

SYDNEY WATER APPROVED

1. Position of structure in relation to Sydney Water's assets is satisfactory.
2. Connections to Sydney Water sewer/water services may only be made following the issue of a permit to a licensed plumber/drainier.
3. It is the owner's responsibility to ensure that all proposed fittings will drain to Sydney Water's sewer.
4. Any Plumbing and/or Drainage Work to be carried out in accordance with the Sydney Water Act 1994, AS 3500 and the NSW Code of Practice.
5. Gullies, Inspection Shafts and Boundary Traps shall not be placed under any Roof, Balcony, Verandah, Floor or other cover unless otherwise approved by Sydney Water.
6. Property No.

Reece, West Ryde
Quick Check Agent on behalf of
SYDNEY WATER

A. March 13/5/08

CONSTRUCTION CERTIFIED
PTY LTD

RECEIVED

Date: 4 JUN 2008

Certificate No.: C08-021

Endorsed date: 27 JUN 2008

These plans have been referred to the Consent/Refusal letter.

Approved: *[Signature]*

PCA John Tsiontsis
DIPNR NSW REG No. P0005
Issued under Part 4 of the EP & A Act

Existing Colourbond fence (1.5 high)

LOT 27 N° 11
DP 10188
Area 606.13 m²

REFER TO SHEET 7 of 8
for STREETScape

CONNECTION OF SEWER SUBJECT
TO LOCAL AUTHORITIES REQMTS

North

LEVELS SHOWN are by a REGISTERED SURVEYOR

COTTAGE TO BE SET OUT BY
A REGISTERED SURVEYOR

STORMWATER TO WATER TANKS
(overflow to absorption trench)
(CHARGED LINES TO WATER TANKS)

AREAS:

Ground Floor	130.70 m ²
First Floor	147.70 m ²
Double Garage	39.54 m ²
Rear Verandah	22.80 m ²
Front Verandah	3.60 m ²
Front Balcony	17.45 m ²
Rear Balcony	8.75 m ²

SITE	606.10 m ²
60%	363.67 m ²
70%	303.05 m ²

First Floor 50% of 60%	= 181.83 m ²
Landscape 40%	= 242.44 m ²
PRIVATE OPEN SPACE	= 98.23 m ²
ROOF AREA	= 159.00 m ²
CONDITIONAL FLOOR AREA	= 231.00 m ²
UNCONDITIONAL FLOOR AREA	= 20.00 m ²
TOTAL AREA OF GARDEN + LAWN	= 242.00 m ²

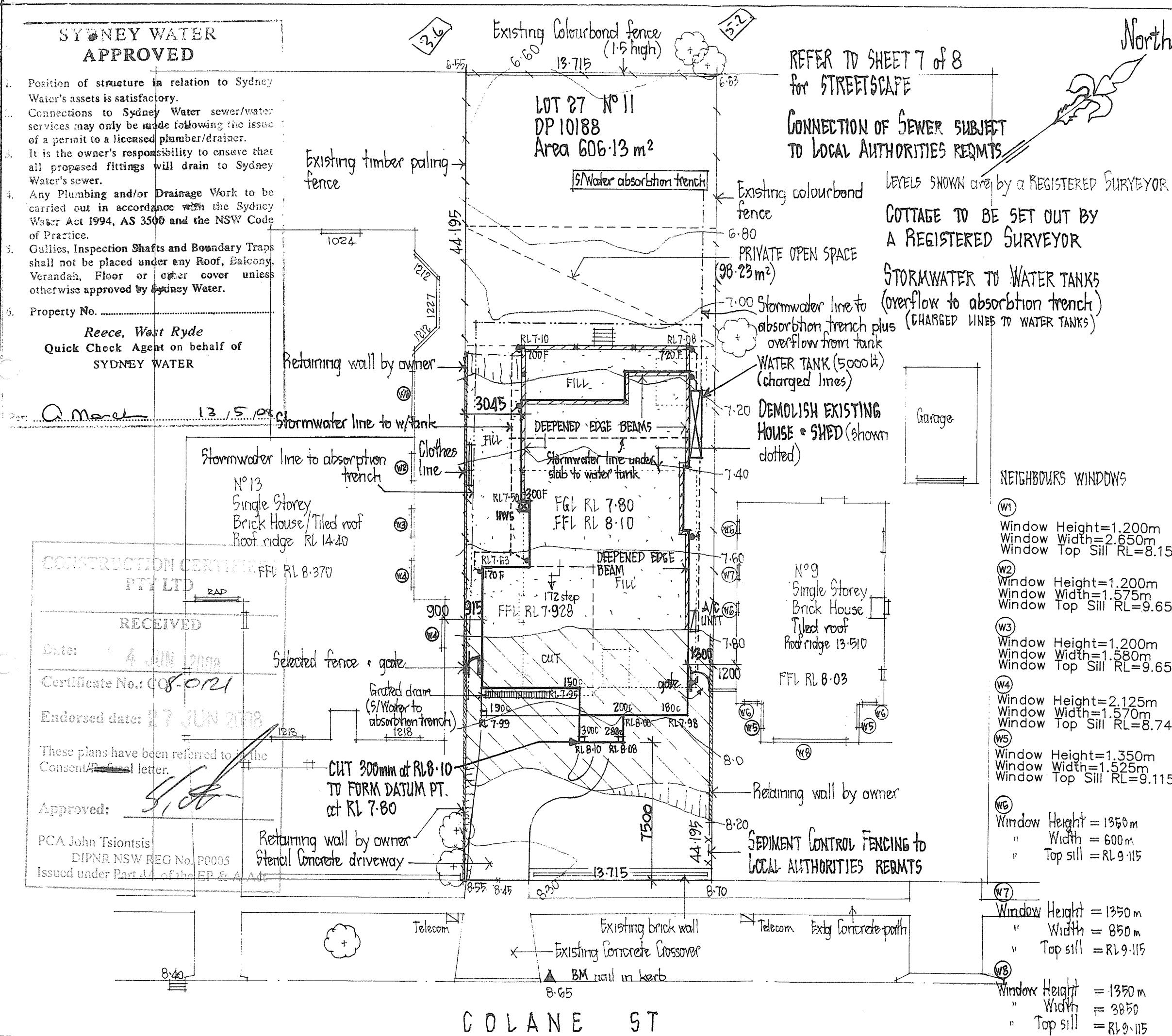
NEIGHBOURS WINDOWS

- (W1) Window Height=1.200m
Window Width=2.650m
Window Top Sill RL=8.155
- (W2) Window Height=1.200m
Window Width=1.575m
Window Top Sill RL=9.650
- (W3) Window Height=1.200m
Window Width=1.580m
Window Top Sill RL=9.650
- (W4) Window Height=2.125m
Window Width=1.570m
Window Top Sill RL=8.740
- (W5) Window Height=1.350m
Window Width=1.525m
Window Top Sill RL=9.115
- (W6) Window Height = 1350 m
" Width = 600 m
" Top sill = RL 9.115
- (W7) Window Height = 1350 m
" Width = 850 m
" Top sill = RL 9.115
- (W8) Window Height = 1350 m
" Width = 3850
" Top sill = RL 9.115

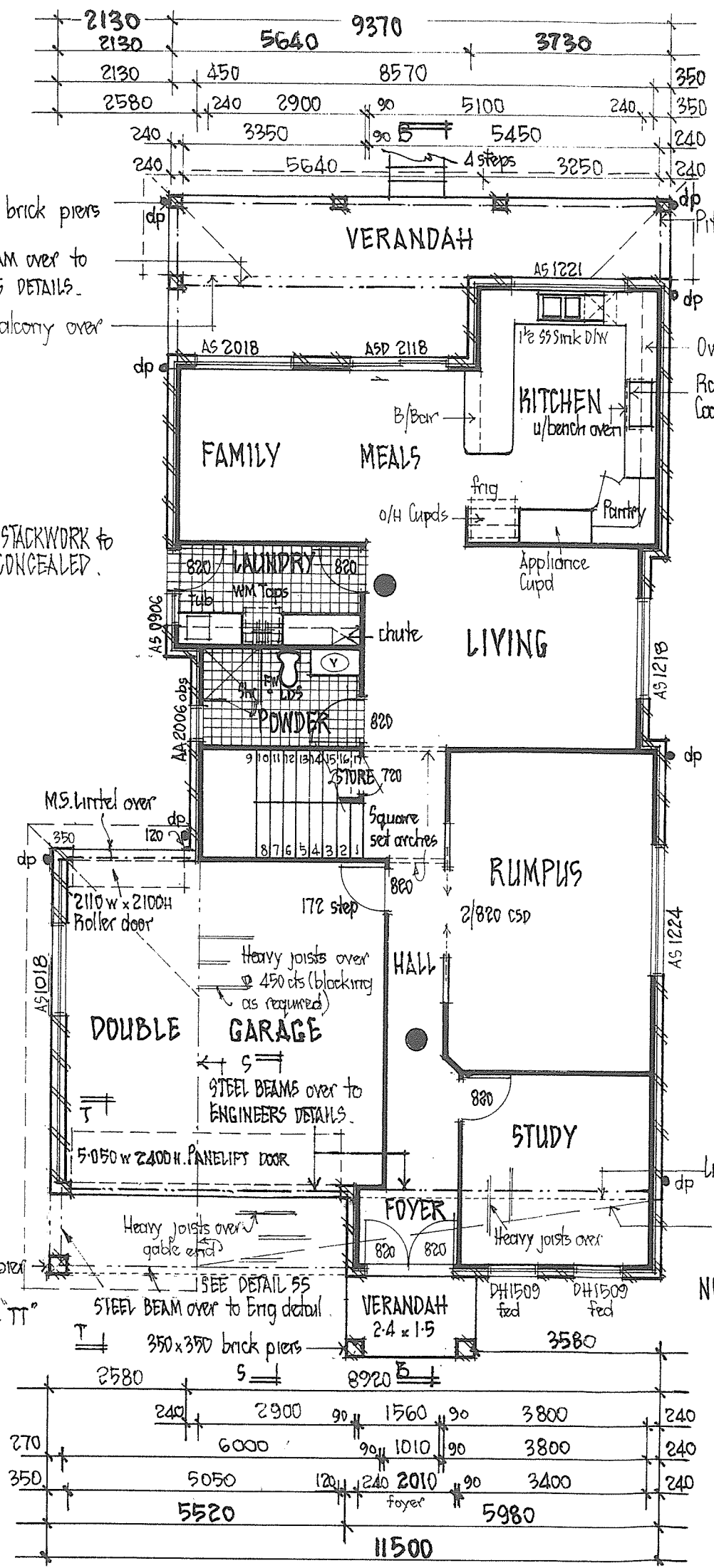
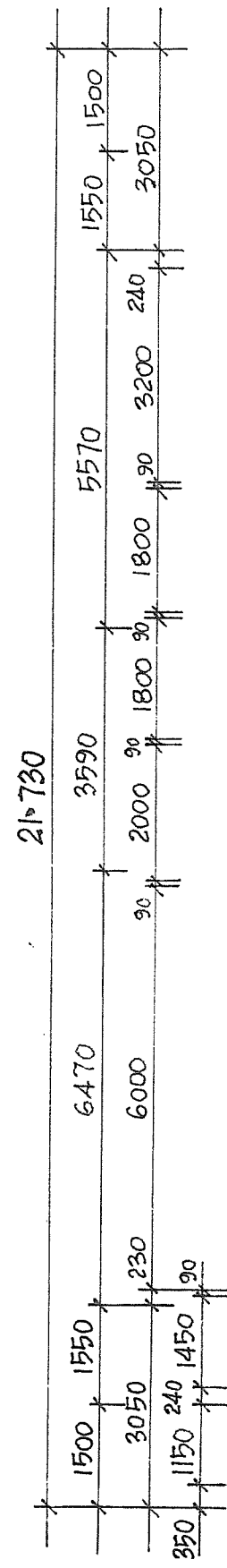
DEV. APP No. 514/07
DETERMINED 8/5/08
GENERAL MANAGER *[Signature]*

PROPOSED BRICK VENEER RESIDENCE
at: LOT 27 N° 11 COLANE ST
CONCORD WEST
for: MR. D. & MRS. M. CORAL

Scale: 1:200	Council: CANADA BAY
Date: 10.9.07	SHEET 1 of 10



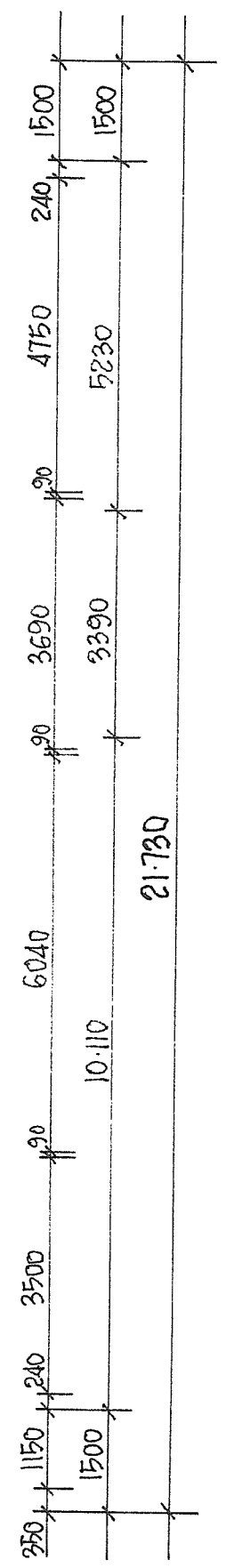
COLANE ST



230 x 230 brick piers
STEEL BEAM over to ENGINEERS DETAILS.
line of balcony over

NOTE: ALL STACKWORK to be CONCEALED.

NOTE: Timber windows to front elevation only.



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Issued under Part 4A of the EP & A Act

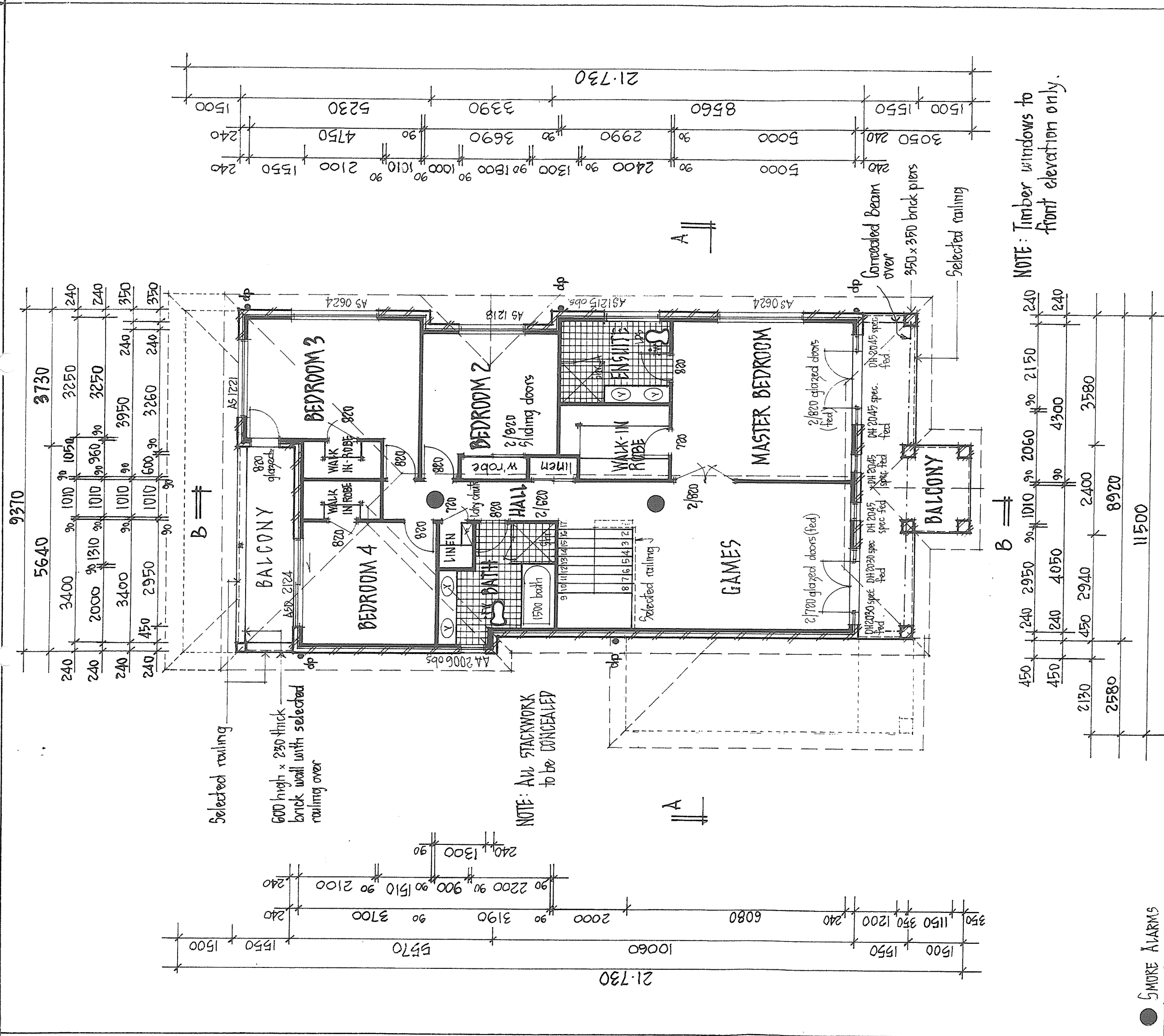
City of Canada Bay Council
DEV. APP No. 514/07
DETERMINED 8/5/08
GENERAL MANAGER *[Signature]*

All dimensions to be checked on site prior to commencement of works.
Dimensions to be read in preference to scale.
All sizes & MATERIALS to comply with BUILDING CODE OF AUSTRALIA.

PROPOSED BRICK VENEER RESIDENCE
at: LOT 27 N°11 COLANE ST
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for: MR. D. & MRS. M. CORAL

GROUND FLOOR PLAN
Scale 1:100 Council: CANADA BAY
Date: 10.9.07 SHEET 2 of 10

● SMOKE ALARMS



NOTE: Timber windows to front elevation only.

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 DIPNR NSW REG No. P0005
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DEV. APP No. 514/07
 DETERMINED 8/5/08
 GENERAL MANAGER [Signature]

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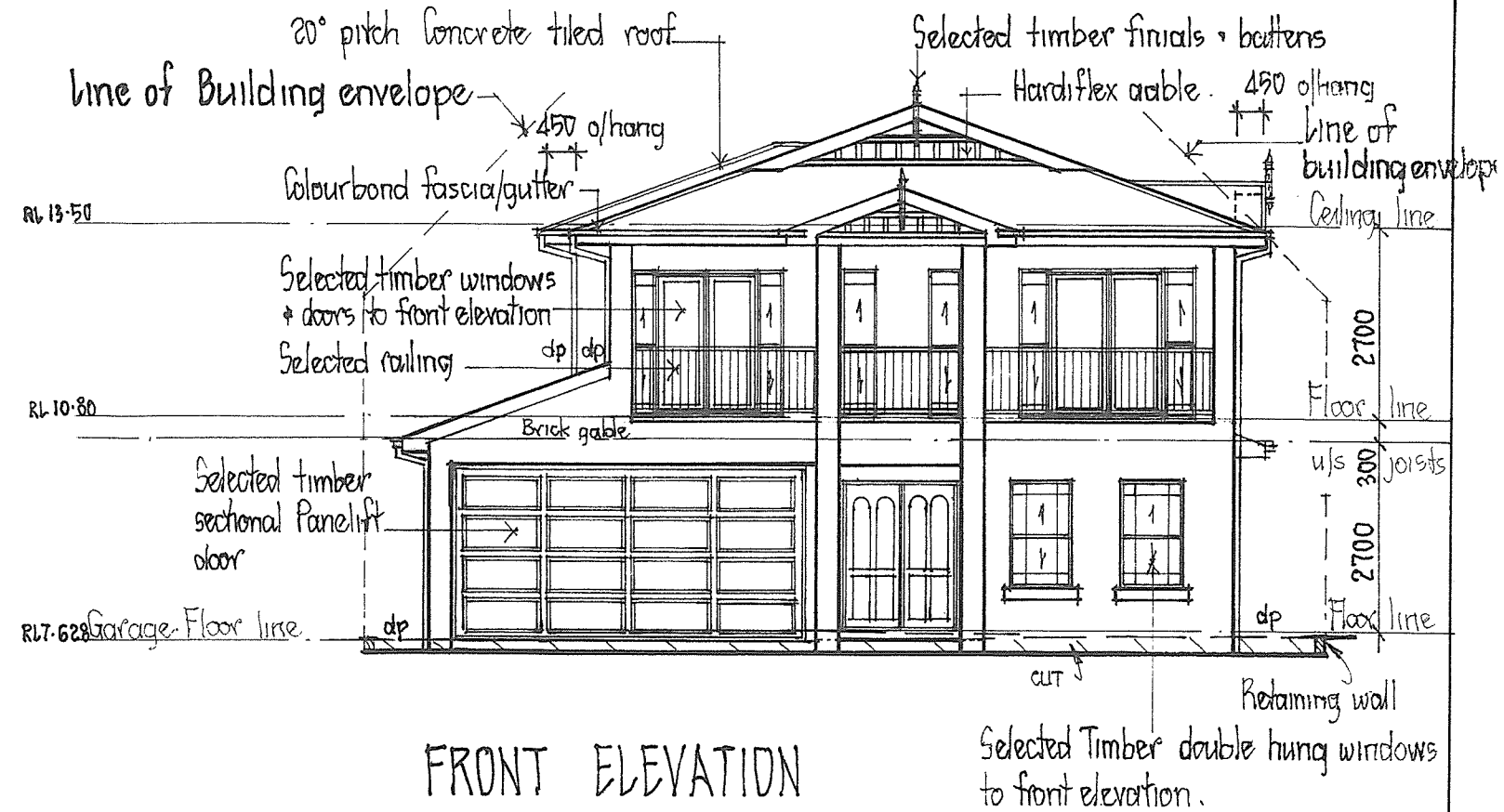
FIRST FLOOR PLAN

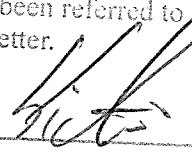
Scale: 1:100 Council: CANADA BAY

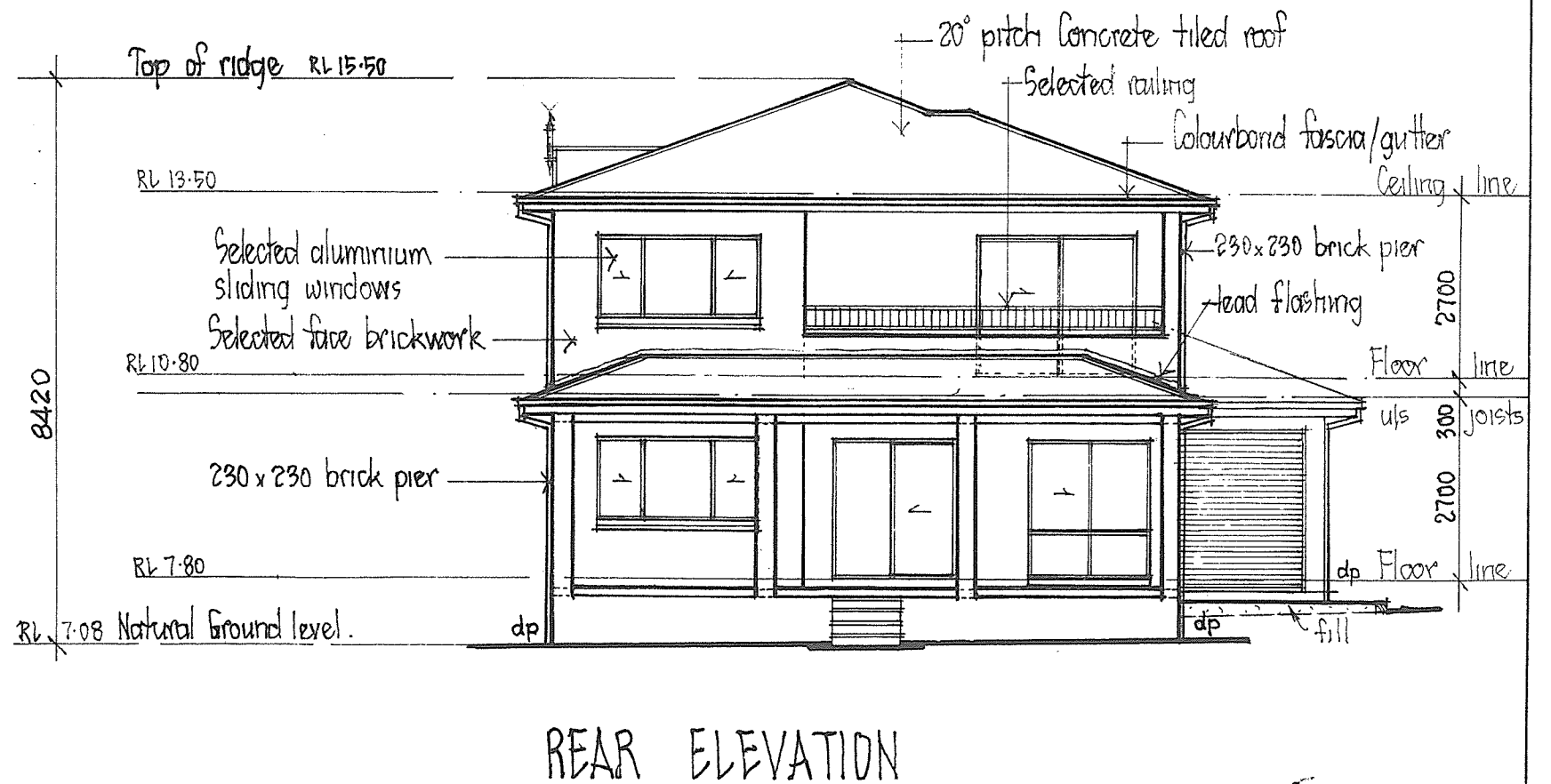
Date: 10.9.07 SHEET 3 of 10

SMOKE ALARMS


 DEV. APP No. 514/07
 DETERMINED 8/3/08
 GENERAL MANAGER



CONSTRUCTION GROUP
 PTY LTD
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PROPOSED BRICK VENEER RESIDENCE
 at: LOT 27 N°11 COLANE ST
 CONCORD WEST.
 for: MR. D. & MRS. M. CORAL

ELEVATIONS

Scale 1:100

Council: CANADA BAY

Date: 10.9.07

SHEET 4 of 10