCT:

PADDINGTON 29 MKII  
Chisholm  
R/H Garage

Sapphire Specification

CLIENT:

Mr FAINBAUM  
Mrs MORIKI

SITE ADDRESS:

Lot 204, No.8  
ORCHARD STREET  
WARRIEWOOD 2102

#### CONSTRUCTION DRAWINGS

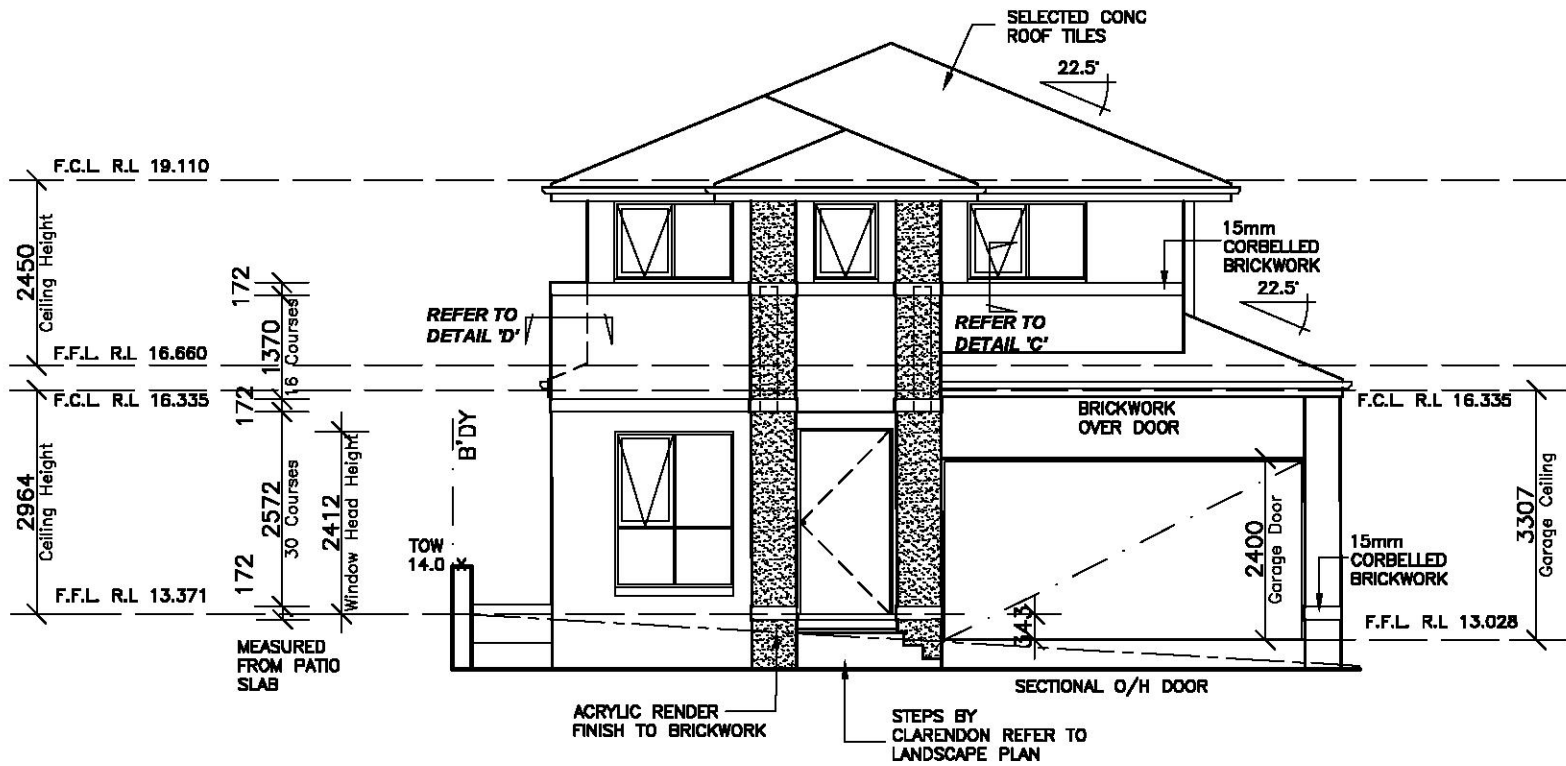
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SHEET: 2	JOB No: 29911591	NSW



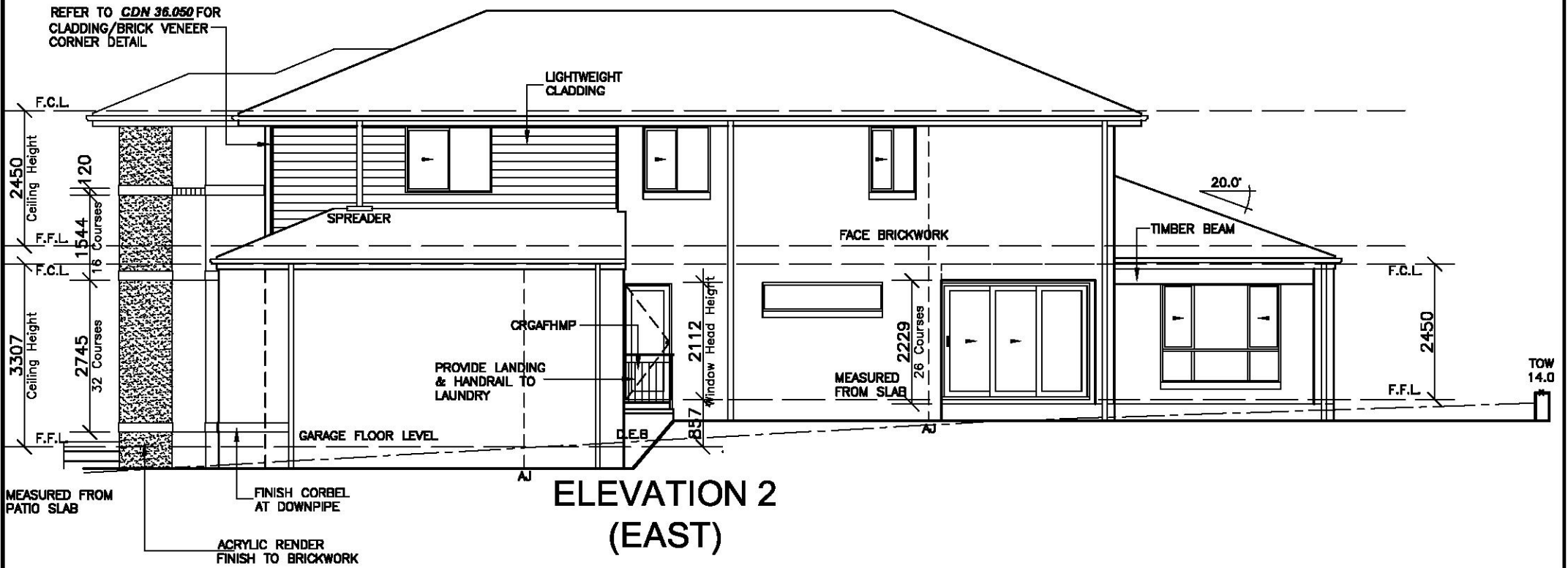
NOTE:  
HEIGHT OF DROP EDGE BEAM MAY  
VARY DUE TO SITE CONDITIONS  
UPON COMPLETION OF SITE WORKS

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

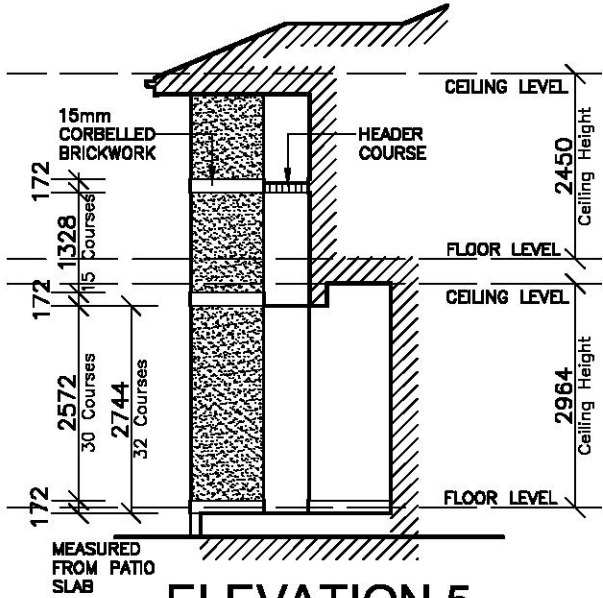
NOTES:  
FOR DROP-OFF'S REFER  
TO FRAMING DETAILS  
CDN 21.010-21.000



ELEVATION 1  
(NORTH)



ELEVATION 2  
(EAST)



ELEVATION 5

THIS PLAN TO BE READ IN CONJUNCTION WITH  
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NORTHERN BEACHES COUNCIL

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**PADDINGTON 29 MKII**  
Chisholm  
R/H Garage  
Sapphire Specification

CLIENT:  
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**Mrs MORIKI**  
SITE ADDRESS:  
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ORCHARD STREET  
WARRIEWOOD 2102

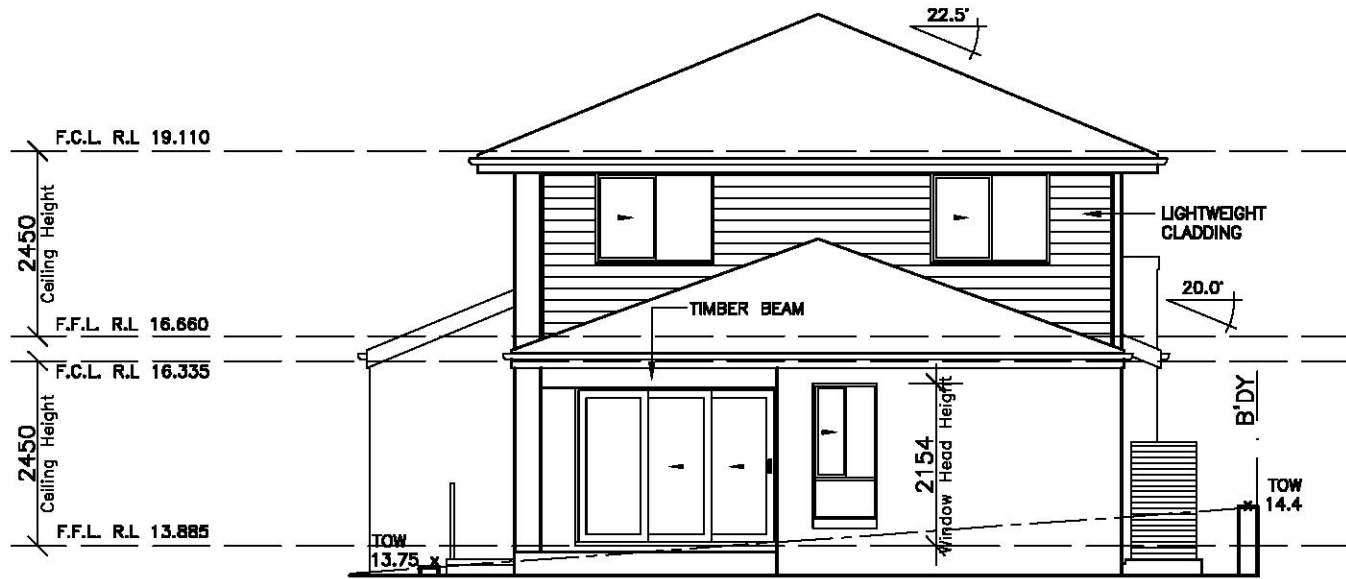
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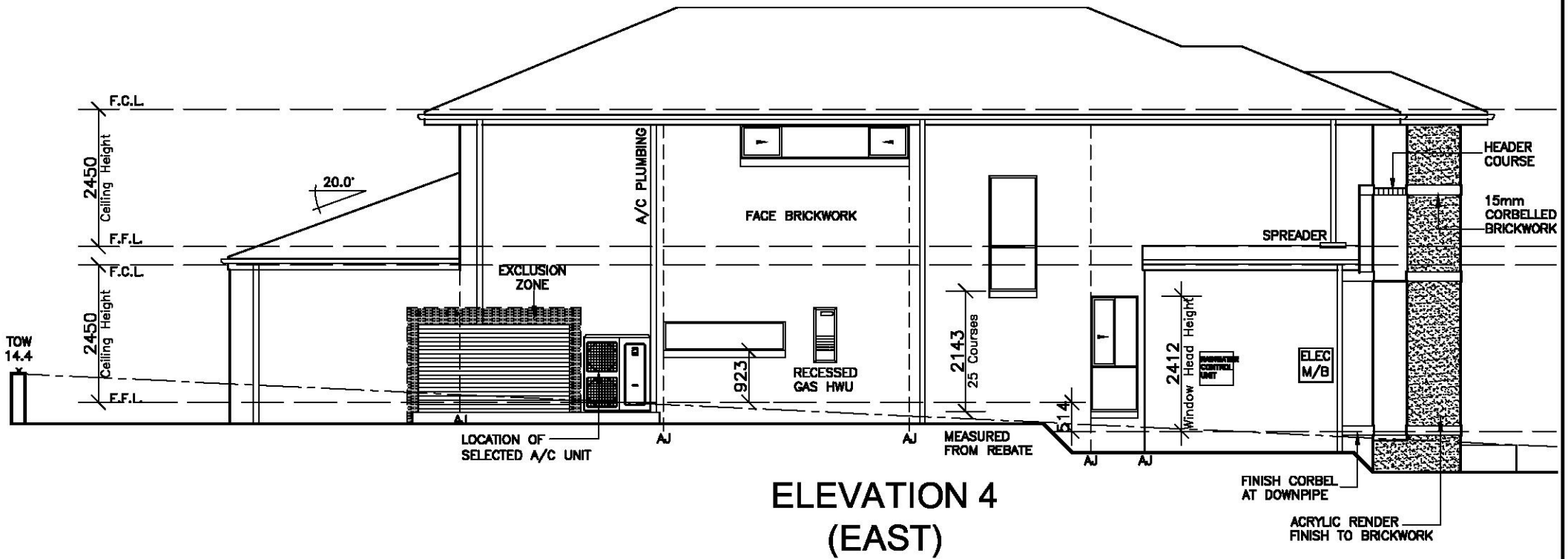
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NOTE:  
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CONDITIONS

NOTES:  
FOR DROP-OFF'S REFER  
TO FRAMING DETAILS  
CDN 21.010-21.000



ELEVATION 3  
(SOUTH)



ELEVATION 4  
(EAST)

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CLIENT'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

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Chisholm  
R/H Garage  
Sapphire Specification

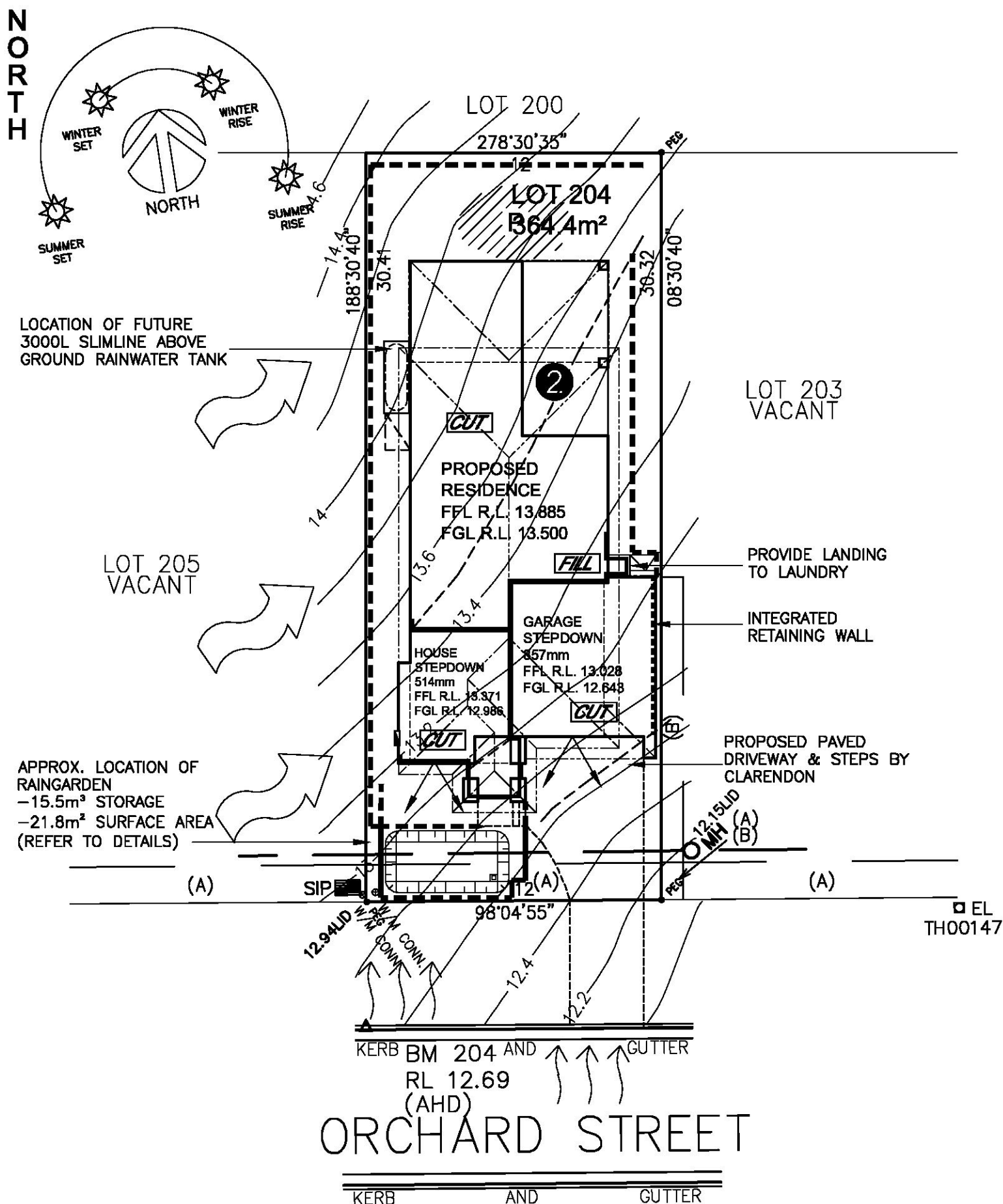
CLIENT:  
Mr FAINBAUM  
Mrs MORIKI  
SITE ADDRESS:  
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ORCHARD STREET  
WARRIEWOOD 2102

**CONSTRUCTION DRAWINGS**

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SHEET: 6	JOB No: 29911591	NSW



NORTH

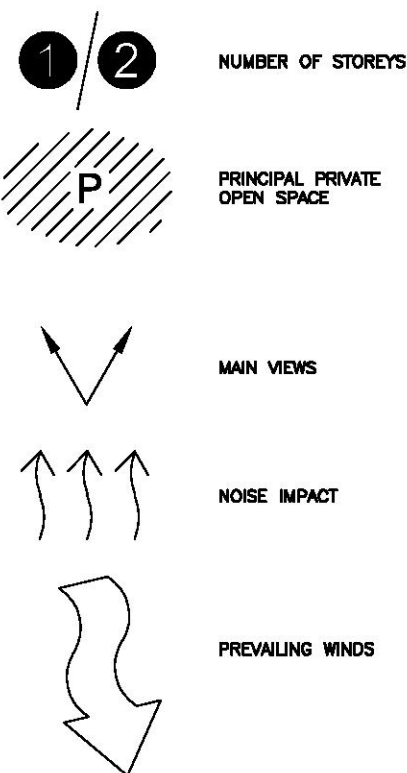


LOT 204  
D.P: 1212459  
L.G.A: Northern Beaches

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## SITE ANALYSIS PLAN



CLIENT'S SIGNATURE: DATE:

**ClarendonHomes**

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# DIMENSIONS TO BE READ IN  
METRIC UNITS

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R/H Garage  
Sapphire Specification

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Mrs MORIKI**  
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WARRIEWOOD 2102

### CONSTRUCTION DRAWINGS

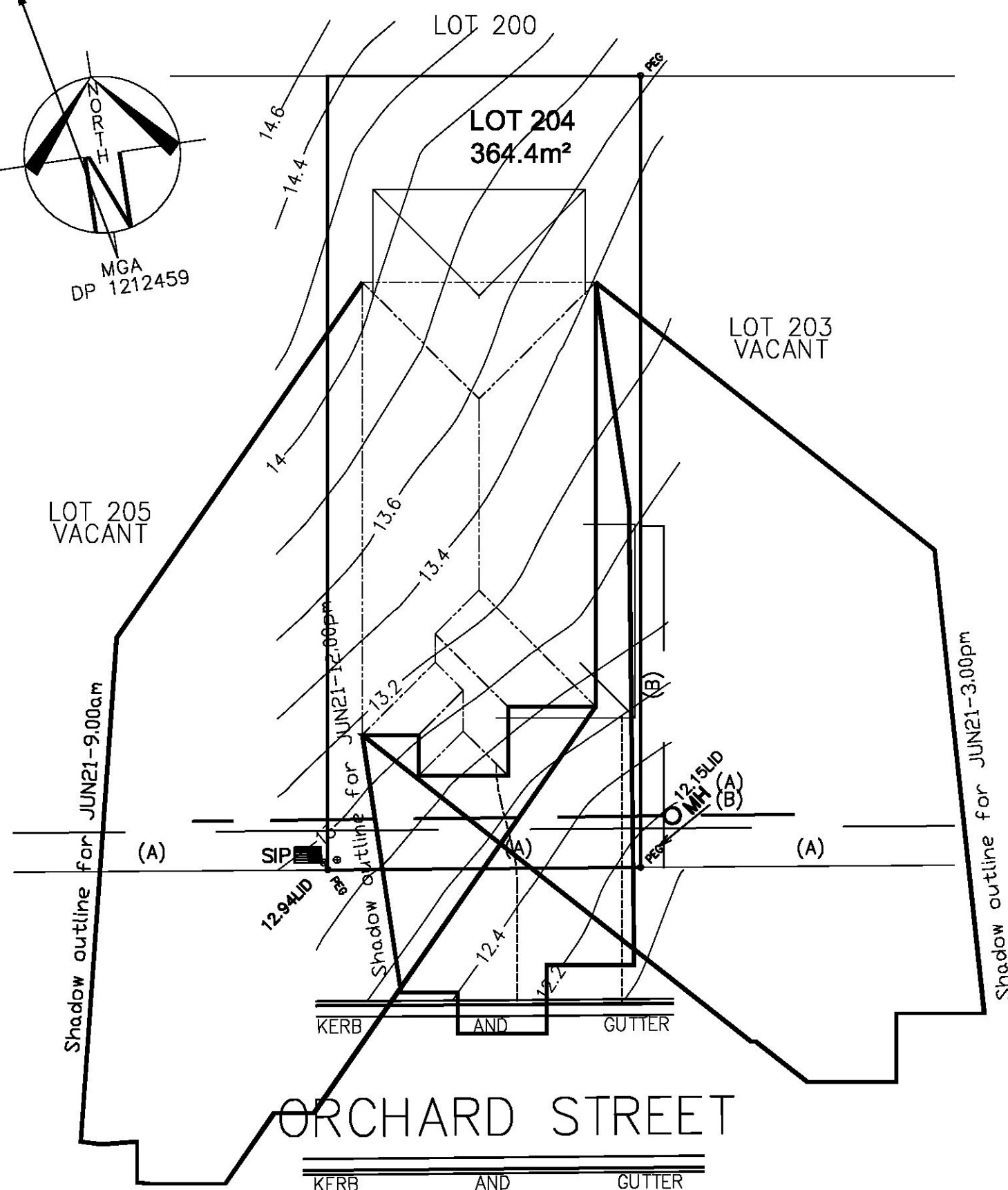
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SHEET: 22	JOB No: 29911591	NSW

NORTH

TN

LOT 204  
D.P: 1212459  
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## SHADOW DIAGRAM @ 21st JUNE

- ☐ SHADOW CAST AT 9.00am ON JUNE 21st
- ☐ SHADOW CAST AT 12.00pm ON JUNE 21st
- ☐ SHADOW CAST AT 3.00pm ON JUNE 21st

CLIENT'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

**ClarendonHomes**

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