

EXISTING SITE PLAN 1:500

EXISTING SITE LOT B DP 419338 AREA = 1333m²

TRUE NORTH:

NOTES (E & OE)

- All structures including stormwater & drainage to engineer's details.
- Do not obtain dimensions by scaling drawings.
- All dimensions are to be checked on site prior to starting work.
- These drawings are to be read in conjunction with all other consultant's drawings and specifications.
- All workmanship & materials shall be in accordance with the requirements of current editions including amendments of the National Construction Code, relevant Australian Standards & local council requirements.
- New materials are to be used throughout unless otherwise noted.
- Concrete footings, slab, structural beams or any other structural members are to be designed by a practicing engineer.

JJ Drafting

174 Garden St, North Narrabeen, NSW, 2101
PO Box 687, Dee Why, NSW, 2099
Mob. 0414 717 541
Email. jjdraft@tpg.com.au
www.jjdrafting.com.au

REV:	DATE:	DESCRIPTION:

PROJECT DETAILS:
PROPOSED SUBDIVISION
11B HILL STREET, WARRIEWOOD NSW 2102

DRAWING TITLE:
SITE & SUBDIVISION PLANS

DATE:
NOV/20

JOB No:
854/20

DRAWN BY:
MS

CHECKED BY:
JJ

SCALE:
1:500 @ A3

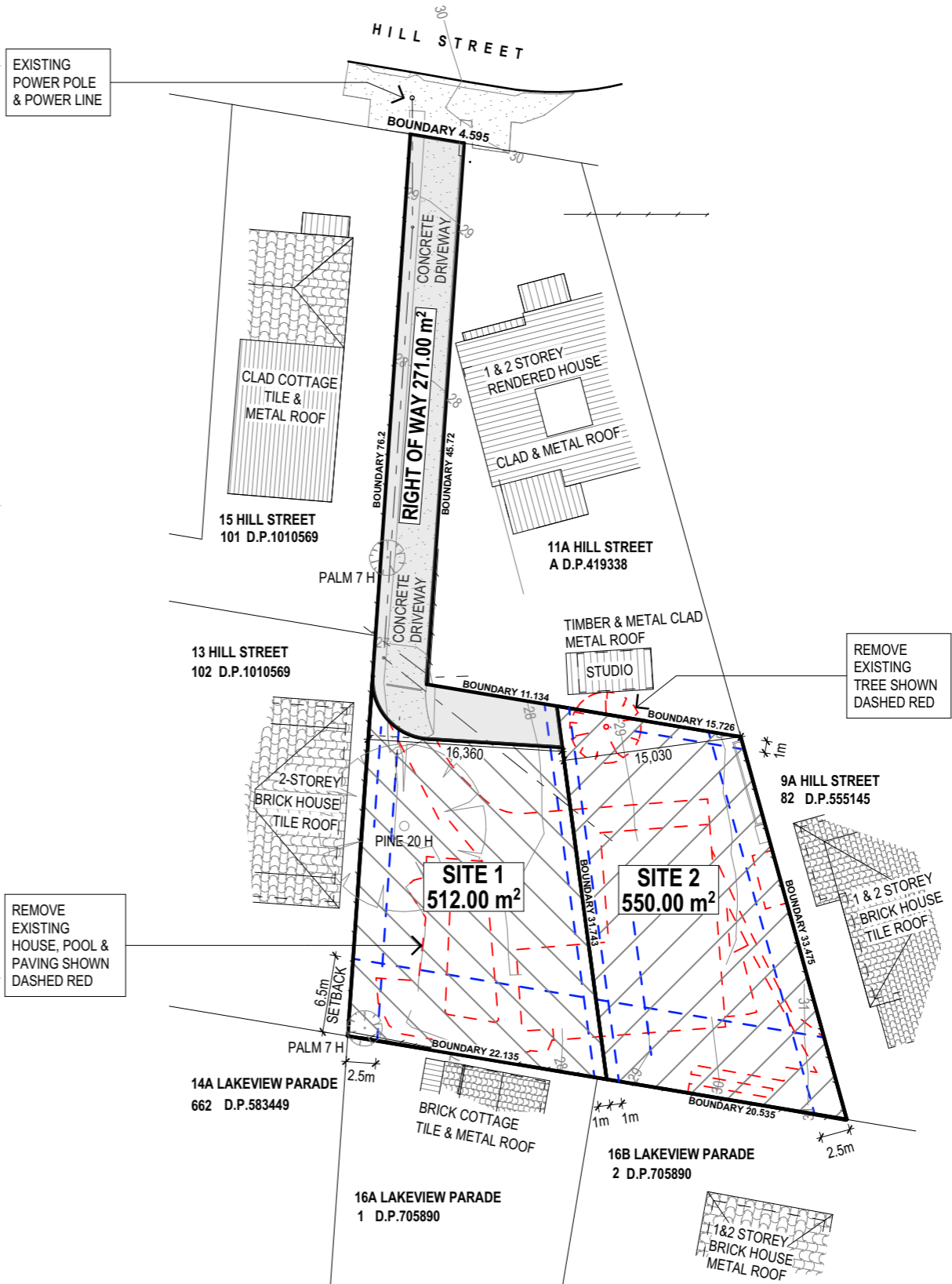
DRAWING No:
DA.01

northern beaches council

PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2022/00030423

DATED: 27 May 2022



PROPOSED SUBDIVISION PLAN 1:500

PROPOSED SITE 1	AREA = 512 m²
PROPOSED SITE 2	AREA = 550 m²
PROPOSED RIGHT OF WAY & EASEMENT	AREA = 271 m²

LEGEND
--- EXISTING TO BE REMOVED
--- SETBACK CONTROL



CONCEPT PLAN 1:200

SITE 1		TOTAL AREA = 512 m ²
PARKING	AREA = 33 m ²	
DWELLING	AREA = 153 m ²	
LANDSCAPING	AREA = 326 m ²	
LANDSCAPED PORTION OF SITE		63.67%

SITE 2		TOTAL AREA = 550 m ²
DRIVEWAY	AREA = 50 m ²	
PARKING	AREA = 36 m ²	
DWELLING GROUND LEVEL	AREA = 130 m ²	
DWELLING GL + L1	TOTAL AREA = 212 m ²	
LANDSCAPING	AREA = 334 m ²	
LANDSCAPED PORTION OF SITE		60.73%

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CONCEPT PLAN

DATE: NOV/20	DRAWN BY: MS	SCALE: 1:200 @ A3
JOB No: 854/20	CHECKED BY: JJ	DRAWING No: DA.02