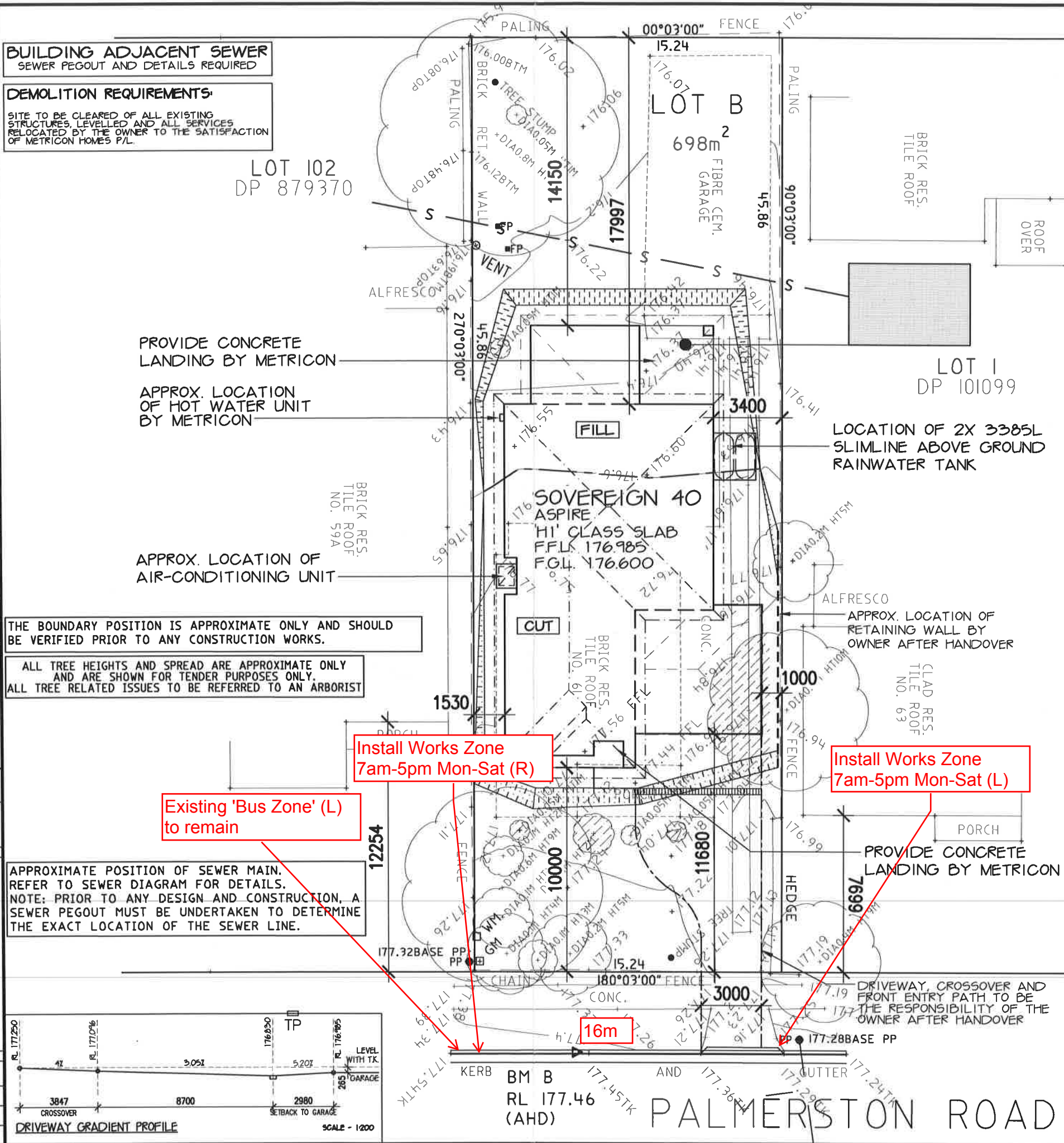


COMPLYING DEVELOPMENT NSW HOUSING CODE SEPP 2008 EFFECTIVE FROM 22/09/2017		
SITE AREA	698.00 SQM	
PROPOSED ROOF COVERAGE	255.13 SQM	
PROPOSED DRIVEWAY/PATHS	61.29 SQM	
<b>GROSS FLOOR AREA</b> (MEASURED FROM THE INTERNAL FACE OF EXTERNAL WALL EXCLUDES FRONT PORTICO, OUTDOOR ROOM AND BALCONIES)		
GROUND FLOOR	154.10 SQM	
FIRST FLOOR (EXCLUDES VOIDS)	132.41 SQM	
GARAGE (EXCLUDES 1 CAR SPACE OF 12.76 SQM)	23.57 SQM	
TOTAL	310.1 SQM	
MAX. ALLOWABLE BY N.S.W. HOUSING CODE	335 SQM	
<b>TOTAL LANDSCAPED AREA</b> (EXCLUDES HARD SURFACES, MINIMUM DIMENSION OF 1.5M)		
TOTAL LANDSCAPED AREA	410.13 SQM	
MIN. REQUIRED BY N.S.W. HOUSING CODE	209.40 SQM	
(MINIMUM LANDSCAPE AREA = 30% OF LOT AREA)		
<b>FRONT YARD LANDSCAPED AREA</b> (FORWARD OF BUILD LINE)		
TOTAL FRONT YARD AREA	161.54 SQM	
LANDSCAPED FRONT YARD AREA	102.19 SQM	
LANDSCAPED FRONT YARD AREA (AS A PERCENTAGE OF TOTAL FRONT YARD AREA)	63.26 %	
MIN. REQUIRED BY N.S.W. HOUSING CODE	30.00 %	
<b>PRIVATE OPEN SPACE</b> (MIN DIMENSION OF 3.0M MAX. GRADE OF 150)		
TOTAL OPEN SPACE	24.00 SQM	
MIN. REQUIRED BY N.S.W. HOUSING CODE	24.00 SQM	
<b>BUILDING HEIGHT RESTRICTION</b> MAXIMUM 8.5M RIDGE HEIGHT (F.F.L. MUST BE ACCURATE TO COMPLY)		
<b>MAXIMUM 1000MM CUT</b> (1000MM OR LESS FROM A BOUNDARY)		
<b>MAXIMUM 2000MM CUT</b> (1000MM-1500MM FROM A BOUNDARY)		
<b>MAXIMUM 3000MM CUT</b> (1500MM FROM A BOUNDARY)		
<b>MAXIMUM 1000MM FILL</b> (TOE OF BATTER MUST BE A MIN. 1000MM FROM A BOUNDARY)		
<b>TERMITE PROTECTION</b> PROVIDE TERMITE PROTECTION IN ACCORDANCE WITH A.3.2660.1		
<b>SURVEYORS NOTES</b>		
A. THIS SURVEY IS SPECIFICALLY FOR CONTOUR PURPOSES ONLY. THE BOUNDARIES OF THE SUBJECT PROPERTY HAVE NOT BEEN INVESTIGATED AND THE POSITION SHOWN IS APPROXIMATE ONLY.		
B. AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY.		
C. SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY. THE RELEVANT SERVICE AUTHORITY SHALL BE CONTACTED TO VERIFY THE EXISTENCE AND POSITION OF ALL SERVICES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.		
D. CONTOURS ARE INDICATIVE OF SURFACE TOPOGRAPHY ONLY. SURVEYED SPOT LEVELS ARE THE ONLY VALUES TO BE RELIED ON FOR REDUCED LEVELS ON PARTICULAR FEATURES.		
<b>DRAWINGS AMENDMENTS</b>		
-	-	-
-	-	-
-	-	-



LOT NO. B	
DEPOSITED PLAN: 376991	
COUNCIL / LGA: HORNSBY SHIRE	
SLAB CLASS:	H1
WIND SPEED:	N1
<b>EXCAVATION NOTES:</b> 50MM (+/-) TOLERANCE TO NOMINATED R.L.'S EXCAVATE APPROX. 400MM ON R.L. 176.600 AND FILL APPROX. 400MM EXCAVATIONS ARE TO START A MINIMUM OF 1000MM FROM THE EDGE OF THE BUILDING AND ARE TO BE BATTERED BACK TO SUIT IT IS THE RESPONSIBILITY OF THE OWNER TO PROVIDE A GRATED DRAIN ACROSS GARAGE OPENINGS (IF REQUIRED) DUE TO CONSTRUCTION OF DRIVEWAY	
<b>IMPORTANT NOTES:</b> SITE CUTS ARE SUBJECT TO COUNCIL APPROVAL & NOT TO BE USED BY ANY OTHER CONTRACTORS OTHER THAN METRICON HOMES PTY LTD	
<b>STORMWATER TO DRAIN TO ON-SITE ABSORPTION/ DISPERSAL/ INFILTRATION SYSTEM</b> REFER TO HYDRAULIC ENGINEER'S DETAILS	
<b>TEMPORARY SITE FENCING:</b> METRICON TO PROVIDE FENCING TO ANY UNFENCED BOUNDARIES (AS REQUIRED)	
<b>ALL WEATHER ACCESS:</b> METRICON TO SUPPLY UP TO 5M SUITABLE ALL WEATHER ACCESS TO BUILDING PLATFORM DURING CONSTRUCTION	
<b>SURVEY LEGEND</b>	
<ul style="list-style-type: none"> <li>GULLY PIT</li> <li>HYD. HYDRANT</li> <li>SIP SURFACE INLET PIT</li> <li>SEWER INSPECTION COVER</li> <li>SEWER MANHOLE</li> <li>WATER METER</li> <li>ELECTRICITY BOX</li> <li>STORMWATER MANHOLE</li> <li>TELSTRA PIT</li> </ul>	<ul style="list-style-type: none"> <li>SEWER LINE</li> <li>VEHICLE CROSSING</li> <li>STOP VALVE</li> <li>DEEP EDGE BEAM</li> <li>GAS METER</li> <li>LIGHT POLE</li> <li>INVERT</li> <li>TOP OF KERB</li> <li>KERB OUTLET</li> </ul>
ASPECT SURVEY DATE: 15.06.18	
CONTOUR INTERVALS: 200MM	
LEVELS TO: AHD.	
<b>SITE PLAN</b>	
Build E Level 4, 32 Lexington Dr, Baulkham Hills NSW 2153 P.O. Box 7510, Norwest Business Park NSW 2153 Tel: 02 8887 9000 Fax: 02 8079 5901 Contractor Licence No: 174 699 A.C.N. 005 108 752 www.metricon.com.au	
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MRS LAN & MR JIANG LOT B, NO. 61 PALMERSTON ROAD HORNSBY	
JOB No. 695569	
DATE: 29.06.2018	DRAWN: PG
SCALE: 1:200	SHEET: 1 OF 12
UBD REF: SYD 133 M16	