

CENTRAL COAST COUNCIL
(BASED ON GOSFORD DCP 2013)

SITE AREA:

929.00m²

PROPOSED ROOF COVERAGE:

194.91m²

FLOOR SPACE RATIO:

GROUND FLOOR:

101.00m²

GRANNY FLAT:

0.00m²

TOTAL LIVING AREA:

101.00m²

MEASURED TO INT. FACE OF EXT. WALLS
EXCLUDES GARAGE

10.87%

MAX. ALLOWABLE BY COUNCIL:

50%

SITE COVERAGE

TOTAL SITE COVERAGE:

168.16m²
18.10%

MAX. ALLOWABLE BY COUNCIL:

60%

LANDSCAPED AREA

TOTAL LANDSCAPED AREA:

675.00m²

EXCLUDING ALL HARD SURFACES

72.7%

MIN. ALLOWABLE BY COUNCIL:

40%

BUILDING HEIGHT RESTRICTION

MAXIMUM 8.5m RIDGE HEIGHT
(FFL MUST BE ACCURATE TO COMPLY)

MAXIMUM CUT - 1000mm
< 1000mm OF BOUNDARY
MAXIMUM CUT - 3000mm
> 1000mm OF BOUNDARY
MAXIMUM FILL - 1000mm
NO EXPOSED FILL WITHIN 1500mm OF BOUNDARY

RETAINING WALLS
NO RETAINING WALLS WITHIN 1.5m SETBACK TO
REAR OR SIDE OF EXTERNAL WALL OF DWELLING

STORMWATER DRAINAGE TO:
TO STREET VIA GRAVITY

DATUM:
AHD

APPROVAL TYPE:

SURVEYED BY:
A FARRELLY

DEVELOPER APPROVAL:

DATE SURVEYED:
22.08.2023

ZONE:

R2

SURVEY REV:

WIND SPEED:

N2

SLAB CLASS:

M

THIS SURVEY MAPS THE SITE FEATURES AND LEVEL, IT DOES
NOT GUARANTEE THE POSITION OF PEGS, ALLOTMENT
BOUNDARIES OR FENCES. CHECK TITLE FOR ANY EASEMENTS.

EXISTING TREES TO BE
LOPPED/REMOVED BY OWNER

TREE REMOVAL REQUIREMENTS:

SITE TO BE CLEARED BY OWNER OF ANY EXISTING TREES
AND/OR PRUNE TREES WHICH WILL EFFECT THE BUILDING
AREA PRIOR TO CONSTRUCTION
IT IS THE RESPONSIBILITY OF THE OWNER TO OBTAIN
SEPARATE COUNCIL APPROVAL IF REQUIRED

LEGEND:

EXISTING
TREE

TREE
REMOVED

STRUCTURAL
ROOT ZONE

TREE
PROTECTION
ZONE

GULLY PIT

HYDRANT

SURFACE INLET PIT

SEWER INSPECTION COVER

SEWER MAINTENANCE HOLE

WATER METER

ELECTRICITY BOX

STORMWATER MANHOLE

TELSTRA PIT

FENCE / GATE

SEWER MAINS

GAS MAINS

WATER MAINS

OVERHEAD POWER

TELECOMMUNICATIONS LINE

GAS METER

POWER POLE

TOP OF KERB

KERB OUTLET

RETAINING WALL BY METRICON OFFSET
APPROX. 200MM FROM BOUNDARY SUBJECT
TO EXISTING SITE CONDITIONS
(REFER TO ENGINEER'S DETAILS)
TOP R.L. 9.900
TOE R.L. 9.200

PREFERRED LOCATION OF FUTURE
ABOVE GROUND ROUND
RAINWATER TANK (SUBJECT TO
BASIX ASSESSMENT)

APPROX. LOCATION OF HOT
WATER UNIT

TOP R.L. 9.350
TOE R.L. 9.200

APPROX. LOCATION
OF AIR-COND. UNIT

RETAINING WALL BY METRICON OFFSET
APPROX. 200MM FROM BOUNDARY SUBJECT TO
EXISTING SITE CONDITIONS
(REFER TO ENGINEER'S DETAILS)
TOP R.L. 9.780
TOE R.L. 9.200

PROVIDE CONCRETE
LANDING BY METRICON

TOP R.L. 9.500
TOE R.L. 9.200

APPROX. LOCATION OF (MAX. 25)
ELEC. SOLAR PANELS

TOP R.L. 9.200
TOE R.L. 8.900

RETAINING WALL BY METRICON OFFSET
APPROX. 1000MM FROM BOUNDARY
SUBJECT TO EXISTING SITE CONDITIONS
(REFER TO ENGINEER'S DETAILS)
TOP R.L. 9.200
TOE R.L. 8.800

PROVIDE CONCRETE LANDING
BY METRICON

DEEPEINED EDGE BEAM
735MM HIGH

INTEGRATED RETAINING WALL
TO DRIVEWAY BY OWNER
AFTER HANDOVER

DRIVEWAY, GRATED DRAIN,
CROSSOVER AND FRONT ENTRY
PATH TO BE THE RESPONSIBILITY
OF THE OWNER AFTER HANDOVER

APPROX. LOCATION OF PRIVATE
POWER POLE BY METRICON

BENCH MARK 24
GIN IN BITUMEN
RL 7.56 (AHD)

DRIVEWAY GRADIENT PROFILE

as2890.1:2004 SCALE: 1:200

NOTES:

TRUE NORTH

SITE AREA

929 m²

O/ALL SITE COVERAGE

168 m² 18.10%

EXCAVATION NOTES

50MM (+/-) TOLERANCE TO NOMINATED R.L.'S

EXCAVATE APPROX. 750mm ON R.L. 9.200
FILL APPROX. 600mm

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

EXCAVATION

SITE CUTS ARE SUBJECT TO COUNCIL APPROVAL & NOT TO
BE USED BY ANY OTHER CONTRACTORS OTHER THAN
METRICON HOMES PTY LTD

PRELIMINARY SITE PLAN NOTES

SITING IS SUBJECT TO THE CONFIRMATION OF COUNCIL'S
BUILDING REGULATIONS AND REQUIREMENTS

TEMPORARY SITE FENCING

METRICON TO PROVIDE FENCING TO ANY UNFENCED
BOUNDARIES

ALL WEATHER ACCESS

METRICON TO SUPPLY UP TO 5m SUITABLE ALL WEATHER
ACCESS TO BUILDING PLATFORM DURING CONSTRUCTION

m

metricon

FREEDOM

SPEC: 04/01/2021

Suite 20, Level 2, Riverwalk Place 238
Robina Town Centre Dr, Robina, QLD, 4226
QBSA LICENSE N°: 40992
NSW BUILDERS LICENCE N°: 36654C
A.C.N. 053189469
Tel: (07) 5501 7200 - Fax: (07) 5562 2194
www.metricon.com.au

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DESIGN:

PRODUCT CODE:

LUCCA 32

CEILING:

FACADE:

25G, 24F LH

OCEANIC

DRAWING TITLE:

SITE PLAN

0 1 2 3m

SCALE 1:100 (A2)

Do NOT scale this drawing.
All written dimensions take precedence
over scaled dimension. *If in doubt, ASK.*

OWNER:

GENESIS SILVER PTY LTD

LOT 300, (NO.24) MYOLA ROAD,
UMINA BEACH, NSW, 2257

JOB N°: 744958

PERMIT N°: 000000

WIND SPEED: N2

MASTER ISSUED: DD/MM/YYYY

DRAWN: PG

CHECKED:

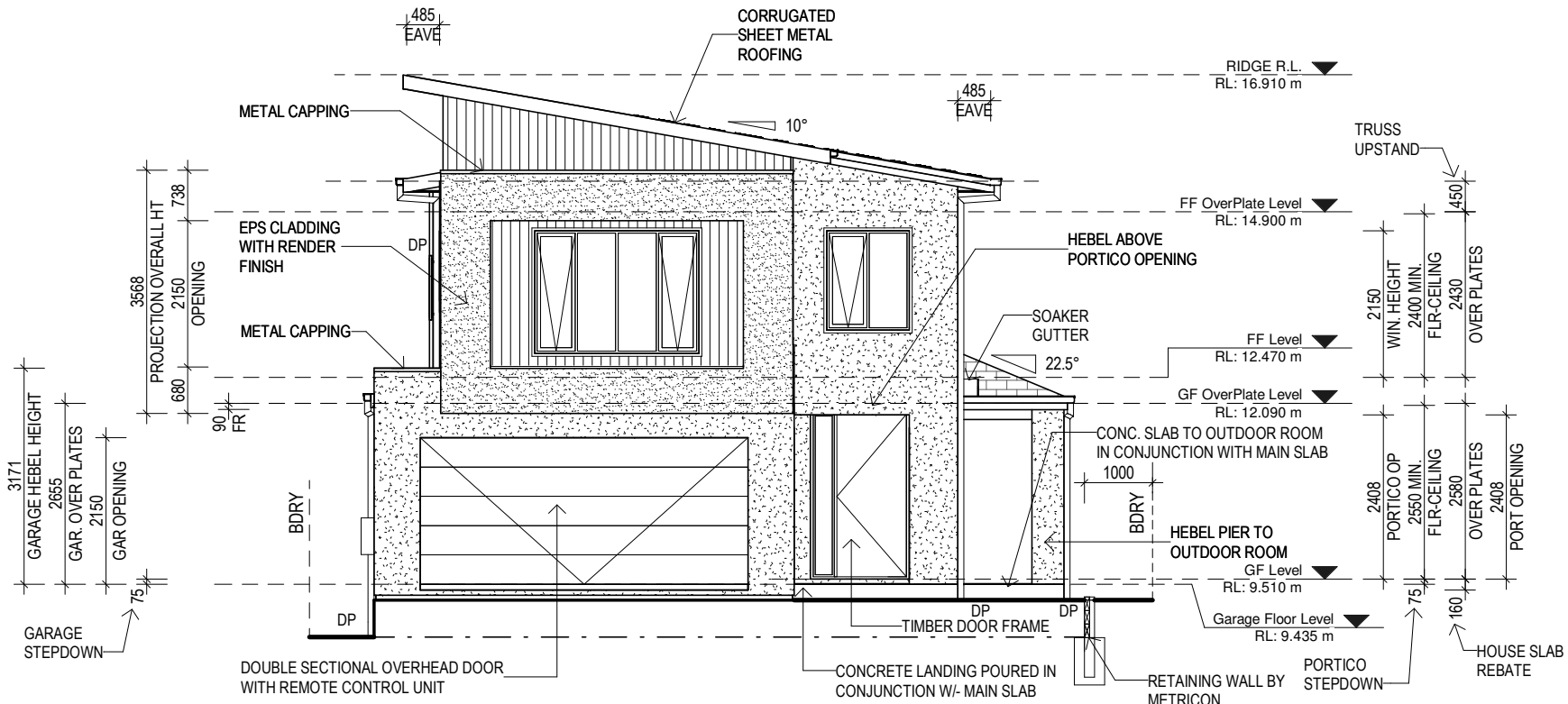
SHEET:

LODGEEMENT PLANS

DATE: 18/09/2023

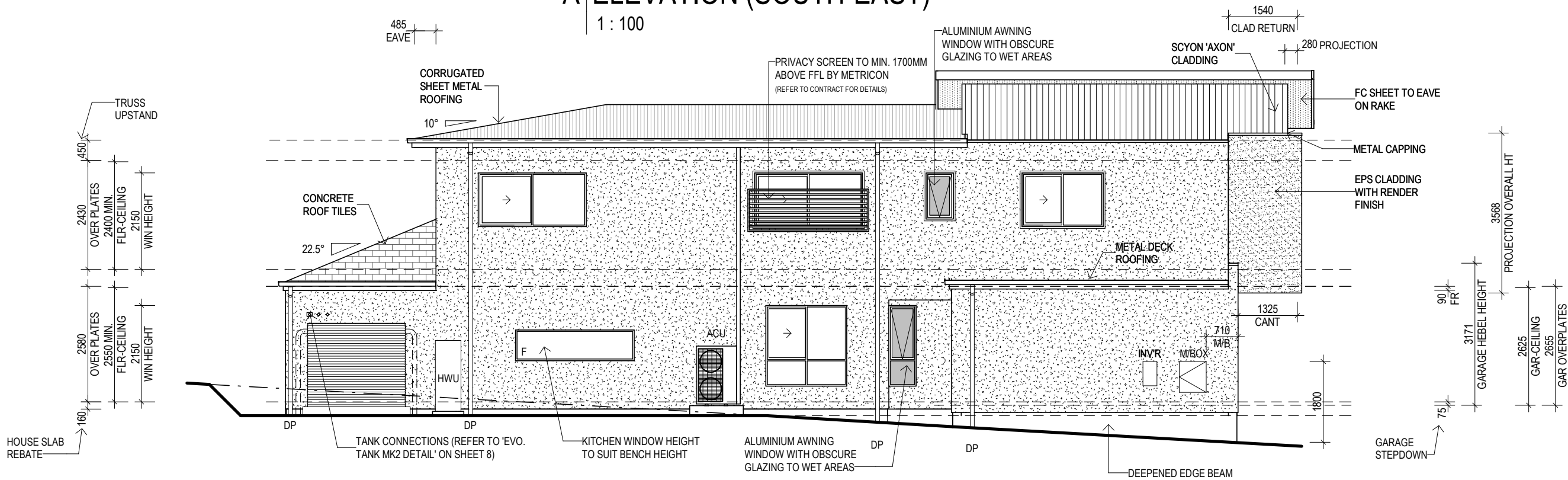
02/14

- PROVIDE **ACRYLIC RENDER FINISH TO HEBEL PANELS** TO ALL ELEVATIONS (UNLESS NOTED OTHERWISE)
- 5MM TOUGHENED GLAZING TO WINDOWS AND DOORS
- MESH FLYSCREENS TO THE OPENING SASH OF ALL WINDOWS



A ELEVATION (SOUTH-EAST)

1 : 100



B ELEVATION (SOUTH-WEST)

1 : 100

NOTES:

- 450 EAVES U.N.O.
- DOWNPIPES SHOWN ARE INDICATIVE ONLY, REFER DETAIL.
- PROVIDE ALUMINIUM SLIDING WINDOWS & DOORS TO ALL SIDE & REAR ELEVATIONS UNLESS NOTED OTHERWISE
- PROVIDE BRICKWORK INFILL ABOVE ALL SIDE GROUND FLOOR ELEVATION WINDOWS & DOORS & F.C INFILL ABOVE ALL SINGLE STOREY DOORS AND WINDOWS UNLESS NOTED OTHERWISE
- PROVIDE BRICK INFILL ABOVE FRONT GARAGE DOOR OPENING & ABOVE FRONT ENTRY FRAME UNLESS NOTE OTHERWISE

DRAWING TITLE:
ELEVATIONS



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FREEDOM

SPEC: 04/01/2021

DESIGN:
LUCCA 32
FACADE:
OCEANIC

CEILING:
25G, 24F LH

Build, E, Level 4, 32 Lexington Dr,
Baulkham Hills NSW 2153
P.O. Box 7510, Norwest Business Park NSW 2153
Contractor Licence N°: 174 699 - A.C.N. 005 108 752
Tel: (02) 8887 9000 - Fax: (02) 8079 5901
www.metricon.com.au

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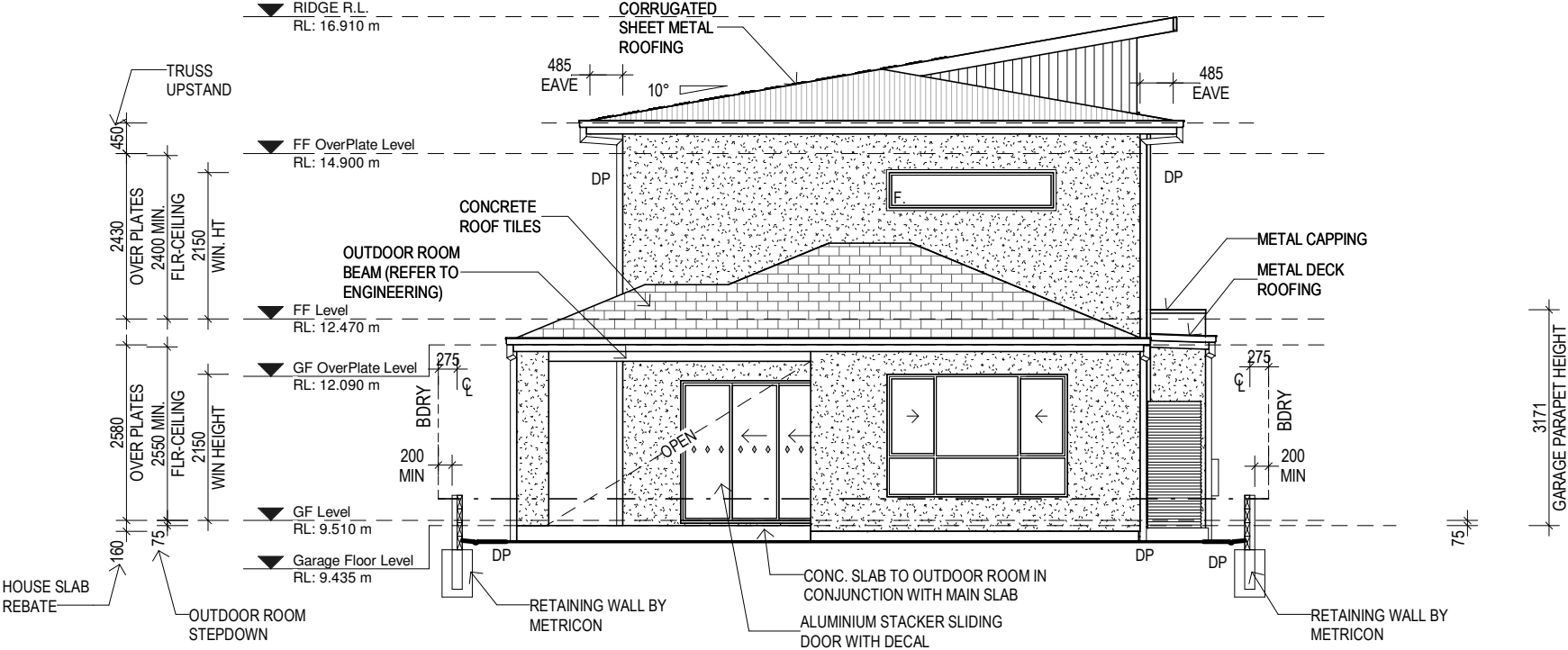
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BEACH, NSW, 2257

JOB N°: 744958	PERMIT N°: 000000
WIND SPEED: N2	MASTER ISSUED: DD/MM/YYYY
DRAWN: PG	CHECKED:
LODGEMENT PLANS DATE: 18/09/2023	
06/14	

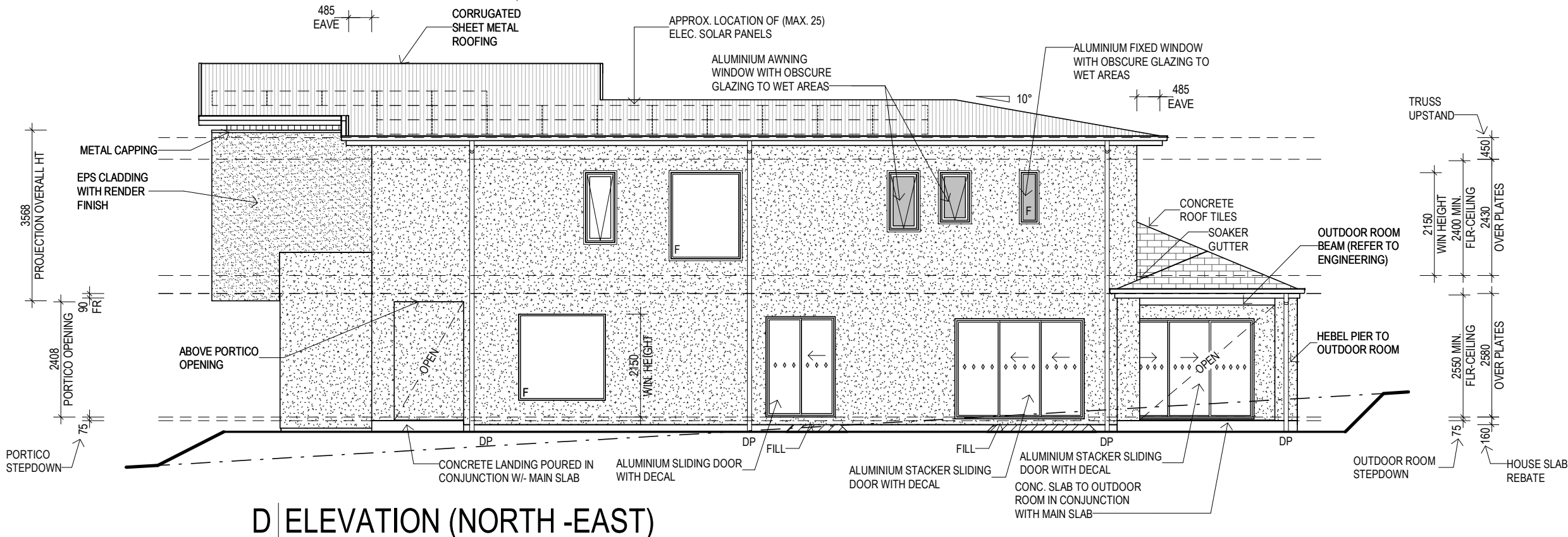
PROVIDE ACRYLIC RENDER FINISH TO
HEBEL PANELS TO ALL ELEVATIONS
(UNLESS NOTED OTHERWISE)

5MM TOUGHENED GLAZING TO
WINDOWS AND DOORS

MESH FLYSCREENS TO THE
OPENING SASH OF ALL WINDOWS



C ELEVATION (NORTH - WEST)
1 : 100

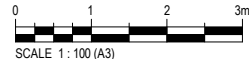


D ELEVATION (NORTH - EAST)
1 : 100

NOTES:

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- PROVIDE BRICKWORK INFILL ABOVE ALL SIDE GROUND FLOOR ELEVATION WINDOWS & DOORS & F.C INFILL ABOVE ALL SINGLE STOREY DOORS AND WINDOWS UNLESS NOTED OTHERWISE

DRAWING TITLE:
ELEVATIONS



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BEACH, NSW, 2257

JOB N°: 744958 PERMIT N°: 000000

WIND SPEED: N2 MASTER ISSUED: DD/MM/YYYY

DRAWN: PG CHECKED: SHEET:

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DATE: 18/09/2023

07/14

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SPEC: 04/01/2021

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