

WARRINGAH ROAD

LOW LEVEL MASONRY WALL TO FRONT BOUNDARY TO STOP WATERFLOW FROM COUNCIL FOOTPATH ONTO SITE HEIGHT TO BE DETERMINED BY HYDRAULICS ENGINEER

THIS PLAN TO BE READ IN CONJUNCTION WITH MOD2013/0261 WARRINGAH COUNCIL

WATER TANK AND OSD LOCATION AND DESIGN AS PER ACOR APPEYARD STORM WATER MANAGEMENT PLAN No.G0090707 DATED 06/12 BY L.A

SITE CALCULATIONS

SITE COVERAGE

SITE AREA:	1062m ²
HOUSE FOOTPRINT:	329.55m ²
DRIVEWAY:	164.43m ²
DECK BY OWNER:	43.98m ²
TOTAL SITE COVERAGE:	537.96m ² , 50.6%

FLOOR SPACE RATIO

SITE AREA:	1062m ²
GROUND FLOOR:	256.07m ²
FIRST FLOOR:	256.17m ²
TOTAL:	512.24m ² , 48.23%

LANDSCAPE AREA

SITE AREA:	1062m ²
SITE COVERAGE:	537.96m ²
LANDSCAPE AREA:	524.04m ² , 49.34%

Telstra Pit

LEGEND

	= WATER METER		= BENCH MARK		= SEWER INSPECTION POINT
	= TELSTRA PIT		= GAS METER		= STOP VALVE
	= SIGN		= SEWER MAN HOLE		= ELECTRICITY BOX
	= SEWER VENT		= FENCE LINE		= TREE
	= POWER POLE		= HYDRANT		

LOT 1
DP 578059

NOTE: ALL RETAINING WALLS BY THE OWNER

DRIVEWAY AND VEHICULAR TURNING AREA(S) BY THE OWNER ALL VEHICLES TO LEAVE SITE IN FORWARD DIRECTION

GATE AND STEPS BY THE OWNER

LOW LEVEL FLOOD CONTROL MASONRY WALL TO FRONT BOUNDARY

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LOT 10
DP 26726
1062 m²

PROPOSED DWELLING
GROUND FFL 11.700 AHD

LOT 9
DP 26726

Weatherboard Residence
Tiled Roof (No 662)
Ridge 117.15
FL 112.43

Weatherboard Garage

Fibreglass Awning

Fence

Paling

Gate and Steps by the Owner

Driveway and Vehicular Turning Area(s) by the Owner

Low Level Flood Control Masonry Wall to Front Boundary

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LOT 5
DP 26726

Simulated Weatherboard Residence
Tiled Roof
Ridge 112.50
FL 108.74

Sim Weatherboard Shed

LOT 4
DP 26726

TABLE OF SHORT LINES

No	BEARING	DIST.
1	87° 01' 45"	1.772



Proposed

SITE PLAN & SITE ANALYSIS

HUXLEY HOMES

Building Lasting Relationships

WARNING

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HUXLEY HOMES PTY LTD
ABN 41106443216
Licenced Builder No. 155010C
Level 1, 2 Burbank Place
Baulkham Hills NSW 2153
Ph (02) 8889 7500, Fax (02) 8889 7599

SOIL CLASSIFICATION 'M'
TERRAIN CATEGORY 3 (Mz)
TOPOGRAPHICAL MULTIPLIER (Mt)
WIND DESIGN VELOCITY (Vz) N2

PROPOSED BRICK VENEER RESIDENCE

AT: LOT 10 No 664 WARRINGAH ROAD FORESTVILLE
FOR: MR. M. & MRS. R. KULKARNI
DP: 26726

DESIGN:

CUSTOM

FACADE:

CUSTOM

JOB NO:

23563

REV:

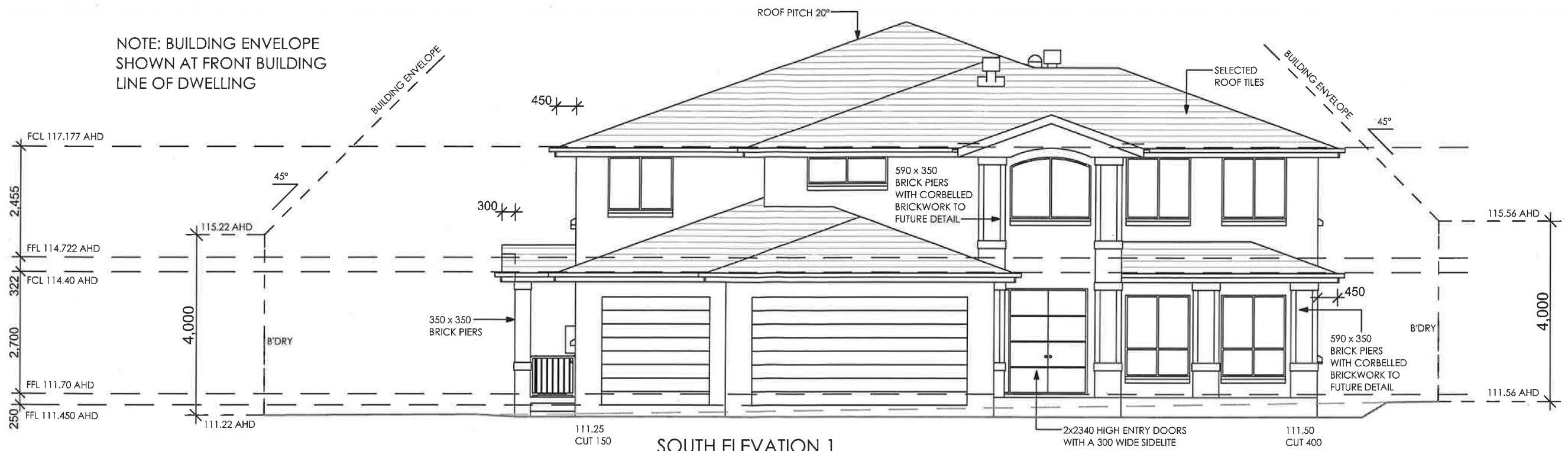
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SCALE:

1:200

SHEET NO:

3



THIS PLAN TO BE READ IN
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MOD2013/0261
WARRINGAH COUNCIL



ELEVATIONS

HUXLEY HOMES

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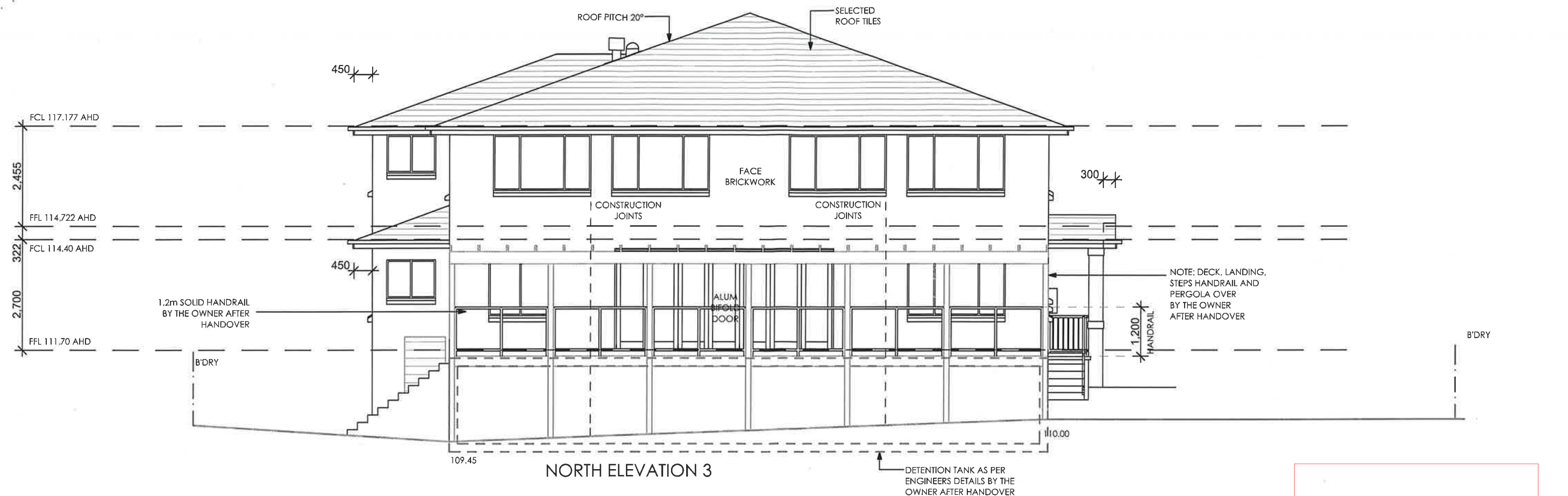
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CUSTOM

JOB NO:
23563

REV:
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SCALE:
1:100

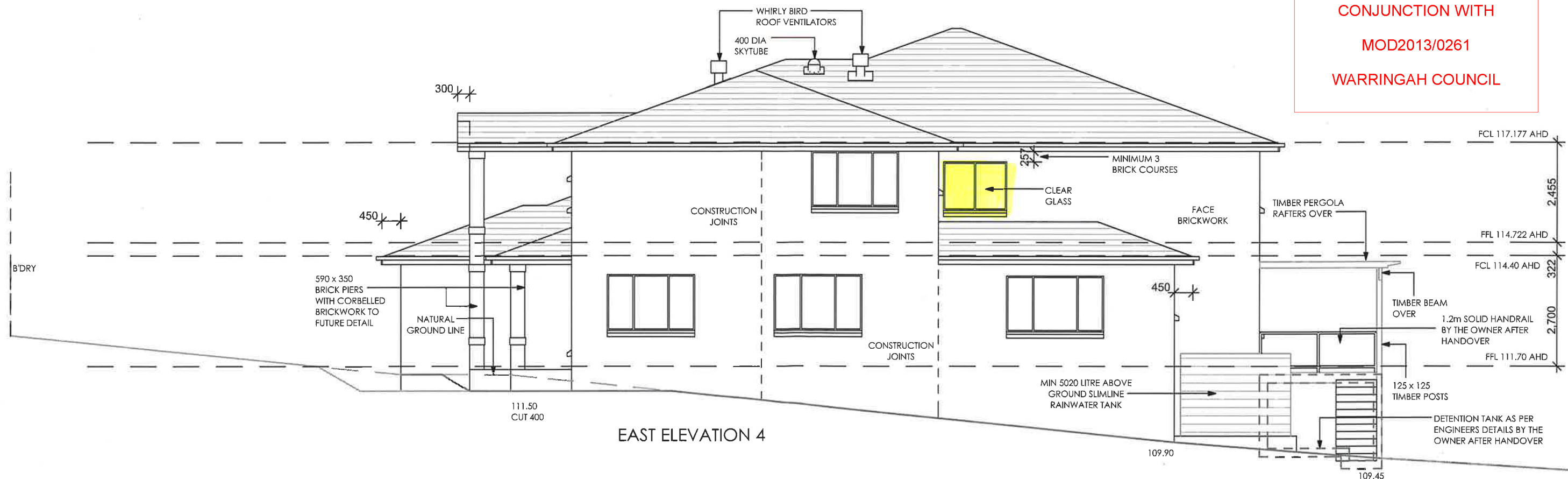
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6



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WARRINGAH COUNCIL



ELEVATIONS 2

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1:100

SHEET NO:
7