

INVESTIGATION OF 'DIAL BEFORE YOU DIG' UNDERGROUND SERVICES HAS BEEN MADE. DETECTION OF UNDERGROUND SERVICES IS NOT AN INTEGRAL PART OF THIS SURVEY. ALL RELEVANT AUTHORITIES SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION OR NEAR THE SITE.

DEVELOPERS & EXCAVATORS MAY BE HELD FINANCIALLY RESPONSIBLE BY THE ASSET OWNER SHOULD THEY DAMAGE UNDERGROUND NETWORKS.

CARELESS DIGGING CAN:

- CAUSE DEATH OR SERIOUS INJURY TO WORKERS AND THE GENERAL PUBLIC
- INCONVENIENCE USERS OF ELECTRICITY, GAS, WATER AND COMMUNICATIONS
- LEAD TO CRIMINAL PROSECUTION AND DAMAGES CLAIMS
- CAUSE EXPENSIVE FINANCIAL LOSSES TO BUSINESS
- CUT OFF EMERGENCY SERVICES
- DELAY PROJECT COMPLETION TIMES WHILE THE DAMAGE IS REPAIRED

MINIMISE YOUR RISK AND DIAL BEFORE YOU DIG. TEL. 1100

- NOTES:**
- 1) CAUTION: SHOULD ANY DEVELOPMENT OR CONSTRUCTION BE PLANNED ON OR NEAR THE BOUNDARIES, THE BOUNDARIES SHOULD BE CLEARLY MARKED ON SITE.
 - 2) AREA AND DIMENSIONS HAVE BEEN SURVEYED FROM PLANS MADE AVAILABLE AT LAND REGISTRY SERVICES.
 - 3) ORIGIN OF LEVELS ON A.H.D. IS TAKEN FROM P.M. 883 RL 22.282 A.H.D.
 - 4) TREE SPREADS ARE DIAGRAMMATIC ONLY AND ARE NOT SYMMETRICAL.
 - 5) UNDERGROUND (NON VISIBLE) SERVICE LINES HAVE BEEN SHOWN FROM 'DIAL BEFORE YOU DIG' SERVICE AUTHORITY RECORDS & ARE DIAGRAMMATIC ONLY IN REGARD TO THEIR POSITION & WIDTH UNLESS STATED OTHERWISE.
 - 6) SPOT LEVELS ARE ACCURATE.
 - 7) BEARINGS SHOWN ARE ON M.G.A.-(MAP GRID OF AUSTRALIA).

Builder to Check and Confirm all Measurements Prior to Commencement

DA APPLICATION ONLY
NOT FOR CONSTRUCTION



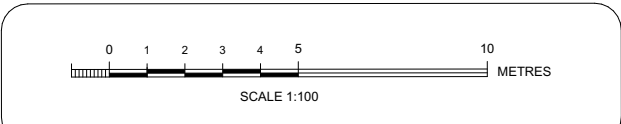
1 Survey 1:200

Bee & Lethbridge Pty Ltd
Suite 2, 14 Starkey Street,
PO Box 330, Forestville, NSW 2087
Phone: 9451 6757 Fax: 9975 3535
Email: survey@beelet.com.au
ABN: 13 003 194 447
www.beelet.com.au

LEGEND

- TREE 0.100m DIA. 5M HT. 4M SPREAD
- GUTTER TOW TOP
- BOARDS SEWER
- TELSTRA LINES
- GAS LINES

DENOTES APPROX. 0.10m DIAMETER OF TREE
DENOTES APPROX. 5m HEIGHT OF TREE
DENOTES APPROX. 4m SPREAD OF TREE
DENOTES CENTRE LINE OF ROAD
DENOTES TOP OF GUTTER
DENOTES TOP OF WALL
DENOTES TOP OF FENCE



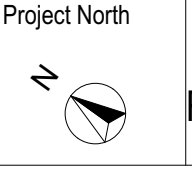
PLAN SHOWING BOUNDARIES, RELATIVE HEIGHTS & PHYSICAL FEATURES OVER LOT B IN D.P. 344759 KNOWN AS No. 19 MARSHALL STREET, MANLY.
L.G.A.: NORTHERN BEACHES

CLIENT	Mr P. JACOBSONH	REF No.	21153
PROPERTY	No. 19 MARSHALL STREET, MANLY	DATUM	A.H.D.
DRAWN	S.C/S.P.	SCALE	1:100 @ A1
DATE	12/11/2018	DATE	12/11/2018
SURVEYED	A.M.	DWG No.	21153
REV No.	00	SHEET No.	1 of 1

Rapid Plans
Building Design and Architectural Drafting

Rapid Plans
www.rapidplans.com.au
PO Box 6193 Frenchs Forest
DC NSW 2086
Fax: (02) 9905-8865
Mobile: 0414-945-024
Email: gregg@rapidplans.com.au

bda BUILDING DESIGNERS AUSTRALIA NSW



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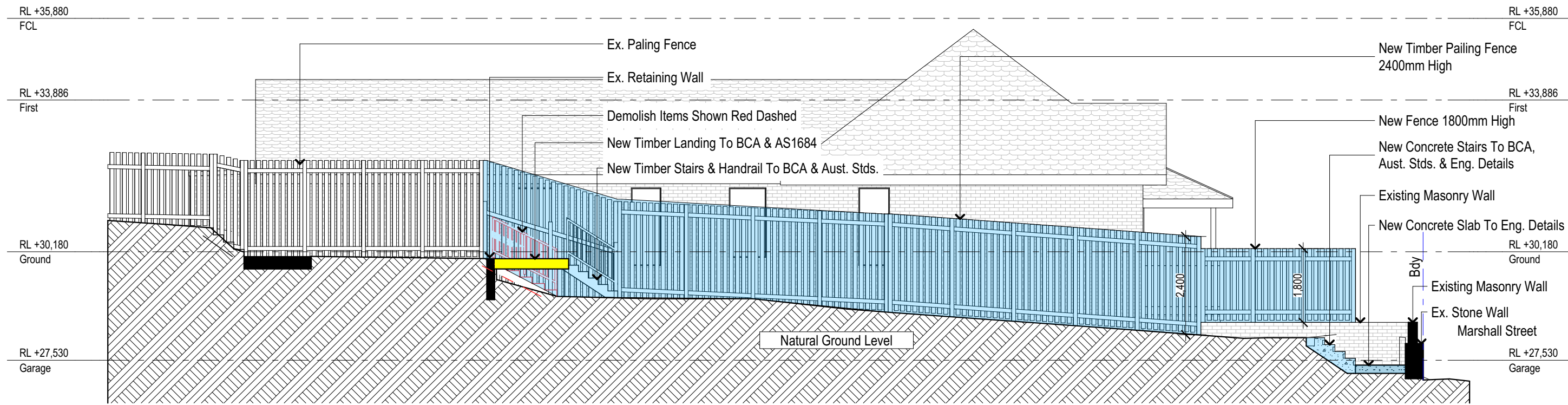
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Client: Paul Jacobsohn

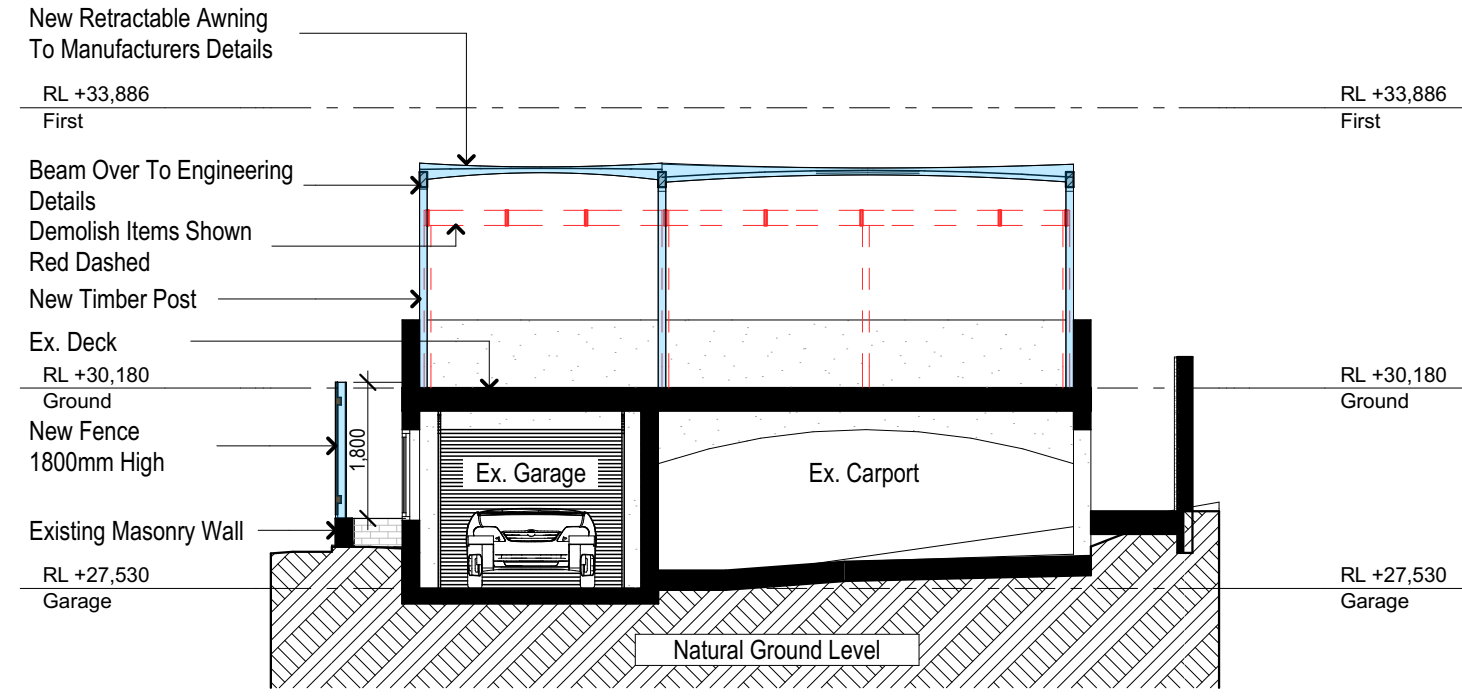
Project Name:
Alterations & Additions/Change of Use
19 Marshall Street, Manly
2095

Lot B D.P. 344759
Drawing Title:
Site Plans - Survey Plan

Scale: A3 as noted
Status: DA
Project No. RP0119JAC
Drawing No. DA1002



1 Section 3
1:100



2 Section 2
1:100

Denotes New Works

Wall Legend

- Denotes New Timber Framed Wall/Floor
- Denotes New Masonry Wall
- Denotes Existing Wall
- Denotes Demolished Item

Site Information	Proposed	Compliance
Site Area	533.2m ²	Yes
Housing Density (1dwelling/250m ²)	1	Yes
Max Ceiling Height Above Natural GL	N/A	Yes
Max Building Height Above Natural GL	8.5m	Existing
Front Setback (Min.)	6m	Existing
Rear Setback (Min.)	8m	Existing
Minimum side boundary setback (Min.)	1/3 Wall Ht	Existing
Floor Space Ratio (Max 0.6:1)	0.49:1	Existing
% of landscape open space (35% min)	41%	Existing
Impervious area (m ²)	315.05m ²	Existing
Maximum cut into ground (m)	0.7m	Yes
Maximum depth of fill (m)	0.2m	Yes
Number of car spaces provided	2	Existing

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Certifying
The DA Application Only plans are for DA Application purposes only. These plans are not to be used for the construction certificate application by any Certifying Authority without the written permission of Rapid Plans or the supply of authorised Construction Certificate drawings by Rapid Plans

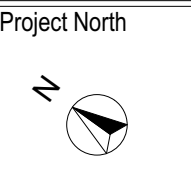
NOTES
19 Marshall Street, Manly is zoned R1 General Residential New Works to be constructed shown in Shaded/Blue 19 Marshall Street, Manly is not considered a heritage item

Construction
Concrete & Timber
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1684
Termite Management to BCA and AS 3660.1

Builder to Check and Confirm all Measurements Prior to Commencement of any works. Immediately Report any Discrepancies to Rapid Plans



Rapid Plans
www.rapidplans.com.au
PO Box 6193 Frenchs Forest
DC NSW 2086
Fax: (02) 9905-8865
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Client:
Paul Jacobsohn

Client
Paul Jacobsohn
Project Name
Alterations & Additions/Change of Use
19 Marshall Street, Manly
2095

Lot B D.P.344759
Drawing Title:
Sections - Section 2
Section 3, Section 2

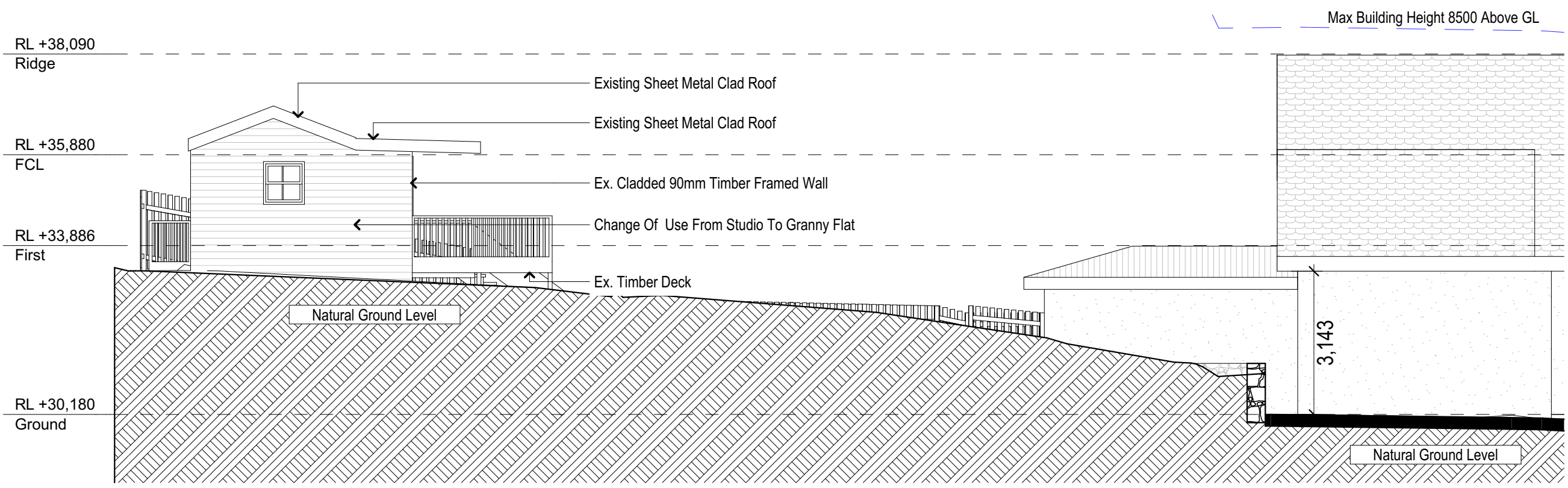
Scale: A3 as noted
Status: DA
Project No.
RP0119JAC

Date: 5-4-2019
Checked By: GBJ
Drawing No.
DA3002

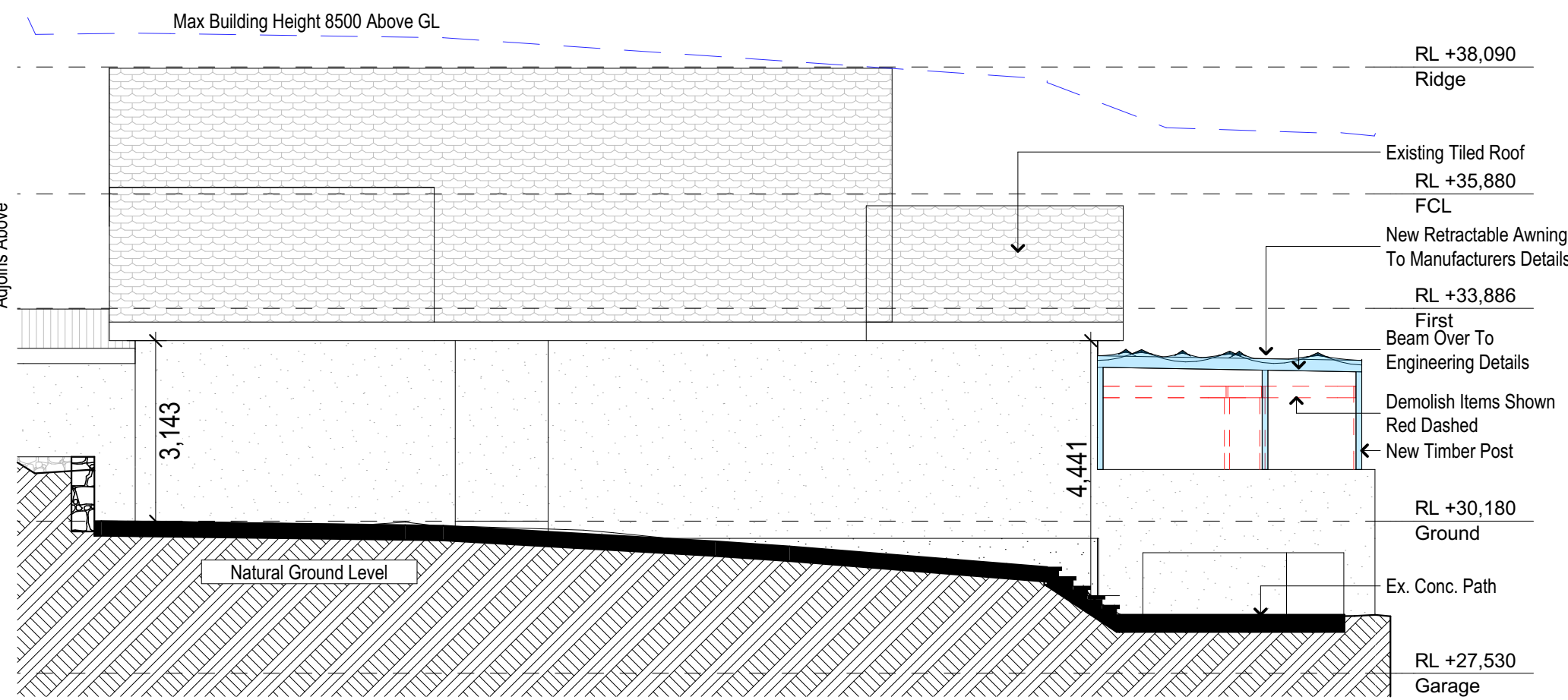
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1 East 1:100



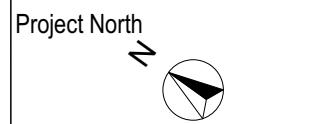
2 East 1:100

Site Information	Proposed	Compliance
Site Area	533.2m ²	Yes
Housing Density (1dwelling/250m ²)	1	Yes
Max Ceiling Height Above Natural GL	N/A	Yes
Max Building Height Above Natural GL	8.5m	Existing
Front Setback (Min.)	6m	Existing
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Client: Paul Jacobsohn
 Project Name: Alterations & Additions/Change of Use
 19 Marshall Street, Manly 2095

Lot B D.P.344759

Drawing Title: Elevations - Elevations 1 East

Scale: A3 as noted Date: 5-4-2019
 Status: DA Checked By: GBJ

Project No: RP0119JAC Drawing No: DA4001

length in millimeters at full size

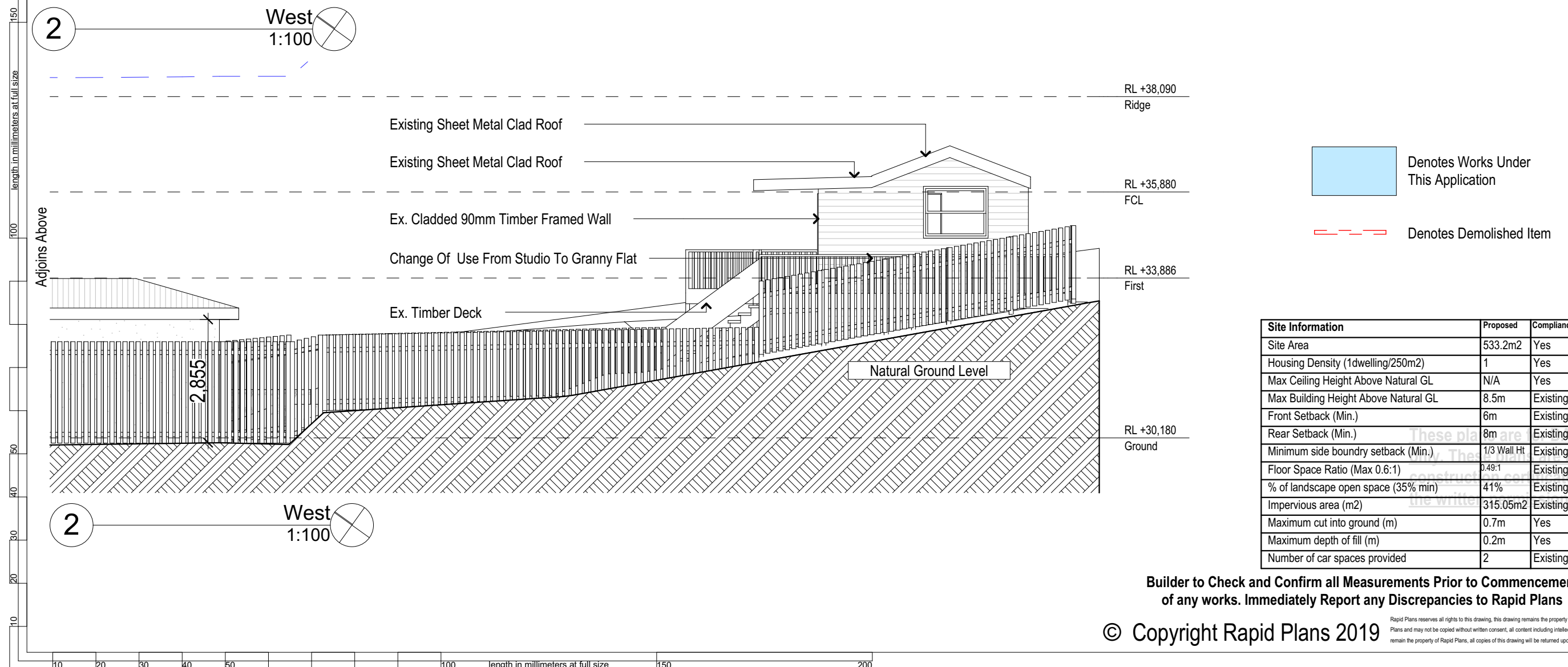
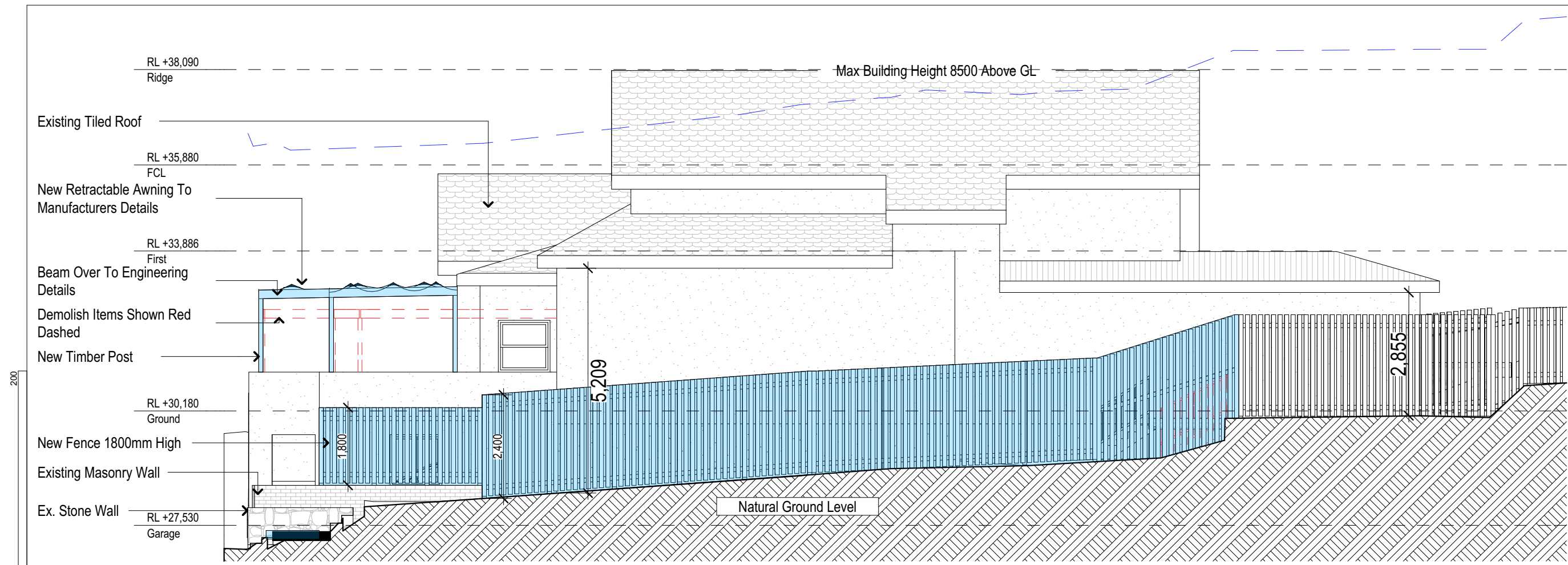
10 20 30 40 50 100 150 200

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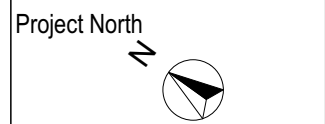
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Adjoins Below



Denotes Works Under This Application

Denotes Demolished Item



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Housing Density (1dwelling/250m ²)	1	Yes
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Maximum depth of fill (m)	0.2m	Yes
Number of car spaces provided	2	Existing

Client: Paul Jacobsohn
 Project Name: Alterations & Additions/Change of Use
 19 Marshall Street, Manly 2095
 Lot B D.P.344759

Drawing Title: Elevations - Elevations 2
 West

Scale: A3 as noted Date: 5-4-2019
 Status: DA Checked By: GBJ

Project No: RP0119JAC Drawing No: DA4003

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