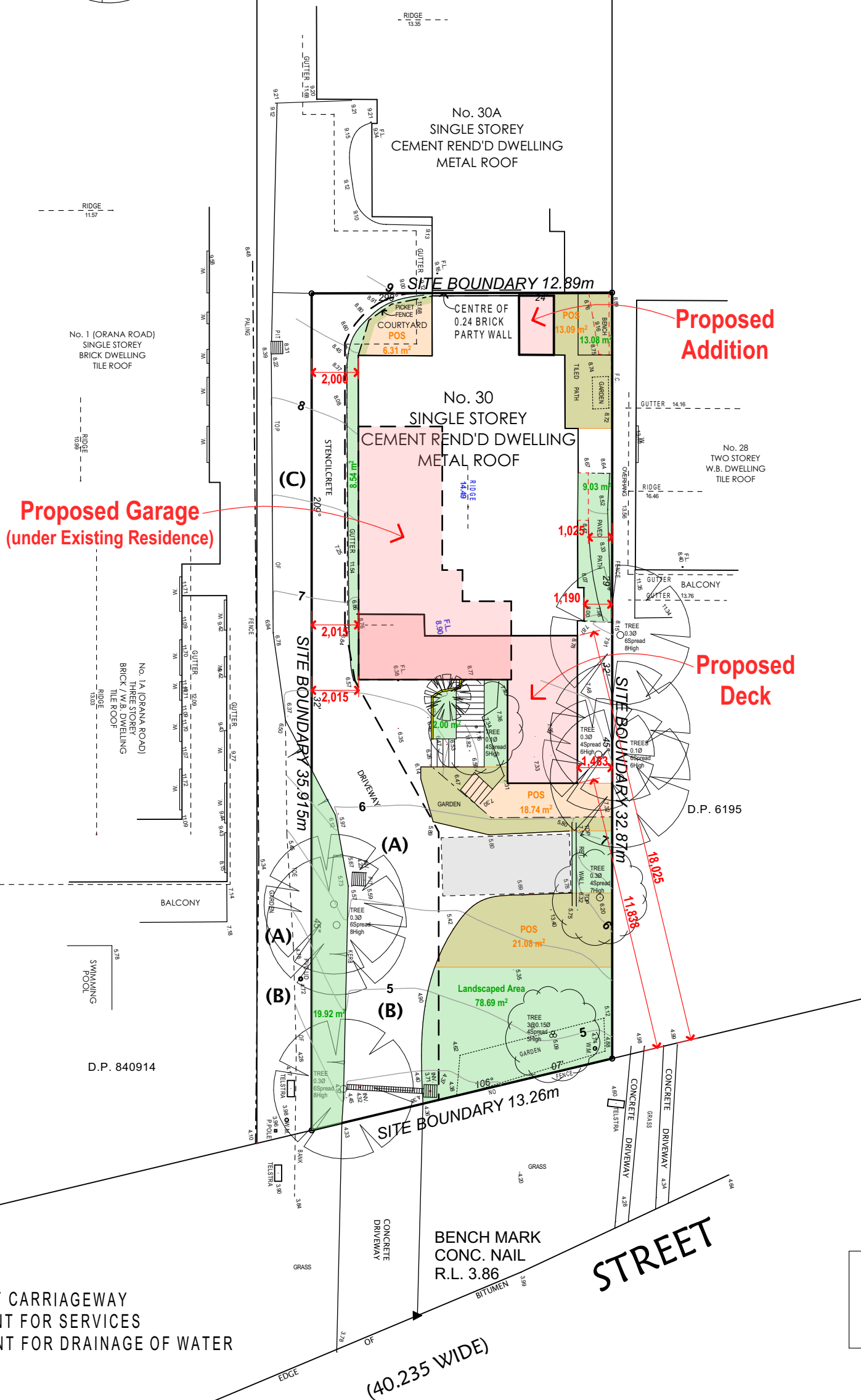


2  
D.P. 865250



(A) RIGHT OF CARRIAGEWAY  
(B) EASEMENT FOR SERVICES  
(C) EASEMENT FOR DRAINAGE OF WATER

## Site Plan

SCALE 1:200

**D.A. & C.C.**

PITTWATER LEP 2014  
PITTWATER 21 DCP

**L.G.A:** NORTHERN BEACHES COUNCIL  
**ZONING:** R2 - LOW DENSITY RESIDENTIAL

### AREA SCHEDULE

SITE AREA	443.59 sqm
EXISTING GROUND FLOOR AREA	118.85 sqm
PROPOSED GROUND FLOOR AREA	3.80 sqm
PROPOSED GARAGE FLOOR AREA	50.12 sqm
TOTAL FLOOR AREA	172.77 sqm
PROPOSED DECK AREA	33.60 sqm
TOTAL AREA	206.37 sqm

### PRIVATE OPEN SPACE

SITE AREA	443.59 sqm
PROPOSED DECK (PRINCIPAL PRIVATE OPEN SPACE)	33.60 sqm
PRIVATE OPEN SPACE (MIN. 3m WIDE)	59.22 sqm
TOTAL PRIVATE OPEN SPACE	92.82 sqm

PITTWATER 21 DCP  
MINIMUM REQUIRED: 80.00 sqm

**C1.7 PRIVATE OPEN SPACE CONTROLS.**  
\* MINIMUM 80m<sup>2</sup> OF PRIVATE OPEN SPACE PER DWELLING AT GROUND LEVEL WITH NO DIMENSION LESS THAN 3 METRES. NO MORE THAN 75% OF THIS PRIVATE OPEN SPACE IS TO BE PROVIDED IN THE FRONT YARD.  
\* WITHIN THE PRIVATE OPEN SPACE AREA, A MINIMUM PRINCIPAL AREA OF 16m<sup>2</sup> WITH A MINIMUM DIMENSION OF 4m AND A GRADE NO STEEPER THAN 1 IN 20 (5%).  
\* DWELLINGS ARE TO BE DESIGNED SO THAT PRIVATE OPEN SPACE IS DIRECTLY ACCESSIBLE FROM LIVING AREAS ENABLING IT TO FUNCTION AS AN EXTENSION OF INTERNAL LIVING AREAS.  
\* PRIVATE OPEN SPACE AREAS ARE TO HAVE GOOD SOLAR ORIENTATION.  
\* PRIVATE OPEN SPACE SHOULD BE LOCATED TO THE REAR OF THE DWELLING TO MAXIMISE PRIVACY FOR OCCUPANTS.  
\* WHERE THIS OPEN SPACE NEEDS TO BE PROVIDED TO THE FRONT OF THE DWELLING, THE AREA SHOULD BE SCREENED FROM THE STREET TO ENSURE THAT THE AREA IS PRIVATE.  
\* A BALCONY LOCATED ABOVE GROUND LEVEL, BUT WHICH HAS ACCESS OFF LIVING AREAS OF DWELLINGS, CAN BE INCLUDED AS PRIVATE OPEN SPACE. THE DIMENSIONS SHOULD BE SUFFICIENT SO THAT THE AREA CAN BE USABLE FOR RECREATIONAL PURPOSES. FIRST FLOOR BALCONIES ALONG THE SIDE BOUNDARY MUST BE DESIGNED TO LIMIT OVERLOOKING AND MAINTAIN PRIVACY OF ADJOINING PROPERTIES.  
\* PRIVATE OPEN SPACE AREAS SHOULD INCLUDE PROVISION OF CLOTHES DRYING FACILITIES, SCREENED FROM THE STREET.

### LANDSCAPED AREA

SITE AREA	443.59 sqm
PROPOSED LANDSCAPED AREA	131.26 sqm 30 %
EXISTING LANDSCAPED AREA (SHOWN ON SURVEY PLAN - DWG NO. 2)	123.61 sqm 28 %

### GENERAL NOTES

- FIGURE DIMENSIONS TAKEN IN PREFERENCE TO SCALE.
- ALL DIMENSIONS ARE IN MILLIMETRES.
- THIS DRAWING TO BE READ IN CONJUNCTION WITH THE SPECIFICATION AND COUNCIL'S CONDITIONS OF CONSENT AND ENGINEERING DETAILS IF APPLICABLE.
- ALL TIMBER CONSTRUCTION SHALL BE IN ACCORDANCE WITH AS 1684.2 RESIDENTIAL TIMBER - FRAMED CONSTRUCTION.
- PROPOSED WORKS TO COMPLY WITH LOCAL COUNCIL AUTHORITY AND BUILDING CODE OF AUSTRALIA.
- BUILDER TO CHECK AND VERIFY ALL FIGURED DIMENSIONS PRIOR TO CONSTRUCTION.
- BUILDER TO NOTIFY DESIGN CONSULTANT OF ANY OMISSIONS, VARIATIONS OR INCONSISTENCY.
- ALL TRADESMEN AND MANUFACTURERS TO ADVISE BUILDER AND DESIGN CONSULTANT OF ANY OMISSIONS, VARIATIONS OR INCONSISTENCY PRIOR TO COMMENCEMENT OF WORK OR MANUFACTURING.
- BUILDER TO ADVISE DESIGN CONSULTANT OF ANY VARIATION OR CHANGE MADE ON SITE.
- TERMITE PROTECTION TO BE PROVIDED IN ACCORDANCE WITH AS 3660.1.
- SMOKE ALARMS TO BE INSTALLED AND CONNECTED IN ACCORDANCE WITH AS 3786.
- STORMWATER DRAINAGE TO CONNECT TO EXISTING LINES IF APPLICABLE.

**NOTE:**  
**COLOURS AND FINISHES**  
**TO MATCH EXISTING**

**Peace Plan Designers.**  
Building Design & Documentation.

Ph / Fax : 02 4735 1211. Mob : 0404 470 186.  
4. Glen Rd. Emu Heights. 2750.  
ABN : 13 952 041 743. Documentation by John Gatt.  
WEB : www.peaceplandesigners.com.au

Client Name : **Peter & Sally McCowatt.**

Project Address : **Proposed Alterations & Additions.  
No. 30 Bassett Street. Mona Vale.**

LOT 1  
DP 865250

Amendments :  
A - Preliminary plans - 15.3.22  
B - Changes as per Peter - 10.5.22  
C - New Design - 15.3.23  
D - Existing roof - 26.7.23  
E - Changes to windows & Basix - 5.10.23  
F - CC Documentation - 10.11.23  
G - Additional trees to survey - 16.2.24  
H - Shadows, setbacks & skylights - 7.3.24  
J - Additional info for council - 9.4.24

Date : **15 March 22**

Job No : **65.2122**

Issue : **J** Dwg No : **1 / 13**