

LOT 2

D.P: 1248957

L.G.A: NORTHERN BEACHES

SITING HAS BEEN COMPLETED
IN ACCORDANCE WITH
WARRINGAH DCP 2011

| | |
|--|----------------------|
| SITE AREA | 640.6 m ² |
| LANDSCAPED AREA | |
| TOTAL LANDSCAPE AREA: | 291.1 m ² |
| (MIN. DIMENSION OF 2.0m) | 45.4 % |
| MIN. REQUIRED BY COUNCIL: | 40 % |
| PRIVATE OPEN SPACE | |
| TOTAL OPEN SPACE AREA: | 201.1 m ² |
| (MIN. DIMENSION OF 5.0m) | |
| MIN. REQUIRED BY COUNCIL: | 60 % |
| HEIGHT RESTRICTION | |
| MAXIMUM RIDGE HEIGHT | 8.5 m |
| MAXIMUM CEILING HEIGHT | 7.2 m |
| BUILDING ENVELOPE | |
| BUILDING ENVELOPE TO BE PROJECTED AT 45° FROM A HEIGHT OF 4.0m AT BOUNDARY | |
| SITE COVERAGE | |
| STORMWATER CALCULATION | |
| ROOF FOOTPRINT: | 244.2m ² |
| DRIVEWAY/ PAVED AREAS: | 93.3m ² |
| | 337.5m ² |
| | 52.7 % |
| MAX SITE COVERAGE FOR OSD: | 40% |

Maximum 1000mm CUT

DROP EDGE BEAM TO NATURAL GROUND
NO EXPOSED FILL PERMITTED OUTSIDE
BUILDING PERIMETER

WIND CLASSIFICATION: "N2"

SLAB CLASSIFICATION: "M "

NOTE:

ALL GROUND LINES ARE APPROXIMATE.
EXTENT OF FILL & BATTER WILL BE
DETERMINED ON SITE. SEDIMENT BARRIERS
ARE TO BE CUSTOMISED SITE SPECIFIC

STORMWATER TO
EASEMENT VIA RAINWATER
TANK AND O.S.D

REFER TO HYDRAULIC DETAILS

B.A.S.

(BUILDING ADJACENT TO SEWER)
ORDER SEWER PEGOUT

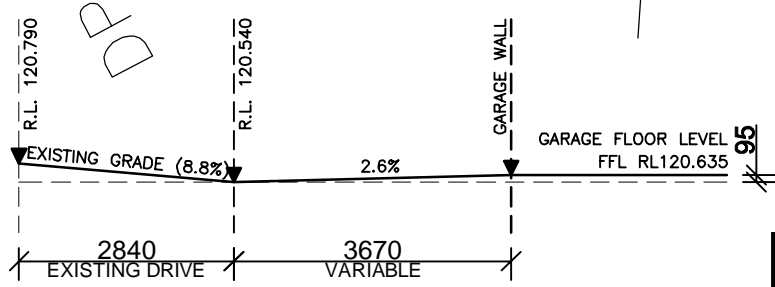
SITE PLAN

SCALE 1:200

GENERAL NOTES

- A) THIS SURVEY IS SPECIFICALLY FOR CONTOUR PURPOSES ONLY. THE BOUNDARIES OF THE SUBJECT PROPERTY HAVE NOT BEEN INVESTIGATED
- B) AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY
- C) SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY. THE RELEVANT SERVICE AUTHORITY SHALL BE CONTACTED TO VERIFY THE EXISTENCE AND POSITION OF ALL SERVICES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION
- D) CONTOURS ARE INDICATIVE OF SURFACE TOPOGRAPHY ONLY. SURVEYED SPOT LEVELS ARE THE ONLY VALUES TO BE RELIED ON FOR REDUCED LEVELS ON PARTICULAR FEATURES.

CLIENT'S SIGNATURE: DATE:



DRIVEWAY GRADIENT PROFILE

SCALE-1:100

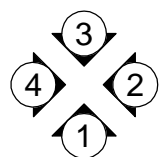
DENOTES TREES TO BE REMOVED BY OWNER PRIOR TO CONSTRUCTION

GRATED DRAIN TO FRONT OF GARAGE BY OWNER AFTER HANDOVER.
OWNER TO SEEK ADVICE FROM A HYDRAULIC ENGINEER FOR THE SIZE OF THE GRATE

| | | | | | | |
|--|--|---|--|----------------------|---------------------|-----------|
| <div>ClarendonHomes</div> <div>BL No. 2298C ABN 18 003 892 706</div> <div>Clarendon Homes (NSW) P/L 21 Solent Circuit, Baulkham Hills NSW 2153 T: (02) 8851 5300</div> | <div>© ALL RIGHTS RESERVED This plan is the property of CLARENDON HOMES (NSW) P/L Any copying or altering of the drawing shall not be undertaken without written permission from CLARENDON HOMES (NSW) P/L</div> <div># DIMENSIONS TO BE READ IN PREFERENCE TO SCALING</div> | <div>PRODUCT:</div> <div>SIENNA 20 Classic R/H Garage</div> <div>Sapphire Specification</div> | <div>CLIENT:</div> <div>Mr. TIMM Ms. PLUESS</div> <div>SITE ADDRESS:</div> <div>Lot 2 No.5A, DP 1248957 Iraga Place FORESTVILLE 2087</div> | DA DRAWINGS | | |
| | | | | DRAWN: PG. | DATE: 12.03.19 | Rev: L |
| | | | | RATIO @ A3: 1:200 | CHECKED: J.S | |
| | | | | SHEET: 2 | JOB No: 29913477 | NSW |

 400x200mm
EAVE VENT

NOTE:
PROVIDE (x4) 450mm DEEP MELAMINE
SHELVING TO W.I.P




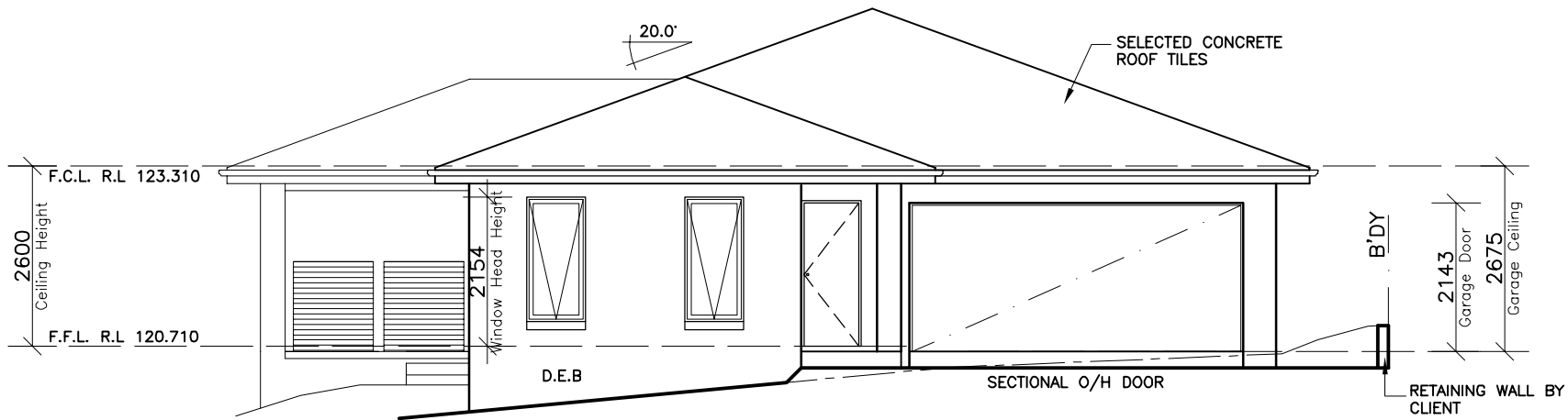
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| DRAWN: PG. | DATE: 04.04.19 | Rev: L |
| RATIO @ A3: 1:100 | CHECKED: J.S | |
| SHEET: 3 | JOB No: 29913477 | NSW |

NOTE:
HEIGHT OF DROP EDGE BEAM MAY
VARY DUE TO SITE CONDITIONS
UPON COMPLETION OF SITE WORKS

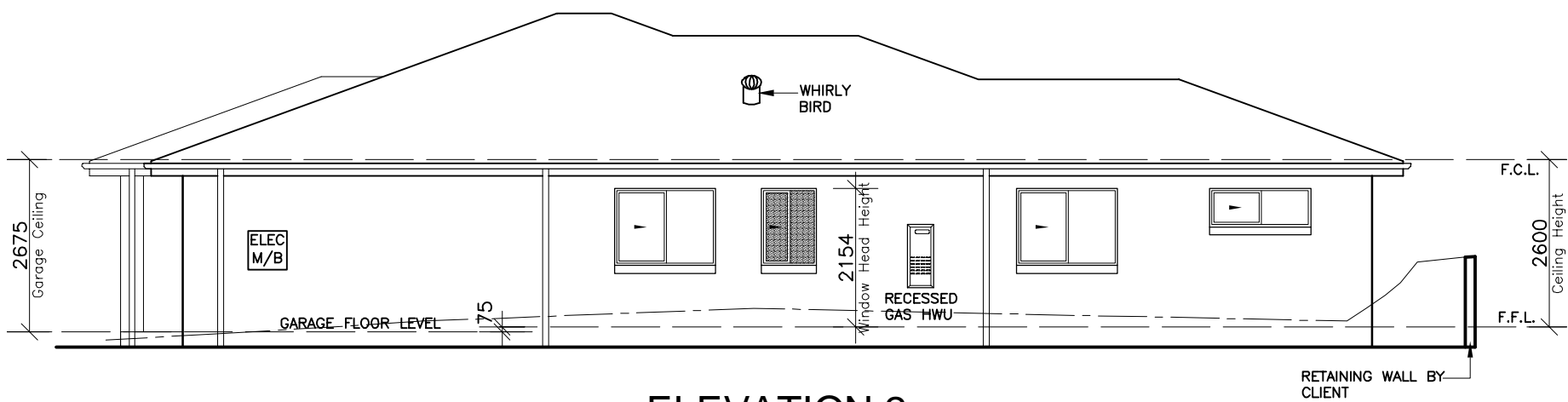
NOTE:
NUMBER OF STEPS REQUIRED MAY
VARY DEPENDING ON SITE
CONDITIONS

NOTES:
FOR DROP-OFF'S REFER
TO FRAMING DETAILS
CDN 21.010-21.080

 DENOTES WINDOWS WITH
6.38mm OBSCURE
GLAZING



ELEVATION 1
-SOUTH-



ELEVATION 2
-EAST-



northern
beaches
council

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

DA2019/1367

CLIENT'S SIGNATURE: _____ DATE: _____

ClarendonHomes

BL No. 2298C
ABN 18 003 892 706

Clarendon Homes (NSW) P/L
21 Solent Circuit, Baulkham Hills NSW 2153
T: (02) 8851 5300

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DIMENSIONS TO BE READ IN
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PRODUCT:
SIENNA 20
Classic
R/H Garage

Sapphire Specification


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Ms. PLUESS
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Iraga Place
FORESTVILLE 2087

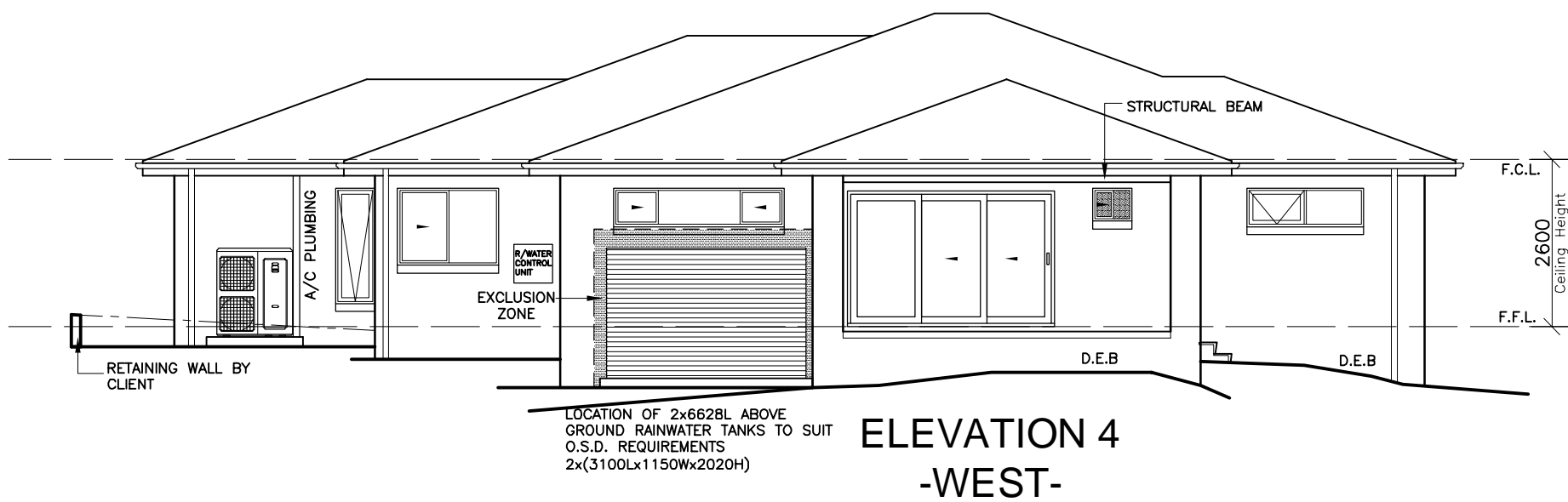
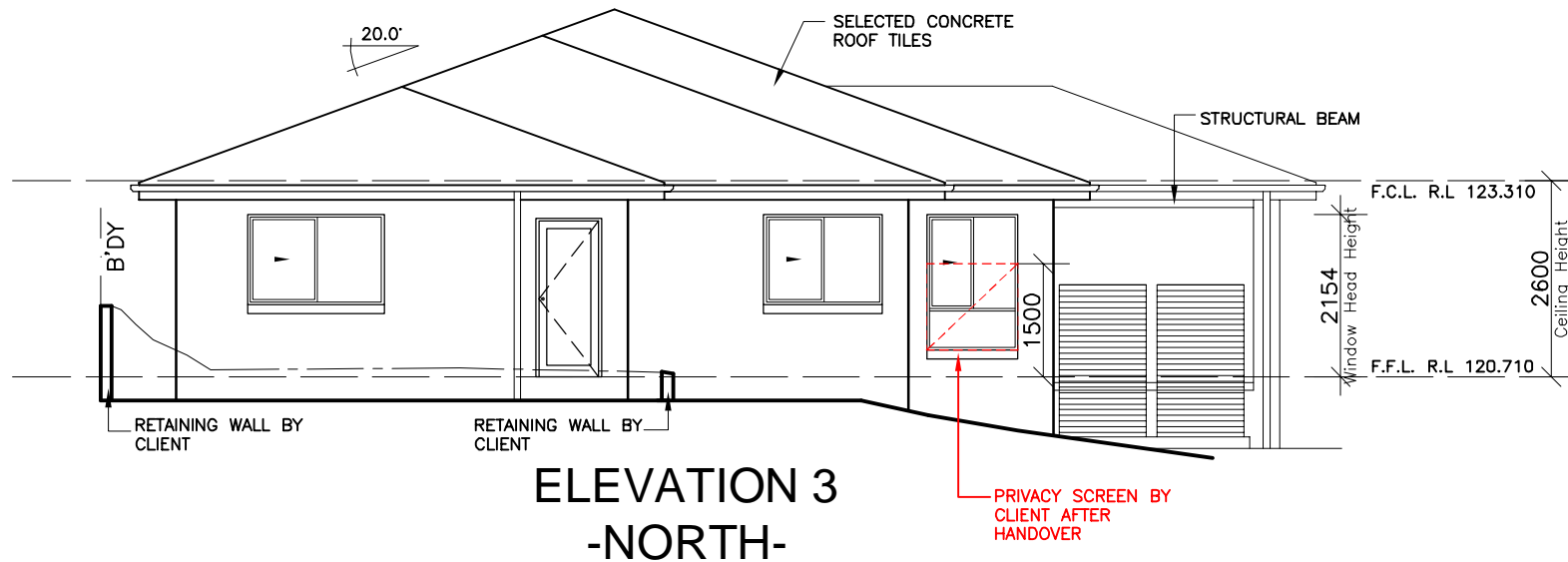
| DA DRAWINGS | | | |
|----------------------|-------------------------|---------------|--|
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 DENOTES WINDOWS WITH
6.38mm OBSCURE
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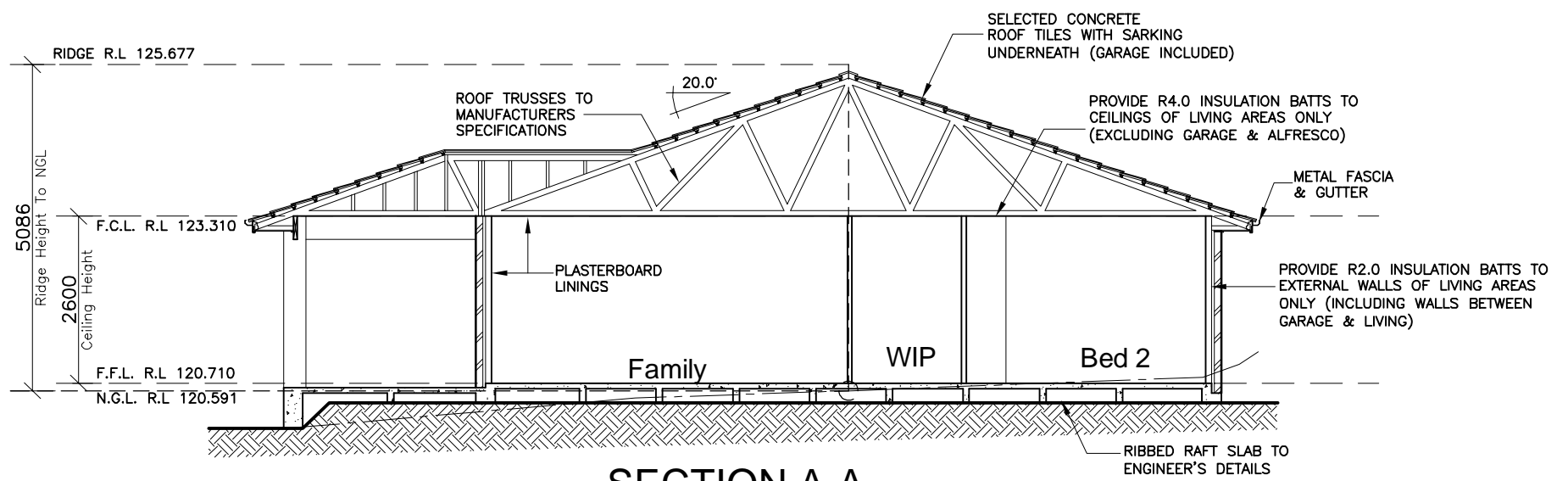
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SECTION A-A

 northern
beaches
council

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