

Address :  
7 BENELONG STREET,  
SEAFORTH 2092

Owner :  
DEAN & JEMMA ARMSTRONG

Project Name :  
Carport DA

Drawing Title :  
NOTIFICATION PLANS

# 7 BENELONG STREET, SEAFORTH 2092

## SITE CALCULATIONS

Site area = 525.2m<sup>2</sup>  
No change to existing site conditions

Open Space (OS3) = 60% (313m<sup>2</sup>)  
No change to existing site conditions

Landscape Open Space = 35% (183m<sup>2</sup>)  
No change to existing site conditions

Private Open Space = Min 150m<sup>2</sup>

EXISTING HOME, LANDSCAPED AREAS  
AND POOL

EXISTING RETAINING WALLS AND  
GARDENS TO REMAIN AS IS.

EXISTING OFF STREET PARKING (2 SPACES PROVIDED)

EXISTING CONCRETE DRIVEWAY, LAYBACK AND  
HARDSTAND AREA TO REMAIN AS IS.

CARPORT TO HAVE A SKILLION ROOF WITH  
WEATHERBOARD CLADDING BELOW ROOF, CARPORT  
ROOF TO HAVE TWIN 90x90mm POSTS. POSTS TO SIT  
ONTOP OF EXISTING RETAINING WALLS AS SHOWN.

EXISTING 2 STOREY HOME AND  
LANDSCAPED AREAS

## STORMWATER MANAGEMENT

PROPOSED CARPORT SITS ABOVE THE EXISTING OFF STREET  
PARKING HARDSTAND AREA, THE CARPORT ROOF WATER  
WILL BE DIRECTED TO THE STREET GUTTER. NO ADDITIONAL  
IMPERVIOUS SURFACES TO BE CREATED WITH THE  
ADDITION OF THE CARPORT ROOF SITTING OVER EXISTING  
PAVING. LANDSCAPED GARDENS TO REMAIN AS IS.

### NOTES

1. THE POSITION OF IMPROVEMENTS TO BOUNDARIES ARE DIAGRAMMATIC ONLY UNLESS STATED. THE LOCATION OF BUILDINGS RELATIVE TO BOUNDARIES HAS BEEN DETERMINED AND ARE SHOWN ON THE PLAN.
2. POSITION OF RIDGE LINES ARE DIAGRAMMATIC ONLY (NOT TO SCALE)
3. NO INVESTIGATION OF UNDERGROUND SERVICES HAS BEEN MADE. RELEVANT AUTHORITIES ARE TO BE NOTIFIED PRIOR TO ANY DEVELOPMENT.
4. ALL DIMENSIONS ARE BY TITLE ONLY & SUBJECT TO FINAL SURVEY
5. CONTOURS ARE INDICATIVE OF GROUND FORM ONLY. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION
6. NO INVESTIGATIONS HAVE BEEN MADE OF BUILDING RESTRICTIONS WHICH MAY APPLY TO THIS LAND
7. CONTOUR INTERVAL 0.5m MINOR 1.0m MAJOR
8. ORIGIN OF LEVELS: PM 5392 RL 48.286 A.H.D.
9. THE SPREAD AND HEIGHT OF TREES SHOWN ARE INDICATIVE ONLY AND CANNOT BE SHOWN ACCURATELY WITHOUT ADDITIONAL DETAILED SURVEY.
10. BEARINGS SHOWN ARE RELATED TO MAGNETIC MERIDIAN.

### LEGEND

AC - AIR CONDITIONER  
DPC - DAMP PROOF COURSE  
EBOX - ELECTRICITY BOX  
EP - ELECTRICITY PIT  
FL - FLOOR LEVEL  
GM - GAS METER  
GS - GAS SERVICE  
GP - GULLY PIT  
HW - HOT WATER HEATER  
HYD - HYDRANT  
IC - INSPECTION COVER  
LH - LAMP HOLE  
LP - LIGHT POLE

MH - MANHOLE  
PB - POWER BOX  
PC - PREAM CROSSING  
PP - POWER POLE  
SMH - SEWER MANHOLE  
SO - STORMWATER OUTLET  
SV - STOP VALVE  
SW - STORMWATER  
TEL - TELECOMMUNICATIONS PIT  
VC - VEHICLE CROSSING  
WM - WATER METER  
WS - WATER SERVICE

### SCHEDULE OF WINDOWS

No.	SILL RL	HEAD RL
1	48.85	50.45
2	48.85	50.45
3	48.75	50.25
4	49.75	50.25
5	48.70	50.25
6	49.45	51.00

REFERENCE:  
10850/20

REG'D SURVEYOR

STUTCHBURY JAKUES PTY LTD  
LAND SURVEYING CONSULTANTS  
P.O. BOX 7249, BROOKVALE NSW 2100

PH: 8976 1600 FAX: 8976 1655 E-MAIL: info@stutchbury.net.au

DATE: 30/06/2020

SCALE: 1:100

DATUM: A.H.D.

SITE AREA: 525.2m<sup>2</sup>

SHEET 1 OF 1 SHEETS

CLIENT: YOUR STYLE

PROJECT: LEVEL & DETAIL SURVEY

LOT B D.P.36305

No.7 BENELONG STREET, SEAFORTH.

LGA: NORTHERN BEACHES



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