





SITE INFORMATION

Lot 1 on DP 1193927

Currajong Street, Evans Head NSW

80,840 Sq.m 434.454mm 40,420 Sq.m Max Caretaker Lot/Residence:

Total:

24.6 Dw/ha

199 Dwelling Lots

DP1193927)

[0]

NSN

HEAD

EVANS

STREET,

CURRAJONG

ESTATE

HOME

CTURED

AANUFA

PROPOSED

CONTROL NOTES (Whole Site)

10% of Dwelling Allotments (as a minimum) to be wheelchair accessable from kerbside to doorway. All Common Areas (including Clubhouse and Pool areas) to be

Refuse collection within the site by Council Contracted Operator once a week. Collection Points to left-hand side of road to

CONTROL NOTES (Allotments)

130 Sa.m Allowable 180+ Sq.m (18X10m)* 225+ Sq.m (15X15m)* STANDARD LOT (NOM): 234+ Sq.m (18X13m)*

MAXIMUM SITE COVER: 2/3 of Individual Lot* MINIMUM LANDSCAPE AREA: 30 Sq.m Private Open Space (P.O.S.) MAXIMUM BUILDING HEIGHT: 2 STOREY

Nil setback to Garages/Carport*** MAXIMUM HOME REPEAT: 3 of the same home design in a row Wall colours, Orientation+House mix.

Colourbond-Refer Client Selections * Predominent/Nominal site size. Lot configurations and area may alter. ** Measured as Constructed Floor Area.

*** Non-Combustible roof overhang of 450mm allowable within 1000mm side and rear Setback region. There is no Roadside Boundary Setback requirement.

COMMUNITY + LANDSCAPE SPACE

INDIVIDUAL LOTS (AS MINIMUM REQUIREMENT) MINIMUM LOT SIZE: 130 Sq.m ALLOWED

MIN REQUIRED AREA: 30 Sq.m (3x3m minimum in one area) TOTAL LANDSCAPING: 199 Allotments X 30 Sq.m = 5,970 Sq.m

WHOLE SITE (AS MINIMUM REQUIREMENT)

MIN REQUIRED AREA: 30% (Inclusive of Lot Requirements) PROVIDED: 8,085 Sq.m (Communal / Core) ~ 10.0%*

> 5,970 Sq.m (Total Lot Minimum) ~ 7.0% 10,195 Sq.m (Deep Planting) ~ 13%** TOTAL: 24,250 Sq.m (For overall site) ~ 30%***

 $\mbox{\footnote{thm}}$ The Commun Open Space area includes all building structures, accessways, recreation and sporting amenities. ** Includes verges and remnant vegetation within the site. Driveway/Deep Planting areas are interchangeable to accommodate home selection and placement.

*** Allotment, POS, Community Space & Deep Planting figures are flexible (apart from any specifically nominated minimum requirements) if no less than 30% overall COMBINED landscape area is achieved.

CAR PARKING + ROADS

RESIDENTS PARKING (1 Minimum Covered Each) 11 SPACE PER 10 (or Part) DWELLINGS = 219 CAR SPACES REQUIRED MINIMUM OF 22 DWELLINGS WITH DOUBLE GARAGE 20 Dwellings = 40 COVERED CAR SPACES

MAXIMUM OF 179 DWELLINGS WITH SINGLE GARAGE 179 Dwellings = 195 COVERED CAR SPACES

VISITOR PARKING (Uncovered)

FIRST 140 DWELLINGS = 20 REQUIRED
EXTRA 59 DWELLINGS (1 PER 10)= 6 REQUIRED
DISABLED ACCESS PARKING = 3 REQUIRED (as part of overall 26)
TOTAL CARPARKS = 26 PROVIDED (as a minimum) CLUBHOUSE PARKING (Uncovered)

INDICATES A CAR PARKING BAY THAT CURRENTLY IS, OR CAN BE ADJUSTED TO ACCOMMODATE DISABLED ACCESS PARKING BA

All Major Carriageway Widths are 6m Clear. All Minor Carriageway and Slow Point Widths 4m Clear.

No Road Reserve Widths is to be set at less than 6m Clear.

GENERAL NOTES

GROUND LEVELS, FINISHED FLOOR LEVELS, SITE WORKS AND RETAING WALLS ARE INDICATIVE ONLY AND ARE TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION. SITE PLANS ARE TO BE READ IN CONJUNCTION WITH SURVEY, ENGINEERING AND OTHER RELEVENT AND/OR REFERED CONSULTANT/AGENT DOCUMENTATION.

SITE INFORMATION (METES AND BOUNDS) IS INDICATIVE ONLY AND SHOULD BE READ IN CONJUNCTION WITH SURVEY PLANS PROVIDED AND CERTIFIED AS ACCURATE BY A REGISTERED SURVEYOR PRIOR TO COMMENCING SITE SETOUT AND

REFER TO THE ENGINEERS DESIGN DOCUMENTATION AND CALCULATIONS FOR DETAILS ON SLAB, FOOTINGS, FOUNDATION, RETAINING WALLS, STUCTURAL FLOOR LEVELS, FRAMING, SITEWORKS AND STORMWATER DETAILS. THIS DOCUMENT IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS SHEETS, CONSULTANTS DRAWINGS, DOCUMENTS, SCHEDULES, SPECIFICATIONS, ACTS, CODES AND REGULATIONS (AS APPLICABLE).

THE BUILDER AND SUBCONTRACTORS ARE TO ENSURE THAT ALL STORMWATER DRAINS, SEWER PIPES AND LIKE SERVICES ARE LOCATED AT A SUFFICIENT DISTANCE FROM ANY BUILDINGS FOOTINGS AND/OR SLAB EDGE BEAMS SO AS TO PREVENT MOISTURE PENETRATION, DAMPNESS, WEAKENING AND UNDERMINING OF ANY BUILDING AND ITS FOOTING/ FOUNDATION SYSTEM.

LOCATION OF ALL/ANY EXISTING EXISTING ONSITE SERVICES TO BE CONFIRMED PRIOR TO CONSTRUCTION. ROOFWATER DRAINAGE TO DISCHARGE TO COUNCIL

STORMWATER TO BE CONTROLLED ON SITE WITH FALLS TO ROADSIDE KERB AND CHANNEL OR OTHER APPROVED



MAVID GROUP Drawing Sheet Title SITE DATA PLAN Calculations and Controls 27/03/2017 1:1000@A1 uno

Project Number Checked By Drawing Sheet Number





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COMMUNAL SPACE DATA BREAKUP

COMMUNAL SPACE AND ASSOCIATED FACILITIES GROSS AREA SPACE: 8085 Sq,m (10% OF SITE)

ENTRY ROADWAY: 1420 Sq,m (IF DECLARED NON-USE) CENTRAL BIO-DETENTION: 1580 Sq,m (IF DECLARED NON-USE) NETT AREA SPACE: 5085 Sq,m (6.3% OF SITE)

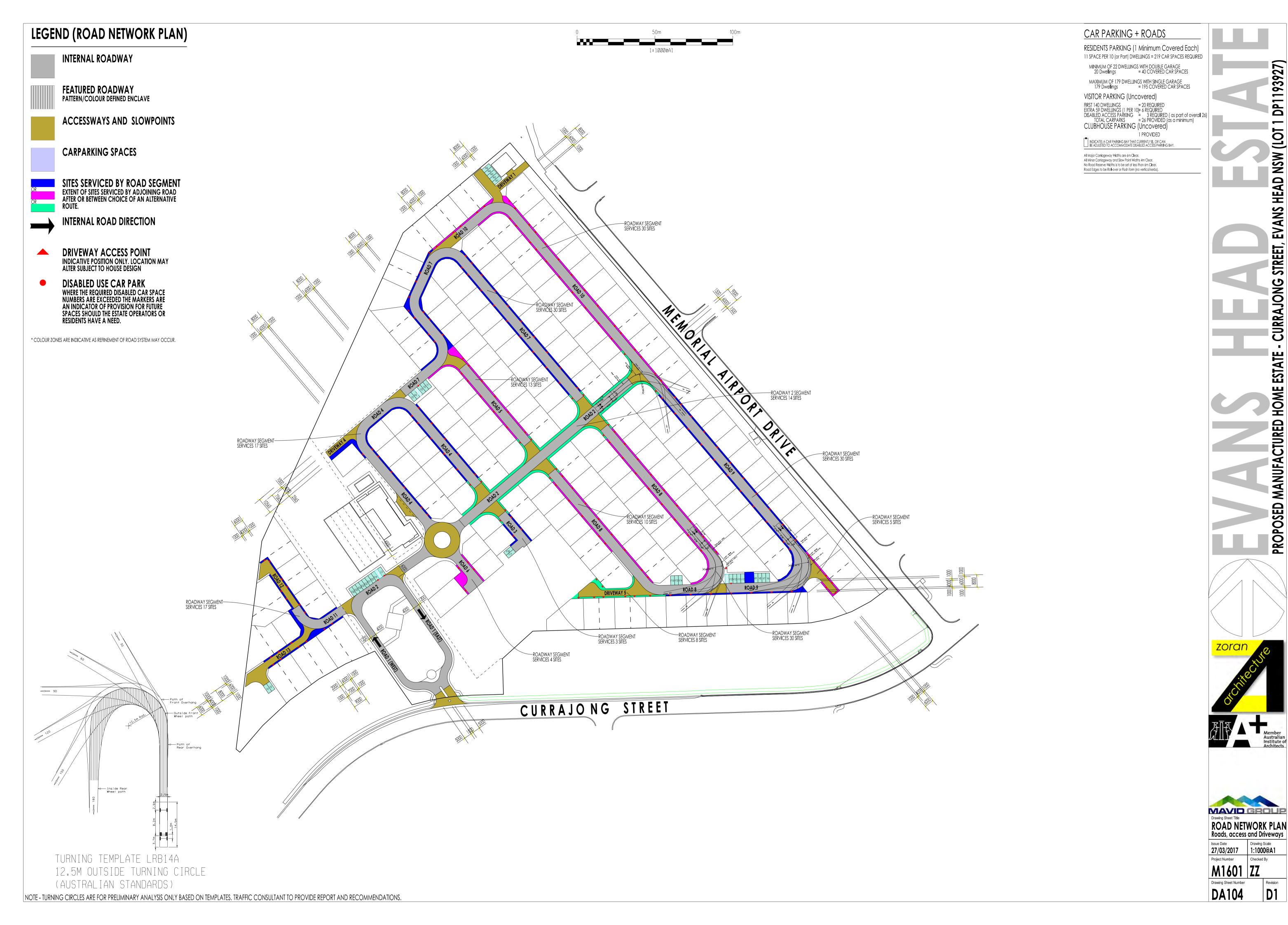
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