

NORTHERN BEACHES
BASED ON
WARRINGAH DCP 2011

SITE AREA: 480.6 SQM

PROPOSED ROOF COVERAGE

ROOF COVERAGE AREA: 203.27 SQM

LANDSCAPED AREA

TOTAL LANDSCAPED AREA: 194.95 SQM
EXCL. ALL HARD SURFACES,
MINIMUM DIMENSION OF 2M 40.56 %

MIN. REQUIRED BY COUNCIL: 40 %

STORMWATER CALCULATION

HARD LANDSCAPE AREAS: 240.34 SQM
(INCL. ROOF/DRIVEWAY/PATHS ETC)

SITE COVERAGE RATIO: 50 %

MAX. ALLOWABLE SITE COVERAGE
PRIOR TO O.S.D. REQUIRED: 40 %

PRIVATE OPEN SPACE

PRIVATE OPEN SPACE: 60 SQM

MIN. REQUIRED BY COUNCIL: 60 SQM
MINIMUM DIMENSION OF 5M

BUILDING ENVELOPE

PROVIDE 45 DEGREE PLANE
PROJECTED AT 4.0M HIGH ABOVE SIDE
BOUNDARY NATURAL GROUND LEVEL.

BUILDING HEIGHT RESTRICTION

MAXIMUM 8.5M RIDGE HEIGHT
MAXIMUM 7.2M CEILING HEIGHT
(F.F.L. MUST BE ACCURATE TO COMPLY)

MAXIMUM 1000 MM CUT
MAXIMUM 1000MM FILL
DEEP EDGE BEAM TO NATURAL GROUND
NO EXPOSED FILL PERMITTED

BUILDING OVER SEWER

SEWER PEGOUT DETAILS AND
ENGINEER'S DETAILS REQUIRED

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.

WINDOW SCHEDULE

NO.	HEAD RL	SILL RL
W1	57.37	N/A

N/A - NOT ACCESSIBLE

(A) - EASEMENT TO DRAIN WATER 2.44 WIDE

PROVIDE SUSPENDED CONCRETE LANDING, STEPS & BALUSTRADE BY METRICON

DP 546546

SUSPENDED FLOOR 1040MM HIGH FFL TO NGL

688 MM STEPDOWN F.F.L. 50.672 F.G.L. 50.362

APPROX. LOCATION OF HOT WATER UNIT

LOCATION OF (2NO.) 5253L SLIMLINE ABOVE GROUND RAINWATER TANK

GARAGE 75 MM STEPDOWN F.F.L. 51.285 F.G.L. 51.050

LOCATION OF RETAINING WALL BY OWNER AFTER HANDOVER

GRATED DRAINS BY OWNER AFTER HANDOVER

DRIVEWAY, CROSSOVER AND FRONT ENTRY PATH TO BE THE RESPONSIBILITY OF THE OWNER AFTER HANDOVER

PHOENIX 37MR STAMFORD 'M' CLASS SLAB F.F.L. 51.360 F.G.L. 51.050

PROVIDE CONCRETE LANDING BY METRICON

APPROX. LOCATION OF AIR-COND. UNIT

APPROX. LOCATION OF TIMBER RETAINING WALL BY METRICON (REFER TO ENGINEER'S DETAILS) TOP: 52.050 BOTTOM: 51.050

APPROX. LOCATION OF PRIVATE POWER POLE BY METRICON

DA2020/0599

DP 11915

DP 546546

480.6m² BY C

485.7m² BY C

0866

3491

3715

1321

1879

1590

8400

7200

5700

3500

7543

6819

BURRINGBAR STREET

BACK UPRIGHT OF KERB

LEVEL WITH TK GARAGE

5975 EXISTING CROSSOVER

2000 DRAIN

6400 GARAGE

8400 SETBACK TO GARAGE

SCALE - 1:200

northern beaches
council

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

DA2020/0599

LOT NO: 4

DEPOSITED PLAN: 546546

COUNCIL / LGA: NORTHERN BEACHES

SLAB CLASS: M

WIND SPEED: N2

MGA

EXCAVATION NOTES:
50MM (+/-) TOLERANCE TO NOMINATED RL'S
UPPER LEVEL
EXCAVATE APPROX. 1000MM ON RL. 51.050 AND RETAIN FILL WITH DEEP EDGE BEAM
LOWER LEVEL
EXCAVATE APPROX. 738MM ON RL. 50.362 AND RETAIN FILL WITH DEEP EDGE BEAM
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 ON-SITE ABSORPTION VIA OSD & 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	SEWER LINE
HYD HYDRANT	VEHICLE CROSSING
SIP SURFACE INLET PIT	SV STOP VALVE
SIC SEWER INSPECTION COVER	DEEP EDGE BEAM
SMH SEWER MANHOLE	GM GAS METER
W/M WATER METER	LP LIGHT POLE
E/L ELECTRICITY BOX	INV INVERT
SMH STORMWATER MANHOLE	TK TOP OF KERB
TP TELSTRA PIT	KO KERB OUTLET

INTRAX SURVEY DATE: 09-08-19

CONTOUR INTERVALS: 200MM

LEVELS TO: AHD

SITE PLAN

Build E, Level 4, 32 Lexington Dr, Baulkham Hills NSW 2153
P.O. Box 7510, Norwest Business Park NSW 2153
Tel: 02 8887 9000 Fax: 02 8079 5901
Contractor Licence No: 174 699
A.C.N. 005 108 752 www.metricron.com.au

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MR. & MRS. RESENDE
LOT 4, NO.5 BURRINGBAR STREET
NORTH BALGOWLAH

JOB No: 704352

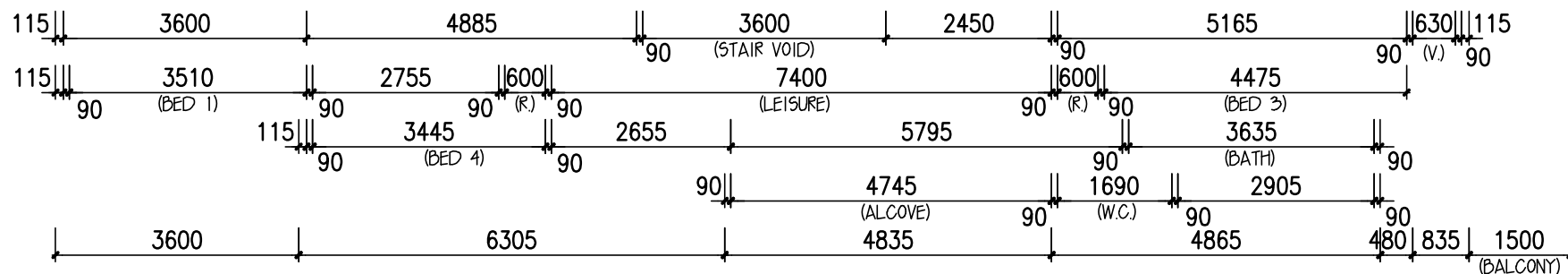
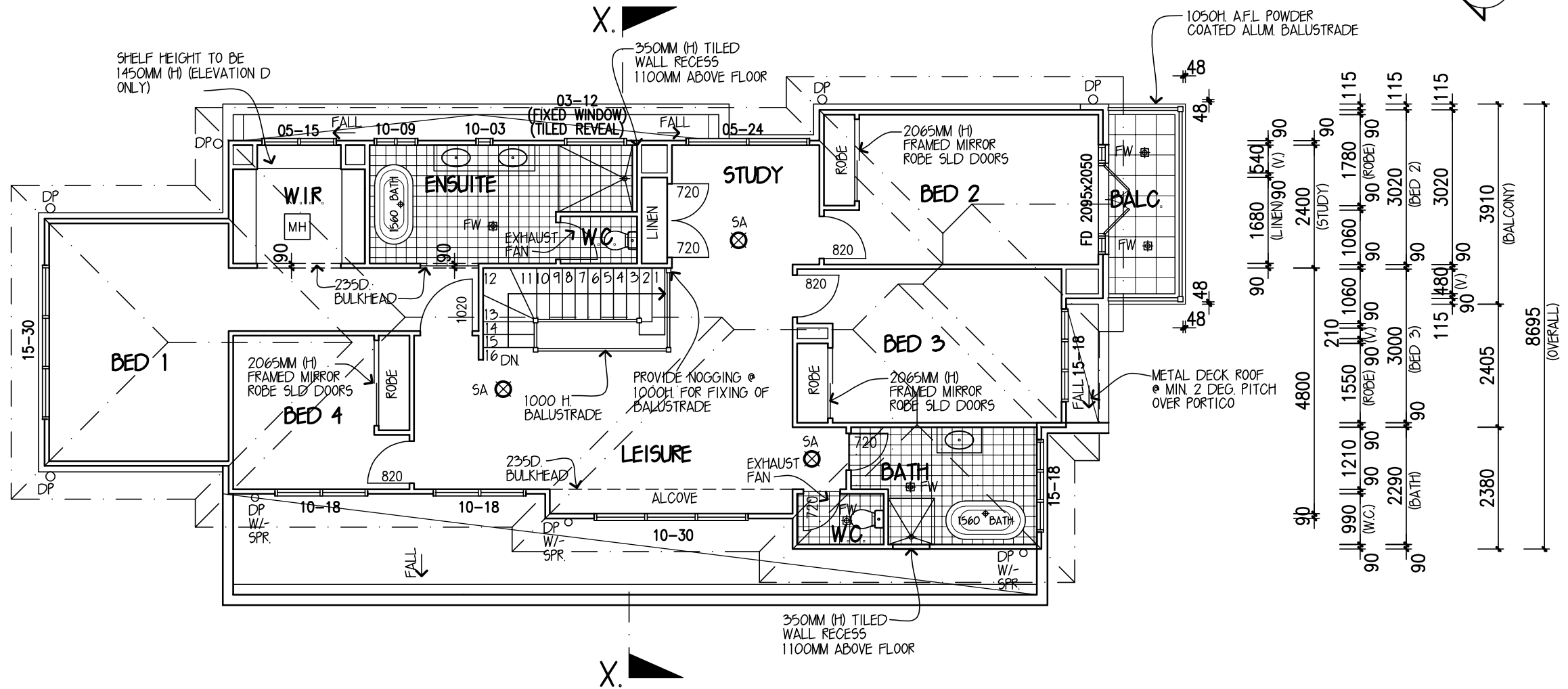
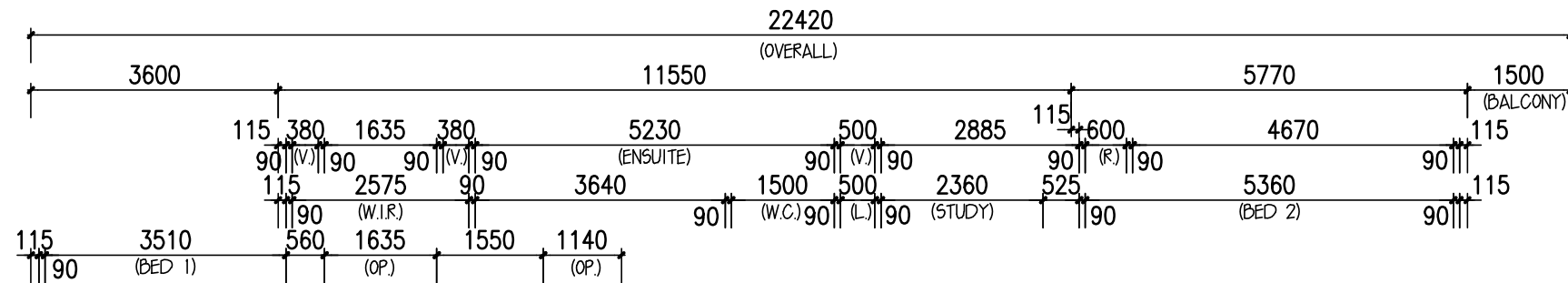
DATE: 02.09.19
SCALE: 1:200

DRAWN: DRI
SHEET: 1 OF 11

SHEET: 2 of 11

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SYMBOL LEGEND

	DOWNPIPE 90mm ROUND PVC		GARDEN TAP		SMOKE ALARM APPROX. POSITION INSTALLED AS PER N.C.C. 3.7.2. & TO COMPLY WITH AS 3786. SMOKE ALARMS TO BE INTERCONNECTED
	DOWNPIPE 100x50mm RECT. C/BOND		GAS BAYONET		ARTICULATION JOINT WHERE ARTICULATION JOINTS ARE NOT SHOWN REFER TO STRUCTURAL ENGINEER'S DETAILS
	DOWNPIPE WITH SPREADER		COLD WATER POINT		LOAD BEARING WALL
	DOWNPIPE WITH RAINWATER HEAD		FLOOR WASTE		70mm STUD WALL
	EXHAUST FAN. INSTALLED AS PER B.C.A. 3.8.5. & TO COMPLY WITH A.S.1688.2.		ELEC. METERBOX 600x600 RECESSED		120mm STUD WALL
			AIR COND. UNIT		
			MANHOLE FOR CEILING ACCESS		

DESIGN: PHOENIX 37MR

FACADE: STAMFORD CEILING: 25, L

GARAGE: SINGLE LOCATION: F

DESIGNER



OWNER: MR. & MRS. RESENDE
LOT 4, NO.5 BURRENBAR STREET
NORTH BALGOWLAH

FIRST FLOOR PLAN

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JOB No: 704352 DATE: 02.09.19

FC DATE: 19.09.2019 MST VER: 10.01.2019

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PROVIDE JAMES HARDIES SCYON
LINEA WEATHERBOARD CLADDING
TO FIRST FLOOR ELEVATIONS
(UNLESS NOTED OTHERWISE)
REFER TO DETAIL: S-TYP-CLAD-02

 DENOTES WINDOWS/DOORS WITH SATINLITE GLAZING

THIS ALLOTMENT IS LOCATED IN A FLOOD PRONE AREA AND HAS A MIN. REQUIRED F.F.L. RELATED TO A.H.D. LEVELS:-

HOUSE F.F.L. 50.672 A.H.D.

SUSPENDED FLOOR STRUCTURE
REFER TO ENGINEER'S DETAILS

M/B RECESSED
ELECTRICITY
METER BOX

ARTICULATION JOINT
WHERE ARTICULATION
JOINTS ARE NOT SHOWN
REFER TO STRUCTURAL
ENGINEER'S DETAILS

RWH
DP


ROTATING ROOF VENTILATOR

PROVIDE SUSPENDED FLOORING TO
AREAS NOMINATED WITH FLOOD
WATER OPENINGS TO SUB-FLOOR
AS PER ENGINEER'S DESIGN

REFER TO STRUCTURAL ENGINEERING
& HYDRAULIC DESIGN FOR DETAILS

 DENOTES SCREENED OPENINGS IN BRICKWORK FOOTINGS TO ALLOW FOR FLOODING OVERLAND FLOW

DESIGN: PHOENIX 37MR

FACADE: **STAMFORD** CEILING: 25, L

GARAGE: SINGLE LOCATION: F

ELEVATIONS

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DESIGNER  **metricon**

BY METRICON

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 northern
beaches
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DA2020/0599

ELEVATION A.

RIDGE R.L. 58.905

F.F.C.L. R.L. 56.750

G.F.F.L. R.L. 51.360

**SUSPENDED FLOOR STRUCTURE
REFER TO ENGINEER'S DETAILS**

ROOF TILES AT 27 DEG. PITCH

EAVE WIDTH TAKEN FROM STUD FRAME

600 (EAVE)

115

600 (EAVE)

300

300

115

600 (EAVE)

115

ALUMINIUM FRENCH DOORS W/- DECAL & GLAZING BARS

GABLE VENT

EAVE WIDTH TAKEN FROM STUD FRAME

1050H AFL POWDER COATED ALUM. BALUSTRADE

METAL DECK ROOF AT 2DEG FALL TO BOX GUTTER BEHIND PARAPET

DP W/- SPR

300X225X225MM (RSC) RAINHEAD

172X30 MOULDING '110'

2655 (GAR. OVER PLATES)

2625 (GAR. FLR-CELL)

2150 (GARAGE OPENING)

BDRY

RETAINING WALL BY OWNER

1440X590MM HEBEL NIB TO PORTICO WITH CONCEALED DP.

TIMBER FRONT ENTRY DOOR FRAME

CONCRETE LANDING POURED IN CONJUNCTION WITH MAIN SLAB

590X590MM HEBEL PIERS TO VERANDAH

DP

RETAINING WALL BY METRICON

NOTE: PORTICO/GARAGE STEPDOWN

WIND. HT TO UNDER EAVE 2400 (MIN.) (FLR-CEILING) (OVER PLATES) 2430

2150 (WIN HEIGHT) 2550 (MIN.) (FLR-CEILING) (OVER PLATES) 2580

808 (VER. OPEN) 1290 (PORT. OPEN) 3440 (HEBEL HEIGHT)

75

350 (VERGE)

ROOF TILES AT 27 DEG. PITCH

EAVE WIDTH TAKEN FROM STUDS FRAME

600 (EAVE)

115

1050H AFL POWDER COATED ALUM. BALUSTRADE

290 (RETURN)

172X30 MOULDING 1106

M/B

A/C UNIT

ALUMINIUM SLIDING DOOR W/- DECAL TO LAUNDRY

NOTE: DWELLING STEPDOWN

KITCHEN & PANTRY WINDOW HEIGHT TO SUIT BENCH HEIGHT

DEEPEMED EDGE BEAM

CONCRETE LANDING POURED IN CONJUNCTION W/- MAIN SLAB INCL. 900MM (W) PRE-CAST CONC. STEPS

1000MM (H) CLASSIC PICKET BALUSTRADE

NOTE: OUTDOOR ROOM STEPDOWN

470X470MM HEEL PIER

STRIP FOOTINGS WITH BASE BRICKWORK (RENDER FINISH) (REFER TO ENGINEERING DETAILS)

2150 (VER. OPEN)

3440 (HEEL HEIGHT)

2580 (OVER PLATES) 2550 (MIN.)

2150 (FLR-CEIL)

2150 (WIN HEIGHT)

2838 (OUTD OPEN)

3238 (MIN.) (FLR-CEIL)

3268 (OVER PLATES)

4128 (HEEL HEIGHT)

2400 (MIN.) (FLR-CEIL)

2430 (OVER PLATES)

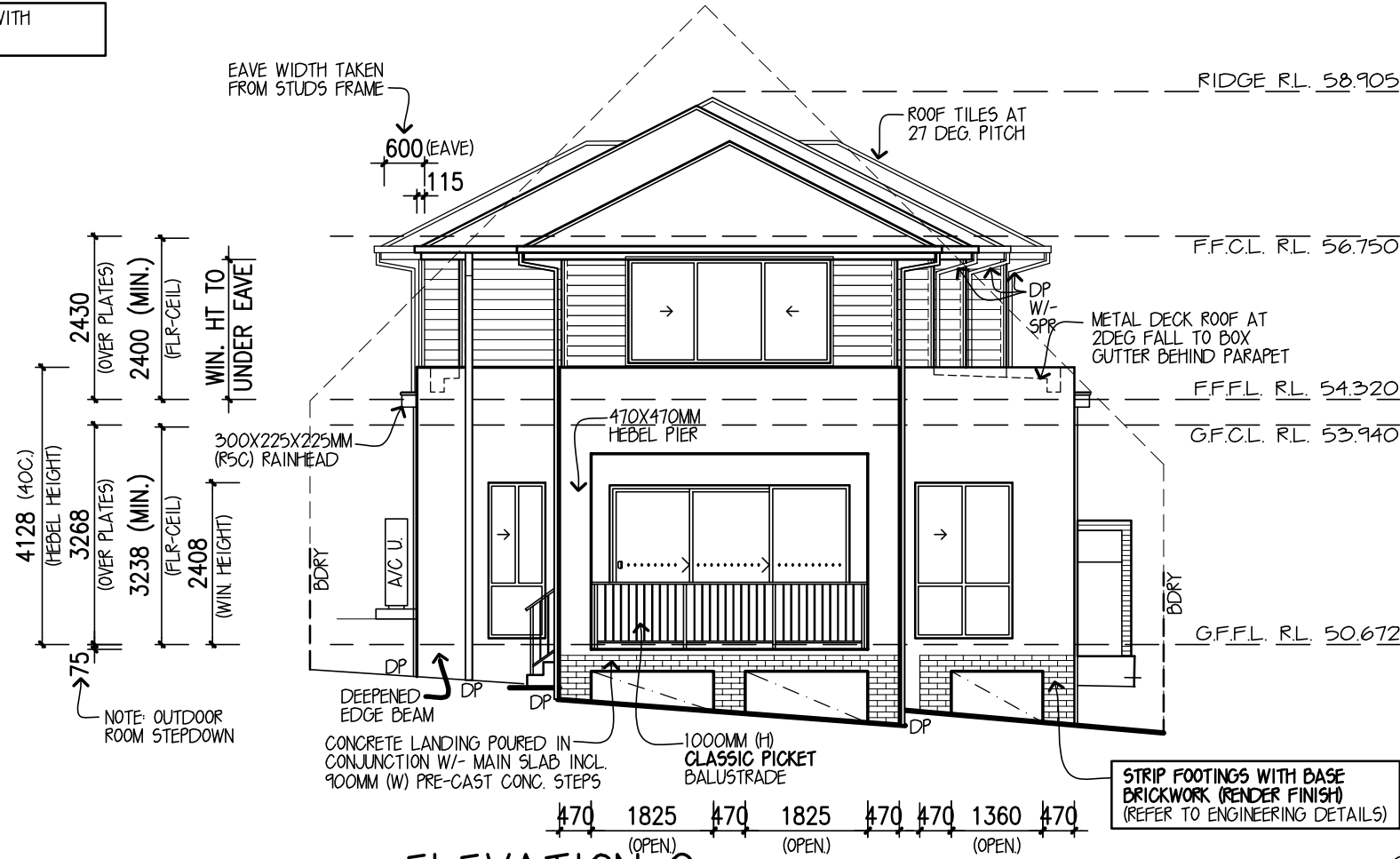
4128 (HEEL HEIGHT)

ELEVATION B

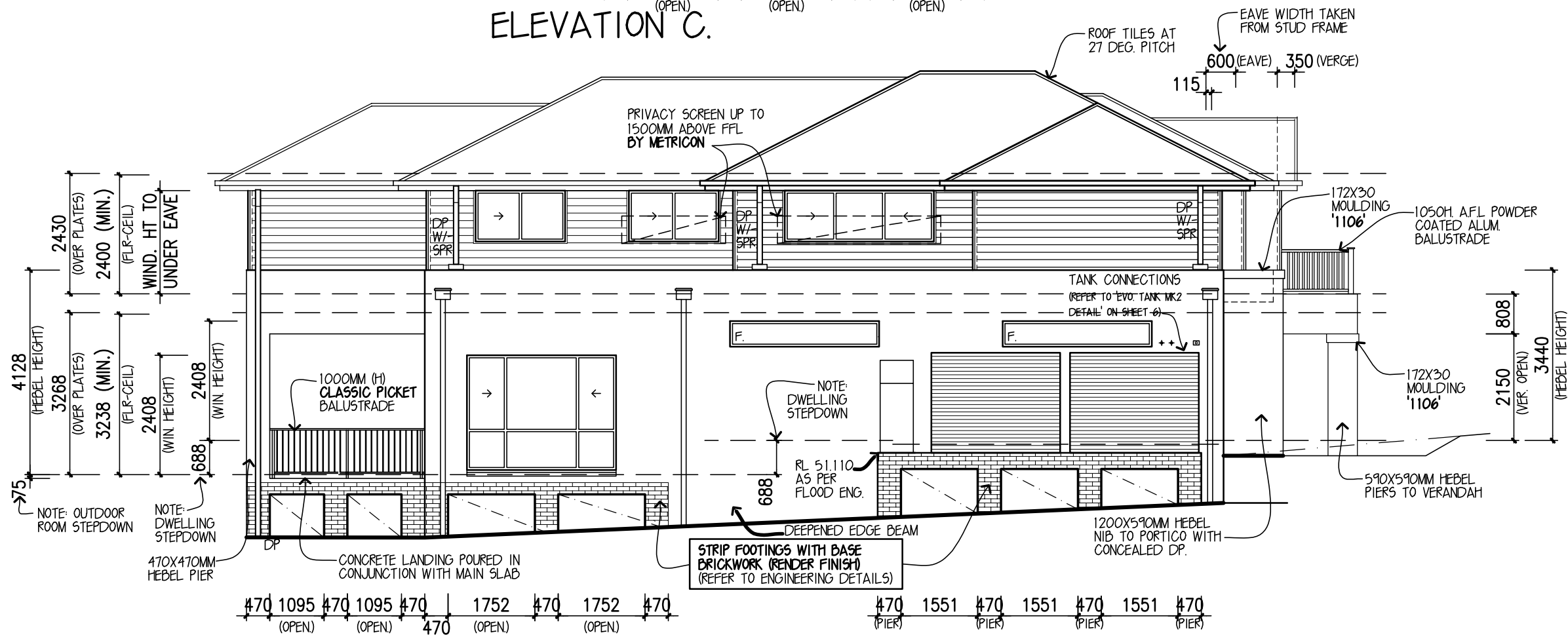
470 1095 470 1095 470

(OPEN) (OPEN)

DENOTES WINDOWS/DOORS WITH SATINLITE GLAZING



ELEVATION C.



ELEVATION D

FLOOD PRONE LAND

THIS ALLOTMENT IS LOCATED IN A FLOOD PRONE AREA AND HAS A MIN. REQUIRED F.F.L. RELATED TO A.H.D. LEVELS:-

HOUSE F.F.L. 50.672 A.H.D.

SUSPENDED FLOOR STRUCTURE

REFER TO ENGINEER'S DETAILS



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DA2020/0599

PROVIDE SUSPENDED FLOORING TO AREAS NOMINATED WITH FLOOD WATER OPENINGS TO SUB-FLOOR AS PER ENGINEER'S DESIGN

REFER TO STRUCTURAL ENGINEERING & HYDRAULIC DESIGN FOR DETAILS

DENOTES SCREENED OPENINGS IN BRICKWORK FOOTINGS TO ALLOW FOR FLOODING OVERLAND FLOW

DESIGN: PHOENIX 37MR

FACADE: STAMFORD CEILING: 25, L

GARAGE: SINGLE LOCATION: F

ELEVATIONS

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DESIGNER **m** metricon

BY METRICON

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JOB No: 704352 DATE: 02.09.19

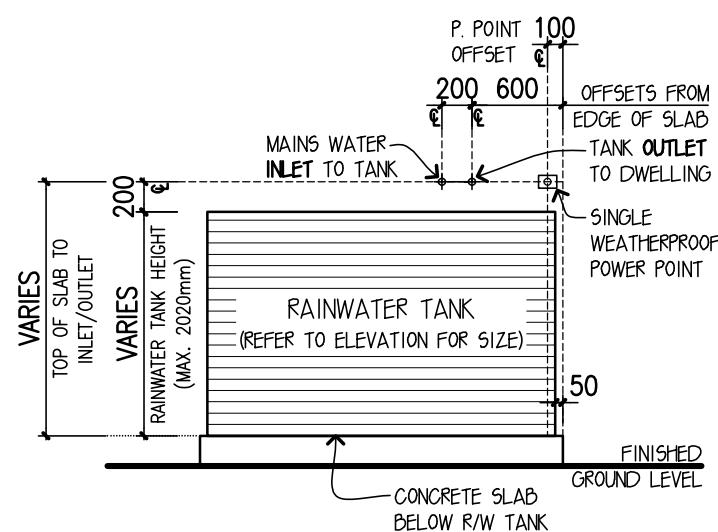
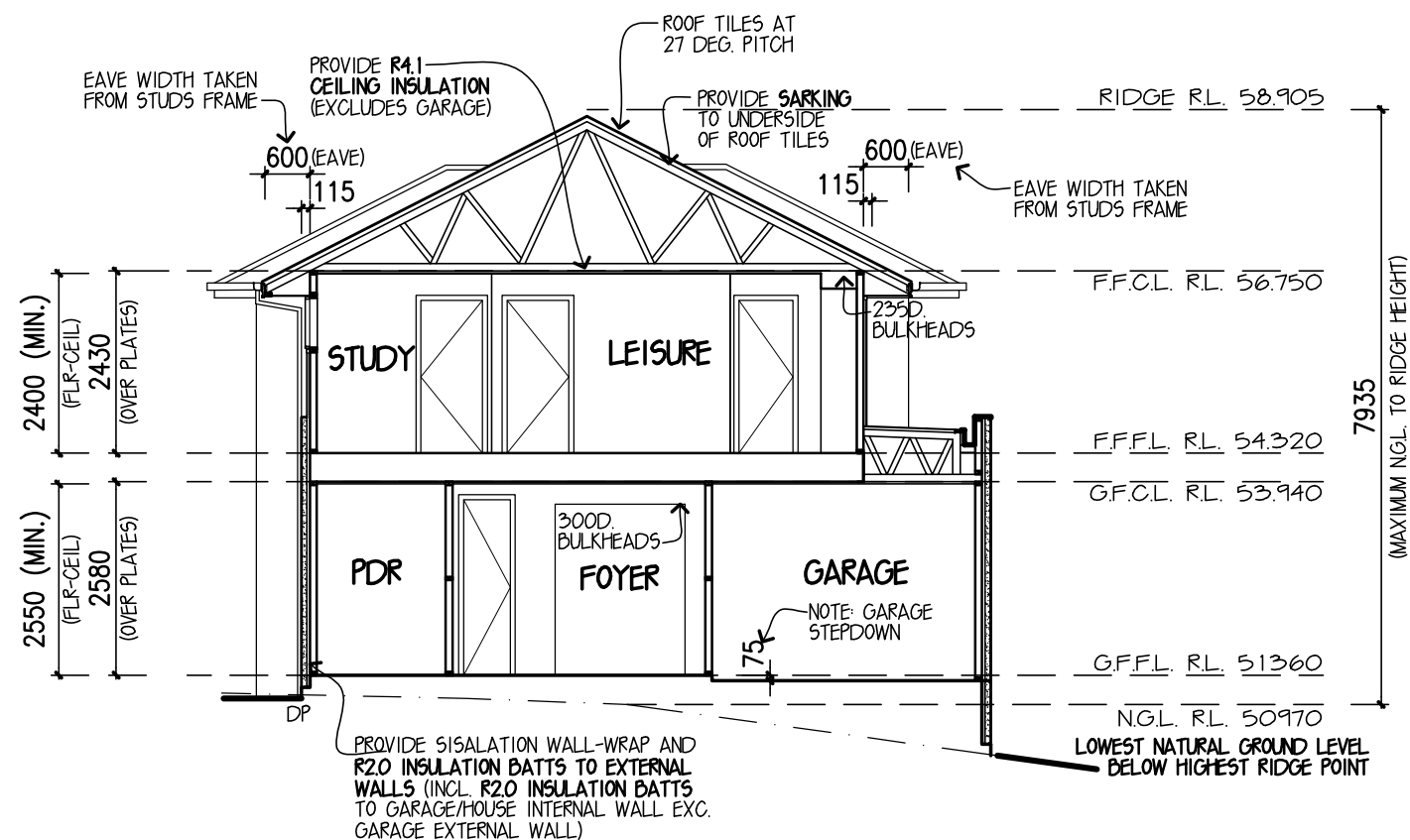
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PROVIDE R3.0 INSULATION IN BETWEEN ENTIRE FLOOR JOIST, INCLUDING, THE SUSPENDED FLOOR JOIST TO BED 3

PROVIDE R3.0 INSULATION TO SUSPENDED FLOOR TO FAMILY



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DESIGN: PHOENIX 37MR

FACADE: STAMFORD CEILING: 25, L

GARAGE: SINGLE LOCATION: F

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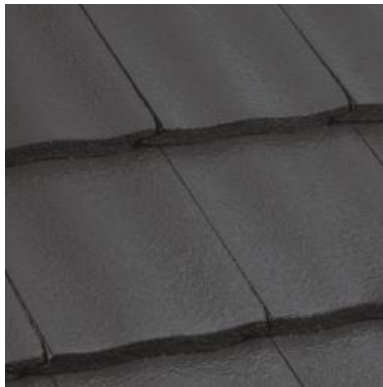
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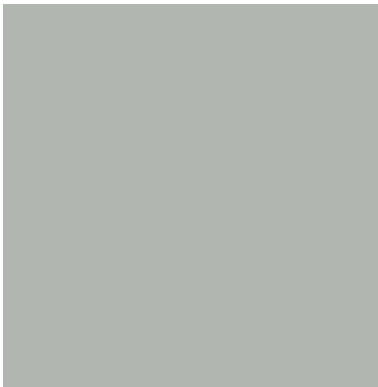
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ROOF TILE



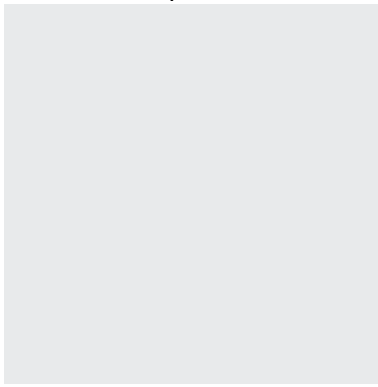
MONIER ATURA
BARRAMUNDI

GUTTER / FASCIA



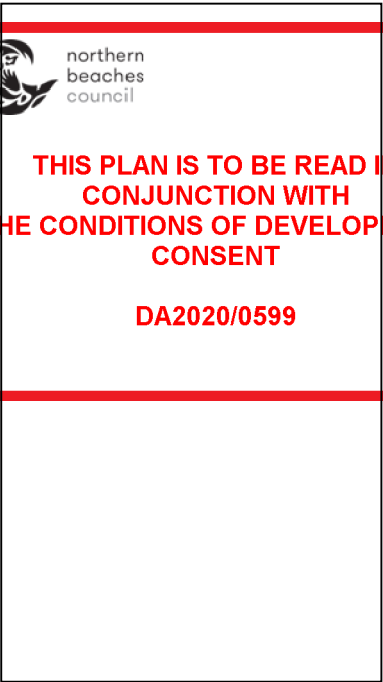
COLORBOND SHALE
GREY

EAVES / LINING



DULUX
LEXICON

ALUMINIUM FRAMES



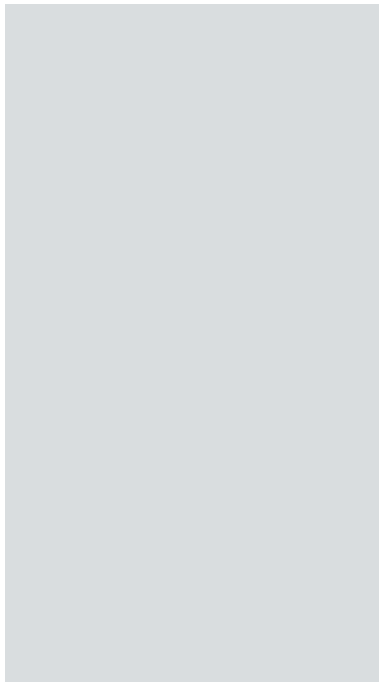
WHITE

HEBEL RENDER



DULUX
COLORBOND SHALE GREY

CLADDING



DULUX
HIGHGATE

GARAGE



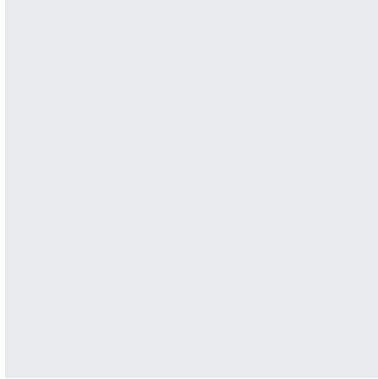
COABA

ENTRY DOOR



CABOTS RICH WALNUT

MOULDINGS



DULUX LEXICON

NOTE: COMPUTER-GENERATED COLOURS ARE INDICATIVE. Refer to supplier samples where available.