L.G.A. NORTHERN BEACHES SITE PLAN SHOWING SELECTED LEVELS AND DETAIL OVER LOT 22 IN DP 8075 BEING No.44 BOWER STREET, MANLY. + 27.38 APPROX 12°30' DATUM : A.H.D. 0 1 2 3 4 5 PLOT SCALE 1: 100 ON A1 SHEET DRIVEWAY DP 8075 UNDER CONSTRUCTION 21 No.46 0.00, FENCE LATTICE FENCE PALING MESH GRASS CONCRETE 26.53 + 26.5. GARDEN SEAT 6/0.2/6 O GRASS GARDEN PAVED 24.96 GARDEN 20.20 DECK 2 STORÉY BRICK HOUSE DP 8075 20.20 PAVED 22 (TILE ROOF) No.44 696.8m²_{24.98} BAL 30.39 | TG |32.59 TERRACED GRASS 20.30 25.13+T CONCRETE PAVED GARDEN DRIVEWAY DRIVEWAY GARDEN BRUSH TG 180°00' ROOF 29.58 BW31.70 BW31.30 TW32.45 TW32.45 GRASS 33.67 BW27.20 TW28.85 TW28.85 BW30.55 TW32.10 BW28.25 TW29.75 BD 27.20BD 25.10 BW25.95 TD 29.25TD 26.95 TW26. [] HYD 1G 32.25 □SV GRASS BW30.55 TW32.10 BD 25.90 BD 25.90 TD 28.80 TV BW28.25 TW28.85 BW31.30 TW31.90 ROOF T 33.99 | BW30.60 TW32.10 DP 8075 IRIDGE 34.19 POOL 23 27.63 BAL 29.53 `2 STORĘY BRICK & CLADDED HOUSE (METAL ROOF) BW32.10 TW32.70 No.44 No.42 BALCONY LEVEL BOTTOM OF DOOR BW BOTTOM OF WINDOW FLOOR LEVEL GAS METER HYD HYDRANT LIGHT POLE SEWER LID SV STOP VALVE TOP OF CHIMNEY TOP OF DOOR BW28.75 BW28.75 TW29.40 TW29.40 TELSTRA PIT TOP OF GUTTER BW31.15 TW32.65 TOP OF WINDOW TREE WITH APPROX. - 12m SPREAD 12/0.4/9 WINDOW LOCATIONS - 0.4m DIAMETER 9m HEIGHT NOTES: COPYRIGHT WARNING THE INFORMATION SHOWN/CONTAINED IN THIS 1) ALL DIMENSIONS AND LEVELS SHOULD BE CHECKED ON SITE PRIOR TO DESIGN AND CONSTRUCTION. DRAWING/FILE IS COPYRIGHT. THE INFORMATION 2) THE INFORMATION ON THIS SURVEY IS TO BE USED FOR DA PURPOSES ONLY. MAY ONLY BE USED FOR THE PURPOSE FOR 3) IF THERE IS ANY POINT OR FEATURE i.e.(FLOOR LEVEL, WALL POSITION, ROOF OR RIDGE HEIGHT ETC) WHICH IT WAS PRODUCED. NO PART OF THIS CRITICAL TO THE PREPARATION OF DESIGN PLANS OR CONSTRUCTION, THAT POINT OR FEATURE DRAWING/FILE MAY BE USED OR REPRODUCED, SHOULD BE MADE KNOWN TO US SO IT'S ACCURACY CAN BE CONFIRMED PRIOR TO THE COMPLETION IN PART OR WHOLE, FOR ANY OTHER CLIENT, OF DESIGN PLANS OF COMMENCEMENT OF CONSTRUCTION. PERSON OR COMPANY WITHOUT THE PRIOR 4) SOME STRUCTURES AND FEATURES ARE APPROXIMATE ONLY. IF USED FOR DESIGN CONFIRMATION WRITTEN PERMISSION OF HILL & BLUME PTY. LTD. OF ACCURACY SHOULD BE CONFIRMED. 5) FENCES ARE APPROXIMATE ONLY UNLESS SPECIFICALLY DIMENSIONED TO BOUNDARY. Hill & Blume Pty Ltd 6) SURVEY MARKS MUST BE PLACED PRIOR TO CONSTRUCTION OR ERECTION OF FENCES. 7) TREE INFORMATION HAS BEEN SURVEYED FROM GROUND LEVEL AND THEREFORE SHOULD BE TREATED 102 Crown Street AS APPROXIMATE ONLY, THE EXTENT OF THE CANOPY IS APPROXIMATE AND DIAGRAMMATIC ONLY. 8) STAIR RISES, STEPS AND LANDINGS HAVE NOT BEEN INDIVIDUALLY LOCATED AND ARE DIAGRAMMATIC ONLY. Tel (02) 9332 4888 9) THE RECORDS OF THE SERVICE PROVIDERS HAVE NOT BEEN INVESTIGATED, ONLY THOSE SERVICES Fax (02) 9331 6422 CONSULTING SURVEYORS DATUM 25.00 THAT ARE VISIBLE AND ACCESSIBLE AT THE DATE OF SURVEY HAVE BEEN SHOWN. ACN 000 721 004 surveyors@hillandblume.com.au 10) SERVICES SHOWN ARE INDICATIVE ONLY, OTHER SERVICES MAY EXIST THAT ARE NOT SHOWN. THEREFORE No.42 No.44 DIAL1100 BEFORE YOU DIG FIELD CONFIRMATION SERVICE LOCATORS SHOULD BE OBTAINED TO CONFIRM EXACT POSITION AND DEPTH. DATE OF SURVEY: 02/04/19 REF No. 61235 STREET ELEVATION 11) SITE AREA SHOWN HAS BEEN CALCULATED BY SURVEY. 12) A SITE AND BOUNDARY SURVEY HAS BEEN CARRIED OUT. ISSUE "A" 13) ORIGIN OF LEVELS IS SSM 77282, RL = 26.1 A.H.D. CAD FILE: 61235001A.DWG 14) BEARINGS ARE ON MAGNETIC NORTH.

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FIRST ISSUE

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