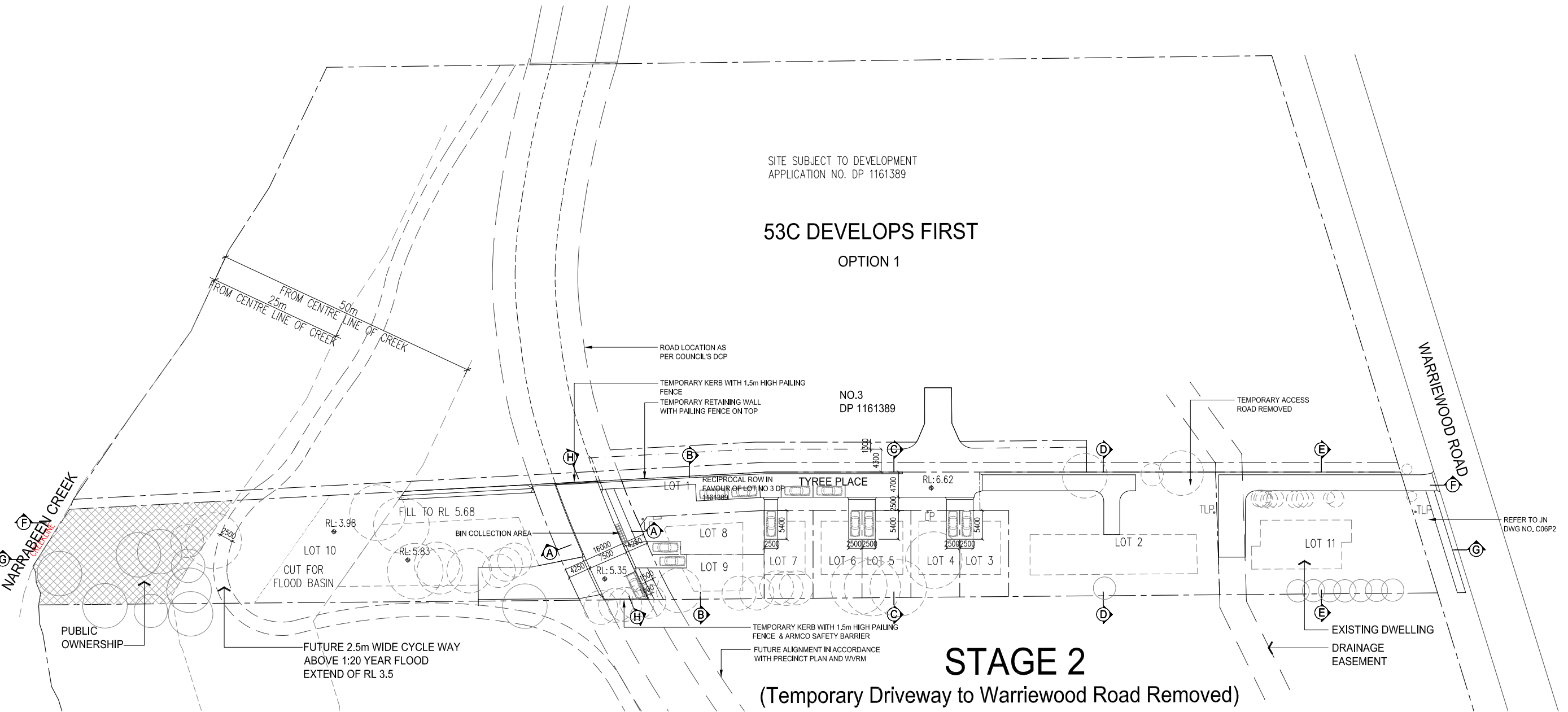


SITE SUBJECT TO DEVELOPMENT  
APPLICATION NO. DP 1161389

### 53C DEVELOPS FIRST

OPTION 1



## STAGE 2

(Temporary Driveway to Warriewood Road Removed)

TOTAL SITE AREA 5631.3m<sup>2</sup>

- BF - BUILDING FOOTPRINT
- LP - LIGHT POLE
- TLP - TEMPORARY LIGHT POLE
- ROW - RIGHT OF WAY

Max Site Coverage To Be 50%		
Activity	Area (m <sup>2</sup> )	Total Site Coverage
Building Footprint	1227	21.79%
Public Road	179.3	3.18%
Private Road & Driveway	1025.3	18.21%
Temp Access	-	-
<b>Actual Site Cover</b>	<b>2431.6</b>	<b>43.18%</b>

Landscape Lot Area Calculation						
Lot #	Lot Areas (m <sup>2</sup> )	Building Footprint (m <sup>2</sup> )	Driveway m <sup>2</sup> (within lot boundary)	Landscape Area	Lot Site Coverage (max 55%)	Landscaped Lot Area (min 45%)
1	475.6	-	410.4	65.2	-	-
2	945.5	233.2	114.1	598.2	37%	63%
3	148.1	68.9	12.5	66.7	55%	45%
4	148.8	68.9	12.5	67.4	55%	45%
5	149.5	68.9	12.5	68.1	54%	46%
6	150.2	68.9	12.5	68.8	54%	46%
7	151	68.9	12.5	69.6	54%	46%
8	170.2	74	14.8	81.4	52%	48%
9	158.2	70.9	14.9	73.1	54%	46%
10	1887.8	350.3	108.1	1429.4	24%	76%
11	861.9	154.1	167.2	540.6	37%	63%

D16.6 - Site Coverage Single Dwelling:  
The total built upon area on individual residential allotments shall not exceed 55% of the site area of the allotment. The remaining 45% of the site area shall be landscape area.

Multi Unit Housing:  
The site coverage on individual allotments being part of a multi-unit housing development may be negotiated with Council provided the overall site coverage for the multi-unit housing development does not exceed 55% of the overall site area of that development

### ROAD LAYOUT STAGE 2

### DEVELOPMENT APPLICATION

REV. A	DESCRIPTION	DATE	REV.	DESCRIPTION	DATE	<b>ARH WARRIEWOOD PTY LTD</b>	<b>STEPHEN BOWERS ARCHITECTS</b> ABN 64 087 958 423 REG ARCHITECT: STEPHEN BOWERS (5810) SUITE 91, 26-32 FIRBANKA ROAD, JONES BAY WHARF PYRMONT NSW 2009 p 02 8212 9705 m 0414 780 450 email: stephen.bowers@stephenbowersarchitects.com www.stephenbowersarchitects.com	• STEPHEN BOWERS ARCHITECTS This drawing is protected by copyright. Reproduction or publication of the whole or part of the drawing without a license of the owner of the copyright is an infringement of copyright.  Do not scale drawings. Verify all dimension on site. Report any discrepancies in documents to Architect.	Address  <b>53C WARRIEWOOD ROAD WARRIEWOOD NSW 2102</b>		Drawing Title  <b>ROAD LAYOUT STAGE 2</b>	Scale 1:400(A1)/1:800(A3)	Date 21/01/2015
				Drawn by cw	Check by S.B								
				Drawing No. DA-20	Rev/Issn A								
				Cad file path.									