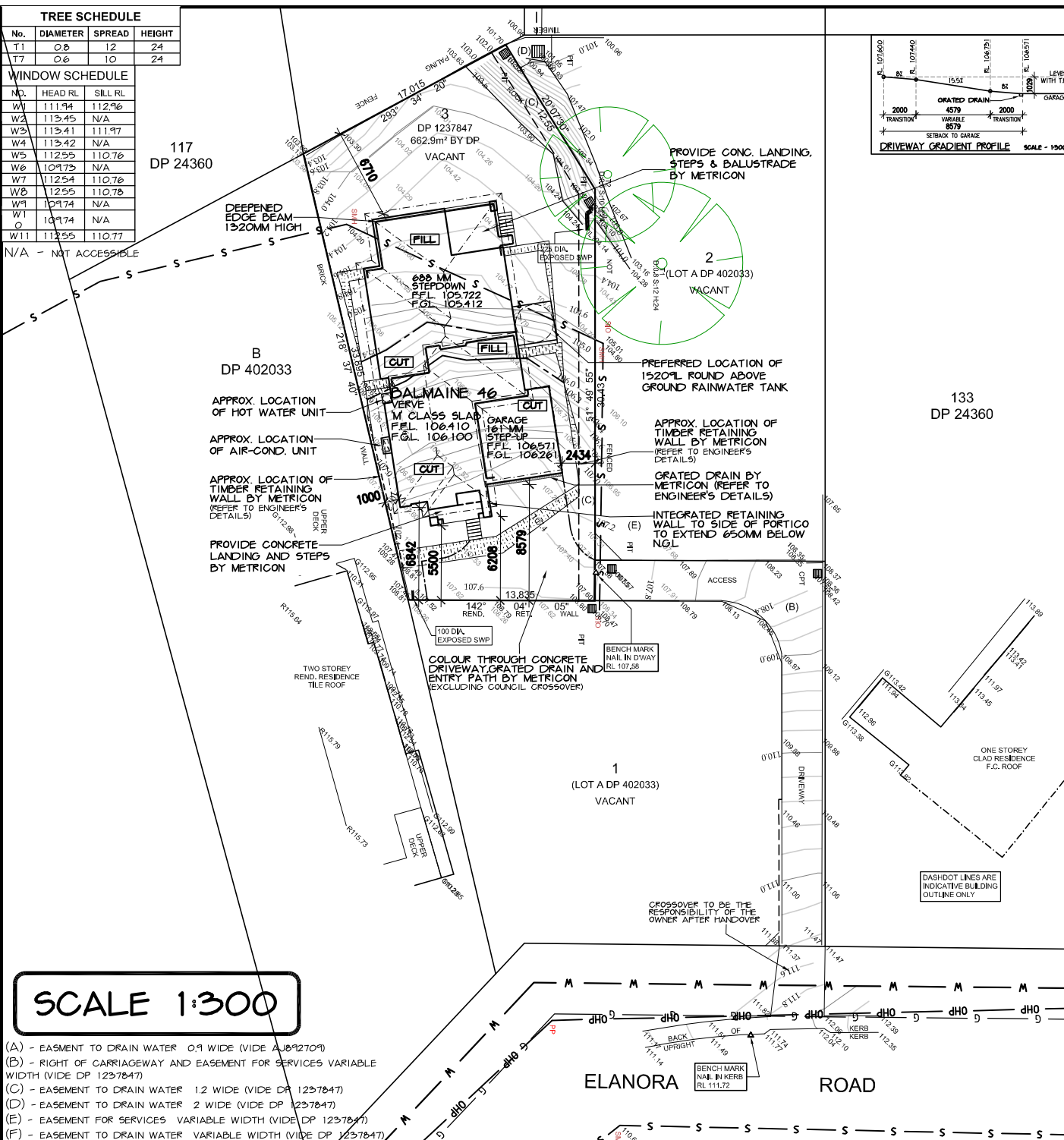


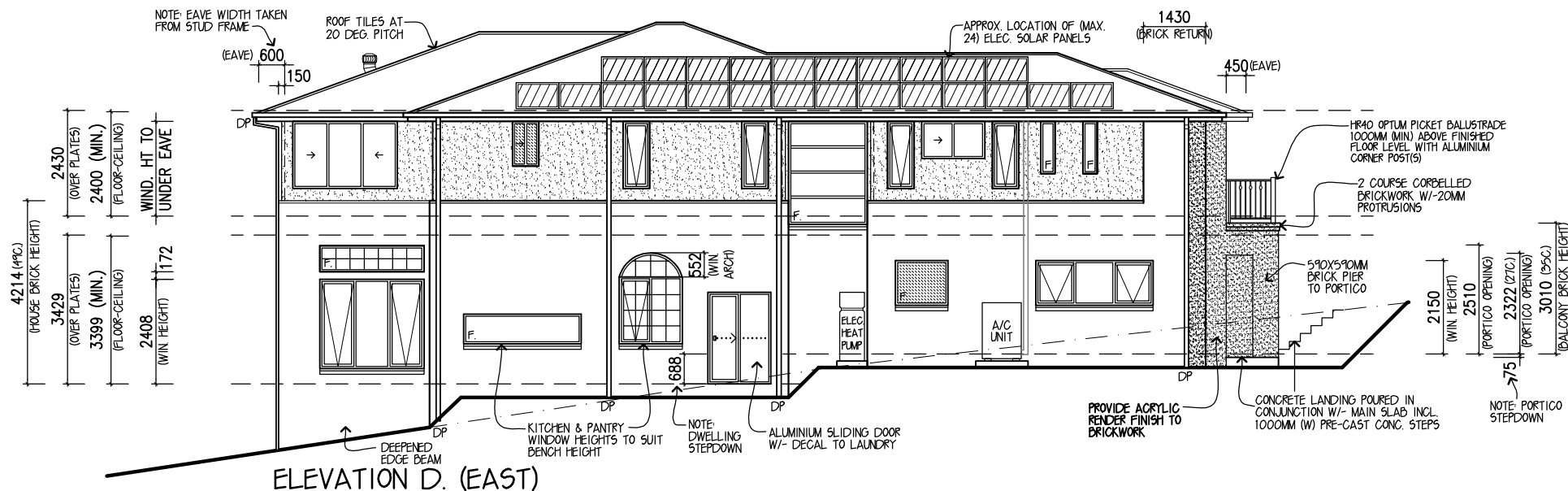
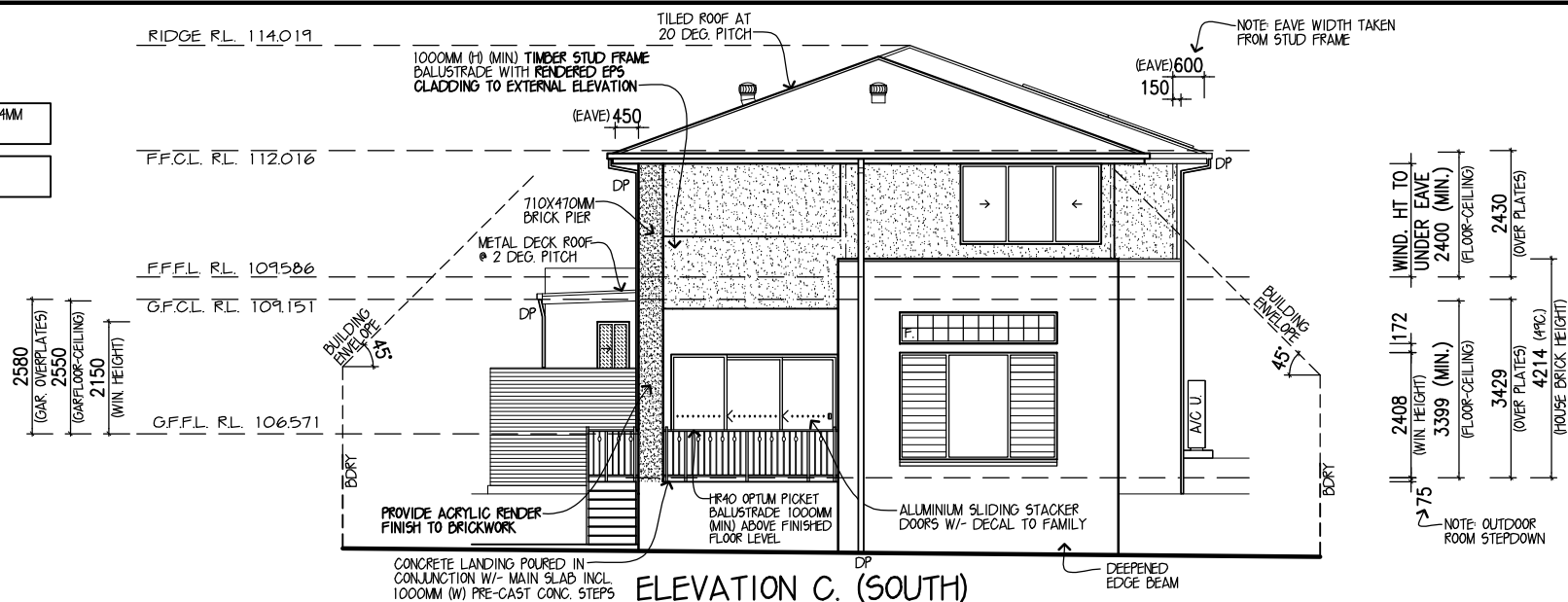
SITE AREA:	662.9 SQM
PROPOSED ROOF COVERAGE	
DWELLING:	266.62 SQM
SECONDARY DWELLING:	0 SQM
TOTAL COVERAGE AREA:	266.62 SQM
PRIVATE OPEN SPACE	
PRIVATE OPEN SPACE:	264.89 SQM
MIN. REQUIRED BY COUNCIL:	80 SQM
MINIMUM DIMENSION OF 3M	
PRINCIPAL PRIVATE OPEN SPACE	
PRINCIPAL PRIVATE OPEN SPACE:	16 SQM
MIN. REQUIRED BY COUNCIL:	16 SQM
MINIMUM DIMENSIONS OF 4M X 4M	
LANDSCAPED AREA	
TOTAL LANDSCAPED AREA:	311.76 SQM
EXCL. ALL HARD SURFACES,	47 %
MIN. REQUIRED BY COUNCIL:	60 %
STORMWATER CALCULATION	
HARD LANDSCAPE AREAS:	351.77 SQM
(INCL. ROOF/DRIVEWAY/PATHS ETC)	
SITE COVERAGE RATIO:	47 %
BUILDING HEIGHT RESTRICTION	
MAXIMUM 8.5M RIDGE HEIGHT	
(F.F.L. MUST BE ACCURATE TO COMPLY)	
BUILDING ENVELOPE	
PROVIDE 45 DEGREE PLANE PROJECTED AT 2.5M HIGH ABOVE SIDE BOUNDARY NATURAL GROUND LEVEL.	
MAXIMUM 1000MM CUT	
MAXIMUM 1000MM FILL	
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.	



LOT NO: 3	
DEPOSITED PLAN: 1237847	
COUNCIL / LG: A PITTWATER	
SLAB CLASS:	M
WIND SPEED:	N2
MGA	
EXCAVATION NOTES: 50MM (+/-) TOLERANCE TO NOMINATED RL'S UPPER LEVEL EXCAVATE APPROX. 1300MM ON RL 106.100 AND FILL APPROX. 700MM LOWER LEVEL EXCAVATE APPROX. 700MM ON RL 105.412 AND FILL APPROX. 110MM WITH D.E.D. GARAGE LEVEL EXCAVATE APPROX. 1140MM ON RL 106.261 AND FILL APPROX. 0MM 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 EASEMENT VIA ON-SITE DETENTION AND 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 HYD HYDRANT SIP SURFACE INLET PIT SIC SEWER INSPECTION COVER SMH SEWER MANHOLE W/M WATER METER E/L ELECTRICITY BOX SMH STORMWATER MANHOLE TP TELSTRA PIT SEWER LINE VEHICLE CROSSING STOP VALVE DEEP EDGE BEAM GAS METER LIGHT POLE INVERT TOP OF KERB KERB OUTLET	
INTRAX SURVEY DATE: 31.05.2019	
CONTOUR INTERVALS: 200MM	
LEVELS TO: AHD	
SITE PLAN	
m metricon Build E Level 4 32 Lexington Dr, Bulkhurst Hills NSW 2563 P.O. Box 7510, Northwest Business Park NSW 2163 Tel: 02 8887 9000 Fax: 02 8079 6901 Contractor Licence No: 174 699 A.C.N. 005 108 752 www.metricon.com.au	
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MR BELIKOFF & MRS BELIKOFF LOT 3 NO.128B ELANORA ROAD ELANORA HEIGHTS	
JOB No 702879	
DATE: 12.08.19	DRAWN: CYO
SCALE: 1:300	SHEET: 1 OF 12
UBD REF: SYD XX XX	

 DENOTES WINDOWS/DOORS WITH 4MM
OBSCURE DECOR SATIN GLAZING

 DENOTES WINDOWS/DOORS WITH
TRANSLUCENT GLAZING



DRAWN: CYO	CHECK:	SHEET: 5 of
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