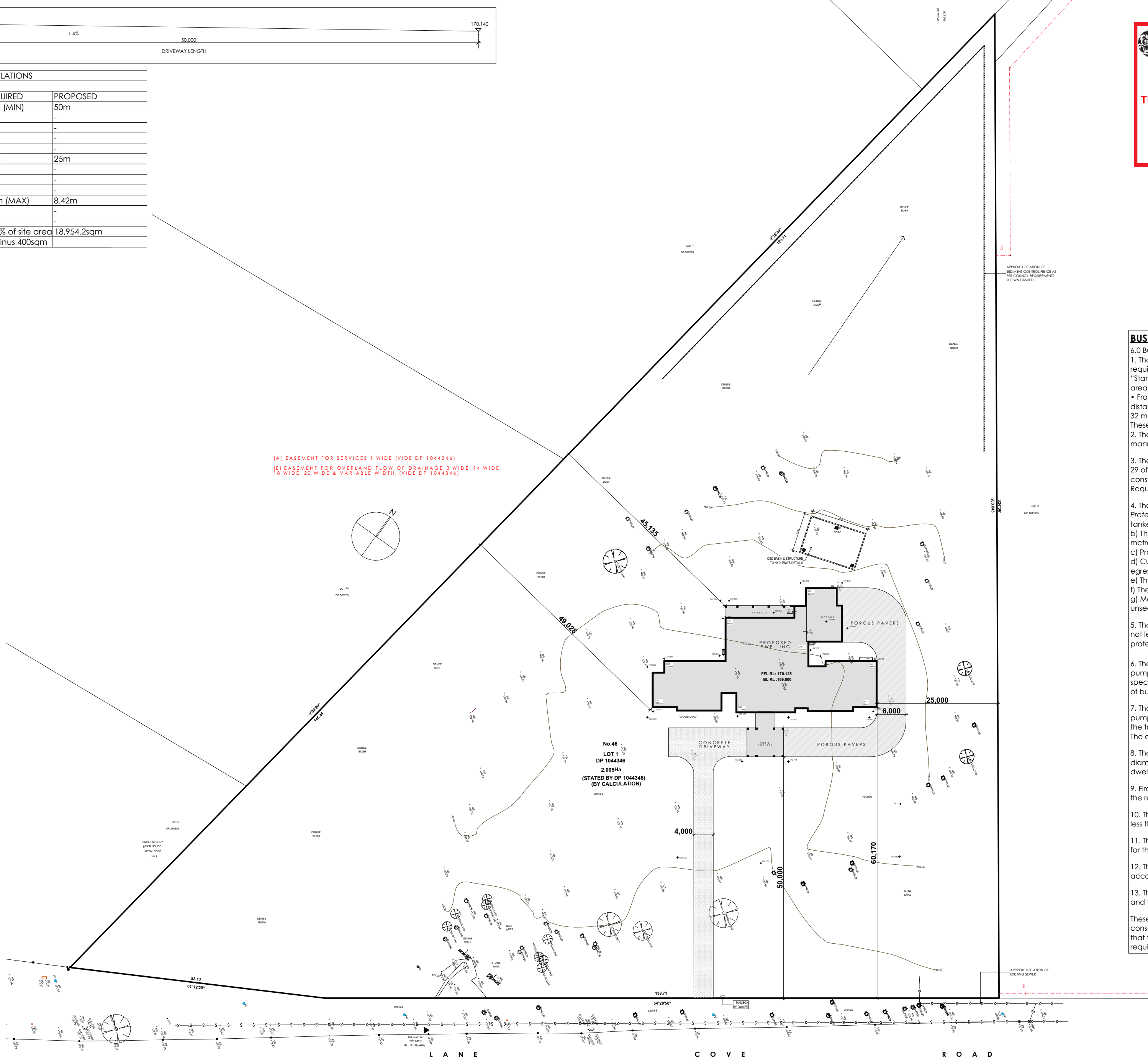


SITE CALCULATIONS		
LODGEMENT: DA (COUNCIL)		
FRONT SETBACK	REQUIRED 20m (MIN)	PROPOSED 50m
SECONDARY SETBACK	-	-
GARAGE SETBACK	-	-
GF REAR SETBACK	-	-
FF REAR SETBACK	-	-
GF SIDE SETBACK	10m	25m
FF SIDE SETBACK	-	-
GF SIDE SETBACK (SIDE B)	-	-
FF SIDE SETBACK (SIDE B)	-	-
OVERALL BUILDING HEIGHT	8.5m (MAX)	8.42m
SITE COVERAGE	-	-
FSR/GFA AREA	-	-
LANDSCAPE AREA (MIN)	- 96% of site area minus 400sqm	18,954.2sqm

Area	m2
GROUND FLOOR	624.97
GARAGE	80.64
ALFRESCO	34.22
PORCH	58.00
UPPER FLOOR	240.08
BALCONY REAR	18.55
	1,056.46 m ²

Area	m2
LANDSCAPING	18,954.20
POS	329.49



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

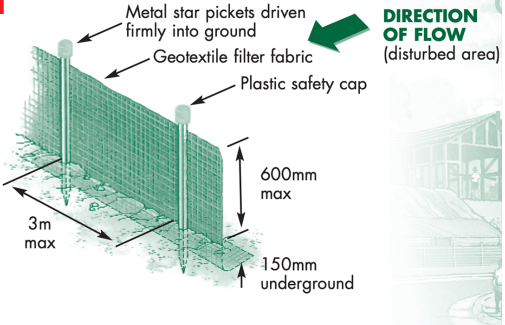
DA2022/2163

ALL DOORS, SQUARE SETS AND WINDOWS TO GROUND FLOOR TO BE SET AT APPROX. 2.4m HIGH.
ALL SUBJECT TO TENDER

NOTE:
REFER TO KITCHEN MANUFACTURERS PLANS FOR ALL CABINETY LAYOUTS.

NOTE:
LOCATION OF ELECTRICITY BOX TO BE DETERMINED ON SITE.

NOTE:
PROVISIONS FOR PLUMBING STACKS AND AC DROPPERS TO BE HIDDEN IN NON-HABITABLE AREAS.



BUSHFIRE HAZARD ASSESSMENT RECOMMENDATIONS:

- 6.0 Bushfire Hazard Assessment Recommendations
 1. That the site where not built upon shall have the vegetation reduced where necessary to satisfy the requirements of *Planning for Bush Fire Protection* 2019 and the NSW Rural Fire Service document "Standards for Asset Protection Zones" for an inner protection area of an asset protection zone and this area shall be maintained at this vegetation level for the lifetime of the development as described below;
 - From the north western, south western and north eastern elevations of the proposed dwelling for a distance of 18 metres; and
 - From the south eastern elevation of the proposed dwelling for a distance of 32 metres.These areas are to form a continuous and linked buffer around the entire dwelling.
 2. That no future landscaping features, planting of shrubs, trees or other vegetation shall occur in such a manner as to compromise the integrity of the asset protection zone.
 3. That the proposed dwelling shall be constructed to section 3 Construction General and section 7 BAL 29 of AS3959-2018 *Construction of buildings in bushfire prone areas* with the exception that the construction requirements shall be varied to comply with section 7.5.2 Additional Construction Requirements of *Planning for Bush Fire Protection* 2019.
 4. That the driveway shall be constructed to comply with the requirements of *Planning for Bush Fire Protection* 2019 which include:
 - a) The surface shall be a material capable of carrying a fully laden fire tanker (23 tonnes) in all weather conditions.
 - b) The width shall be a minimum of not less than 4.0 metres and a vertical clearance of not less than 4.0 metres
 - c) Provide for a turning area in accordance with the Appendix 3 of *Planning for Bush Fire Protection* 2019
 - d) Curves have a minimum inner radius of 6m and are minimal in number to allow for rapid access and egress
 - e) The minimum distance between inner and outer curves is 6m
 - f) The crossfall is not more than 10 degrees
 - g) Maximum grade for sealed roads does not exceed 15 degrees or not more than 10 degrees for unsealed roads
 5. That the dwelling shall maintain a reserve Static Water Supply (SWS) for use during a bushfire event of not less than 20,000 litres stored in a non combustible tank within the area of recommended asset protection zone.
 6. The reserve Static Water Supply shall be permanently plumbed to a petrol or diesel fire fighting water pump with a minimum of 5hp. The pump shall be regularly maintained as per the manufacturer specifications. The pump must be located in such a position to be shielded from the direct mechanisms of bushfire attack.
 7. That a water delivery line of not less than 50 mm diameter be plumbed from the fire fighting water pump plumbed to the reserve Static Water Supply tank, to an outlet point located within 4.0 metres of the truck turning area in the new driveway of the subject allotment to enable fire fighting tankers to refill. The outlet of this line shall be fitted with a ball or gate valve and a 65 to 38mm reducer Storz fitting.
 8. That the development must provide and have readily available kink resistant hose or hoses with a diameter of not less than 19mm and a fire fighting nozzle, capable of reaching all elevations of the dwelling, and fittings suitable for connection to the fire fighting water pump.
 9. Fire hose reels are constructed in accordance with AS/NZS 1221:1997 and installed in accordance with the relevant clauses of AS 2441:2005.
 10. That all plumbing associated with the reserve water supply above the ground or for a depth of not less than 300mm below the ground shall be metal.
 11. That approved NSW Rural Fire Service; Static Water Supply signage is installed at approved locations for the proposed development.
 12. That if the supply of gas to the subject dwelling is undertaken it shall be installed and maintained in accordance with AS 1596-2002 and the requirements of relevant authorities.
 13. The residents should complete a *Bush Fire Survival Plan* as formulated by the NSW Rural Fire Service and the NSW Fire & Rescue.
- These recommendations are the opinions of the author of this report and are compiled to assist the consent authority and the NSW Rural Fire Service in the assessment of this proposed development and that the final conditions as imposed by the consent authority must be adhered to at all stages and where required for the lifetime of the development.



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C	DA	07.10.22	SS	
D	CDC	14.10.22	SS	
E	DA	22.11.22	SS	
F	DA	13.12.22	SS	

BUSHFIRE PRONE:	BENCH LEVEL:
BAL 29	RL :169.8
SCALE	DP No:
1:600	1044346
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SITE PLAN
CLIENT:
DR MUNWWARA & MR UPPAL
ADDRESS:
Lot No.1 46 LANE COVE RD, INGLESIDE, NSW

HOUSING CODE:
COUNCIL
COUNCIL:
NORTHERN BEACHES
FLOOR PLAN:
CUSTOM
FACADE:
CUSTOM

STAGE:
DA
PLOT DATE:
13/12/2022
SOIL CLASSIFICATION:
CLASS P
PROJECT No:
D1433
SHEET:
02

11/593 WITHERS ROAD, ROUSE HILL
0490 816 584
www.dreamhomescustombuild.com.au
info@dreamhomescustombuild.com.au

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT DA2022/2163

Architectural floor plan showing a large residential building layout. The plan includes various rooms such as the Kitchen, Dining, Family, Office, and Bedrooms, along with a central void and a large alfresco area. Dimensions are provided for many rooms and overall sections. The plan is oriented with North at the top.



**northern
beaches
council**

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DA2022/2163



DREAM HOMES

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ISSUE	DESCRIPTION	DATE	INITIAL	
A	SKETCH	07.09.22	HS	BAL 29 RL :169.8
B	CONCEPT	05.10.22	SS	SCALE 1:125 DP No: 1044346
C	DA	07.10.22	SS	
D	CDC	14.10.22	SS	THIS DRAWING AND INFORMATION THEREON IS THE PROPERTY OF ELANTE HOMES NSW AND MUST NOT BE LOANED, PARTLY COPIED, FULLY COPIED OR USED WITHOUT THE EXPRESSED PERMISSION IN LICENSE OR WRITING
E	DA	22.11.22	SS	
F	DA	13.12.22	SS	

GROUND FLOOR PLAN

CLIENT:

DR MUNWWARA & MR UPPAL

ADDRESS:

Lot No.1 46 LANE COVE RD,
INGLESIDE, NSW

HOUSING CODE:	
COUNCIL:	
COUNCIL:	NORTHERN BEACHES
FLOOR PLAN:	
FLOOR PLAN:	CUSTOM
FACADE:	
FACADE:	CUSTOM

STAGE:
DA
PLOT DATE:
13/12/2022
SOIL CLASSIFICATION:
CLASS P
PROJECT No:
D1433
SHEET:
05

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0490 816 584
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Area	m2
GROUND FLOOR	624.97
GARAGE	80.64
ALFRESCO	34.22
PORCH	58.00
UPPER FLOOR	240.08
BALCONY REAR	18.55
	1,056.46 m²

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WINDOWS TO GROUND FLOOR TO BE SET
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ALL SUBJECT TO TENDER

NOTE:
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PLANS FOR ALL CABINERY LAYOUTS.

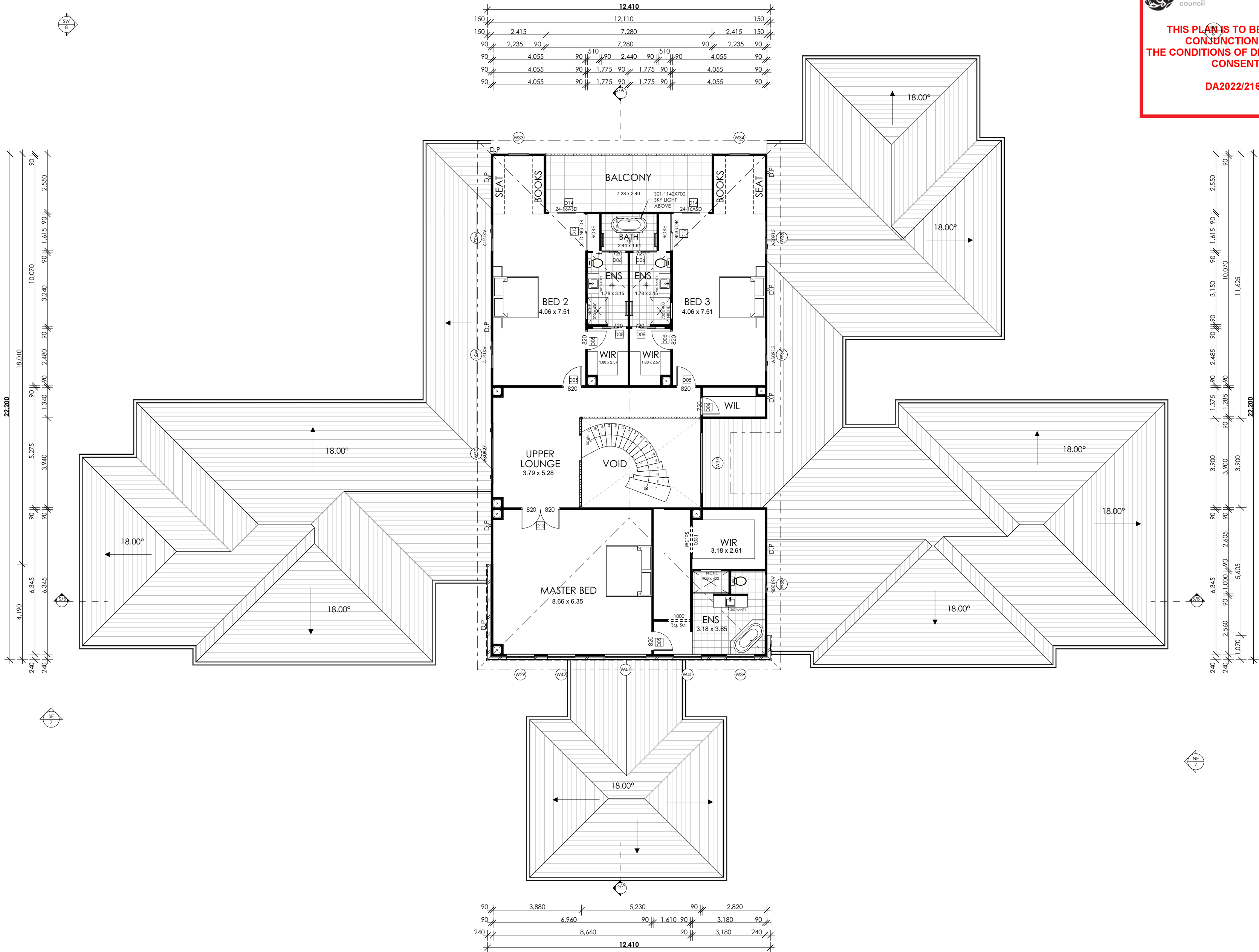
NOTE:
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NOTE:
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DREAM HOMES

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F	DA	13.12.22	SS

BUSHFIRE PRONE:

BENCH LEVEL:

BAL 29

DP No:

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FIRST FLOOR PLAN

CLIENT:

DR MUNWWARA & MR UPPAL

ADDRESS:

Lot No.1 46 LANE COVE RD,
INGLESIDE, NSW

HOUSING CODE:

COUNCIL

COUNCIL:

NORTHEAST

FLOOR PLAN

CUSTOMER

FACADE:

STAGE:

DA

13/12/2022

SOIL CLASSIFICATION

PROJECT No:

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06

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ALL SUBJECT TO TENDER

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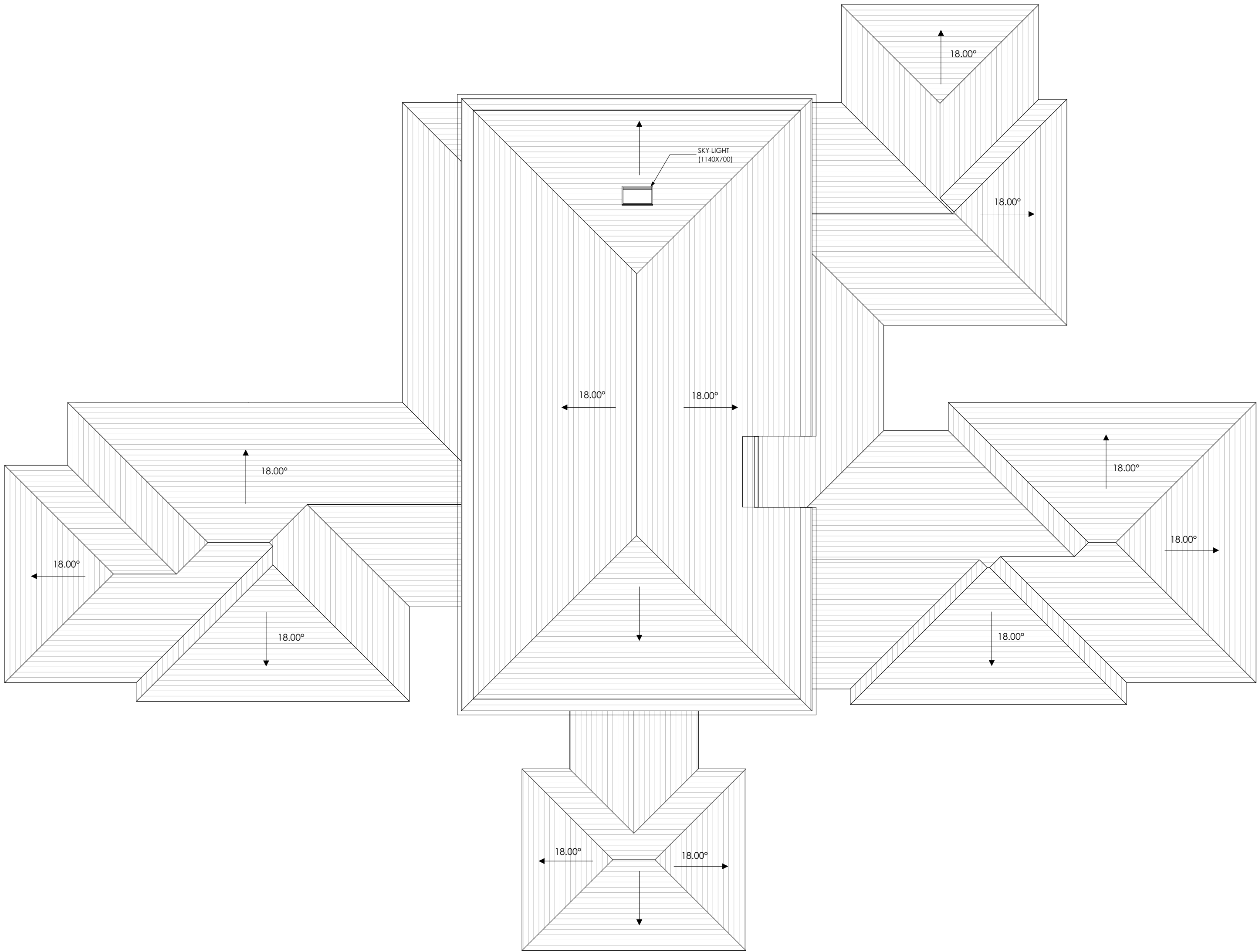
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beaches
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BUSHFIRE PRONE:	BENCH LEVEL:
BAL 29	RL :169.8
SCALE	DP No:
1:125	1044346
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ROOF PLAN	
CLIENT:	DR MUNWWARA & MR UPPAL
ADDRESS:	Lot No.1 46 LANE COVE RD, INGLESIDE, NSW

HOUSING CODE:	
COUNCIL:	NORTHERN BEACHES
FLOOR PLAN:	CUSTOM
FACADE:	CUSTOM

STAGE:	DA
PLOT DATE:	13/12/2022
SOIL CLASSIFICATION:	CLASS P
PROJECT No:	D1433
SHEET:	07

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0490 816 584
www.dreamhomescustombuild.com.au
info@dreamhomescustombuild.com.au

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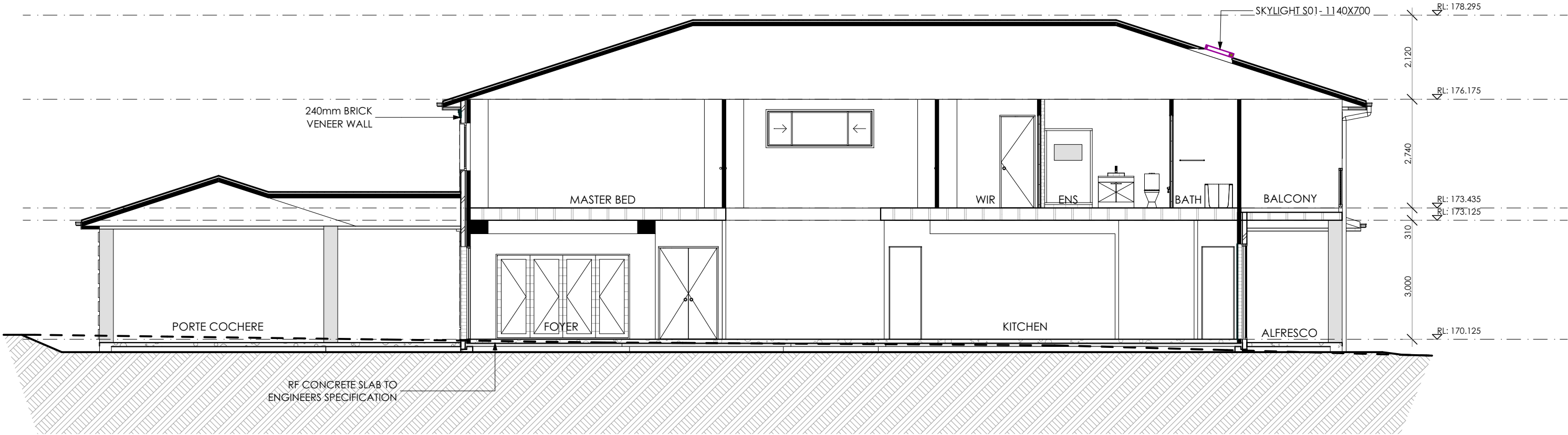
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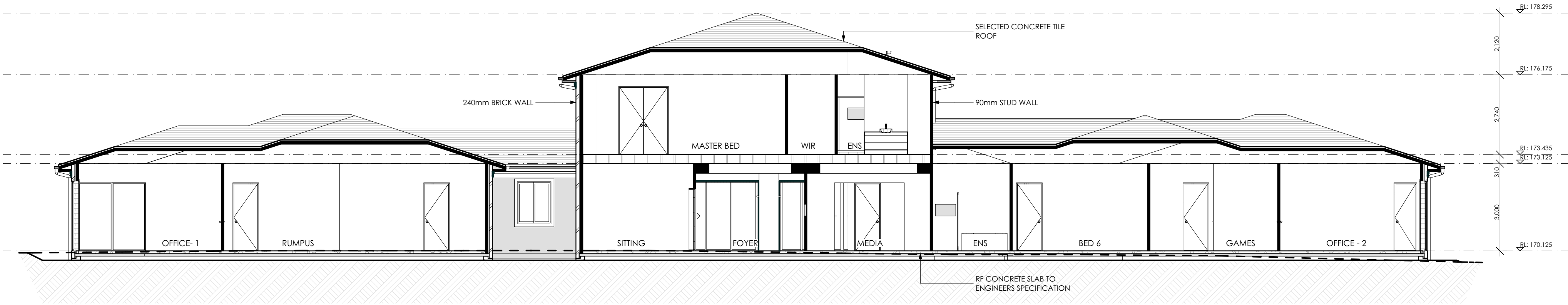
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beaches
council

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SECTION A-A
1:100



SECTION B-B
1:100



DREAM HOMES

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BUSHFIRE PRONE:	BENCH LEVEL:
BAL 29	RL :169.8
SCALE	DP No:
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SECTIONS	
CLIENT:	DR MUNWWARA & MR UPPAL
ADDRESS:	Lot No.1 46 LANE COVE RD, INGLESIDE, NSW

HOUSING CODE:	
COUNCIL:	NORTHERN BEACHES
FLOOR PLAN:	CUSTOM
FACADE:	CUSTOM

STAGE:	DA
PLOT DATE:	13/12/2022
SOIL CLASSIFICATION:	CLASS P
PROJECT No:	D1433
SHEET:	09

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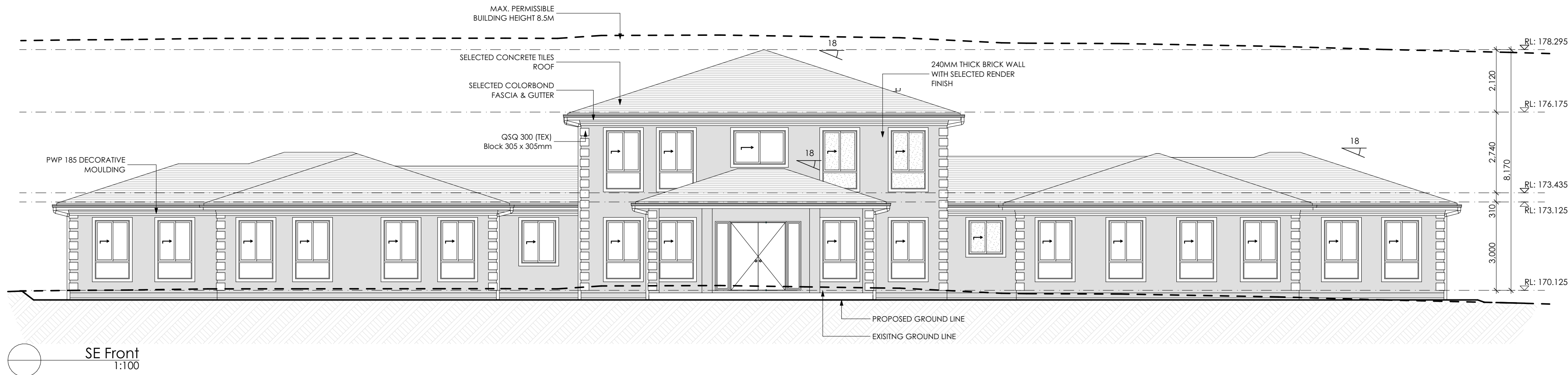
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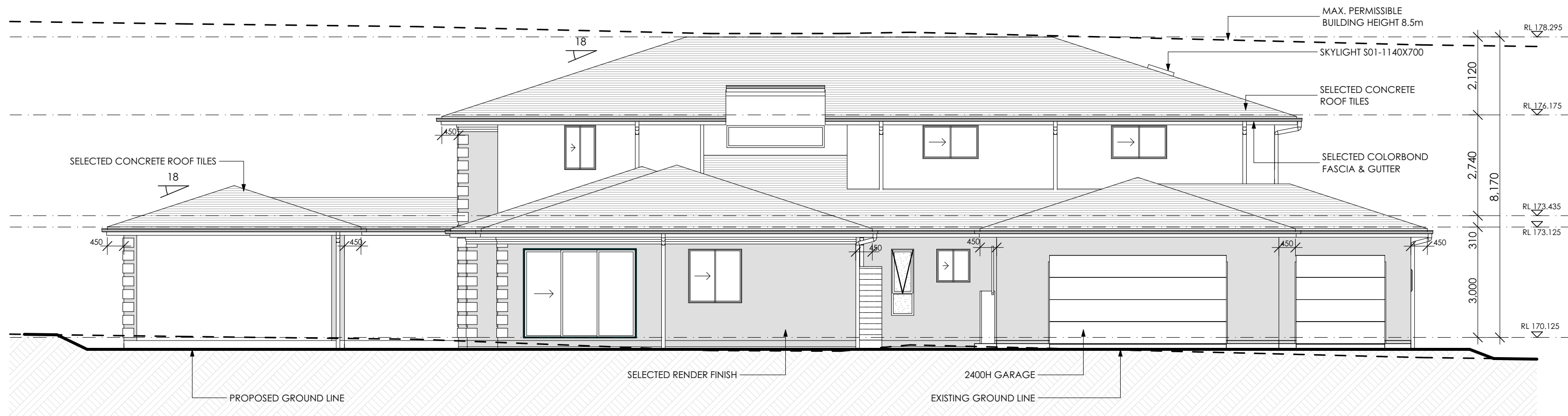
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SE Front
1:100



NE Right
1:100



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ELEVATIONS	
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HOUSING CODE:	COUNCIL:
	NORTHERN BEACHES
FLOOR PLAN:	CUSTOM
FACADE:	CUSTOM

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SOIL CLASSIFICATION:	CLASS P
PROJECT No:	D1433
SHEET:	10

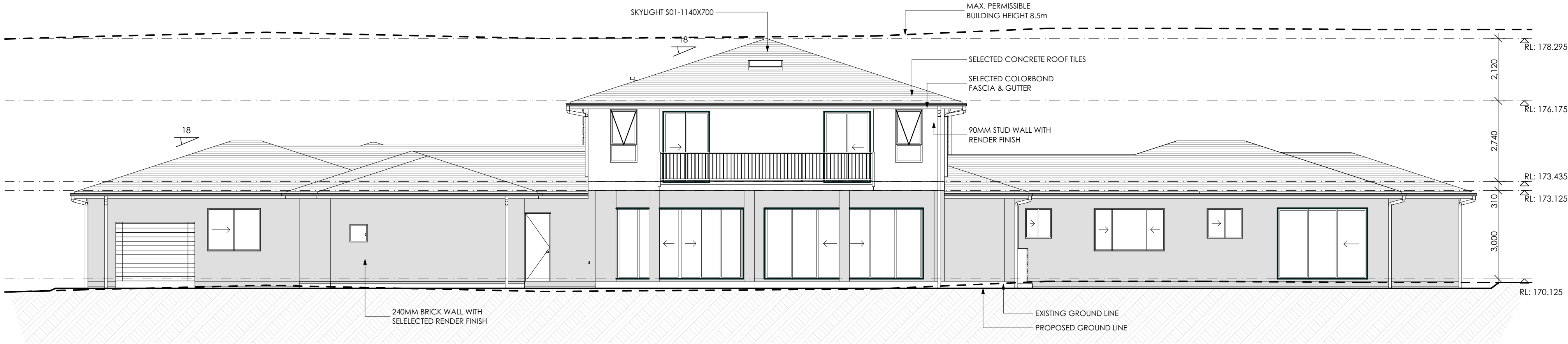
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info@dreamhomescustombuild.com.au



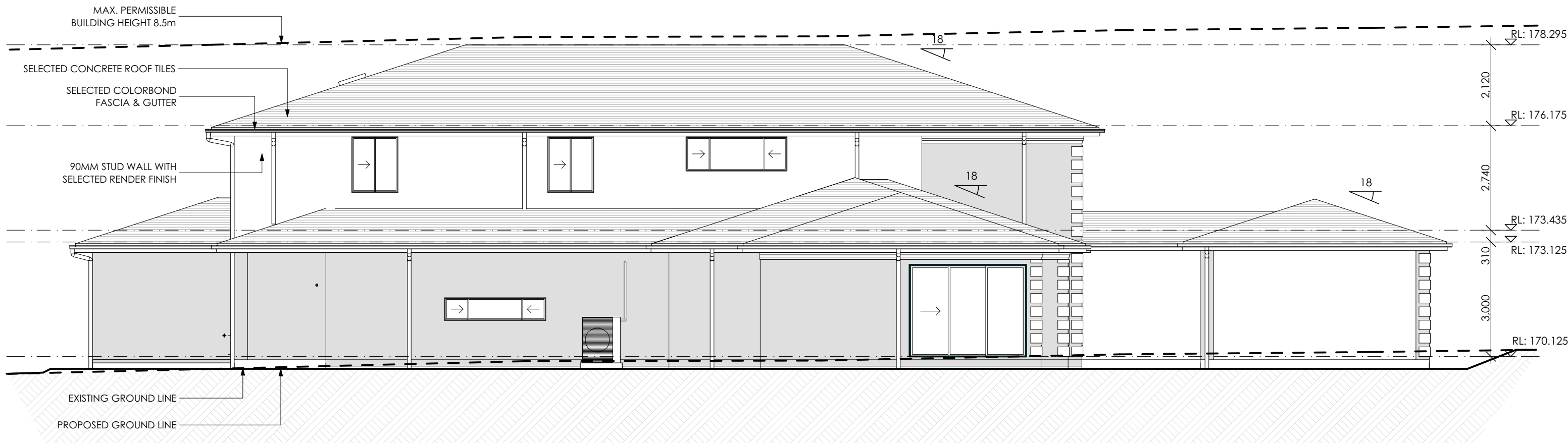
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DA2022/2163

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NW Rear
1:100



SW Left
1:100



DREAM HOMES

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F	DA	13.12.22	SS	

BUSHFIRE PRONE:
BAL 29

BENCH LEVEL:
RL :169.8

SCALE
1:100

DP No:
1044346

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ELEVATIONS

CLIENT:
DR MUNWWARA & MR UPPAL

ADDRESS:
**Lot No.1 46 LANE COVE RD,
INGLESIDE, NSW**

HOUSING CODE:

COUNCIL:
NORTHERN BEACHES

FLOOR PLAN:
CUSTOM

FACADE:
CUSTOM

STAGE:
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13/12/2022

SOIL CLASSIFICATION:
CLASS P

PROJECT No:
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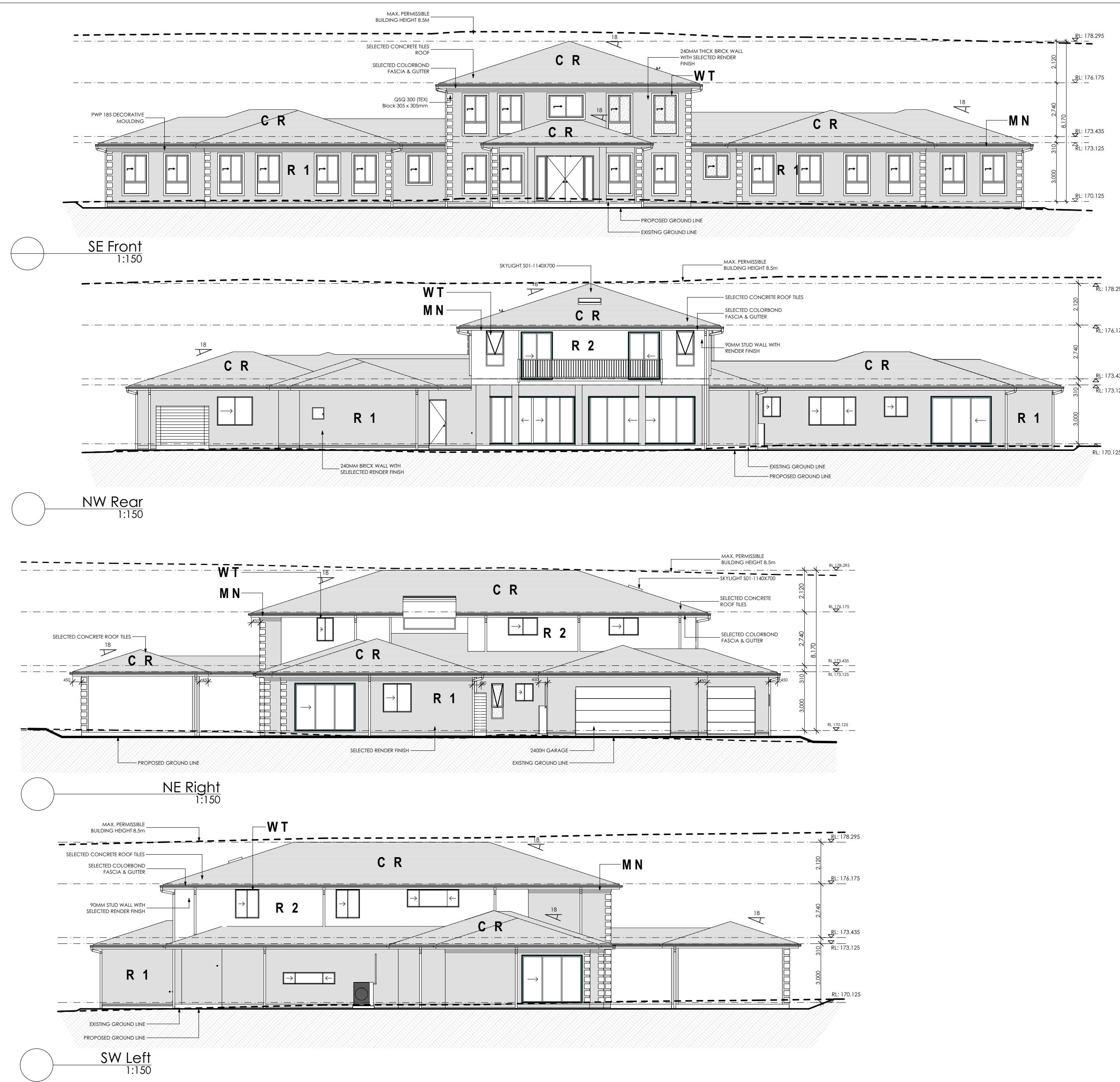
SHEET:
11

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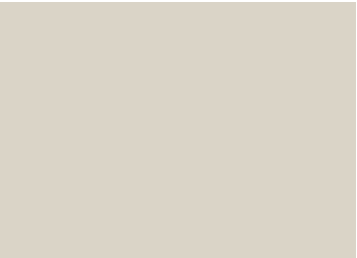
info@dreamhomescustombuild.com.au



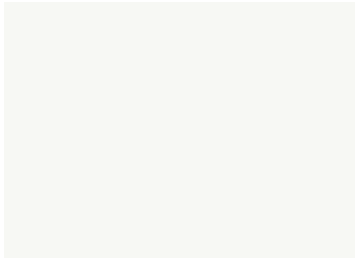
B1
PGH BRICKS
SCRATCH BRICKS TO BE
RENDERED



CR
CONCRETE TILE ROOF
MONIER



R1
RENDER FINISH
DULUX- SELECTED BEIGE



R2
RENDER FINISH
TRIMS AND PROFILES



WT
WINDOWS AND TRIM
DULUX-MONUMENT



MN
FASCIA AND GUTTER
MONUMENT

ALL DOORS, SQUARE SETS AND WINDOWS TO GROUND FLOOR TO BE SET AT APPROX. 2.4m HIGH.
ALL SUBJECT TO TENDER

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 northern beaches council
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DA2022/2163



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BUSHFIRE PRONE:	BENCH LEVEL:
BAL 29	RL :169.8
SCALE	DP No:
1:150	1044346
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SCHEDULE OF FINISHES
CLIENT:
DR MUNWWARA & MR UPPAL
ADDRESS:
Lot No.1 46 LANE COVE RD, INGLESIDE, NSW

HOUSING CODE:
COUNCIL
COUNCIL:
NORTHERN BEACHES
FLOOR PLAN:
CUSTOM
FACADE:
CUSTOM

STAGE:
DA
PLOT DATE:
13/12/2022
SOIL CLASSIFICATION:
CLASS P
PROJECT No:
D1433
SHEET:
12

11/593 WITHERS ROAD, ROUSE HILL
0490 816 584
www.dreamhomescustombuild.com.au
info@dreamhomescustombuild.com.au