



LEGEND

- PRINCIPAL OPENSACE (4x5m=20m²)
- ARTICULATION ZONE (NOT SHOWN)
- PRIVATE OPEN SPACE
- PREFERRED GARAGE LOCATION (NOT SHOWN REFER TO LANDSCAPE PLAN BY OTHERS)
- SINGLE STOREY BUILDING
- 2 STOREY BUILDING (NOT SHOWN)
- DRIVEWAY (NOT SHOWN REFER TO LANDSCAPE PLAN BY OTHERS)
- ZERO LOT BOUNDARY

NOTE:

LOT AREAS & DIMENSIONS ARE APPROXIMATE ONLY AND SUBJECT TO FINAL SURVEYS, REGULATORY APPROVALS & PLAN REGISTRATION AT LPI NSW.

BUILDING ENVELOPES SHOW MIN SETBACKS ONLY. SITE COVERAGE HAS NOT BEEN CALCULATED & IS TO BE PART OF THE ARCHITECTURAL DESIGN PROCESS.

PRELIMINARY BUILDING ENVELOPES ARE INDICATIVE ONLY & SUBJECT TO ARCHITECTURAL DESIGN & COUNCIL APPROVAL.



① ADDITIONAL AREA IMPV
LOTS # 207 & 208

P.O.S BE HOUSE DWAY INT.

BEP

* REFER ATTACHED TABLE FOR DETAILS AND CALCULATIONS

AM C&R : 26/07/17

41 Warriewood Road, Warriewood - Site Imperious Area Calculation

Item	Area (m2)
Council Road	1,800
Council Footpath	452
Driveway External	334
Building Foot Print	3,970
Driveway Internal	621
Principal Open Space	580
Total Imperious Area	7,757

Summary	
Total Imperious Area (ha)	0.78
Total Site Area (ha)	1.30
Total Percentage Imperious	0.6

ADDITIONAL AREA IMPV ADDED
FOR INTERNAL DWAY LOTS # 207 & 208

NO CHANGE TO TOTAL PERCENTAGE IMPERIOUS 60%.

NOTE:

C&R MAINTAIN THE ORIGINAL CONSERVATION
65% FRACTION IMPERIOUS AS THE BASIS OF
THE DRAINAGE MODELS TO ALLOW FOR
ANY POTENTIAL FUTURE FLOW GENERATING
WORKS W THE REAR YARDS OF DWELLINGS
I.E. POOL, SHED ETC.

AM C&R
26/01/17