

CDC REQUIREMENTS	
SITE AREA	772.60m ²
LAND ZONING:	R2
MAX HEIGHT OF BUILDING:	8.5m
MAXIMUM GFA:	343.25m ²
PROPOSED GFA:	342.20m ²
LANDSCAPING	
MINIMUM PERMISSIBLE LANDSCAPE: (minimum dimension 1500m) :	25% or MINIMUM LANDSCAPE AREA: 193.15m ²
PROPOSED LANDSCAPE	286.94m ²
CUT & FILL MAXIMUM:	600mm
PRIVATE OPEN SPACE:	24m ²
ADJOINING PROPERTIES SETBACKS	
NO 8 ARANA STREET	7,478mm
NO 12 ARANA STREET	8,258mm
REQUIRED SETBACKS	
REQUIRED FRONT SETBACK:	7,868mm
FRONT SETBACK:	7,950mm
REQUIRED REAR SETBACK GF:	3,000mm
REAR SETBACK GF:	13,695mm
REQUIRED REAR SETBACK FF:	8,000mm
REAR SETBACK FF:	13,695mm
REQUIRED SIDE SETBACK GF:	900mm
SIDE SETBACK RH GF:	1,500mm
SIDE SETBACK LH GF:	1,500mm
REQUIRED SIDE SETBACK FF:	1,500mm
SIDE SETBACK RH FF:	3,100mm
SIDE SETBACK LH FF:	2,600mm
BOUNDARIES	
FRONT BOUNDARY WIDTH:	19,200mm
LH SIDE BOUNDARY LENGTH:	40,235mm
RH SIDE BOUNDARY LENGTH:	40,235mm
REAR BOUNDARY WIDTH:	19,200mm

- GENERAL NOTES**
1. ALL DIMENSIONS AND FLOOR AREA ARE TO BE VERIFIED BY BUILDER.
 2. LEVELS SHOWN ARE APPROXIMATE UNLESS ACCOMPANIED BY REDUCED LEVELS BY A REGISTERED SURVEYOR.
 3. WRITTEN DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALING.
 4. ALL BOUNDARY CLEARANCES MUST BE VERIFIED BY THE SURVEYOR PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.
 5. WHERE ENGINEERING OR HYDRAULIC DRAWINGS ARE REQUIRED, SUCH MUST TAKE PREFERENCE TO THIS DRAWING.
 6. STORMWATER TO BE CONNECTED AND DISCHARGED TO COUNCIL'S REQUIREMENTS AND TO AS 3500.3 - 1990.
 7. ALL SERVICES TO BE LOCATED AND VERIFIED BY THE BUILDER WITH THE RELEVANT AUTHORITIES PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORKS.
 8. LOCATION OF SERVICES ARE APPROXIMATE ONLY, AND SUBJECT TO SITE CONDITION AS DETERMINED BY BUILDER.
 9. ALL SERVICES TO BE LOCATED AND VERIFIED BY THE BUILDER WITH THE RELEVANT AUTHORITIES PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORKS.
 10. ALL CONSTRUCTION TO CONFORM TO NCC AUSTRALIAN STANDARDS.
- SA SMOKE ALARM
 - EF EXHAUST FAN
 - LH LIFT OF HINGES

- AUSTRALIAN STANDARDS & BCA**
- ALL WORKS TO BE IN ACCORDANCE WITH AUSTRALIAN STANDARDS, THE BUILDING CODE OF AUSTRALIA & OTHER RELEVANT STATUTORY & LOCAL REGULATION CODES & MANUFACTURER'S RECOMMENDATIONS & INSTRUCTIONS.
1. INSTALL ALL SMOKE ALARM'S ACCORDANCE TO PART 3.7.5 OF THE BCA.
 2. ALL HANDRAIL'S TO COMPLY WITH BCA 3.9.1 STAIRWAY & RAMP CONSTRUCTION.
 3. POOL FENCING / GATE TO COMPLY WITH AUSTRALIAN STANDARDS AS 1926.1-2012
 4. GUTTERS/DOWNPIPES - COMPLY TO AS/NZS 3500.3.2
 5. ALL WINDOW OPENINGS IN BEDROOMS WHERE THE LEVEL BELOW IS MORE THAN 2M TO BE RESTRICTED TO COMPLY WITH N.C.C cl 3.9.2.5

01 SITE PLAN 1:200

DEVELOPMENT APPLICATION



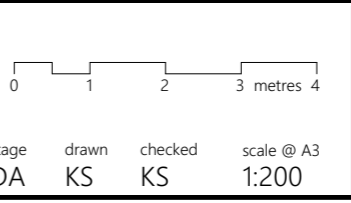
VALOR RESIDENTIAL
A Living Experience
 ABN 88 603 644 133 | ACN 603 644 113 | LIC. 302796C |
 ADDRESS: UNIT 5, 4 MONEY CLOSE ROUSE HILL NSW 2756 AUSTRALIA
 P +62 4577 6758 | E info@timberworx.com.au | W timberworx.com.au

General Notes
 The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the building designer. Drawings shall not be used for construction purposes until issued for construction. Do not scale drawings. All boundaries and contours subject to survey



client
 SUSANNAH & PATRICK ATKINSON
 project
 PROPOSED NEW DWELLING with SECONDARY DWELLING
 site address
 10 ARANA STREET, MANLY VALE, NSW 2093

DA01 rev 29/05/2024 DEVELOPMENT APPLICATION KS by
 date revision notes



drawing SITE PLAN Project Number: J480
 lot no. | D.P. no. | dwelling type drawing # revision
 LOT: 7 DP: 245597 00.03 DA01