

# NEIGHBOUR NOTIFICATION PLANS

FOR A PROPOSED NEW DWELLING AT:

**LOT 95 (No. 88) Lascelles Road  
NARRAWEENA**

Prepared by Bellmarch Developments Pty Ltd  
PO Box 6165 BAULKHAM HILLS NSW 2153  
Builders Lic. No. 50045C  
ABN 78 061 720 474

For submission to [Unknown]



**NOTES :-**

- 1) Bearings & distances are by Title and / or deeds only. No boundary investigation as been carried out.
- 2) Relationship of improvements to boundaries is diagrammatic only. Where offsets are critical they should be confirmed by further survey.
- 3) Contours shown depict the topography. Except at spot levels shown they do not necessarily represent the exact level at any particular point.
- 4) Services shown hereon have been determined from visual evidence only. Prior to any design, demolition, excavation or construction on site the relevant authority should be contacted to establish detailed location and depth.
- 5) These notes form an integral part of this plan & should not be separated.
- 6) Location of sewer subject to confirmation from Sydney Water or relevant authority.
- 7) The bearings on these plan boundaries are from Land Titles Office plans. They are Magnetic Meridian.

If accurate True North is required a further survey would be necessary.

**Note:**  
Existing structures/trees to  
be removed by others  
(shown dashed)

### Dwelling Areas -

Ground Floor - 127.18m<sup>2</sup>  
First Floor - 84.80m<sup>2</sup>  
Garage - 35.73m<sup>2</sup>  
Porch - 4.46m<sup>2</sup>

**Total - 252.17m<sup>2</sup>**

## Granny Flat Dwelling Areas -

Ground Floor - 59.23m<sup>2</sup>

**NORTH NOTE**

BEARINGS SHOWN HAVE BEEN DETERMINED FROM LAND & PROPERTY INFORMATION PLANS AND ARE RELATED TO MAGNETIC NORTH. TRUE NORTH IS APPROXIMATE ONLY AND FURTHER INVESTIGATION WOULD BE REQUIRED TO DETERMINE ACCURATE TRUE NORTH.

**LOT 95**

**DP 36134**

**SITE AREA- 681.4m2**

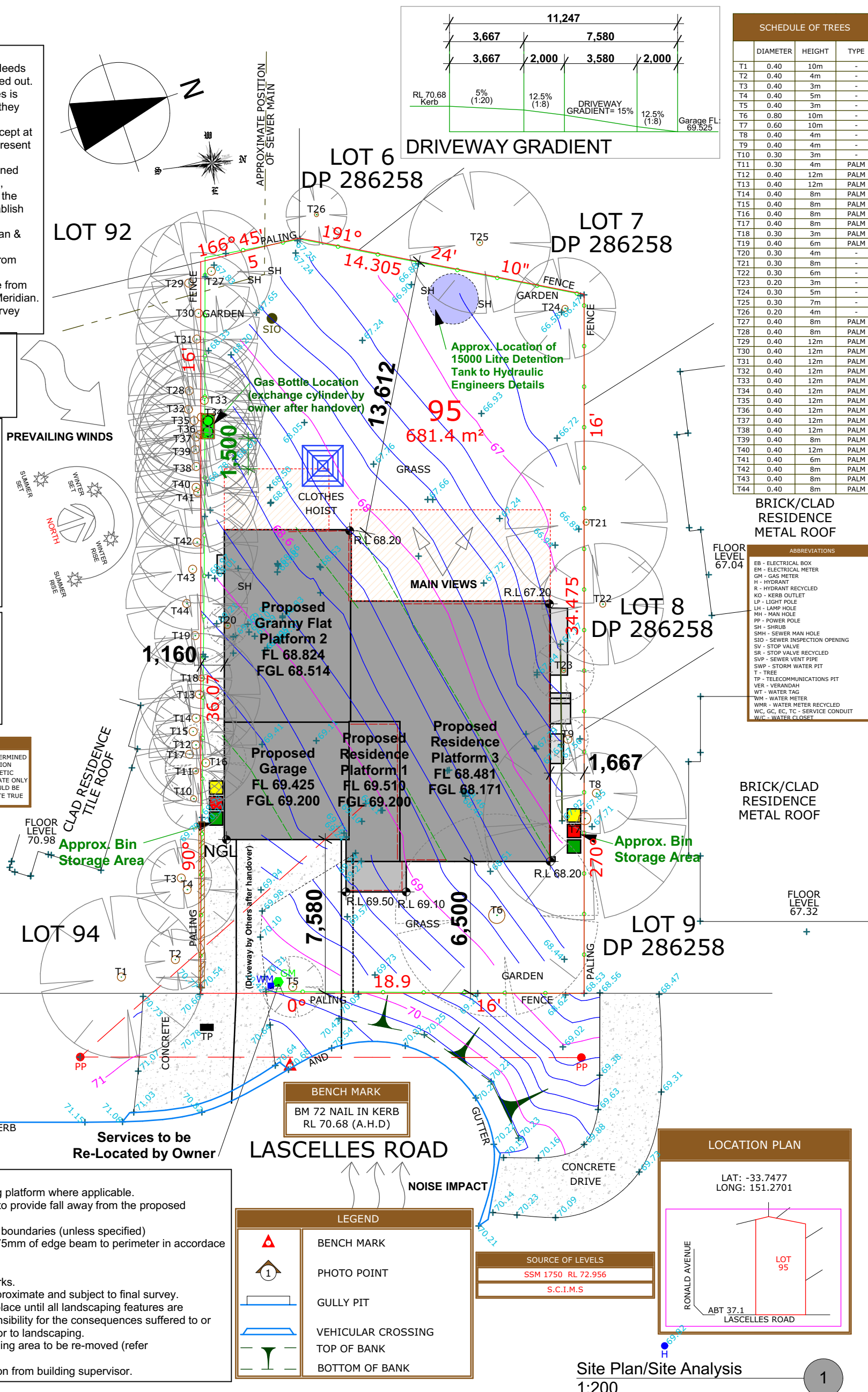
## Northern Beaches COUNCIL



\*Stormwater disposal to XXX.  
(subject to council approval / requirements)  
\*Gas service XXX  
\*XXX side water service.  
\*XXX power supply.  
\*Sewer connection to authorities requirements

Do not work outside of approved hours.  
Council hours of operation are as follows:  
7am - 6pm Monday to Friday  
7am - 1pm Saturday  
NO work on Sunday or public Holidays

Note:

- \* All levels shown are at the corners of building platform where applicable.
- \* Extend excavation clear of the building area to provide fall away from the proposed dwelling.
- \* Batter all banks at angle of repose within the boundaries (unless specified)
- \* Grade fall away from dwelling. Expose min. 75mm of edge beam to perimeter in accordance with AS 3660
- \* If retaining is required, works to be by owner.
- \* Refer to contract for extent of all external works.
- \* Preliminary levels shown on this plan are approximate and subject to final survey.
- \* Sediment control measures are to be left in place until all landscaping features are complete. Bellmarch homes accepts no responsibility for the consequences suffered to or resulting in the removal of these measures prior to landscaping.
- \* Existing trees within three metres of the building area to be re-moved (refer contract/council approval)
- \* Construction details subject to on site direction from building supervisor.



 <p><b>BELLMARCH</b> HOMES</p> <p>PO Box 6165 Baulkham Hills, NSW 2153 Ph (02) 9114 8878 Fax (02) 9114 8877 enquiry@bellmarch.com.au www.bellmarch.com.au ABN 78 061 720 474 - Builders Lic. No. 50045c</p> <p><b>HIA member</b> the best in the business</p> 	Rev	Date	Amendments:	Client: <b>Mr David &amp; Mrs Merrin Martin</b>					
	E	16.11.18	Increased Granny flat	Address: <b>88 Lascelles Road Narraweena 2099</b>					
	F	30.11.18	Tender 4						
	G	17.12.18	Tender 5 - Contract Plans						
	H	30.01.19	Tender Variations 1, 2, 3 & 4	Date: Drawn: Checked: Project No: Revision: DWG No:					
	I	09.04.19	D.A Pre-Liminary Prep	28.05.19	DA	DA	18030	L	2/15
	J	17.04.19	D.A Documentation	COPYRIGHT: These plans and variations of same are the copyright of this firm. Amendments to these plans do not eliminate copyright and legal proceedings will be instigated should there be an infringement.					
	K	20.05.19	Services/PCV 1, 3, 4, 8, 10						
L	28.05.19	PCV 12 & 13							



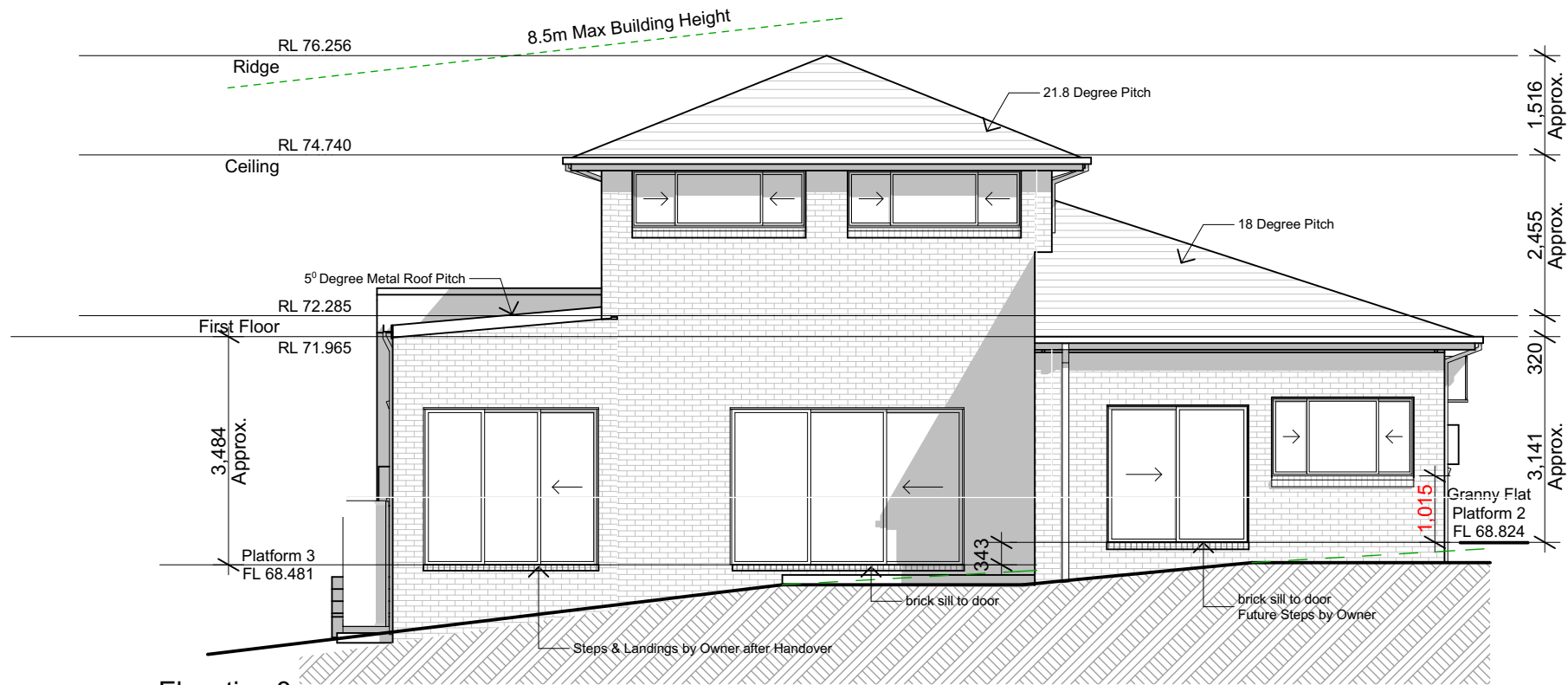
enquiry@bellmarch.com.au www.bellmarch.com.au  
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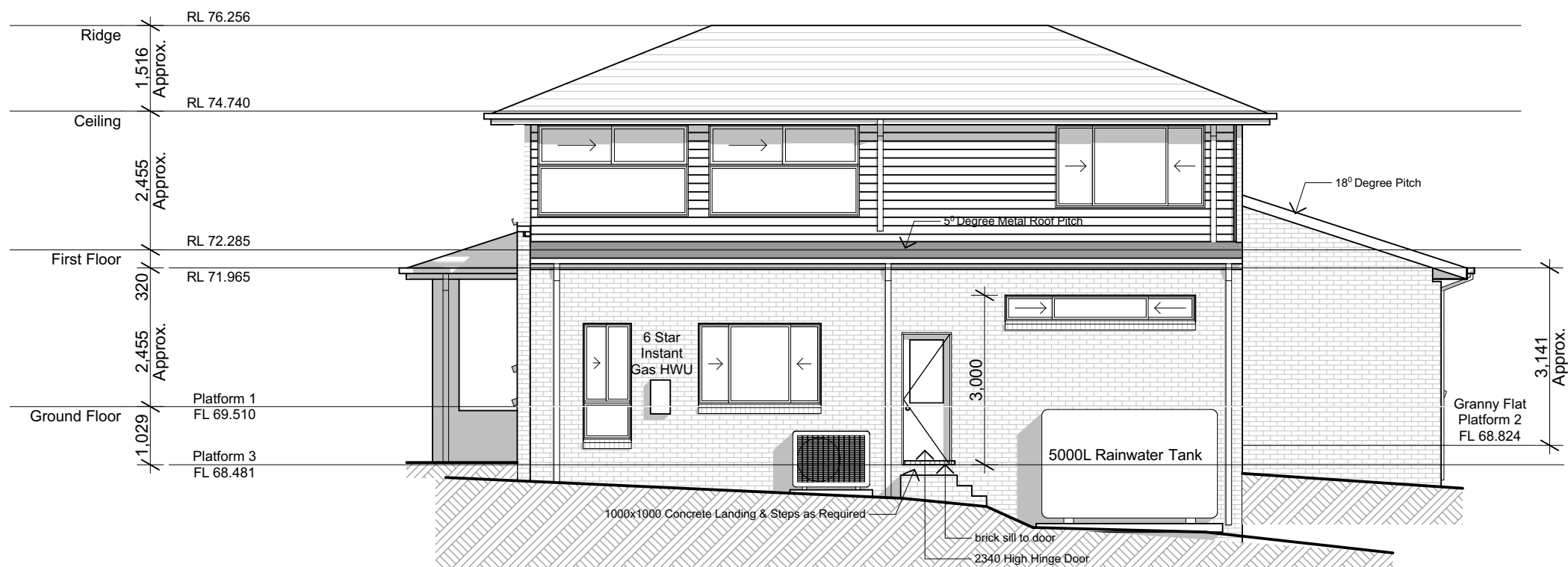
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Elevation 3  
1:100

3



Elevation 4  
1:100

4

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Notes:  
\* Provide Waffle Pod floor slab construction.  
\* Provide hot water temperature limiting in accordance with statutory requirements  
\* Provide temporary fencing to block to meet safety requirements.  
\* Provide sediment control measures including trade waste receptacle in accordance with E.P.A. requirements.  
\* Provide Builders on site chemical treated sanitary service.  
\* Provide Termite protection in accordance with Australian standard AS 3660.1995.  
\* Provide R1.5 insulation batts to external walls.  
\* 55mm foil blanket installed below the metal roof located of the right hand side Ground Floor  
\* R4.0 ceiling insulation batts installed below the metal roof located on the right hand side Ground Floor  
\* Roof sarking installed below the tiled roof section of both the Principal Dwelling and the Secondary Dwelling.  
\* R6.0 ceiling insulation batts installed below the tiled roof section of both the Principal Dwelling and the Secondary Dwelling  
\* Low E Glazing with a Uv Value of 54 and a SHGC Range of 0.52 - 0.64 to both the Principal Dwelling and the Secondary Dwelling  
\* Provide termite protection to perimeter of house.  
\* Provide an Actron SRA201 reverse cycle air conditioning system to house with up to 3 zones (and up to 14 outlets).

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DO NOT SCALE - USE FIGURED DIMENSIONS ONLY