

KEY
PROPOSED ELEMENTS

northern beaches council

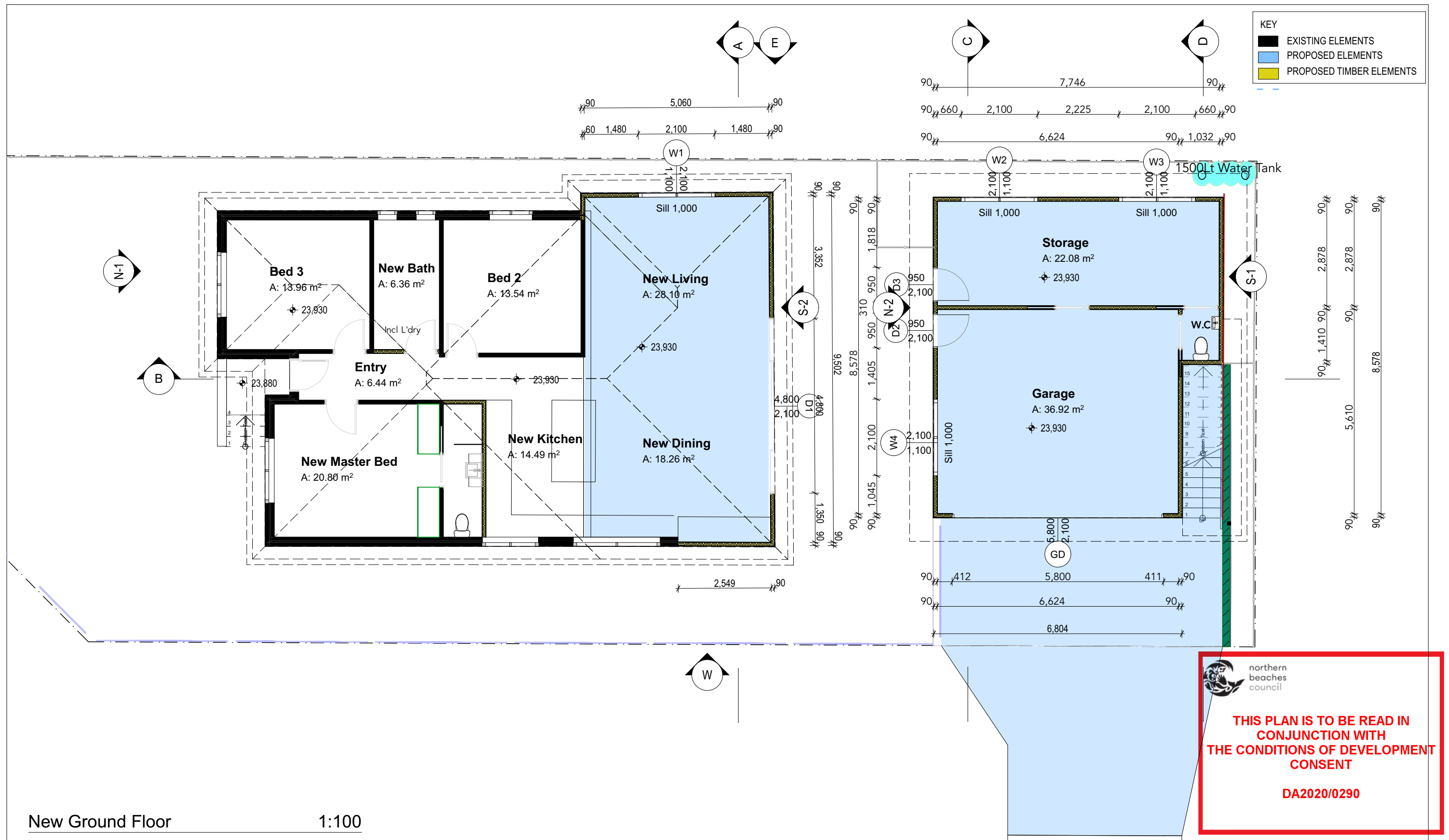
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2020/0290

Northern Beaches Council (Warringah)		
Zone: R2 Low Density Residential		
Site Information And Building Controls:	Proposed	Compliance With Controls Y/N
Site area (m ²)	468.3m2	Y
Housing density (dwelling/m ²)	1	Y
Maximum ceiling height above natural ground level (m)	7.2m	Y
Maximum building height (m)	8.5m	Y
Front building setback (m)	6.5m	Y
Secondary Street Setback (m)	3.5m	Y
Side boundary setback (m)	0.9m	Y
Building envelope (4m) at 45°	4.0m /45°	Y
Private open space (m ²)	60m ²	Y
Required % of landscape open space	40% / 187.32 m2	N
Impervious area (m ²)	66.61% / 311.81m2	N
Pervious area (m ²)	33.39% / 156.29m2	N
Maximum cut into ground (m)	0.75m	Y
Maximum depth of fill (m)	0	N/A
Number of car spaces provided	2	Y
Secondary Dwelling Density	1	Y

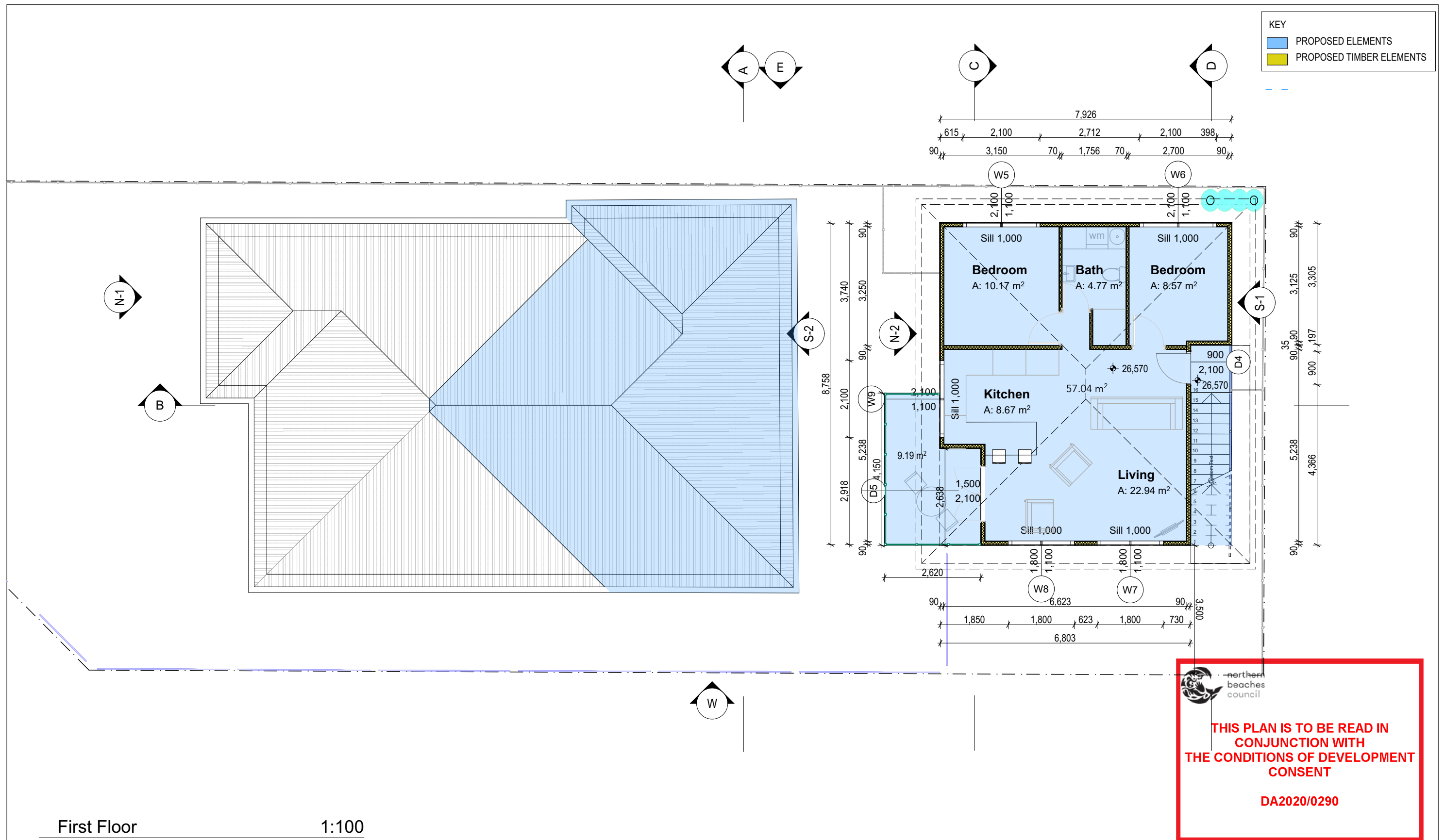
Builder to check and confirm all measurements on site prior to commencement

					The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the Architect or Draftsperson. Drawings shall not be used for construction purposes until issued for construction. Do not scale drawings. All boundaries and contours subject to survey.	Creative HomePlans PO Box 394, Forestville NSW 2087 m: 0402451119 w: www.creativehomeplans.com.au e: shane@creativehomeplans.com.au		North 	Project ALTERATIONS & ADDITIONS 31 Carawa Road, Cromer, NSW 2064 Lot 1 IN DP 14433	Drawing Title Site/Roof Plan Scale 1:200 Status DA	A3Client Mr Steve Poole Job No. 18107 Drawing No. DA03 Date 16/02/2020 Issue B
B	16/02/2020	ALTERATIONS & ADDITIONS	DS/SR	SR							
Issue	Date	Description	Drawn	Approved							

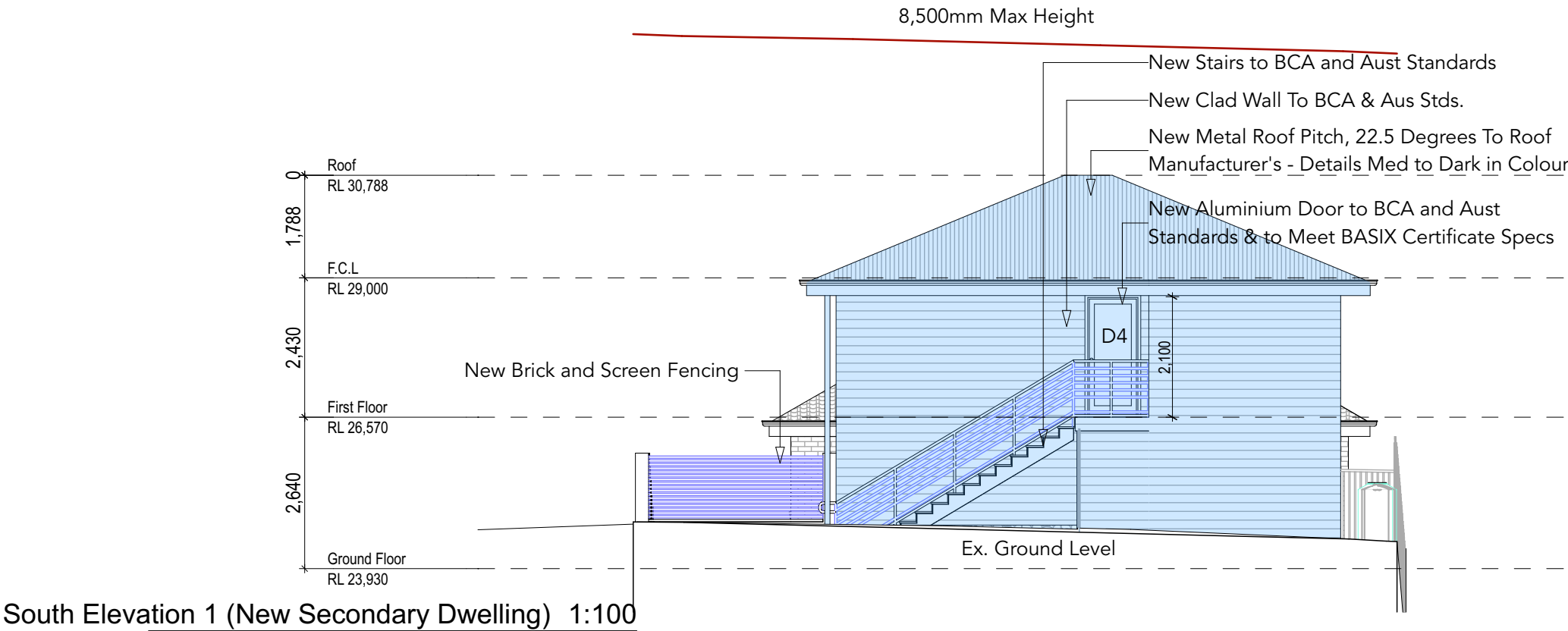


New Ground Floor 1:100

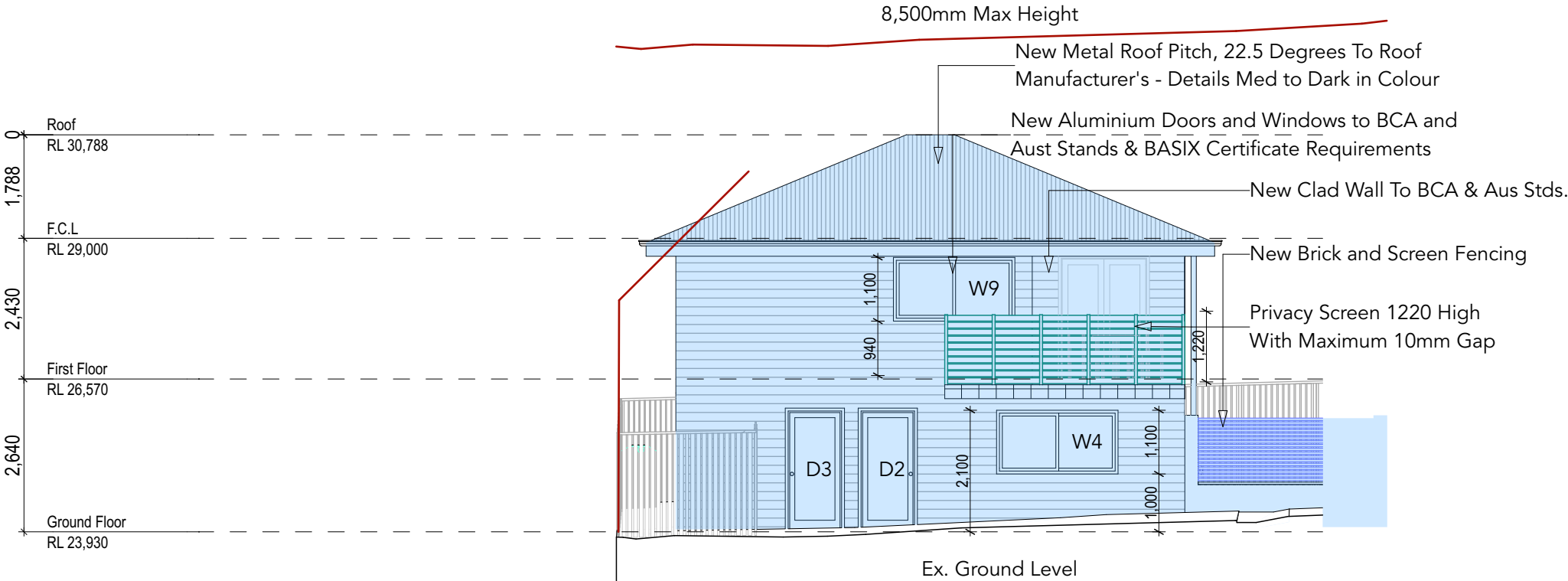
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B					16/02/2020		ALTERATIONS & ADDITIONS		DS/SR		Scale 1:100				
Issue					Date		Description		Drawn		Status DA				
											Job No. 18107				
											Drawing No. DA10				
											Date 16/02/2020				
											Issue B				



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											Scale 1:100				
											Status DA				
											Job No. 18107				
											Drawing No. DA11				
											Date 16/02/2020				
											Issue B				



South Elevation 1 (New Secondary Dwelling) 1:100



North Elevation 2 (New Secondary Dwelling) 1:100



**northern
beaches
council**

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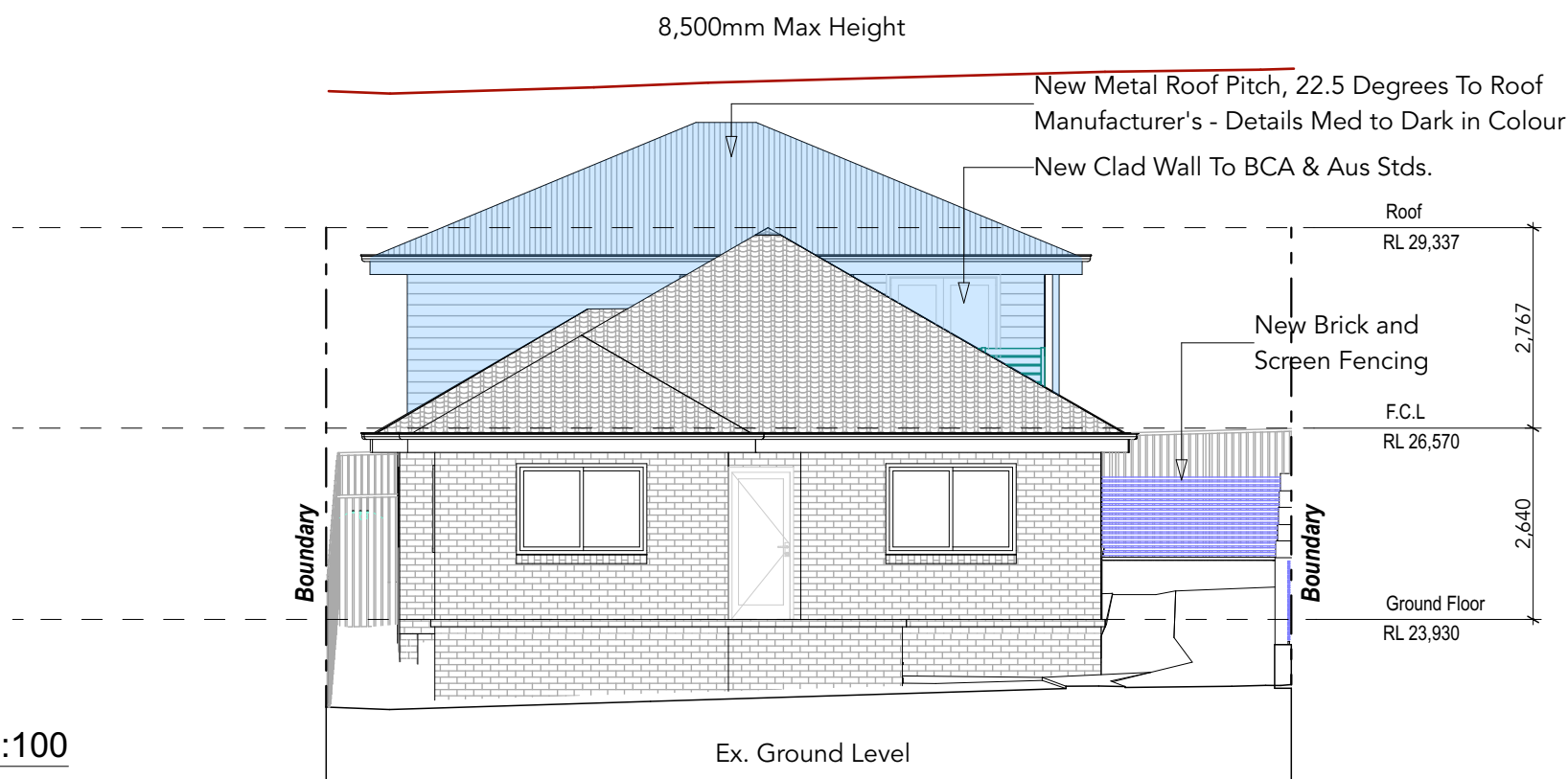
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									Scale	A3Client			
									1:100		Mr Steve Poole		
B	16/02/2020	ALTERATIONS & ADDITIONS	DS/SR	SR					Status	Job No.	Drawing No.	Date	Issue
Issue	Date	Description	Drawn	Approved					DA	18107	DA13	16/02/2020	B



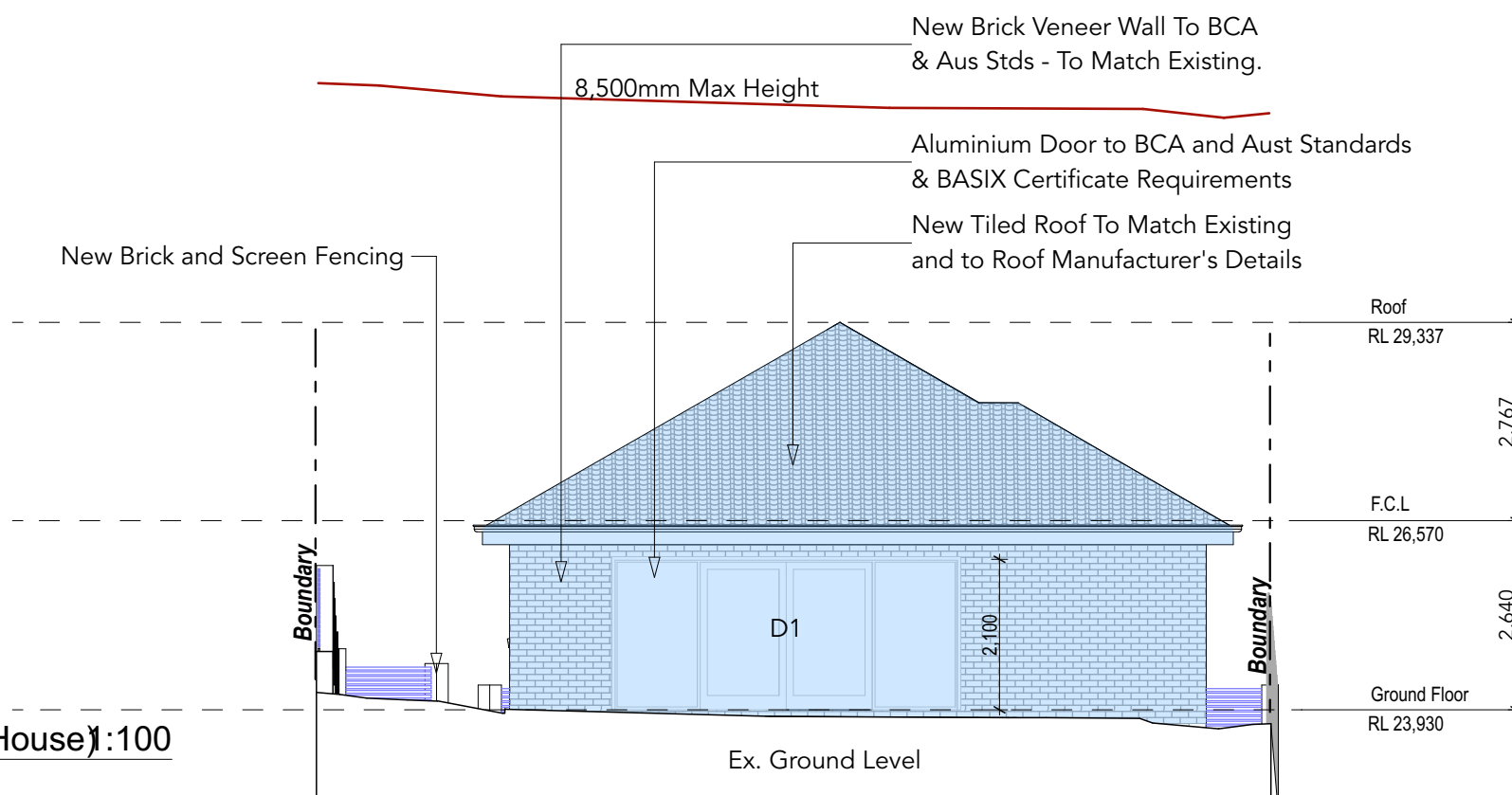
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North Elevation 1 (Ex. House) 1:100



South Elevation 2 (New Addition Ex House) 1:100



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Issue	Date	Description	Drawn	Approved
B	16/02/2020	ALTERATIONS & ADDITIONS	DS/SR	SR

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Forestville NSW 2087
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e: shane@creativehomeplans.com.au



Project
ALTERATIONS & ADDITIONS
31 Carawa Road, Cromer, NSW 2064
Lot 1 IN DP 14433

Drawing Title				
Elevations 3				
Scale	1:100	A3Client	Mr Steve Poole	
Status	DA	Job No.	18107	Issue
		Drawing No.	DA14	
		Date	16/02/2020	
				B

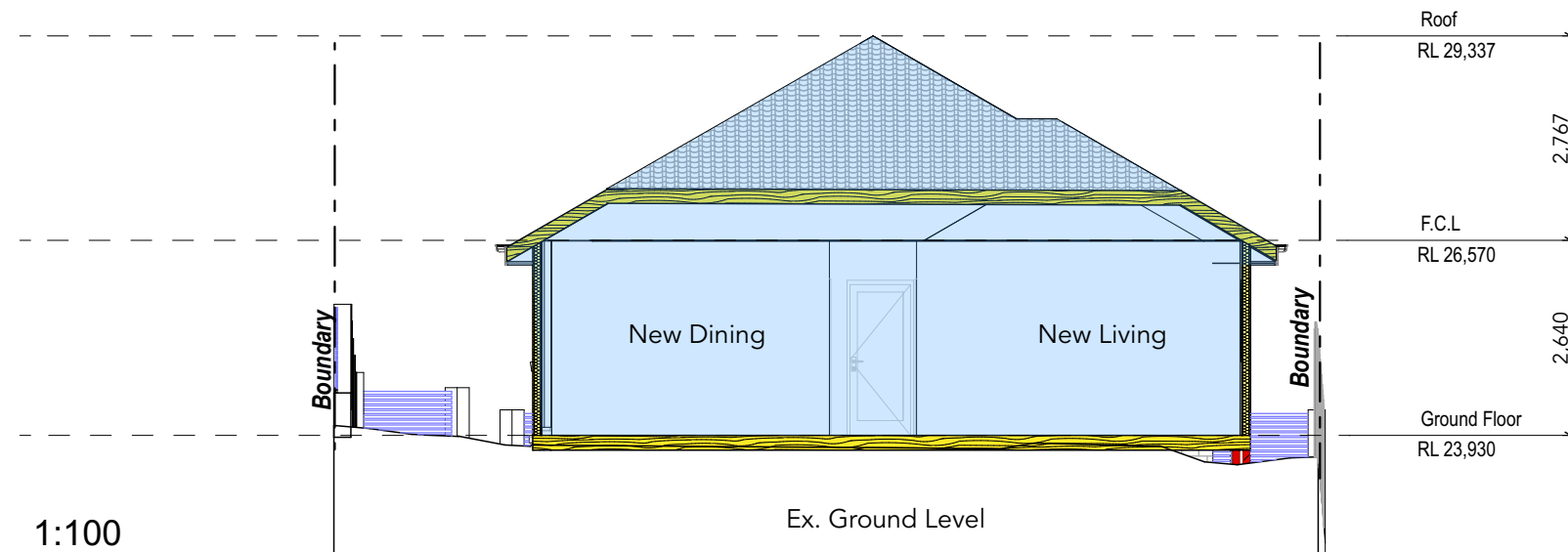


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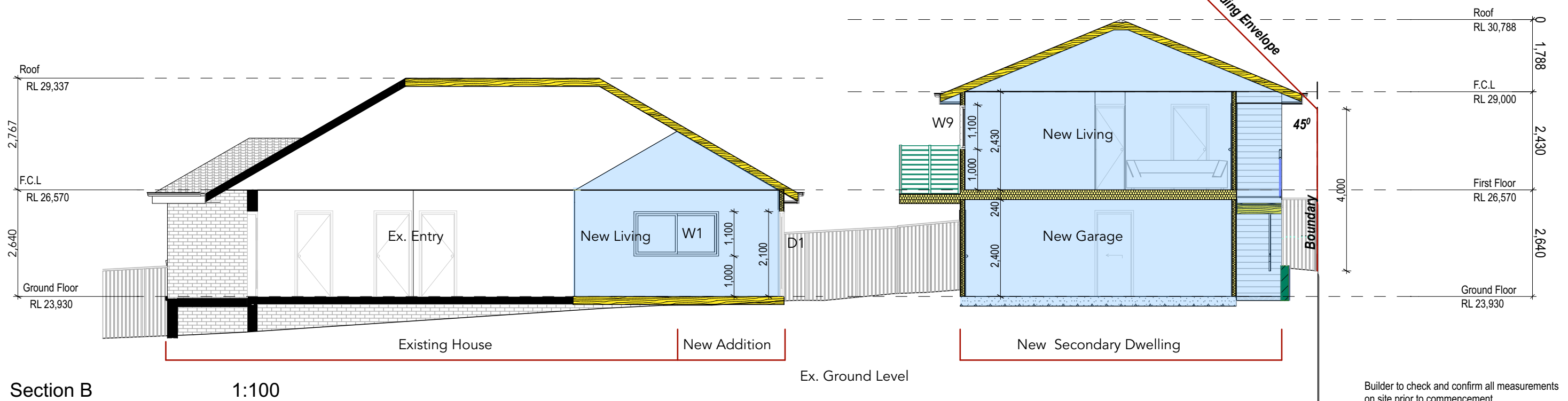
KEY	
	EXISTING ELEMENTS
	PROPOSED ELEMENTS
	PROPOSED TIMBER ELEMENTS

8,500mm Max Height



Section A (New Addition Ex House) 1:100

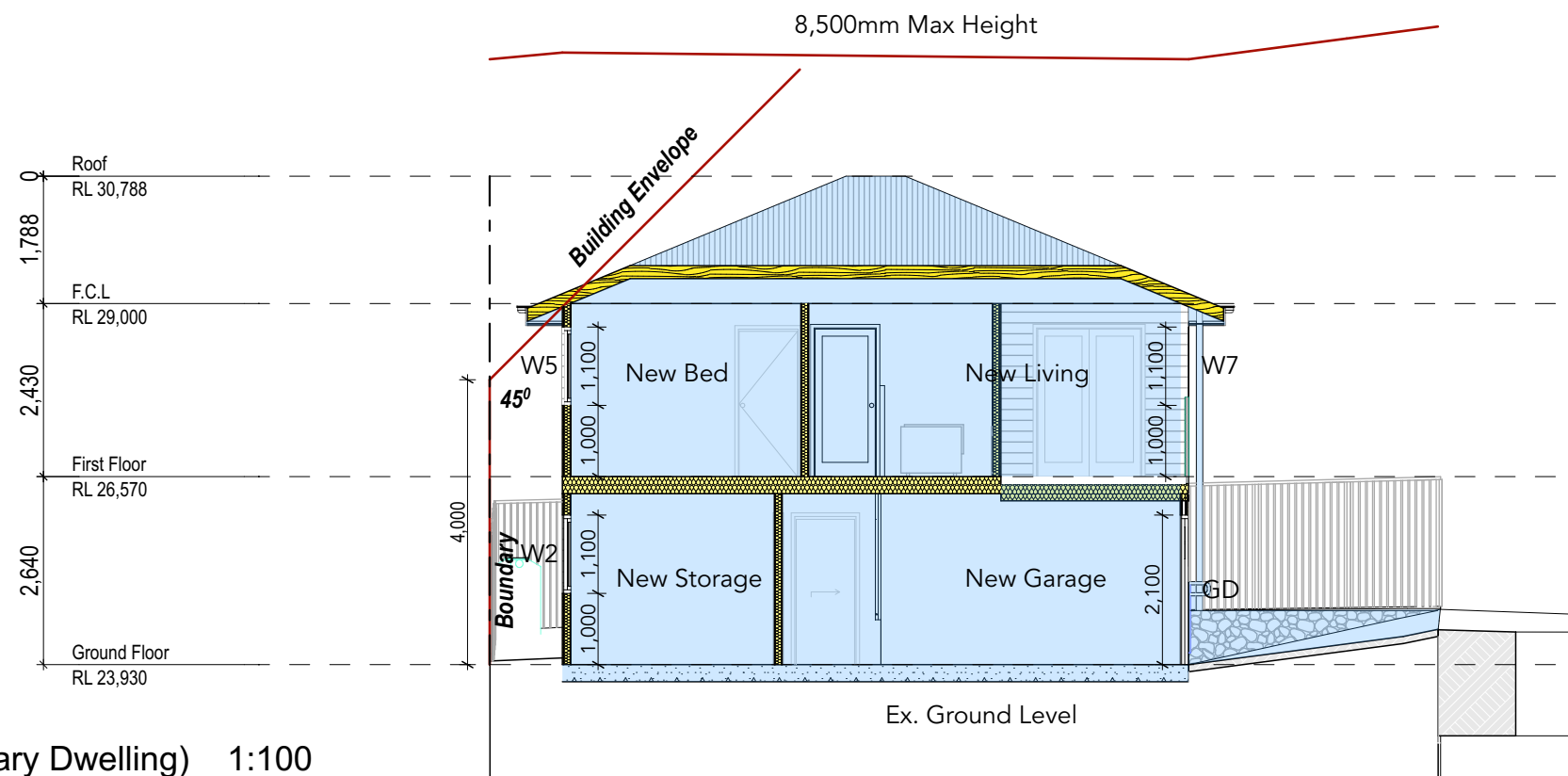
8,500mm Max Height




Section B 1:100

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									Sections 1					
									Scale	1:100	A3Client	Mr Steve Poole		
B	16/02/2020	ALTERATIONS & ADDITIONS	DS/SR	SR					Status	Job No.	Drawing No.	Date	Issue	
Issue	Date	Description	Drawn	Approved					DA	18107	DA15	16/02/2020	B	



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B	16/02/2020	ALTERATIONS & ADDITIONS	DS/SR	Sr	m: 0402451119 w: www.creativehomeplans.com.au e: shane@creativehomeplans.com.au					Sections 2
Issue	Date	Description	Drawn	Approved	Do not scale drawings. All boundaries and contours subject to survey.					Scale
										A3 Client
										1:100
										Mr Steve Poole
Status	Job No.	Drawing No.	Date	Issue						
DA	18107	DA16	16/02/2020	B						