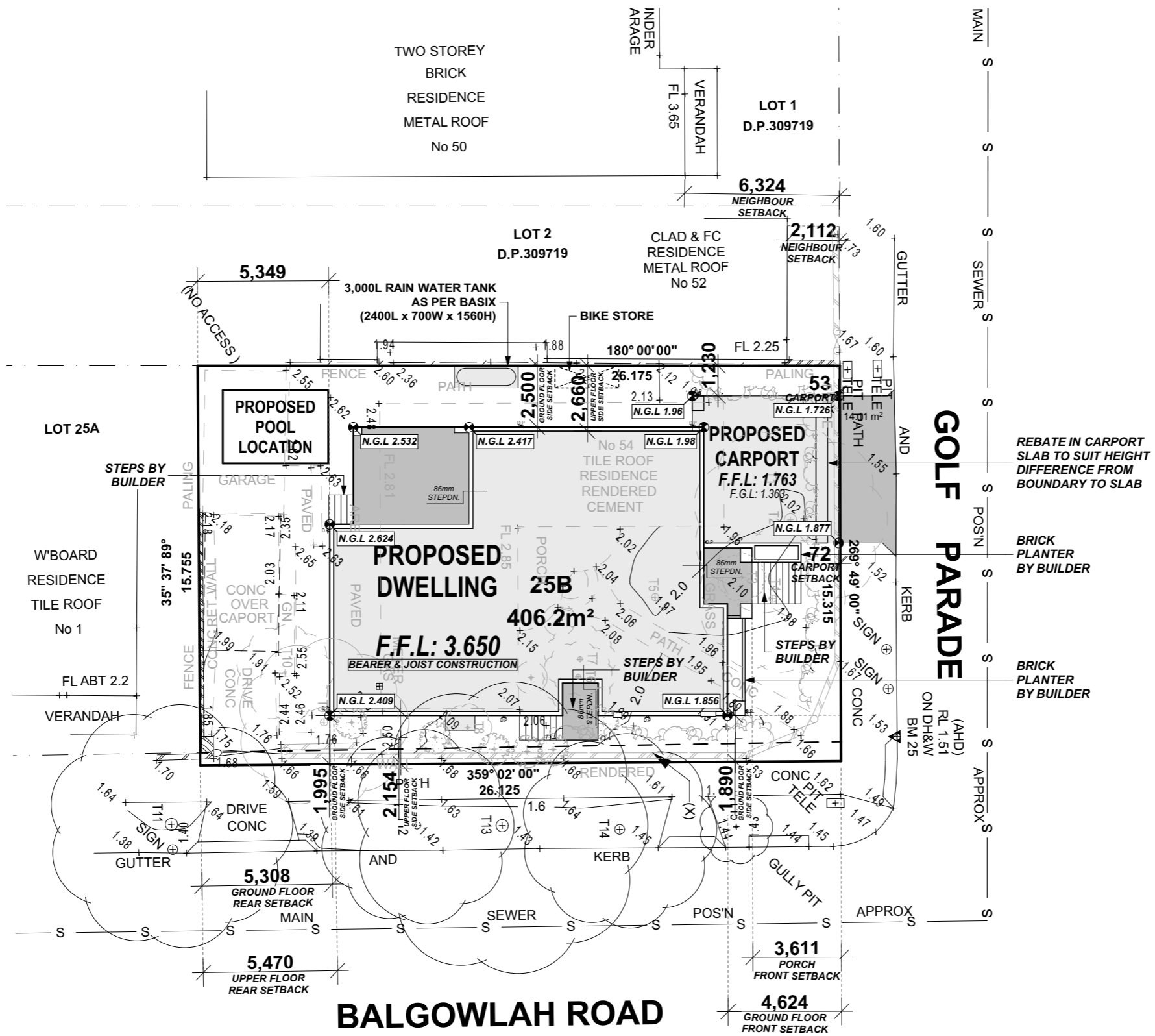
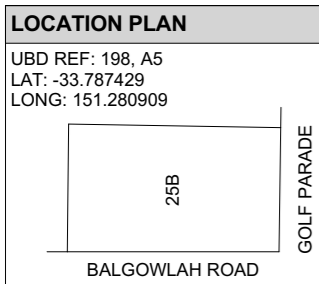


LEGEND	
	HOT WATER TANK
	WATER METER
	TELECOM PIT
	MANHOLE (SEWER/STORMWATER)
	VEHICLE CROSSING
	KERB INLET PIT
	LIGHT POLE
	ELECTRICITY POLE
	HYDRANT
	STOP VALVE
	KERB OUTLET
	SERVICE CONDUIT
	TREE (DIA/HEIGHT)
	GARDEN BED
	SHRUB

EARTHWORKS LEGEND	
	EXISTING
	TO BE REMOVED
	FILL AREA
	BATTER TO NGL
	DROP EDGE BEAM
	RETAINING WALL

TREE SCHEDULE			
TREE No.	Ø	HEIGHT	NAME
1	0.2D		Stump
2	0.5D 8H		
3	0.1D 3H		
4	0.3D 8H		Banksia
5	0.3D		Stump
6	0.2D 7H		Palm
7	0.2D 7H		Palm
8	0.1D 4H		
9	0.3D 8H		Palm
10	0.1D 6H		Gum
11	0.5D 8H		Jacaranda
12	0.3D 8H		
13	0.5D 8H		Jacaranda
14	0.4D 8H		
15	0.1D 5H		

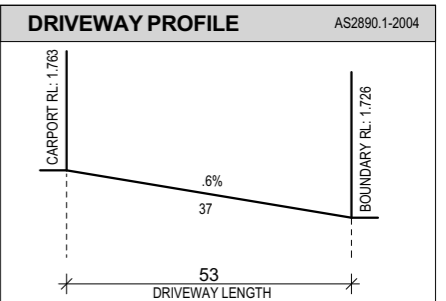


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SURVEY NOTES
 CONTOURS SHOWN HAVE BEEN INTERPOLATED FROM SPOT LEVELS TAKEN ON-SITE AND ARE A REPRESENTATION OF THE TOPOGRAPHY ONLY
 DIMENSIONS SHOWN (BEARINGS AND DISTANCES) HAVE BEEN DETERMINED BY LAND AND PROPERTY INFORMATION PLANS ONLY. BOUNDARIES HAVE NOT BEEN ACCURATELY DETERMINED.
 SERVICES SHOWN HAVE BEEN LOCATED WHERE POSSIBLE BY FIELD SURVEY. PRIOR TO ANY SITE WORKS, THE RELEVANT AUTHORITY SHOULD BE CONTACTED TO DETERMINE EXACT POSITION OF ANY UNDERGROUND PIPES, CABLES ETC.
 DIMENSIONS OF ANY TREES SHOWN ON THE PLAN ARE APPROX.

GENERAL NOTES

- STORMWATER DISCHARGE INTO DESIGNATED DISCHARGE POINT TO PCA REQUIREMENTS
- SEWER TO LOCAL AUTHORITY REQUIREMENTS
- ALL GROUND LINES ARE TO BE VERIFIED ON-SITE BY THE BUILDER
- FINAL LOCATION OF BUILDING TO BE VERIFIED ON-SITE BY REGISTERED SURVEYOR
- WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALING. ANY DISCREPANCIES TO BE REFERRED BACK TO HALL & HART HOMES BEFORE PROCEEDING
- SITE CLASSIFICATION H1
- CUT AND FILL HOUSE PLATFORM APPROXIMATELY TO NATURAL GROUND LEVEL AND CARPORT TO RL 1.363
- HOUSE FLOOR LEVEL RL 3.650, CARPORT FLOOR LEVEL RL 1.763 400 MM ABOVE PLATFORM LEVEL
- RETAINING WALLS WHERE REQUIRED - TO BE PROVIDED BY THE OWNER
- TREES TO BE REMOVED WHERE REQUIRED - TO BE REMOVED BY THE OWNER



MANLY LEP & DCP 2013			
CONTROLS	REQ'D	PROPOSED	COMPLIES
SITE AREA		423.44m ²	
MAXIMUM FLOOR AREA (as per Sepp definition)		249.66m ²	266.68m ² NO
60% of lot area			
MAXIMUM HEIGHT (as per Sepp definition)		8.50m	9.693m NO
Overall height of dwelling to natural ground level			
SETBACKS FROM FRONT B'DY TO NON-CLASSIFIED ROADS		4.202m	4.624m YES
Average of two neighbouring lots either side, or			
SETBACKS FROM SIDE BOUNDARIES			
1/3 of wall height			
RHS	2.44m	2.50m	YES
LHS (Secondary Street)	2.48m	1.995m	NO
FIRST FLOOR WINDOW SETBACKS			
RHS	3.000m	N/A	YES
LHS (Secondary Street)	3.000m	2.154	NO
REAR	3.000m	5.487m	YES
SETBACKS FROM REAR BOUNDARIES			
Ground floor rear setback			
Setback for any part of building with a height up to 4.5m	8.0m	5.308m	NO
First floor rear setback			
Setback for any part of building with a height greater than 4.5m	8.0m	5.470m	NO
MINIMUM OPEN SPACE			
55% of site area	232.89m ²	122.00m ²	NO
35% of open space is landscape	81.51m ²	122.00m ²	YES
PRIVATE OPEN SPACE (as defined by Sepp)			
For lot widths measured at the building line of 10m or more	18m ²	92.90m ²	YES
CAR PARKING			
If house setback => 4.5m, garage/carport to be behind house by	1.00m	Forward	NO
Max width of garage door for lots	7.658m	N/A	N/A
EXCAVATION			
Max excavation below natural ground level	1.0m/1.0m	N/A	N/A
If excavation located =< 1.0 from boundary			
FILL			
Max fill	1.0m	B&J	N/A

(X): POSSIBLE ADDITIONAL LAND AVAILABLE AS IDENTIFIED BY SURVEYOR STEPHEN BISHOP & SUBJECT TO REGISTRATION OF PLAN OF REDEFINITION BY LRS NSW.

Hall & Hart HOMES
 PO BOX 2005, PARRAMATTA NSW 1750
 TELEPHONE: (02) 8662 0037
 WEBSITE: WWW.HALLHARTHOMES.COM.AU
 BUILDERS LICENCE No: 275897C

NOTES:
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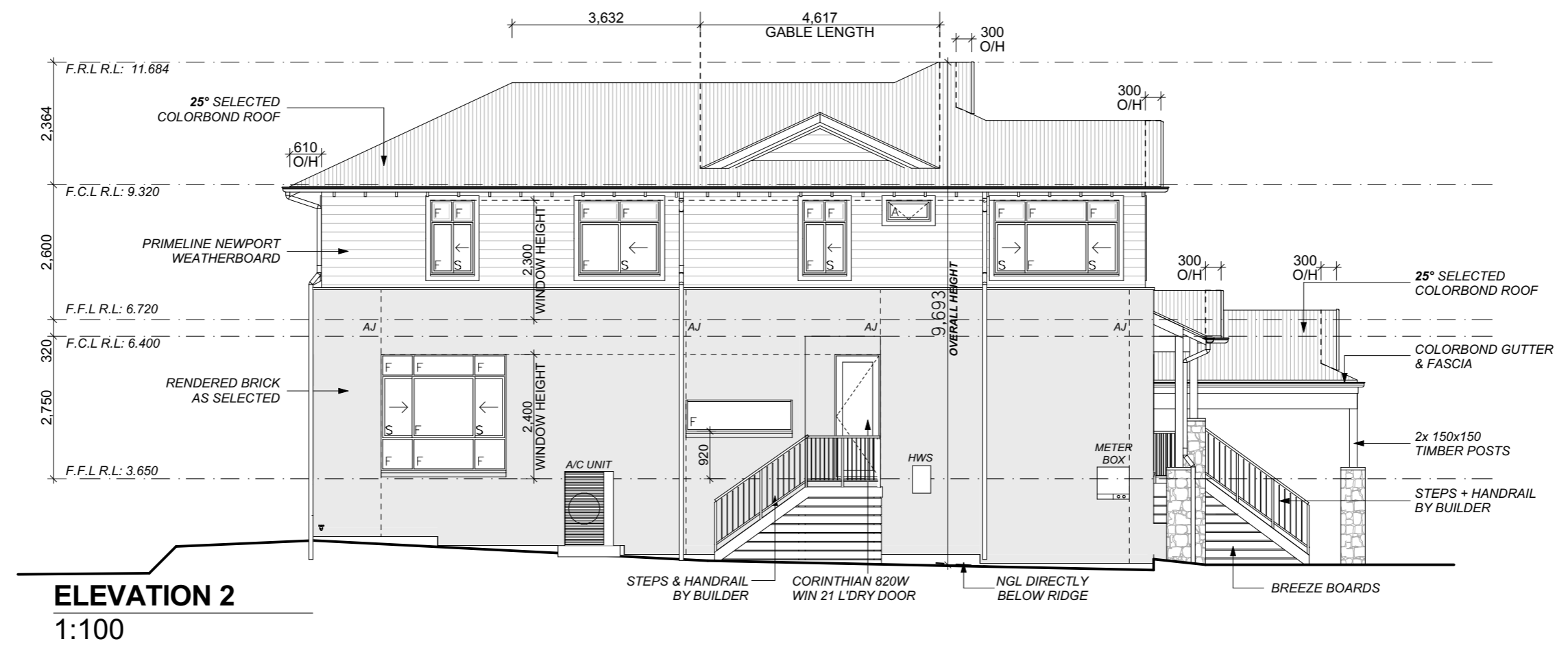
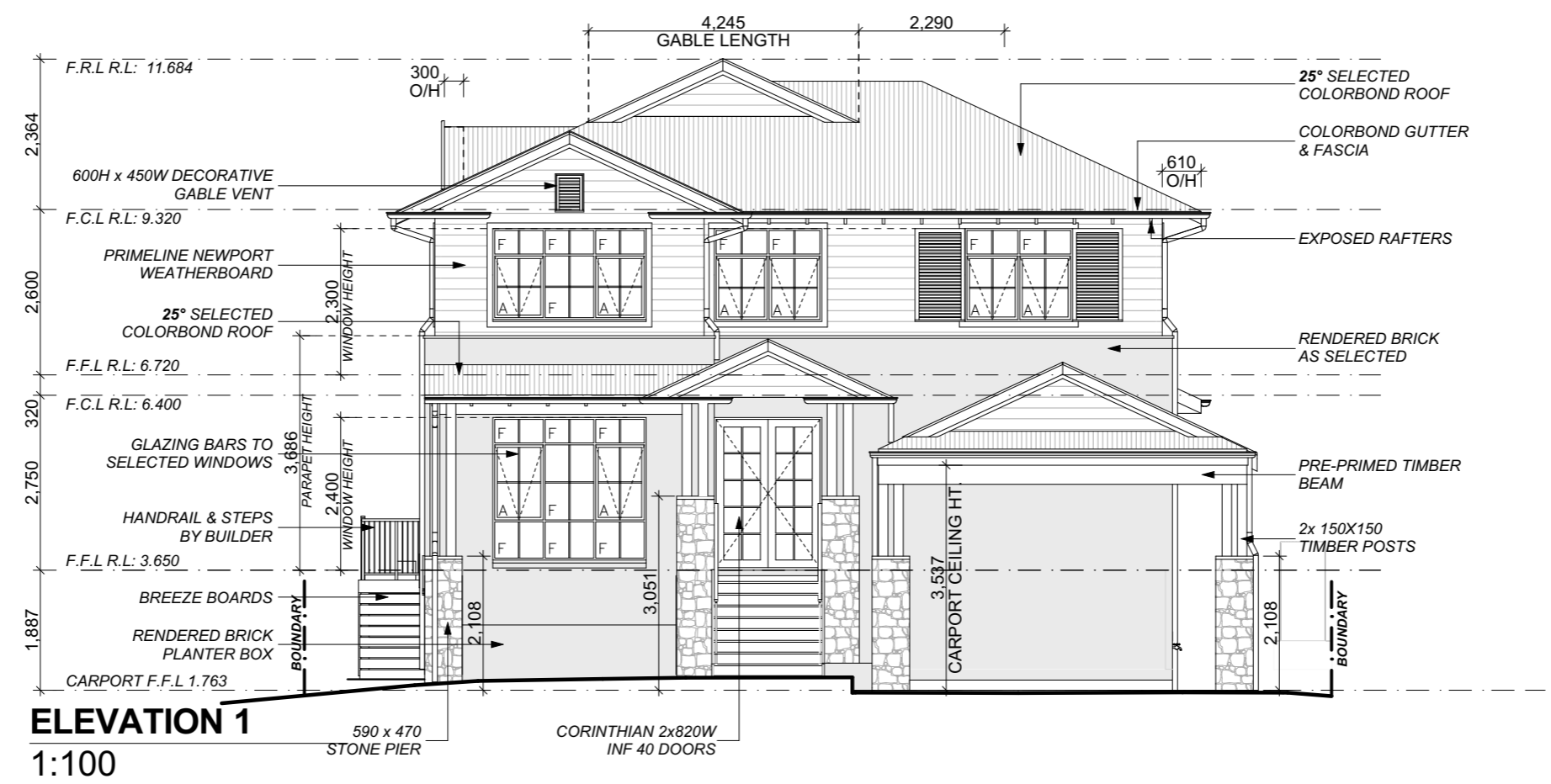
FOR:	MR RAWSON
ADDRESS:	LOT 25B #54 GOLF PARADE MANLY
COUNCIL:	NORTHERN BEACHES COUNCIL
DP No:	391974

HOUSE TYPE:	CUSTOM HAMPTONS
MODEL:	RH PREMIUM
FAÇADE:	
GARAGE SIDE:	
INCLUSIONS:	
DRAWING:	SITE PLAN

DRAWN:	CHECKED:	LODGEMENT:
MM	MM	DA/CC
DATE DRAWN:	APPROVED FOR CONSTRUCTION:	JOB NO:
30/07/19		H0246
SCALE:	PAGE NO:	REV:
1:200	2 of 12	K

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AJ DENOTES ARTICULATION JOINT IN BRICKWORK. FINAL LOCATION TO BE VERIFIED ON SITE BY THE BUILDER IN ACCORDANCE WITH CLAUSE 3.3.1.8 OF THE NCC.



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HOMES

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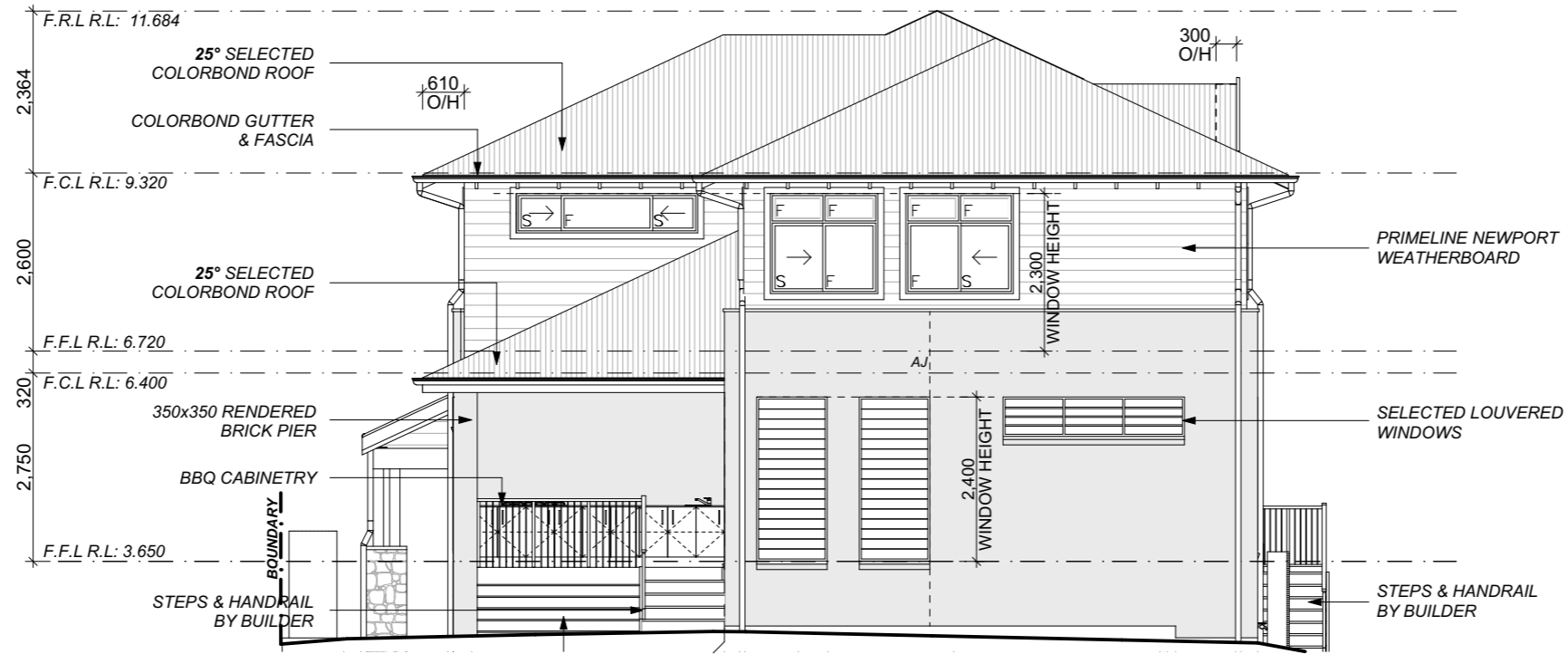
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HOUSE TYPE	CUSTOM HAMPTONS
MODEL:	RH PREMIUM
FACADE:	
GARAGE SIDE:	
INCLUSIONS:	
DRAWING:	ELEVATIONS

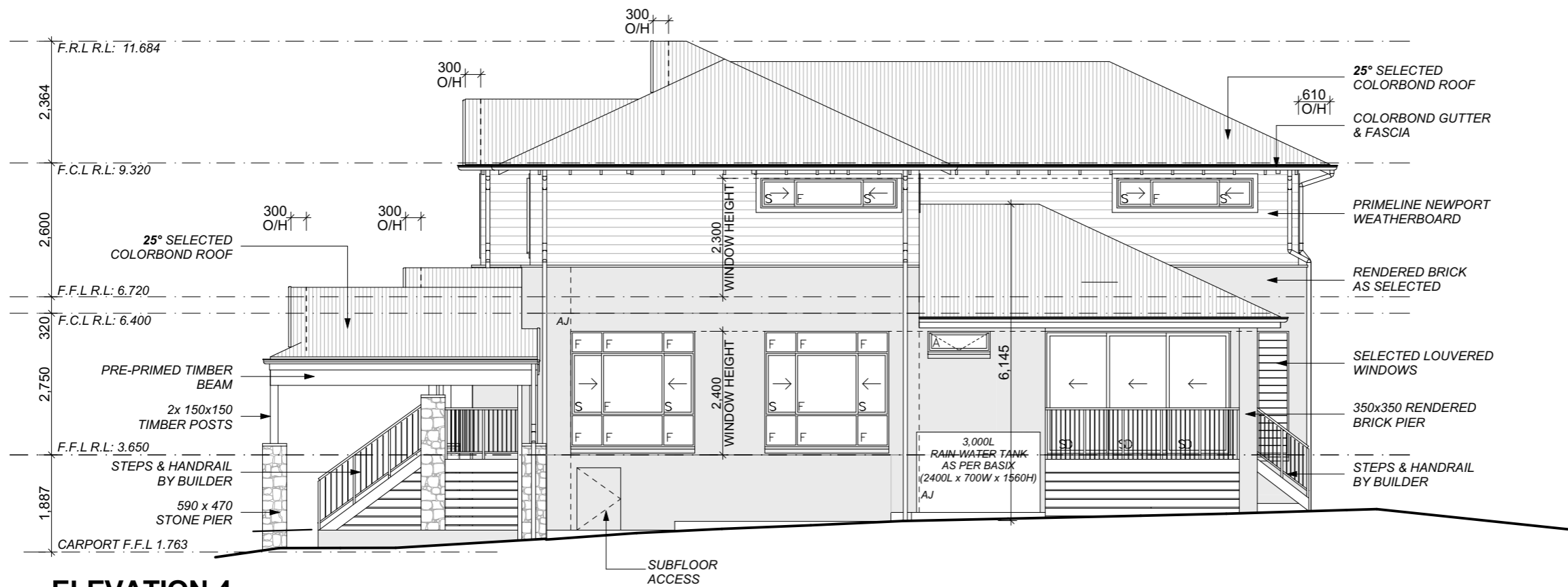
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1:100		6 of 12
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		K

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ELEVATION 3
1:100



ELEVATION 4
1:100

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FOR: **MR RAWSON**
 ADDRESS: **LOT 25B #54 GOLF PARADE MANLY**
 COUNCIL: **NORTHERN BEACHES COUNCIL** DP No: **391974**

HOUSE TYPE: **CUSTOM HAMPTONS RH PREMIUM**
 MODEL: **CUSTOM HAMPTONS RH PREMIUM**
 FACADE: **RH PREMIUM**
 GARAGE SIDE: **RH PREMIUM**
 INCLUSIONS: **ELEVATIONS**

DRAWN: MM	CHECKED: MM	LODGEMENT: DA/CC
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