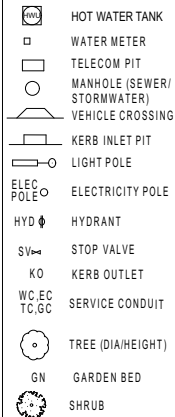
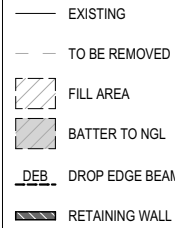


LEGEND



EARTHWORKS LEGEND

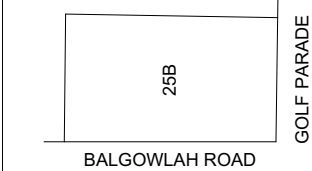


TREE SCHEDULE

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		

LOCATION PLAN

UBD REF: 198, A5
LAT: -33.787429
LONG: 151.280909



www.dialbeforeyoudig.com.au



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 25 #54 GOLF PARADE
MANLY

COUNCIL:

NORTHERN BEACHES COUNCIL

DP No:

1248867

HOUSE TYPE

MODEL: CUSTOM
FACADE: HAMPTONS
GARAGE SIDE: RH
INCLUSIONS: PREMIUM

DRAWING:

SITE PLAN

DRAWN:

EM

DATE DRAWN:

15/10/19

SCALE:

1:200

CHECKED:

GL

APPROVED FOR CONSTRUCTION:

LODGEMENT:

DA/CC

JOB NO:

H0246

PAGE NO:

2 of 12

REV:

M

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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 CCURATLY 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.

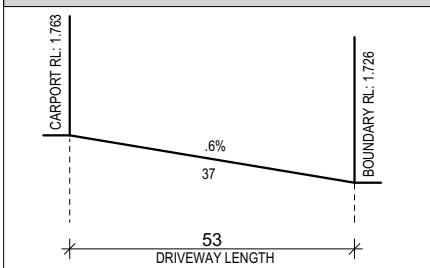
DIMENSIONS OF ANY TREES SHOWN ON THE PLAN ARE APPROX.

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 REMOVED WHERE REQUIRED - TO BE REMOVED BY THE OWNER

DRIVEWAY PROFILE

AS2890.1-2004



MANLY LEP & DCP 2013

CONTROLS	REQ'D	PROPOSED	COMPLIES
SITE AREA		423.44m²	
MAXIMUM FLOOR AREA (as per Sepp definition)			
60% of lot area	249.66m²	266.68m²	NO
MAXIMUM HEIGHT (as per Sepp definition)			
Overall height of dwelling to natural ground level	8.50m	9.693m	NO
SETBACKS FROM FRONT B'DY TO NON-CLASSIFIED ROADS			
Average of two neighbouring lots either side, or	4.202m	4.624m	YES
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	232.89m²	122.00m²	NO
35% of open space is landscape	81.51m²	122.00m²	YES
PRIVATE OPEN SPACE (as defined by Sepp)			
For lot widths measured at the building line of 10m or more	18m²	92.90m²	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

NOTE: CONCRETE FOOTINGS FOR THE PROPOSED WALL WITHIN THE TREE PROTECTION ZONE FOR T13 ARE TO BE NO DEEPER THAN THE EXISTING WALL FOOTINGS. NO EXCAVATION TO BE BELOW THE BASE OF THE EXISTING WALL FOOTINGS.

NOTE: NO EXCAVATION TO BE CARRIED OUT ON THIS SIDE OF THE PROPERTY WITHIN THE TPZs OF RETAINED TREES WITHOUT THE SUPERVISION OF THE SITE ARBORIST (AQF LEVEL 5).

NOTE: PROTECTIVE FENCING AROUND TREES T11-T15 TO BE MAINTAINED THROUGHOUT DEMOLITION AND CONSTRUCTION.

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

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DEMOLITION NOTE

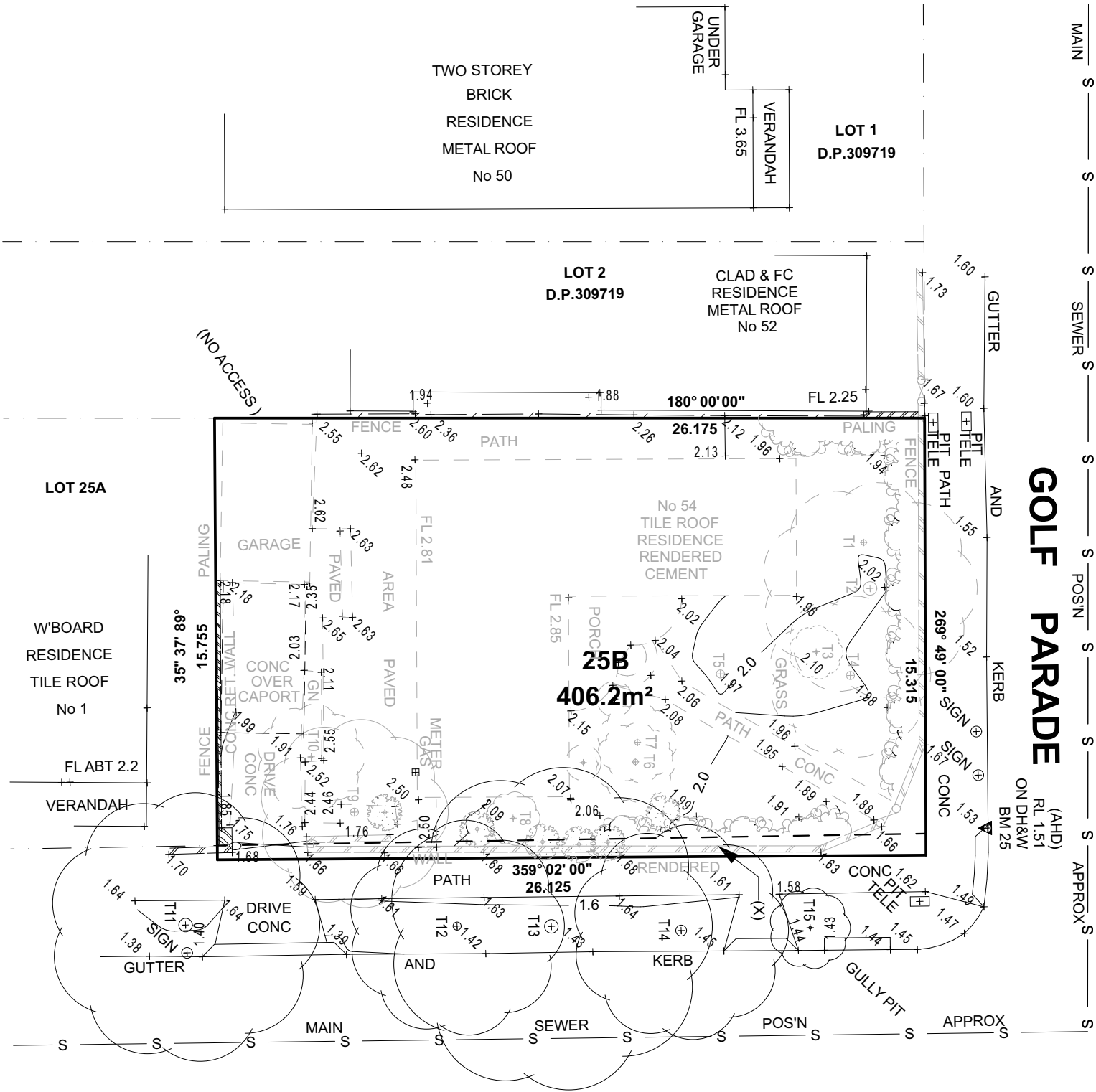
EXISTING DWELLING TO BE DEMOLISHED AND REMOVED IN ACCORDANCE WITH COUNCIL CONDITIONS, BCA AND AUSTRALIAN STANDARDS - BY OWNER

DEMOLITION LEGEND

- EXISTING
- TO BE REMOVED

NOTE: CONCRETE FOOTINGS FOR THE PROPOSED WALL WITHIN THE TREE PROTECTION ZONE FOR T13 ARE TO BE NO DEEPER THAN THE EXISTING WALL FOOTINGS. NO EXCAVATION TO BE BELOW THE BASE OF THE EXISTING WALL FOOTINGS.
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BALGOWLAH ROAD

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

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FOR:	MR RAWSON	
ADDRESS:	LOT 25 #54 GOLF PARADE MANLY	
COUNCIL:	NORTHERN BEACHES COUNCIL	DP No: 1248867

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

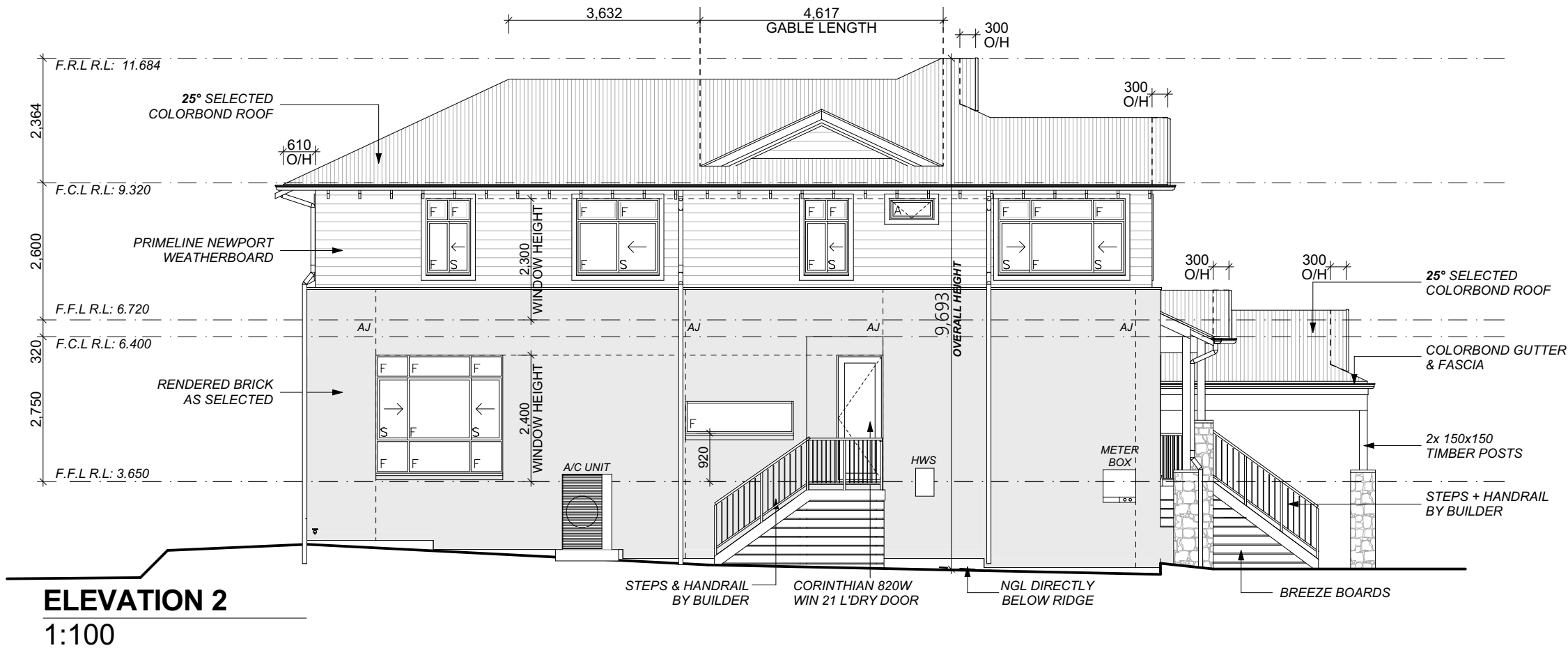
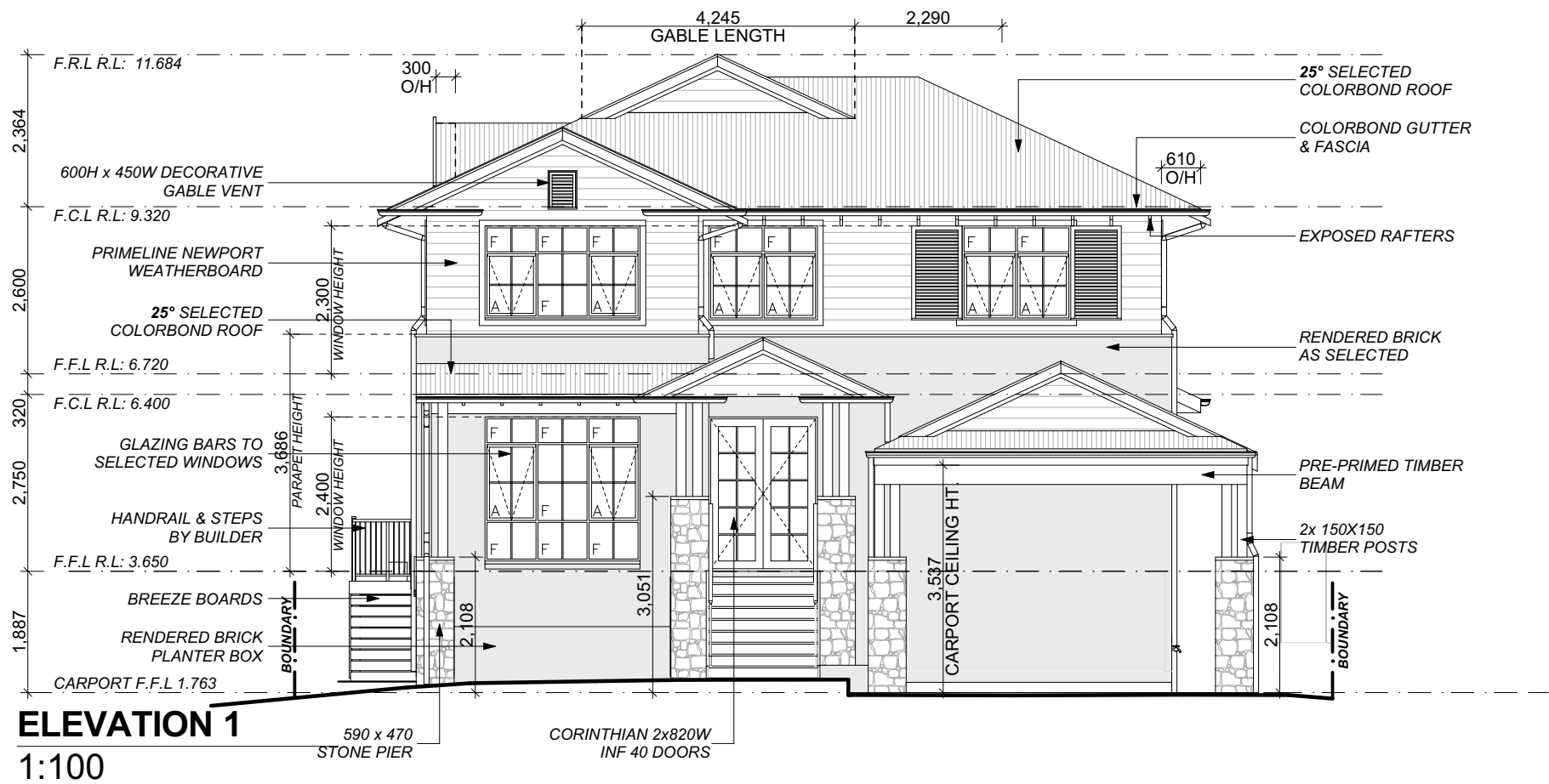
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DATE DRAWN:	15/10/19	APPROVED FOR CONSTRUCTION:		JOB NO:	H0246
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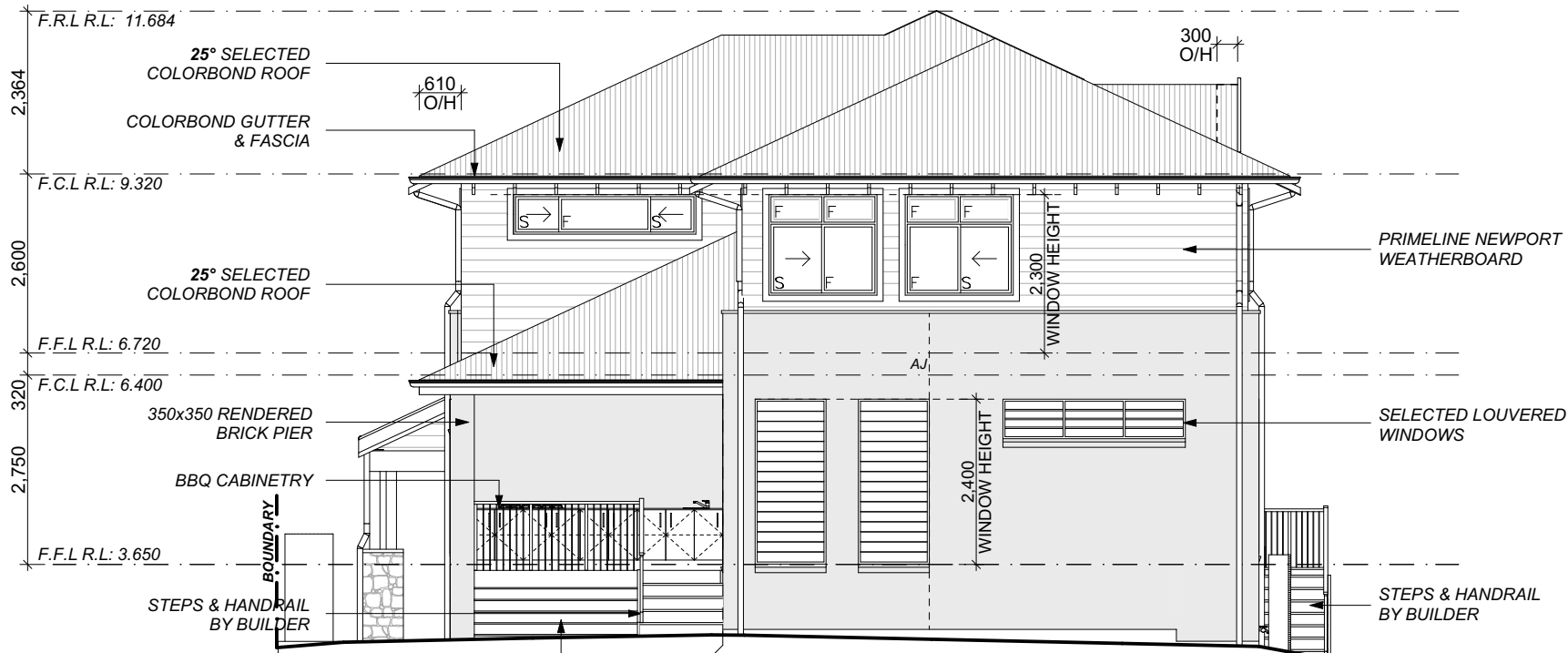
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TELEPHONE: (02) 8662 0037
WEBSITE: WWW.HALLHARTHOMES.COM.AU
BUILDERS LICENCE No: 275897C

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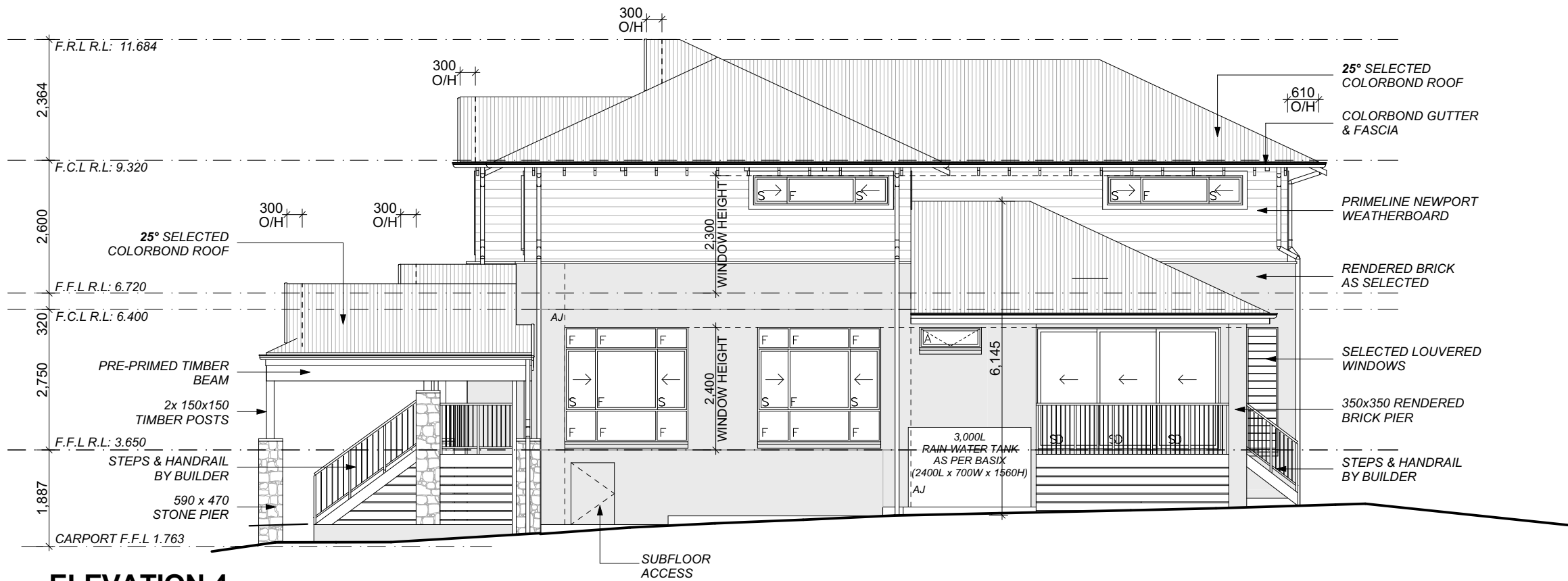
AJ
DENOTES ARTICULATION JOINT
IN BRICKWORK. FINAL LOCATION
TO BE VERIFIED ON SITE BY THE
BUILDER IN ACCORDANCE WITH
CLAUSE 3.3.1.8 OF THE NCC.



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DENOTES ARTICULATION JOINT
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ELEVATION 3
1:100



ELEVATION 4
1:100

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FOR: MR RAWSON
ADDRESS: LOT 25 #54 GOLF PARADE
MANLY
COUNCIL: NORTHERN BEACHES COUNCIL
DP No: 1248867

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

DRAWN: EM	CHECKED: GL	LODGEMENT: DA/CC
DATE DRAWN: 15/10/19	APPROVED FOR CONSTRUCTION:	JOB NO: H0246
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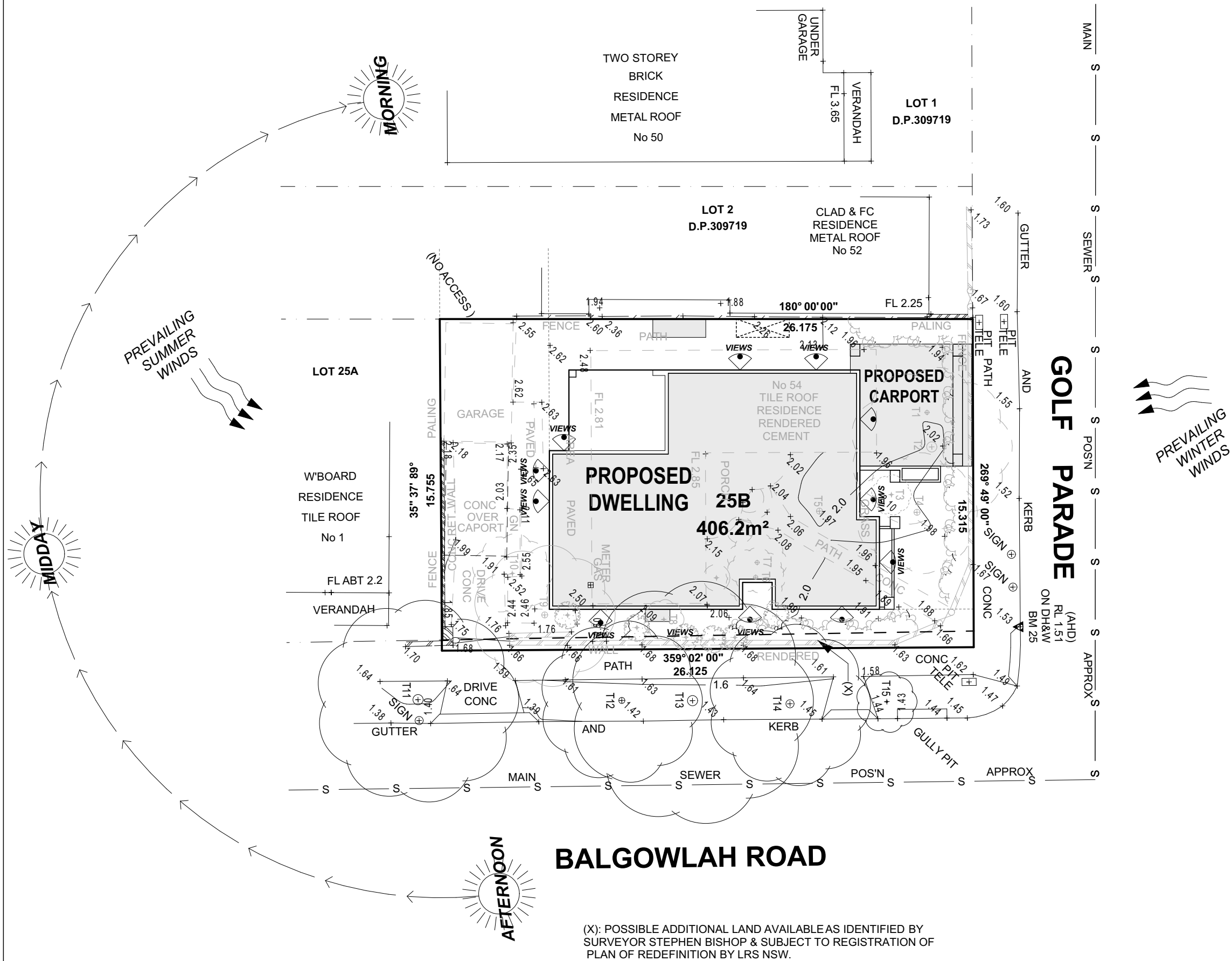
SITE ANALYSIS LEGEND

SUN DIRECTION

WINDOW VIEWS

SUN SYMBOL

WIND DIRECTION



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NORTHERN BEACHES COUNCIL

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1248867

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FACADE:

HAMPTONS

GARAGE SIDE:

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INCLUSIONS:

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DRAWING:

SITE ANALYSIS

DRAWN:

EM

DATE DRAWN:

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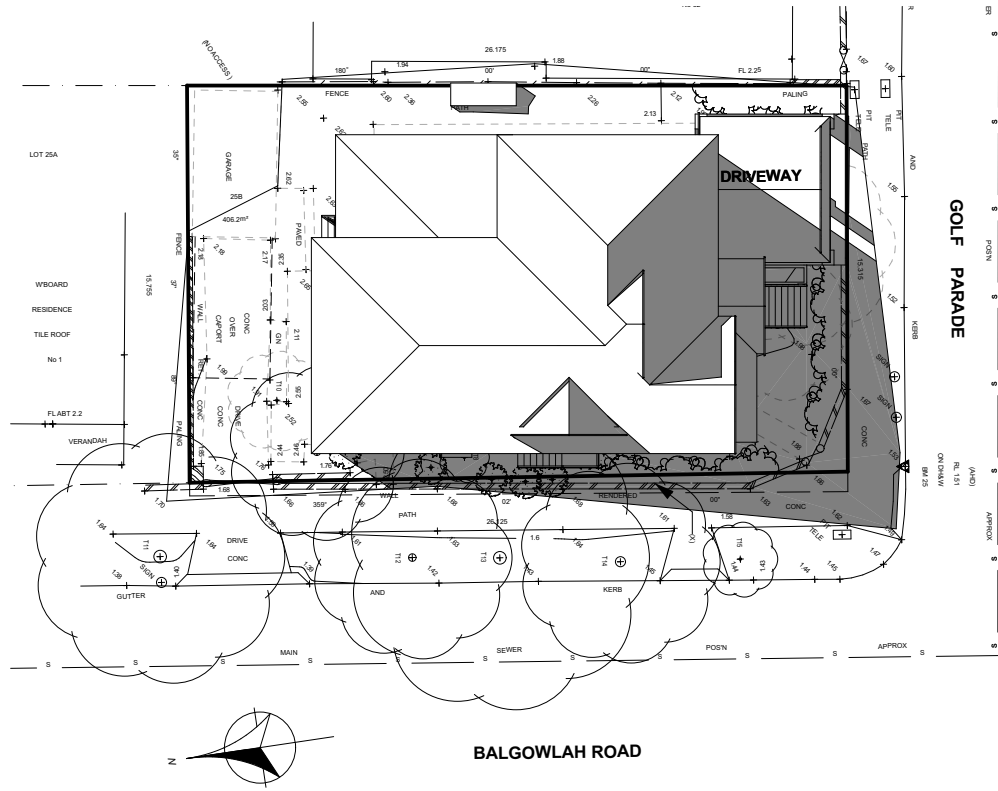
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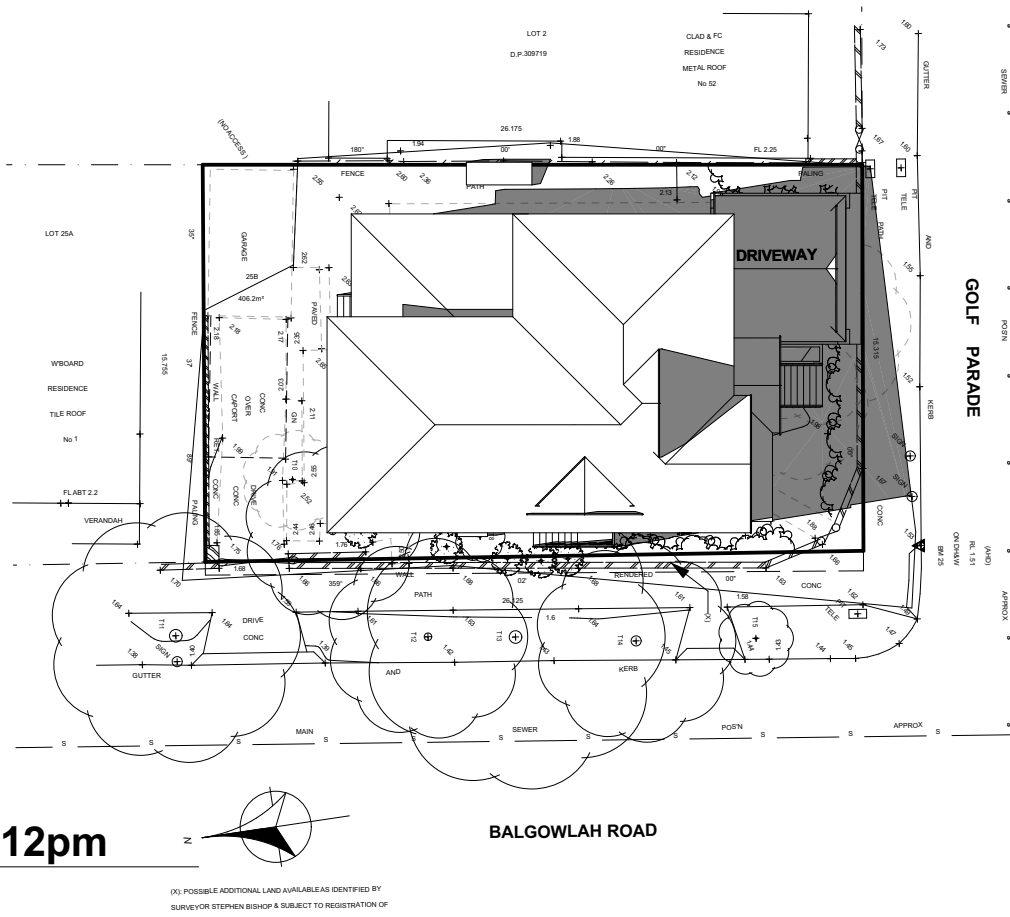
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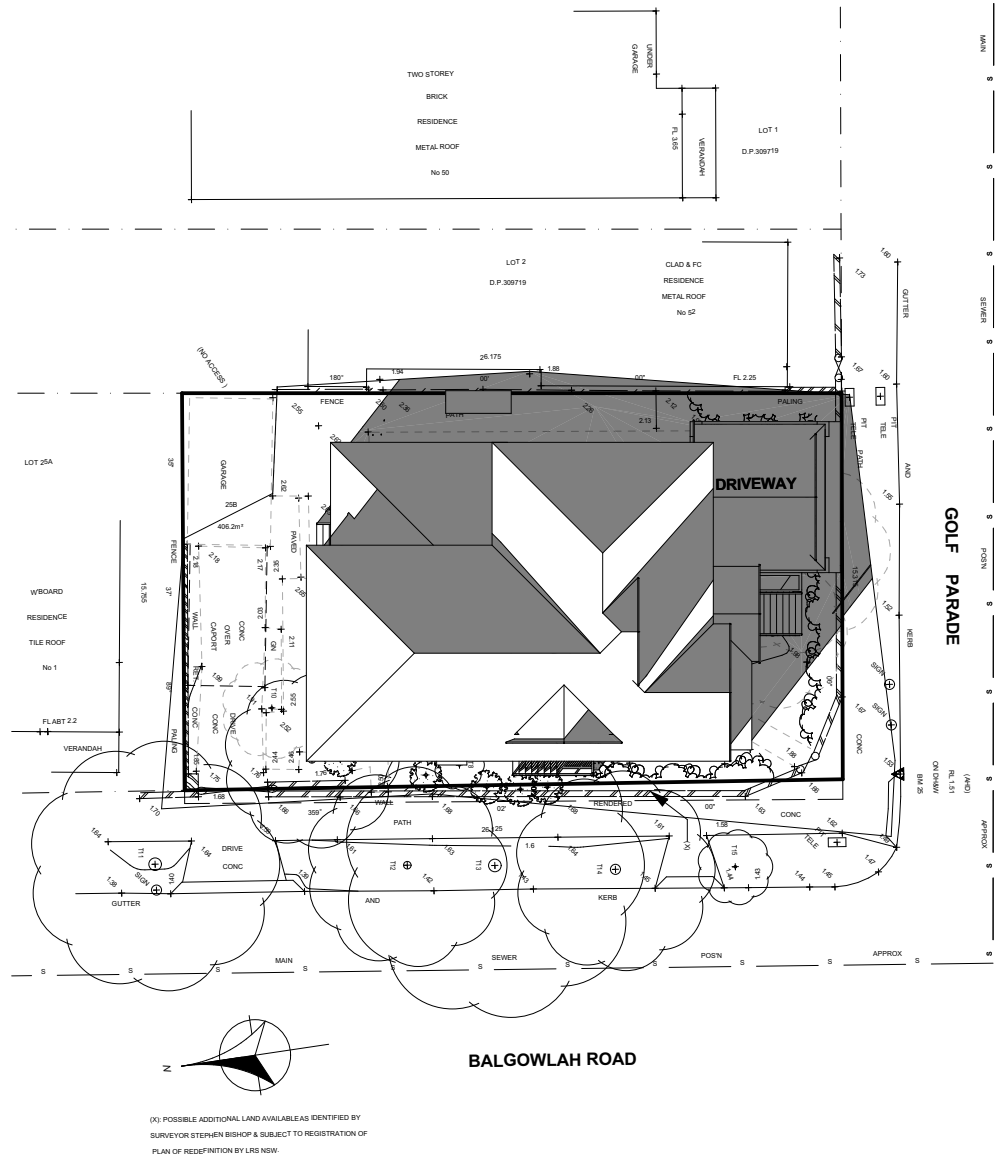
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JUNE 21 9am
1:300



JUNE 21 12pm
1:300



JUNE 21 3pm
1:300

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SHADOW DIAGRAMS

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