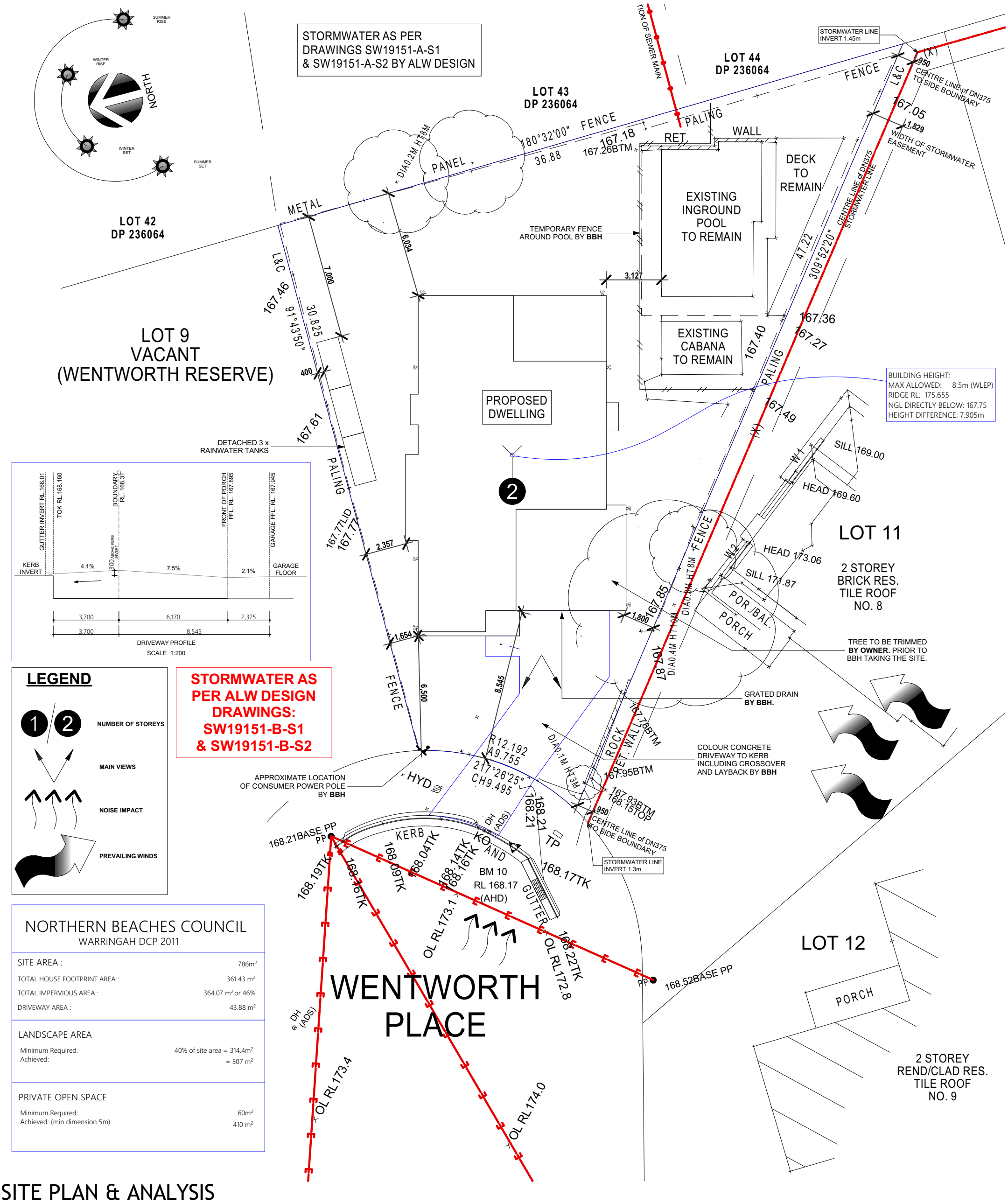

NORTHERN BEACHES COUNCIL
WARRINGAH DCP 2011

SITE AREA :	786m²
TOTAL HOUSE FOOTPRINT AREA :	361.43 m²
TOTAL IMPERVIOUS AREA :	364.07 m² or 46%
DRIVEWAY AREA :	43.88 m²
LANDSCAPE AREA	
Minimum Required:	40% of site area = 314.4m²
Achieved:	= 507 m²
PRIVATE OPEN SPACE	
Minimum Required:	60m²
Achieved: (min dimension 5m)	410 m²

SITE PLAN & ANALYSIS

CLIENT DETAILS:
Mr Daniel Legovich
Ms Kimberley Legovich

SITE ADDRESS:
No. 7, Lot 10, DP 31708
Wentworth Place, Belrose 2085

HOUSE NAME:
Astoria 39R

FACADE	JOB #	WIND
Traditional	**0401-TUR**	N2
GARAGE HAND	SCALE	SITE
RH	**1:200**	P
LEVELS	SHEET	SOIL
Double	**2 of 2**	M

PLAN REVISION

ISSUE	BY	DATE	DESCRIPTION
A	JV	2.4.19	Tender Plans
B	PA	29.4.19	Presentation Plans
C	MS	14.5.19	PP Meeting - Variation 1
D	JV	23.5.19	Submission Plans
E	JV	28.6.19	Hydraulics Added
F	JV	22.7.19	Variation 2
G	JV	17.12.19	Raise Pad Level - Flood
H			
I			
J			
K			
L			

SIGNATURE:

SITE NOTES
-FINAL LOCATION OF AC DUCTS MAY BE ALTERED ON SITE DUE TO CONSTRUCTION CONSTRAINTS
-SEWER AT REAR BEHIND POOL
-DETACHED RAINWATER TANKS ALONG NORTHERN BOUNDARY REFER SITE PLAN FOR POSITIONING.
-STORMWATER AS PER HYDRAULIC DETAIL SW19151-A-S1 & SW19151-A-S2

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ORIENTATION

SITE INDUCTION
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DATE:

BetterBuilt Homes
LICENCE NUMBER 244242C

SURVEY KEY

ET : Electric Turret		HW : Headwall	
LP : Light Pole		LIN : Lintel	
PP : Power Pole		SLH : Sewer Lamphole	
WC : Water Connection		SMH : Sewer Manhole	
WM : Water Meter		SMS : Sewer Maint. Shaft	
GM : Gas Meter		TEL : Telecom Pit	
SV : Stop Valve		PC : Pram Crossing	
HYD : Hydrant		VC : Vehicle Crossing	
SWP : Stormwater Pit		DH&W:Drillhole & Wing	

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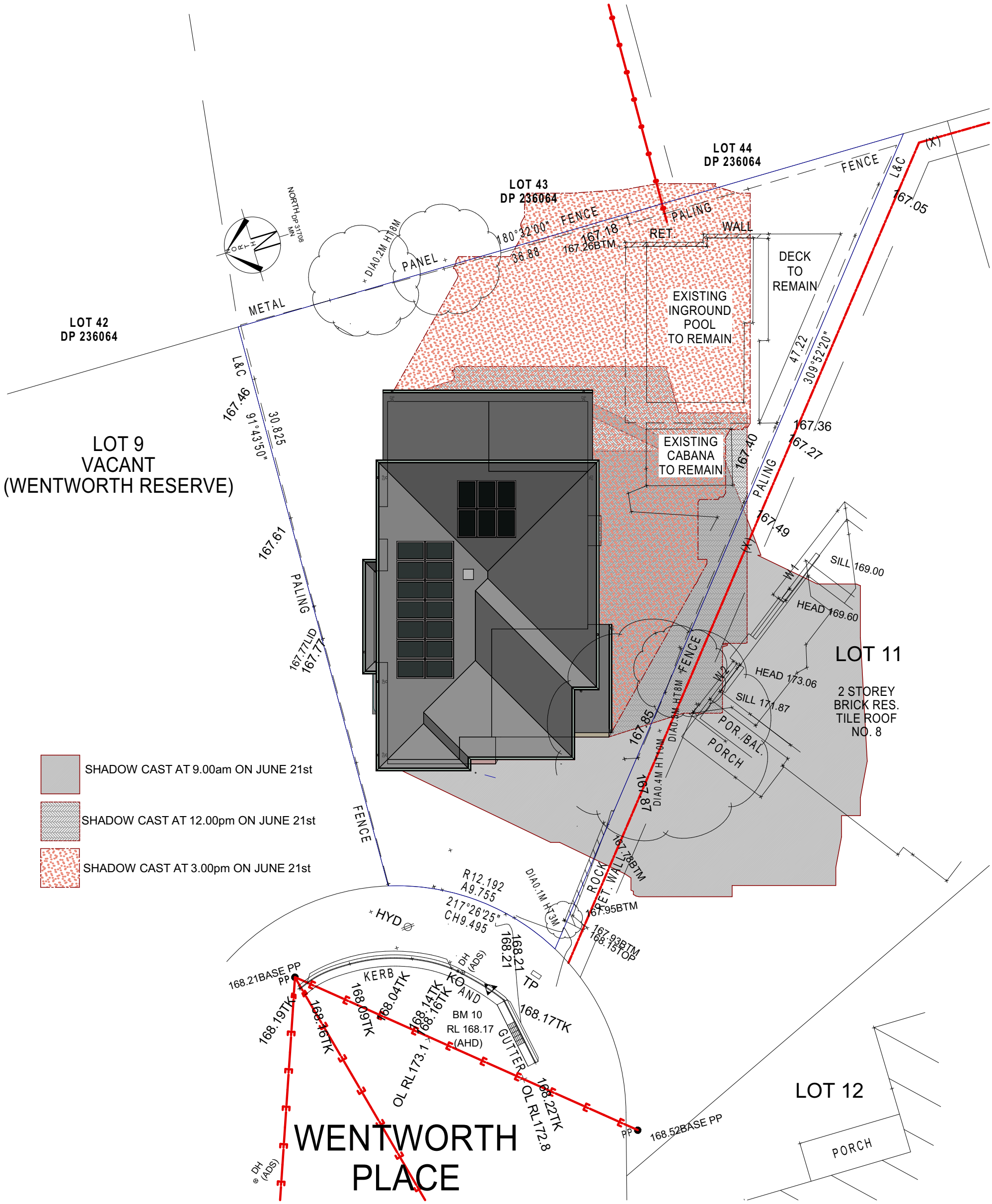

SHADOW DIAGRAM 21ST JUNE

CLIENT DETAILS:			PLAN REVISION				SIGNATURE:		DATE:
Mr Daniel Legovich			ISSUE	BY	DATE	DESCRIPTION	SITE NOTES		
Ms Kimberley Legovich			A	JV	2.4.19	Tender Plans	-FINAL LOCATION OF AC DUCTS MAY BE ALTERED ON SITE DUE TO CONSTRUCTION CONSTRAINTS		
SITE ADDRESS: No. 7, Lot 10, DP 31708 Wentworth Place, Belrose 2085			B	PA	29.4.19	Presentation Plans	-SEWER AT REAR BEHIND POOL		
			C	MS	14.5.19	PP Meeting - Variation 1	-DETACHED RAINWATER TANKS ALONG NORTHERN BOUNDARY REFER SITE PLAN FOR POSITIONING.		
			D	JV	23.5.19	Submission Plans			
HOUSE NAME:			E	JV	28.6.19	Hydraulics Added	-STORMWATER AS PER HYDRAULIC DETAIL SW19151-A-S1 & SW19151-A-S2		
Astoria 39R			F	JV	22.7.19	Variation 2			
FACADE	JOB #	WIND	G	JV	17.12.19	Raise Pad Level - Flood			
Traditional	0401-TUR	N2	H						
GARAGE HAND	SCALE	SITE	I						
RH	1:200	P	J						
LEVELS	SHEET	SOIL	K						
Double	4 of 2	M	L						

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ORIENTATION

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BetterBuilt Homes
LICENCE NUMBER 244242C

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SV : Stop Valve		PC : Pram Crossing	
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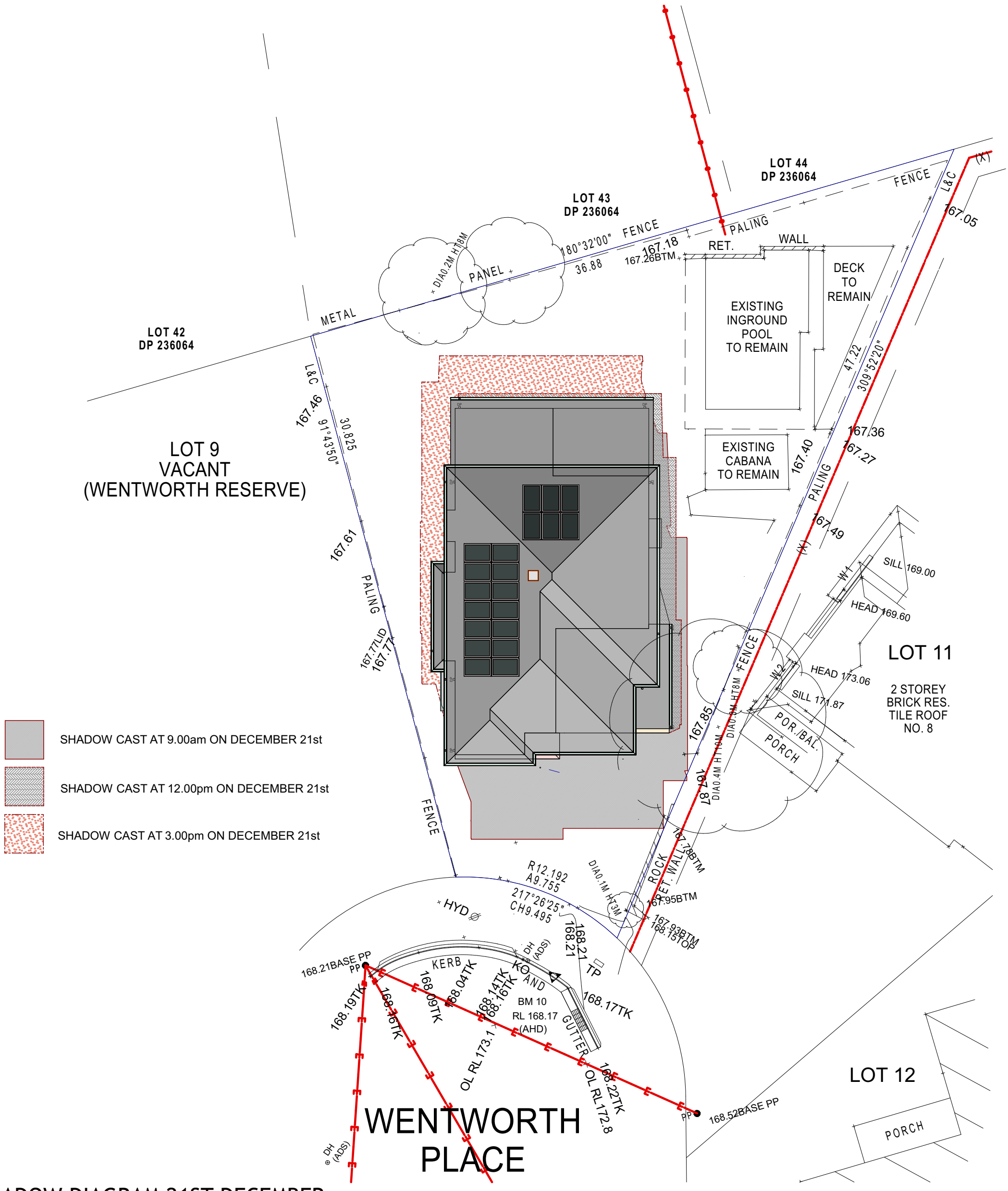

SHADOW DIAGRAM 21ST DECEMBER

CLIENT DETAILS:			PLAN REVISION				SIGNATURE:		DATE:
Mr Daniel Legovich			ISSUE	BY	DATE	DESCRIPTION	SITE NOTES	ORIENTATION	BetterBuilt Homes
Ms Kimberley Legovich			A	JV	2.4.19	Tender Plans	-FINAL LOCATION OF AC DUCTS MAY BE ALTERED ON SITE DUE TO CONSTRUCTION CONSTRAINTS	DIAL 1100 BEFORE YOU DIG www.dialbeforeyoudig.com.au	LICENCE NUMBER 244242C
SITE ADDRESS: No. 7, Lot 10, DP 31708 Wentworth Place, Belrose 2085			B	PA	29.4.19	Presentation Plans	-SEWER AT REAR BEHIND POOL		
			C	MS	14.5.19	PP Meeting - Variation 1	-DETACHED RAINWATER TANKS ALONG NORTHERN BOUNDARY REFER SITE PLAN FOR POSITIONING.		
			D	JV	23.5.19	Submission Plans			
HOUSE NAME: Astoria 39R			E	JV	28.6.19	Hydraulics Added	-STORMWATER AS PER HYDRAULIC DETAIL SW19151-A-S1 & SW19151-A-S2		
			F	JV	22.7.19	Variation 2			
FACADE	JOB #	WIND	G	JV	17.12.19	Raise Pad Level - Flood			
Traditional	0401-TUR	N2	H						
GARAGE HAND	SCALE	SITE	I						
RH	1:200	P	J						
LEVELS	SHEET	SOIL	K						
Double	5 of 2	M	L						

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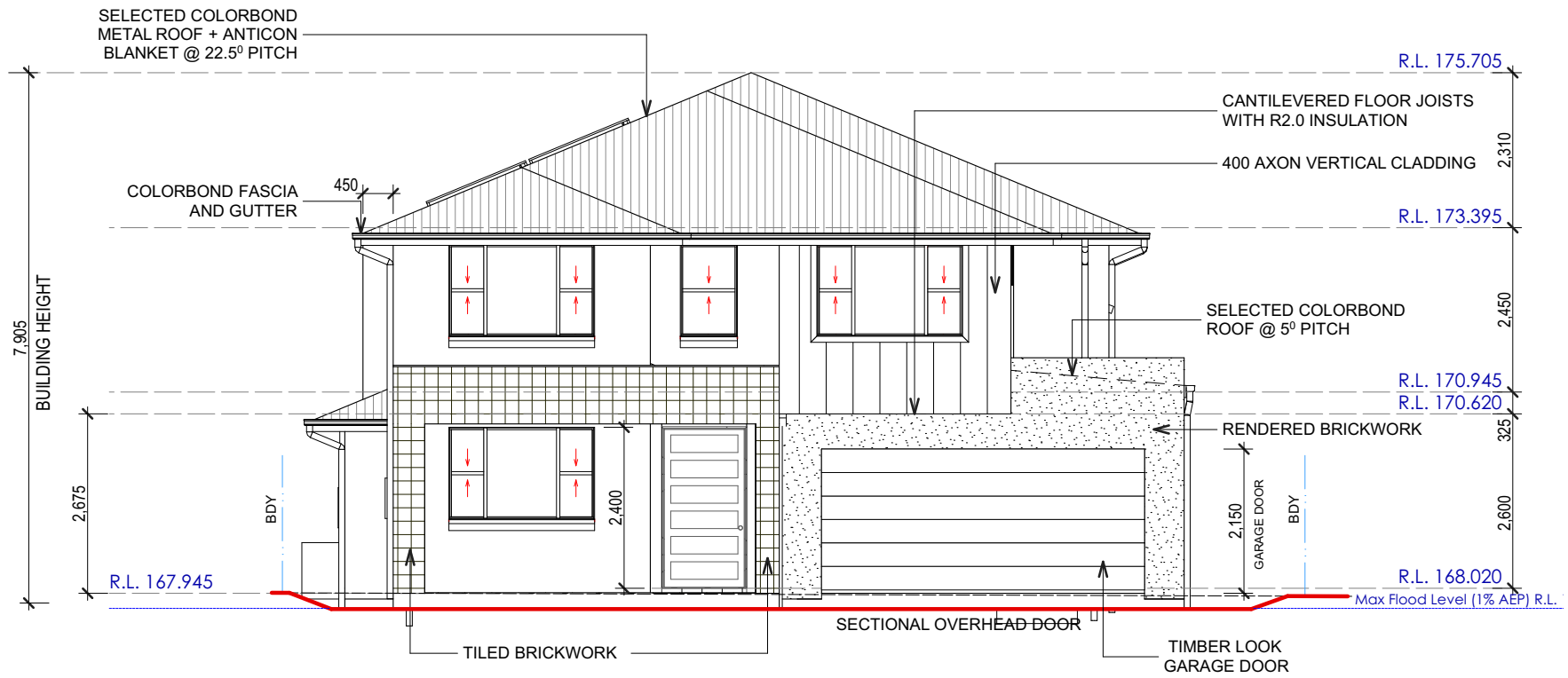
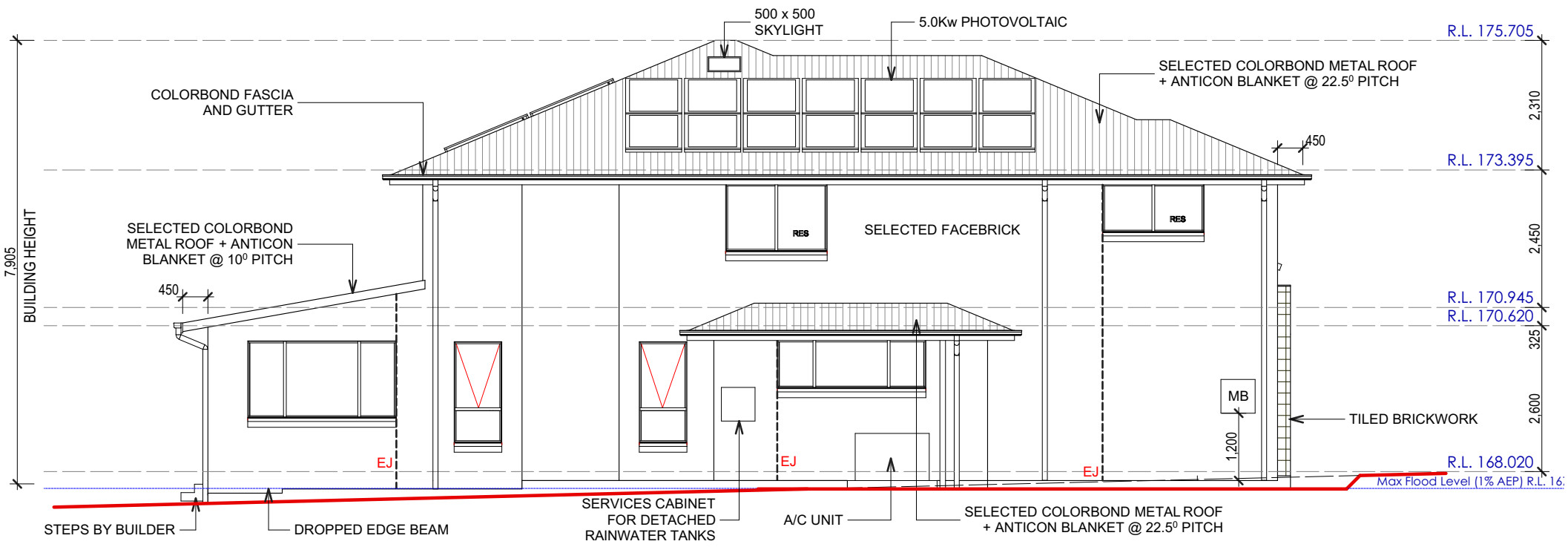
NOTE: WINDOWS OF THE FIRST FLOOR BEDROOMS ONLY IS TO HAVE A RESTRICTED (R) RES OPENING OF 125MM MAX. AS REQUIRED BY B.C.A. ON 01/05/13



ELEVATION A



ELEVATION B

CLIENT DETAILS:			PLAN REVISION				SIGNATURE:		DATE:
Mr Daniel Legovich Ms Kimberley Legovich			ISSUE	BY	DATE	DESCRIPTION	SITE NOTES	ORIENTATION	BetterBuilt Homes LICENCE NUMBER 244242C
SITE ADDRESS: No. 7, Lot 10, DP 31708 Wentworth Place, Belrose 2085			A	JV	2.4.19	Tender Plans	-FINAL LOCATION OF AC DUCTS MAY BE ALTERED ON SITE DUE TO CONSTRUCTION CONSTRAINTS -SEWER AT REAR BEHIND POOL -DETACHED RAINWATER TANKS ALONG NORTHERN BOUNDARY REFER SITE PLAN FOR POSITIONING. -STORMWATER AS PER HYDRAULIC DETAIL SW19151-A-S1 & SW19151-A-S2	DIAL 1100 BEFORE YOU DIG www.dialbeforeyoudig.com.au	
			B	PA	29.4.19	Presentation Plans			
			C	MS	14.5.19	PP Meeting - Variation 1			
			D	JV	23.5.19	Submission Plans			
HOUSE NAME: **Astoria 39R**			E	JV	28.6.19	Hydraulics Added			
			F	JV	22.7.19	Variation 2			
FACADE	JOB #	WIND	G	JV	17.12.19	Raise Pad Level - Flood			
Traditional	**0401-TUR**	N2	H						
GARAGE HAND	SCALE	SITE	I						
RH	**1:100**	P	J						
LEVELS	SHEET	SOIL	K						
Double	**8** of **2**	M	L						

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SV : Stop Valve		PC : Pram Crossing	
HYD : Hydrant		VC : Vehicle Crossing	
SWP : Stormwater Pit		DH&W:Drillhole & Wing	

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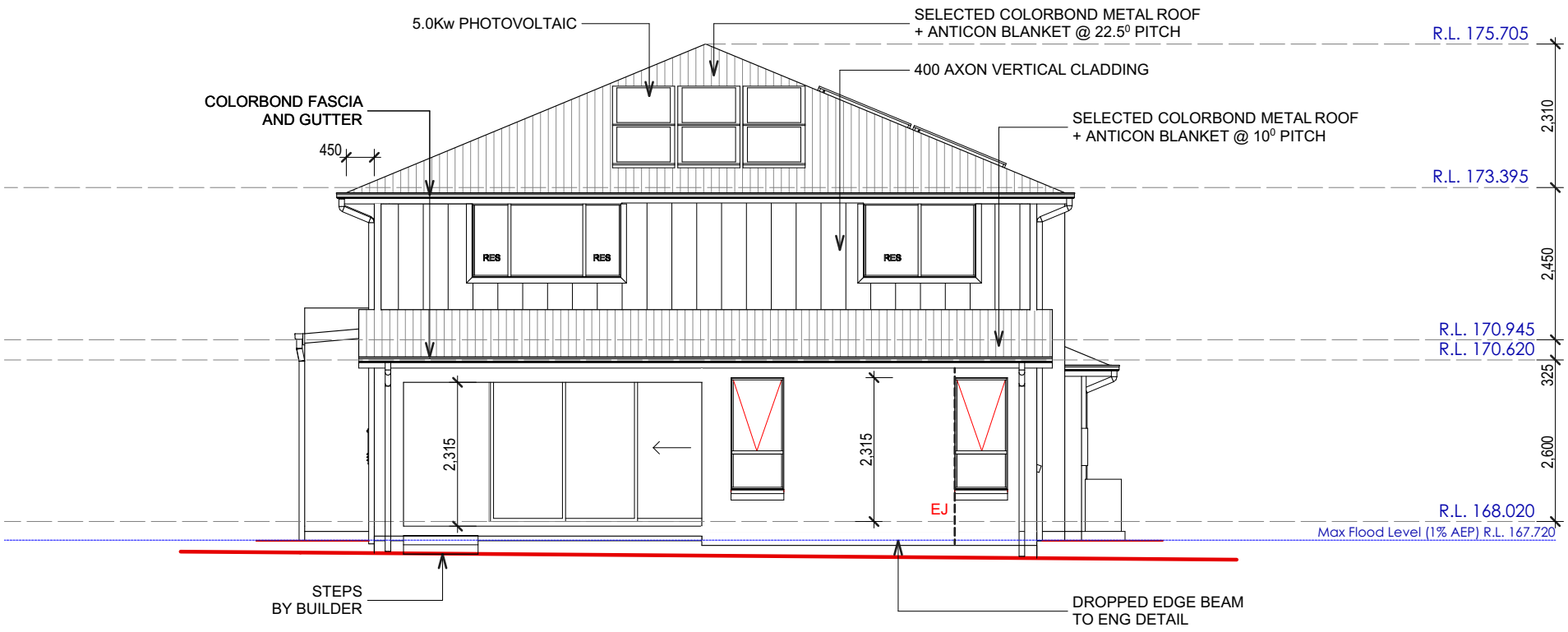
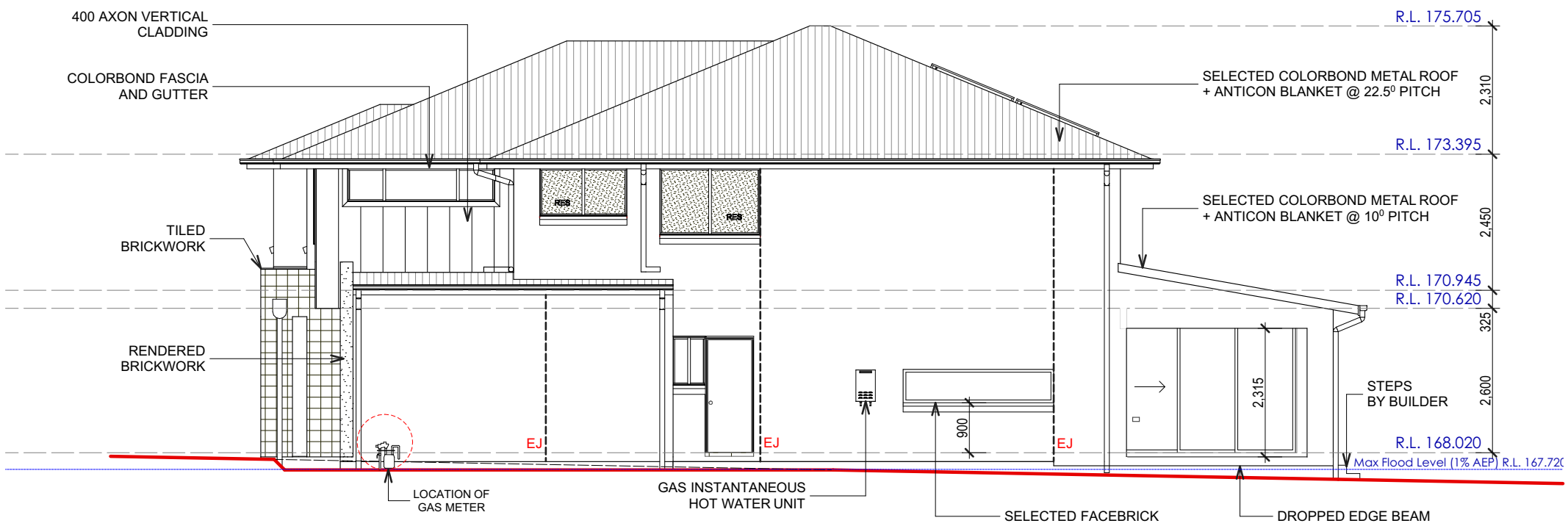


ELEVATION C



ELEVATION D

CLIENT DETAILS:		
Mr Daniel Legovich		
Ms Kimberley Legovich		
SITE ADDRESS: No. 7, Lot 10, DP 31708 Wentworth Place, Belrose 2085		
HOUSE NAME: **Astoria 39R**		
FACADE **Traditional**	JOB # **0401-TUR**	WIND N2
GARAGE HAND RH	SCALE **1:100**	SITE P
LEVELS Double	SHEET **9** of **2**	SOIL M

PLAN REVISION

ISSUE	BY	DATE	DESCRIPTION
A	JV	2.4.19	Tender Plans
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E	JV	28.6.19	Hydraulics Added
F	JV	22.7.19	Variation 2
G	JV	17.12.19	Raise Pad Level - Flood
H			
I			
J			
K			
L			

SIGNATURE:

SITE NOTES

-FINAL LOCATION OF AC DUCTS MAY BE ALTERED ON SITE DUE TO CONSTRUCTION CONSTRAINTS

-SEWER AT REAR BEHIND POOL

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-STORMWATER AS PER HYDRAULIC DETAIL SW19151-A-S1 & SW19151-A-S2

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ORIENTATION

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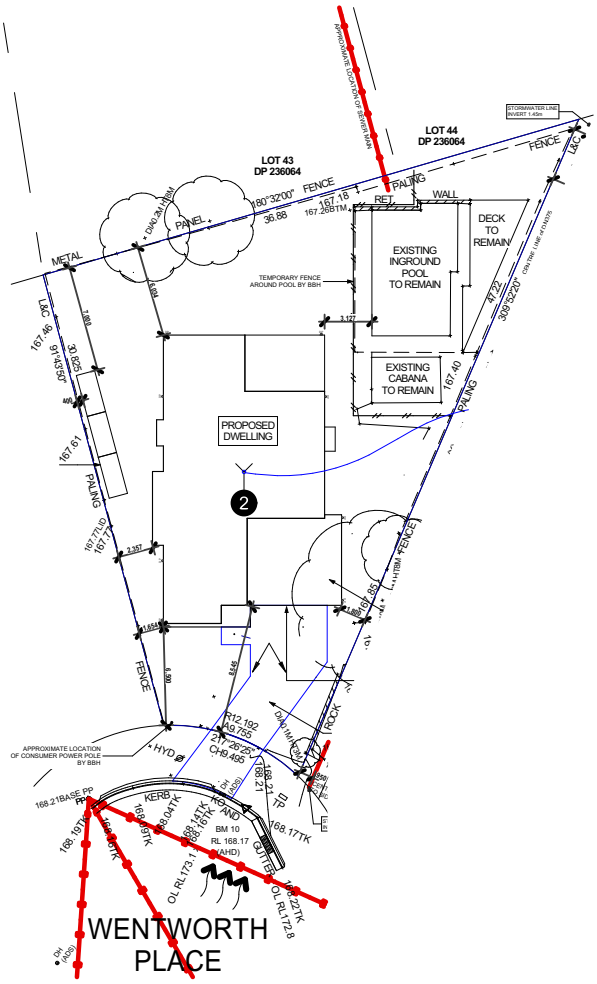

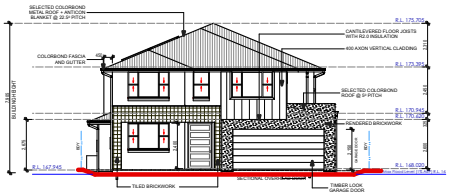

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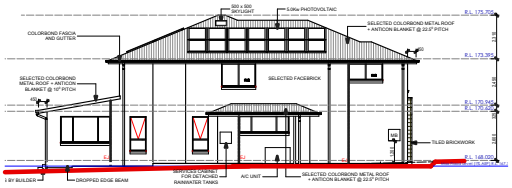

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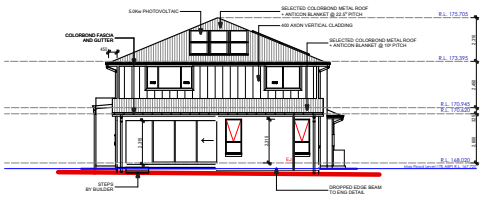

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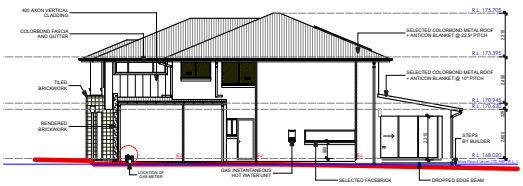

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NEIGHBOURS NOTIFICATION PLAN

CLIENT DETAILS:
Mr Daniel Legovich
Ms Kimberley Legovich

SITE ADDRESS:
No. 7, Lot 10, DP 31708
Wentworth Place, Belrose 2085

HOUSE NAME:
Astoria 39R

FACADE	JOB #	WIND
Traditional	**0401-TUR**	N2
GARAGE HAND	SCALE	SITE
RH		P
LEVELS	SHEET	SOIL
Double	**11** of **2**	M

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I			
J			
K			
L			

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