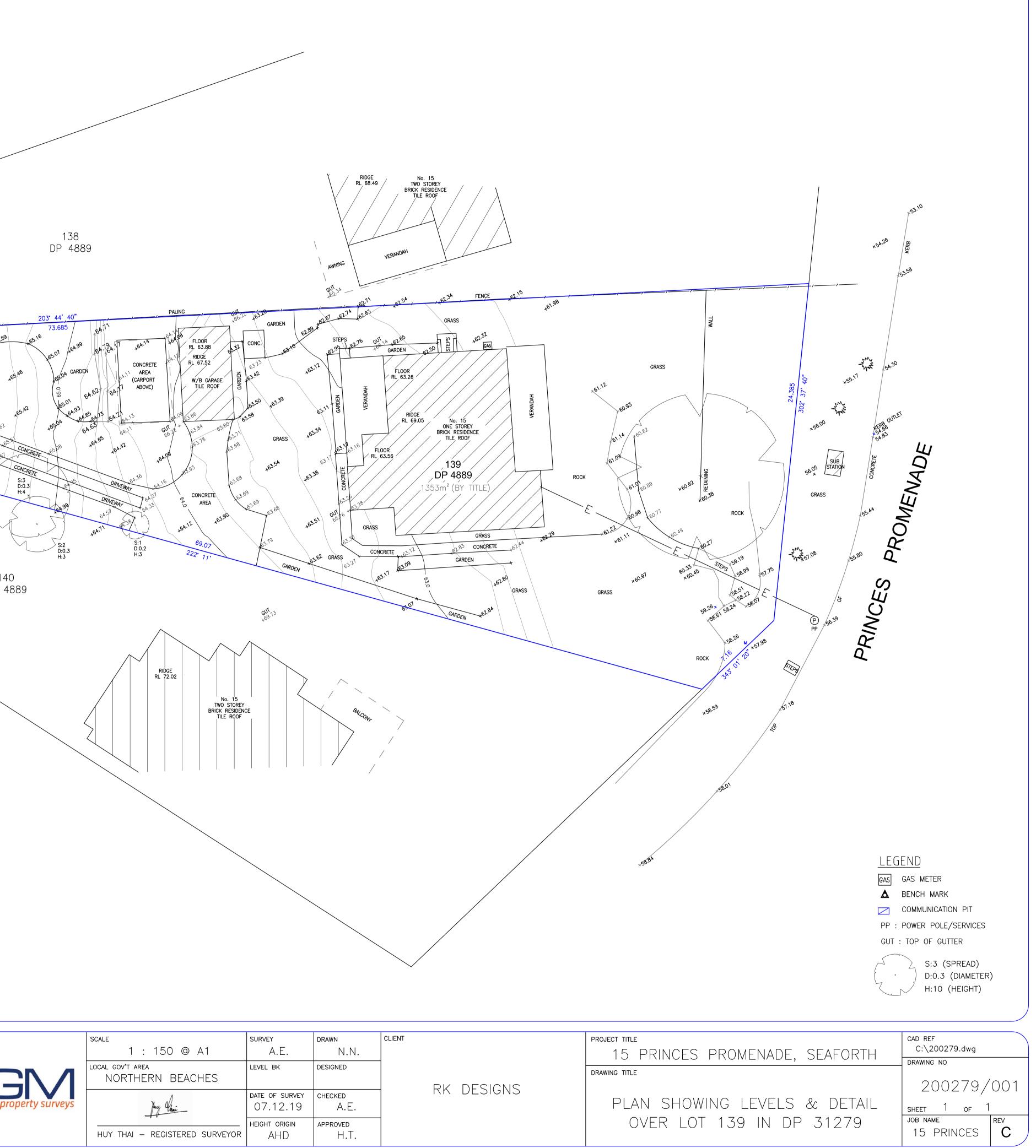
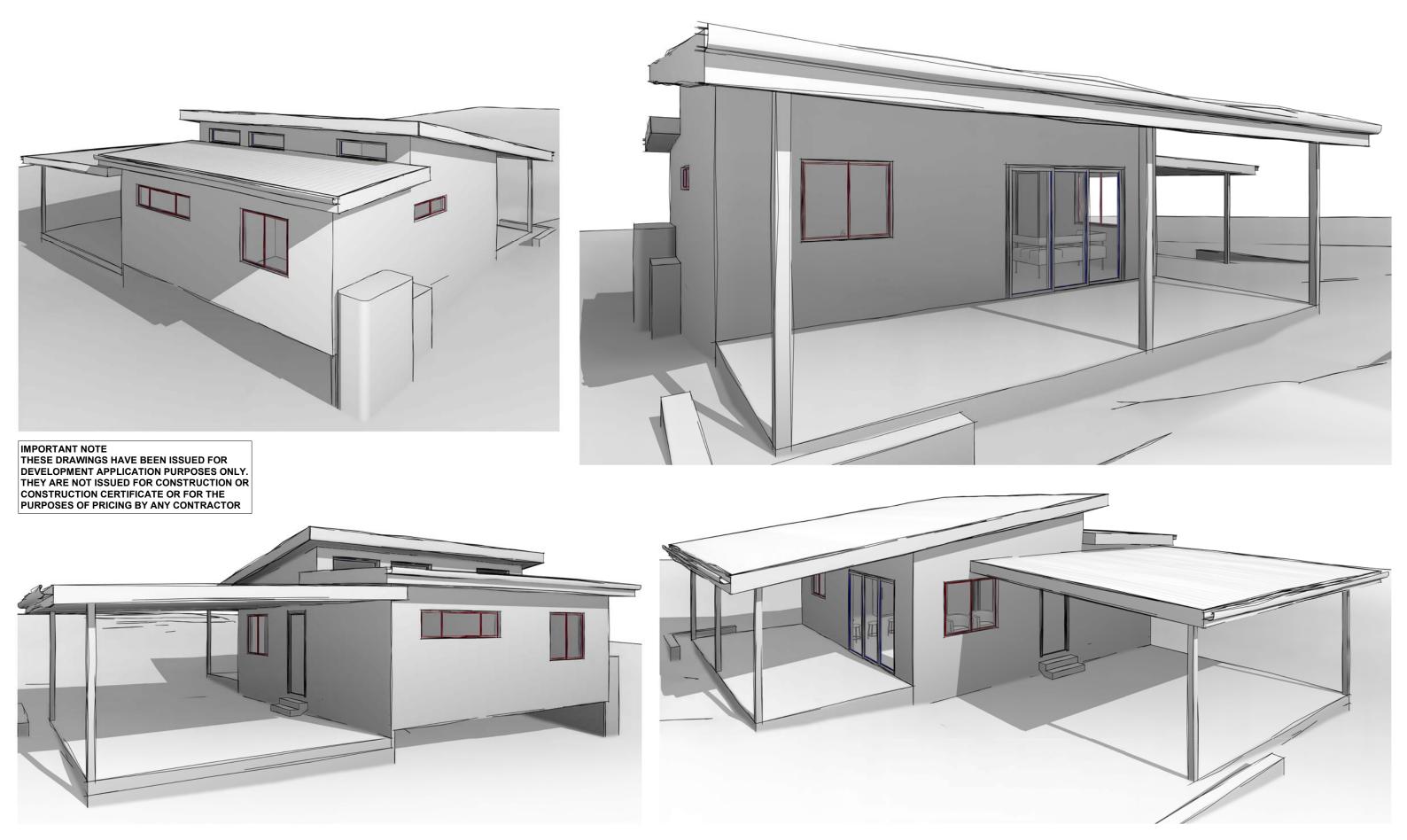
DIAL BEFORE YOU DIG www.1100.com.au	М — ММ 9°30'
TI- MM	
67.19 TB	
BM DHW IN KERB RL 62.27(AHD)	66. ⁸ D:0.3 H:6
61.21 (WID)	29 CONCRETE G60.81 TIMBER 66.49 +60.22 CARDEN
CONCRETE CONCRETE CROSSING	GRASS _ 11 468.03 + 65.79 L
67.27	CONCRETE DRIVEWAY
	61,52 +66.74 +66.85 +66.30 GRASS +66.10 GRAVEWAY 65.10
67.1° × SUNS 67.1° × SUNS 67.1° × SUNS 67.1° × SUNS 67.1°	Of 466.75
61.14 × 18 S 461.12	5.3 D:0.4 H:4 S:3 D:0.3 H:4
187.10	
	141
	DP 4889
NOTES	
<u>NOTES</u> A BOUNDARY SURVEY HAS BEEN UNDERTAKEN. BEARINGS, DIMENSIONS A FROM TITLE ONLY.	ND AREAS ARE
DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THE DETAIL FROM THE SURVEYOR MUST BE CONTACTED IF THERE ARE ANY DISCREPANCIES.	E DRAWING.
SERVICES SHOWN ARE INDICATIVE ONLY. POSITIONS ARE BASED ON SURF LOCATED DURING FIELD SURVEY. CONFIRMATION OF THE EXACT POSITION MADE PRIOR TO ANY EXCAVATION WORK. OTHER SERVICES MAY EXIST WH SHOWN.	SHOULD BE
LEVELS ARE BASED ON AUSTRALIAN HEIGHT DATUM (A.H.D.) USING PM 1 59.043m.	201 R.L.
S9.045m. RIDGE, WINDOW & GUTTER HEIGHTS HAVE BEEN OBTAINED BY INDIRECT N ACCURATE TO ± 0.05 m	
ACCORATE TO 10.05M ADJOINING DWELLINGS & BUILDINGS HAVE BEEN PLOTTED FOR DIAGRAMM ONLY.	METHOD AND ARE
CONTOURS ARE AN INDICATION OF LANDFORM AND SHOULD NOT BE TAK	
PREFERENCE TO SPOT LEVELS SHOWN	ATIC PURPOSES
PREFERENCE TO SPOT LEVELS SHOWN. CONTOUR INTERVALS 0.2m.	ATIC PURPOSES
PREFERENCE TO SPOT LEVELS SHOWN.	ATIC PURPOSES

			DOCUMENT ARE THE COPYRIGHT OF RGM PROPERTY SURVEYS USE OR DUPLICATION OF THIS DOCUMENT IN PART OR IN FULL WITHOUT THE WRITTEN PERMISSION OF RGM PROPERTY SURVEYS CONSTITUTES AN INFRINGEMENT OF COPYRIGHT.	•	•	
			× DRAWING STATUS × UNLESS THERE IS AN APPROVED SIGNATURE IN THE BOX PROVIDED THIS PLAN IS NOT VERIFIED AND IS	•		
С	18.09.20	BOUNDARY SURVEY	NOT FOR CONSTRUCTION.	•		
В	23.12.19	ADDITIONAL INFORMATION	× CAUTION × THE INFORMATION SHOWN ON THIS PLAN MAY BE			
А	10.12.19	INITIAL ISSUE	INSUFFICIENT FOR SOME TYPES OF DETAILED DESIGN. RGM PROPERTY SURVEYS SHOULD BE CONSULTED AS TO THE			
			SUITABILITY OF THE INFORMATION SHOWN HEREIN PRIOR TO THE COMMENCEMENT OF ANY DESIGN WORKS	A	λBN	37

37 145 495 825



	SCALE	SURVEY	DRAWN	CLIENT	PROJECT TITLE
operty surveys	1 : 150 @ A1	A.E.	N.N.		15 PRI
	LOCAL GOV'T AREA	LEVEL BK	DESIGNED		DRAWING TITLE
	NORTHERN BEACHES				DRAWING ITTLE
	. 1	DATE OF SURVEY	CHECKED	RK DESIGNS	
	July Chai	07.12.19	A.E.		PLAN S
		HEIGHT ORIGIN	APPROVED		l over
	HUY THAI – REGISTERED SURVEYOR	AHD	H.T.		

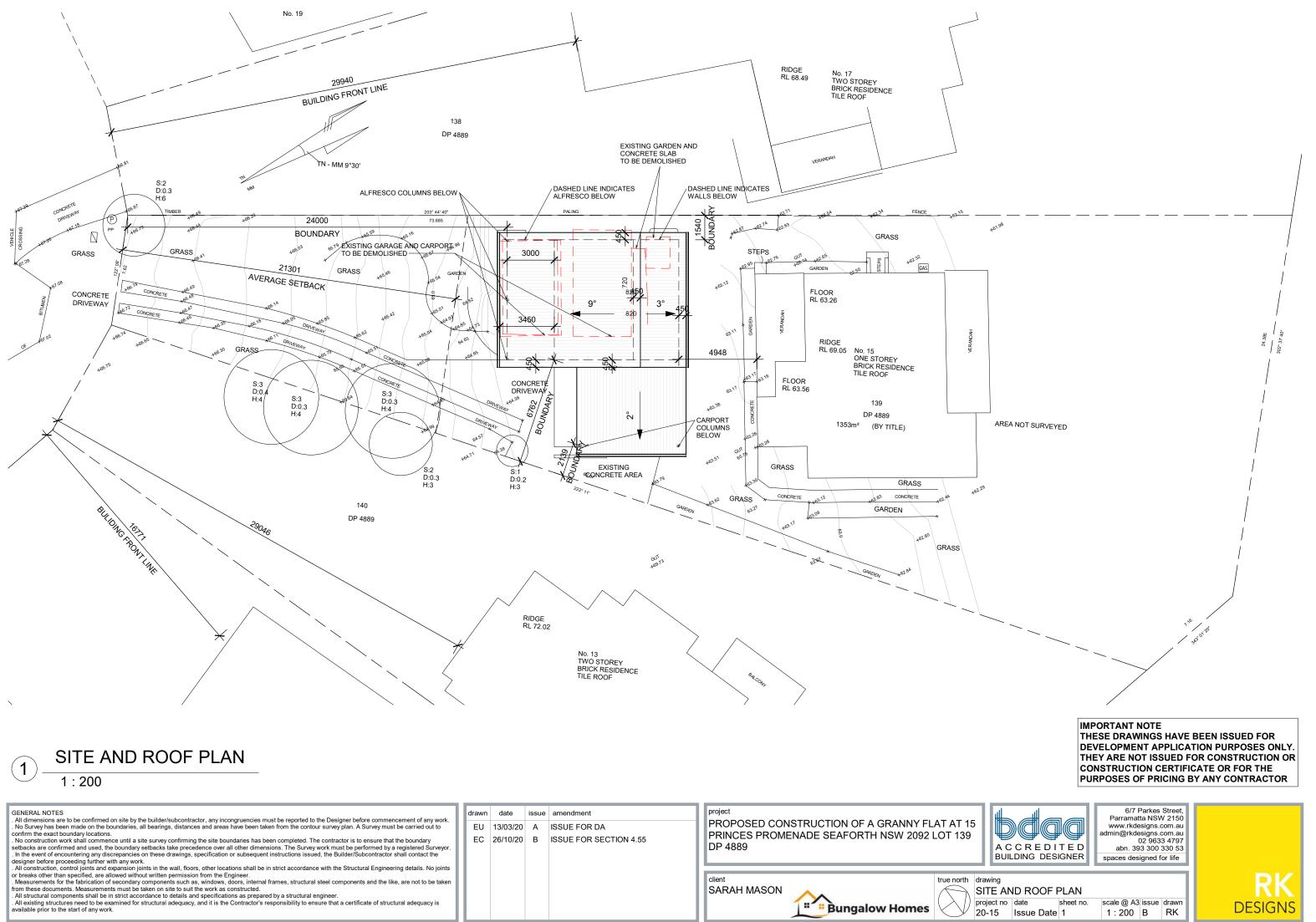


GENERAL NOTES
All dimensions are to be confirmed on site by the builder/subcontractor, any incongruencies must be reported to the Designer before commencement of any work. No Survey has been made on the boundaries, all bearings, distances and areas have been taken from the contour survey plan. A Survey must be carried out to confirm the exact boundary locations. No construction work shall commence until a site survey confirming the site boundaries has been completed. The contractor is to ensure that the boundary setbacks take precedence over all other dimensions. The Survey work must be performed by a registered Surveyor. In the event of encountering any discrepancies on these drawings, specification or subsequent instructions issued, the Builder/Subcontractor shall contract the designer before proceeding further with any work. All construction, control joints and expansion joints in the wall, floors, other locations shall be in strict accordance with the Structural Engineering details. No joints or breaks other than specified, are allowed without written permission from the Engineer. Measurements for the fabrication of secondary components such as, windows, doors, internal frames, structural steel components and the like, are not to be taken from these documents. Measurements must be taken on site to suit the work as constructed. All structural components shall be in strict accordance to details and specifications as prepared by a structural engineer. All existing structures need to be examined for structural adequacy, and it is the Contractor's responsibility to ensure that a certificate of structural adequacy is available prior to the start of any work.

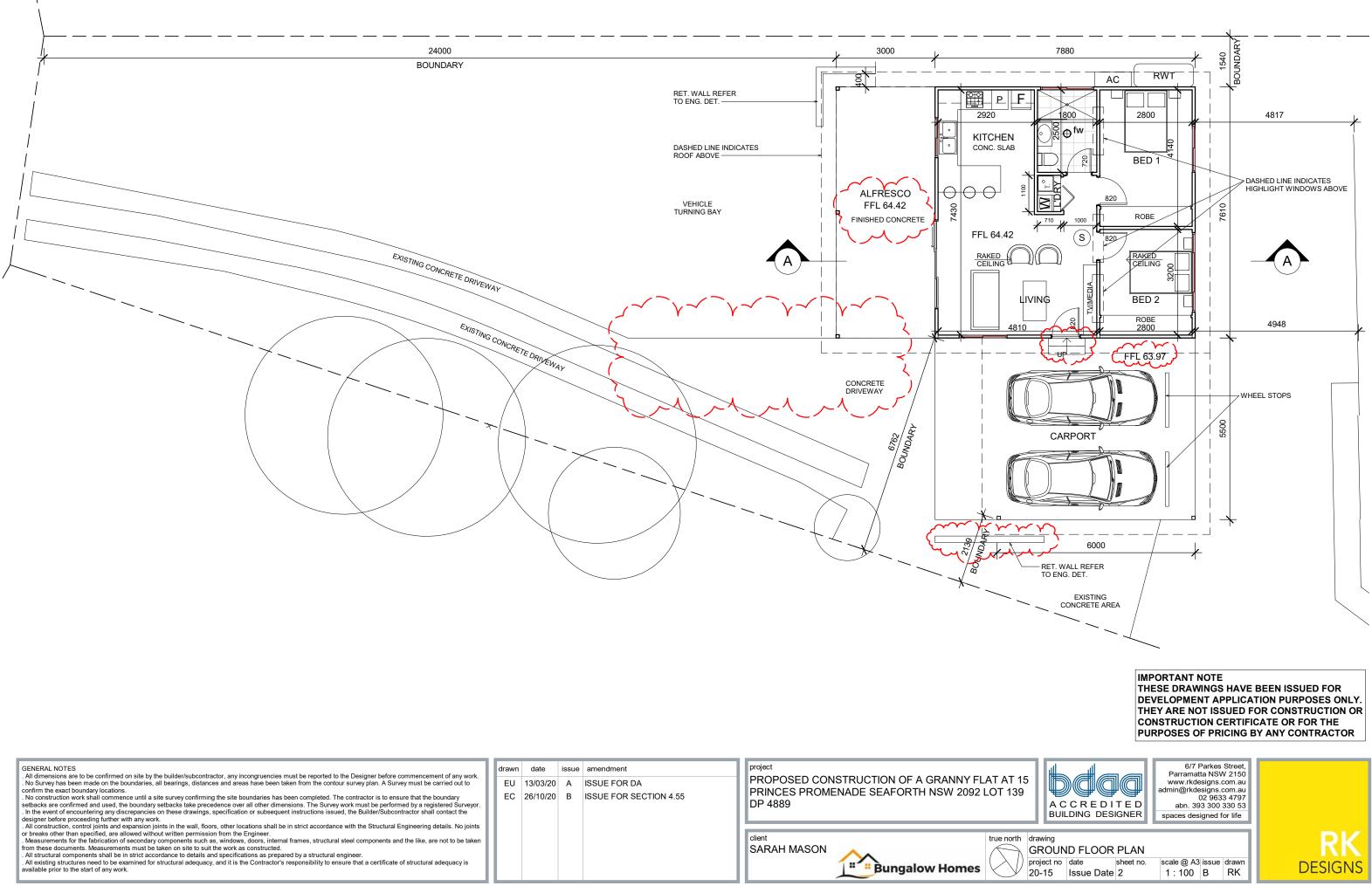
drawn	date	issue	amendment		project			Ш
EU	13/03/20	А	ISSUE FOR DA		PROPOSED CONSTRUCTION OF A GRANNY FL		-	
EC	26/10/20	В	ISSUE FOR SECTION 4.55	PRINCES PROMENADE SEAFORTH NSW 2 DP 4889	2 LOT 139		A B	
					client SARAH MASON	true north	drav 3D	
					"Bungalow Homes		proje 20-	

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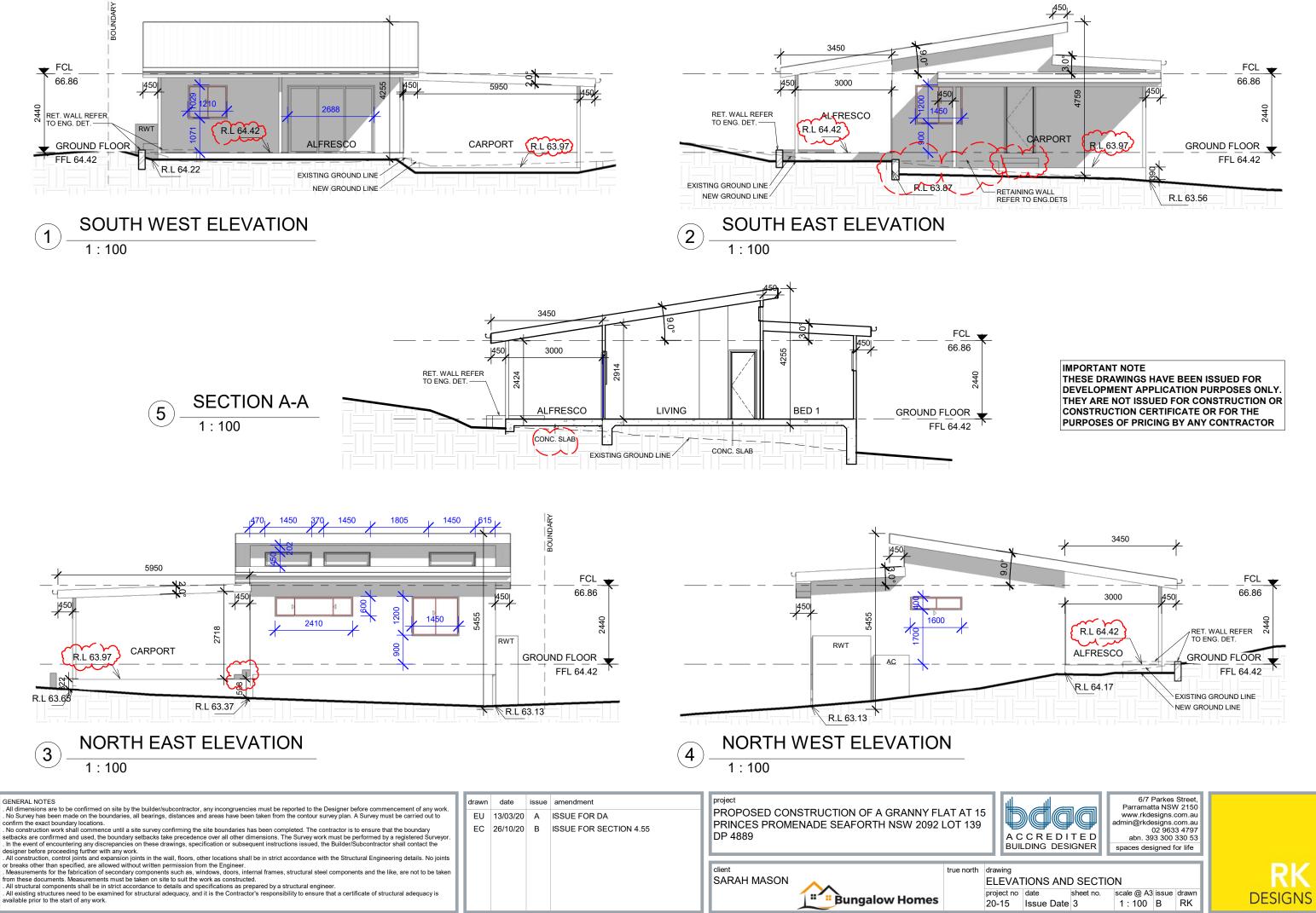


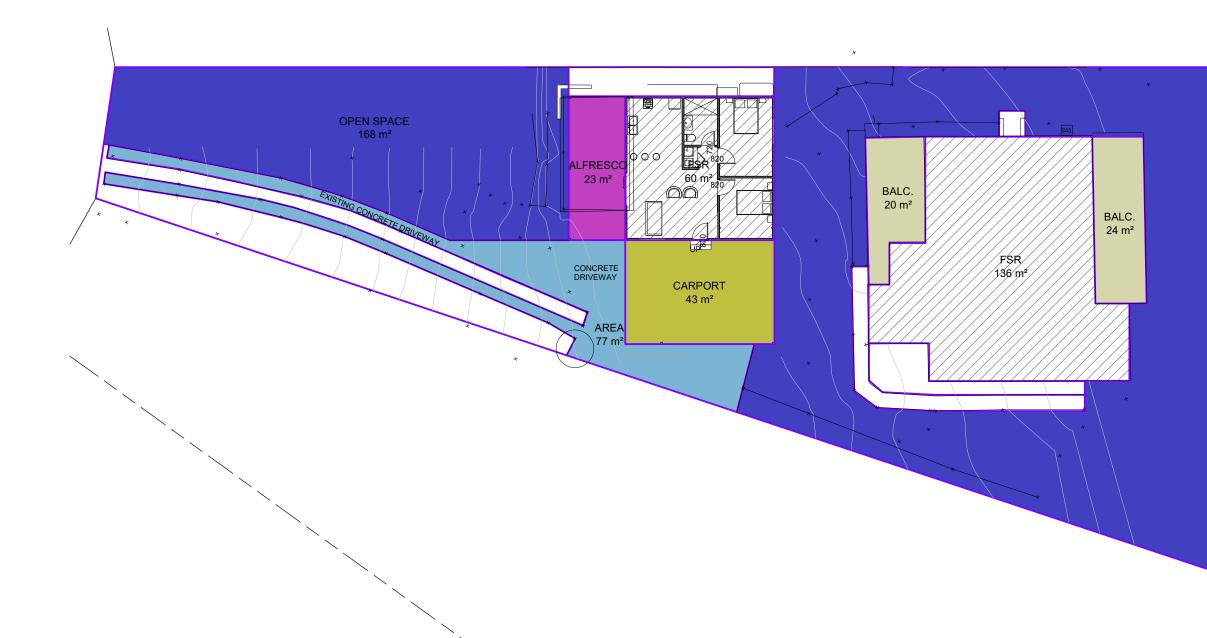


I	GENERAL NOTES . All dimensions are to be confirmed on site by the builder/subcontractor, any incongruencies must be reported to the Designer before commencement of any work.	draw	vn da	e is	sue	amendment	project
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I	confirm the exact boundary locations. . No construction work shall commence until a site survey confirming the site boundaries has been completed. The contractor is to ensure that the boundary	EC	26/1	0/20 E	З	ISSUE FOR SECTION 4.55	PRINCES PROMENADE SEAFORTH NSW 2092 LOT 139 DP 4889
I	setbacks are confirmed and used, the boundary setbacks take precedence over all other dimensions. The Survey work must be performed by a registered Surveyor. . In the event of encountering any discrepancies on these drawings, specification or subsequent instructions issued, the Builder/Subcontractor shall contact the						DP 4009
I	designer before proceeding further with any work. . All construction, control joints and expansion joints in the wall, floors, other locations shall be in strict accordance with the Structural Engineering details. No joints						
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I	from these documents. Measurements must be taken on site to suit the work as constructed. . All structural components shall be in strict accordance to details and specifications as prepared by a structural engineer.						SARAH MASON
I	. All existing structures need to be examined for structural adequacy, and it is the Contractor's responsibility to ensure that a certificate of structural adequacy is available prior to the start of any work.						Bungalow Homes



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SITE AREA = 1353 qm

OPEN SPACE

REQUIRED TOTAL OPEN SPACE = 60 % OF THE SITE AREA = 811.8 sqm (MINIMUM WIDTH NOT LESS THAN 3 METRES) PROPOSED OPEN SPACE = 857.7 sqm

LANDSCAPED AREA

REQUIRED LANDSCAPING = 40 % OPEN SPACE = 324.72sqm (MINIMUM WIDTH NOT LESS THAN 1 METRES) PROPOSED LANDSCAPED AREA = 857.7 sqm PROPOSED LANDSCAPED AREA AS % OF OPEN SPACE = 100%

FSR

MAXIMUM REQUIRED FSR = 0.4:1 = 541sqm PROPOSED FLOOR AREA = 196sqm = 0.14:1

THEREFORE, THE PROPOSAL COMPLIES WITH THE REQUIRMENTS OF THE DEVELOPMENT CONTROL PLAN

GENERAL NOTES		drawn	date	issue	amendment	project		
. All dimensions are to be confirmed on site by the builder/subcontractor, any incongruencies must be reported to the Designer before commencement of any worl . No Survey has been made on the boundaries, all bearings, distances and areas have been taken from the contour survey plan. A Survey must be carried out to	¢.	EU	13/03/20	Α	ISSUE FOR DA	PROPOSED CONSTRUCTION OF A GRANNY FLAT AT 15		
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OPEN SPACE 689 m²

IMPORTANT NOTE THESE DRAWINGS HAVE BEEN ISSUED FOR DEVELOPMENT APPLICATION PURPOSES ONLY. THEY ARE NOT ISSUED FOR CONSTRUCTION OR CONSTRUCTION CERTIFICATE OR FOR THE PURPOSES OF PRICING BY ANY CONTRACTOR

