

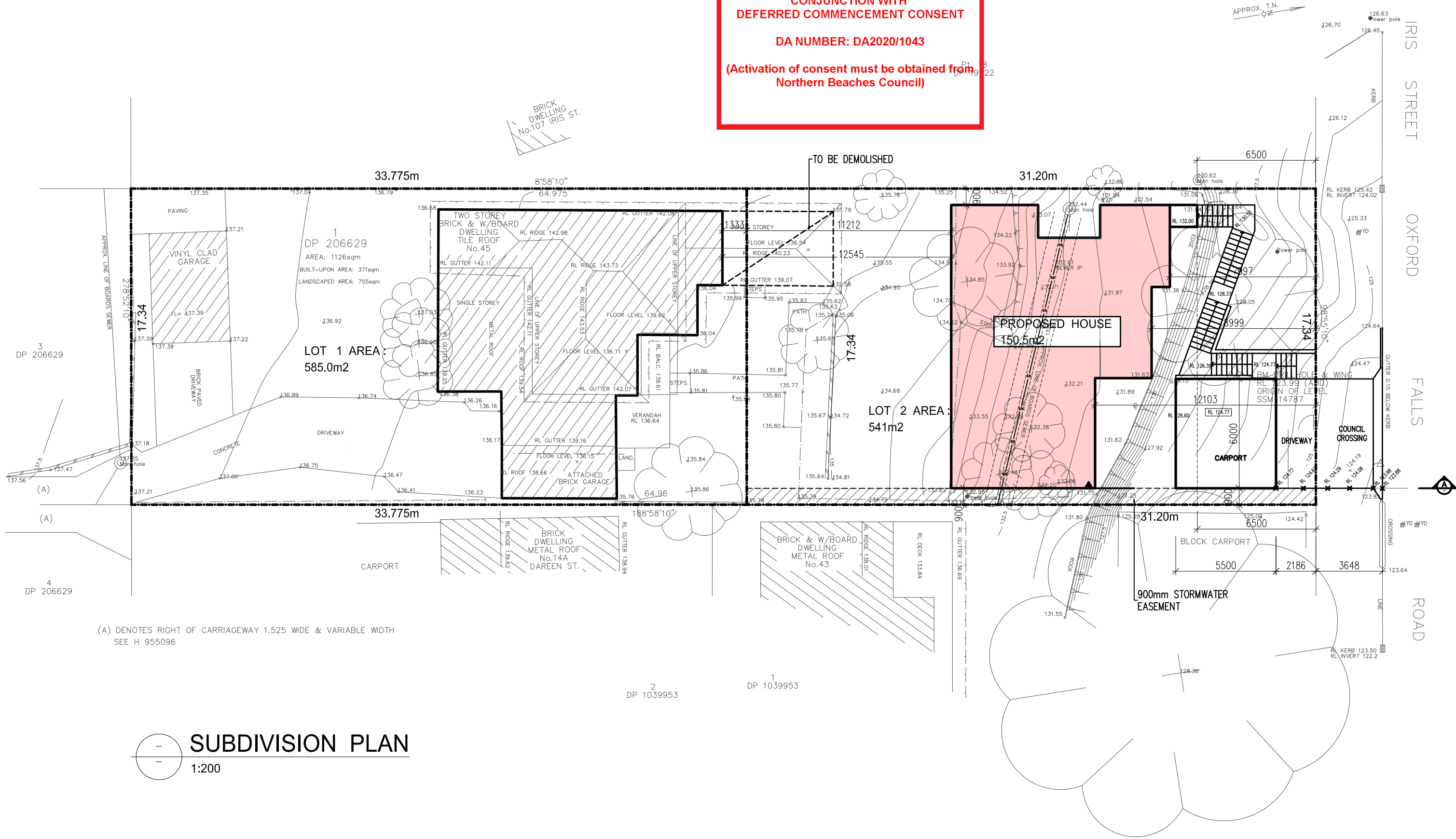


northern
beaches
council

THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
DEFERRED COMMENCEMENT CONSENT

DA NUMBER: DA2020/1043

(Activation of consent must be obtained from
Northern Beaches Council)



SUBDIVISION PLAN

1:200

GENERAL NOTES:

- Builder to check and confirm all necessary dimensions on site prior to construction. Do not scale the drawing.
- All dimensions that relate to site boundaries and easements are subject to verification by site survey.
- All work to be in accordance with BUILDING CODE of AUSTRALIA & to the satisfaction of local council requirements & other authorities.
- All timber construction to be in accordance with the "TIMBER FRAMING" code.
- Any detailing in addition to what is supplied shall be resolved between the owner and the builder to the owner's approval, except for any structural details or design which is to be supplied by Structural Engineer.
- Roof water & sub-soil drainage to be disposed of in the approved manner or as directed by local council inspectors.
- All electrical power & light outlets to be determined by owner.
- Make good and repair all existing finishes damaged by new work. Reuse existing material where possible.

1	ISSUED FOR DA	24/12/19
No.	AMENDMENT	DATE
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DESIGN BY:

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PROJECT:

**SUBDIVISION
No 45 OXFORD FALLS ROAD
BEACON HILL**

CLIENT:
JIRI AND MARCELA ALBRECHT

DATE: 24/12/19	SCALE: AS NOTED
DRAWN: MK	ISSUE: 1
DRAWING Nr : 18080	SHEET: 1

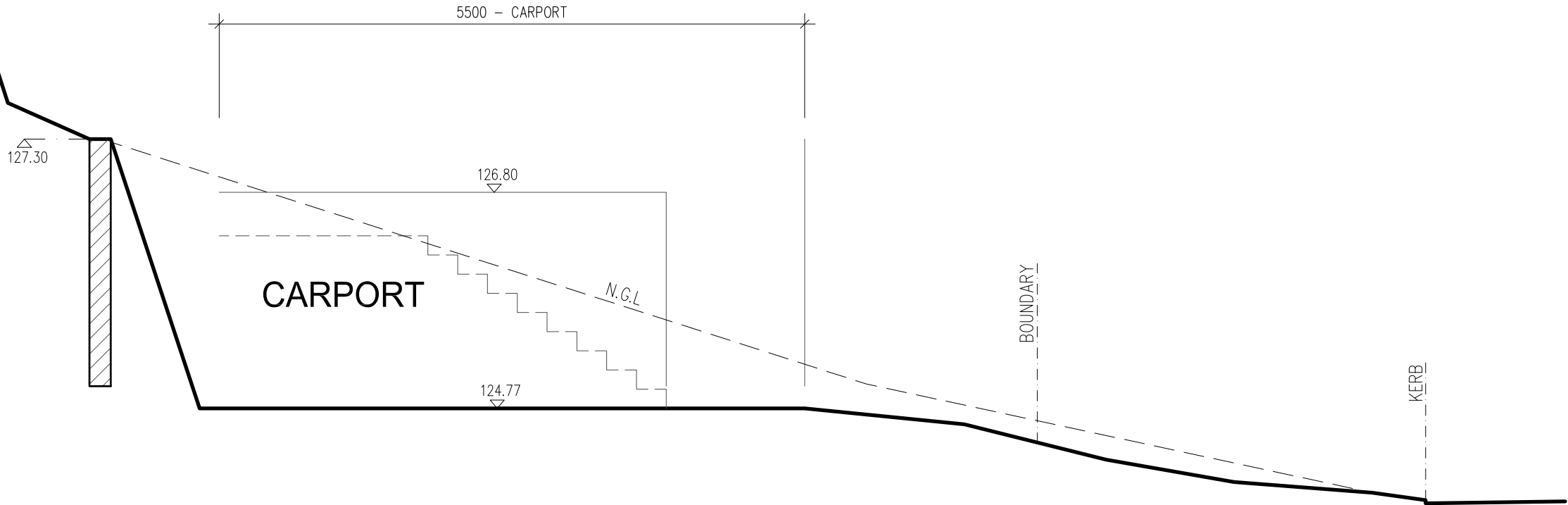


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SECTION A
1:50

GENERAL NOTES:

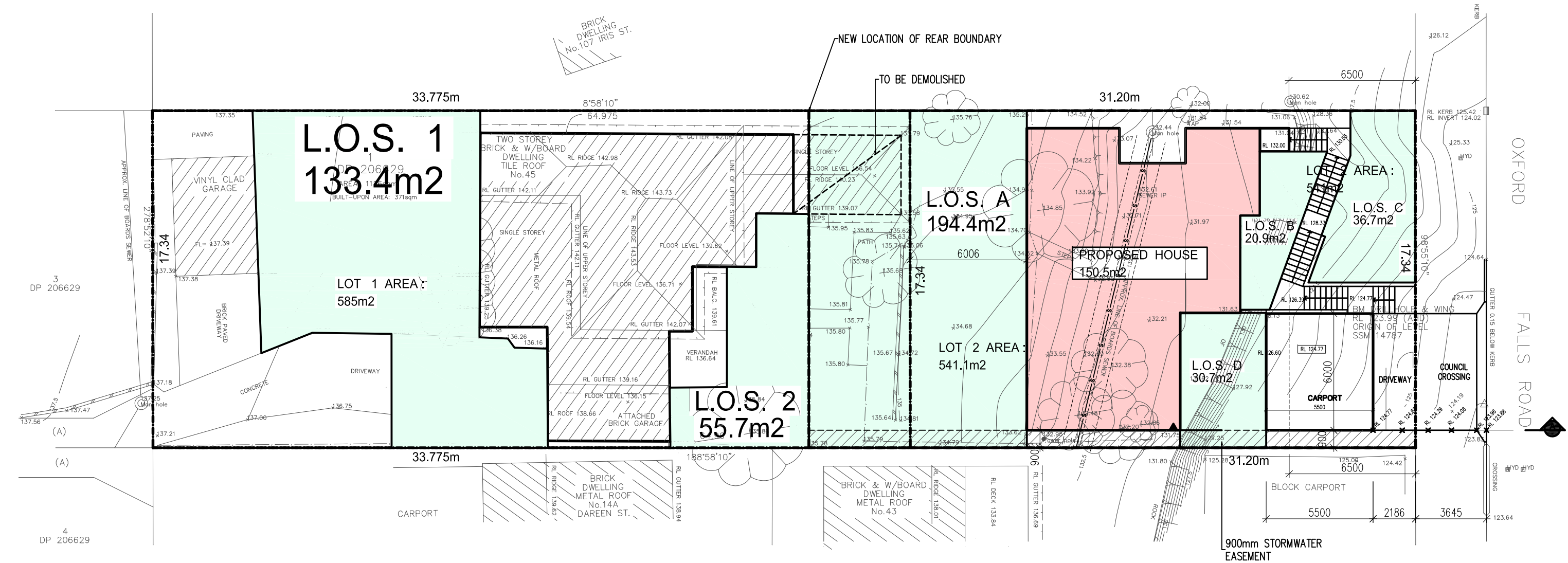
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LANDSCAPE OPEN SPACE CALCULATION SHEET
1:200

LOT 1	
	(m2)
L.O.S. 1	178.4
L.O.S. 2	55.7
SITE AREA	585.0
40% OF SITE AREA	234.0
L.O.S. TOTAL	234.1m2 (40.0%)

 **northern beaches council**

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LOT 2	
	(m2)
L.O.S. A	194.4
L.O.S. B	20.9
L.O.S. C	36.7
L.O.S. D	30.7
SITE AREA	541.0m2
L.O.S. TOTAL	282.7m2 (52.2%)

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