

Single Storey Villa 6 Area -

Ground Floor - 100.1
Porch - 6.28

Total - 106.38m²

Double Storey Villa 5 Area -

Ground Floor - 75.02
First Floor - 100.1
Garage - 25.38
Porch - 6.08
Balcony - 4.99

Total - 211.57m²

Double Storey Villa 4 Area -

Ground Floor - 75.02
First Floor - 100.1
Garage - 25.38
Porch - 6.08

Total - 206.58m²

Double Storey Villa 3 Area -

Ground Floor - 75.02
First Floor - 100.1
Garage - 25.38
Porch - 6.08

Total - 206.58m²

Double Storey Villa 2 Area -

Ground Floor - 75.02
First Floor - 100.1
Garage - 25.38
Porch - 6.08
Balcony - 4.99

Total - 211.57m²

Double Storey Villa 1 Area -

Ground Floor - 75.02
First Floor - 100.1
Garage - 25.38
Porch - 6.08
Patio - 6.08
Balcony - 4.99

Total - 217.65m²

Total Building area of 6 x
Dwellings - 1160.33m²

LEGEND	
	BENCH MARK
	PHOTO POINT
	GULLY PIT
	VEHICULAR CROSSING
	TOP OF BANK
	BOTTOM OF BANK

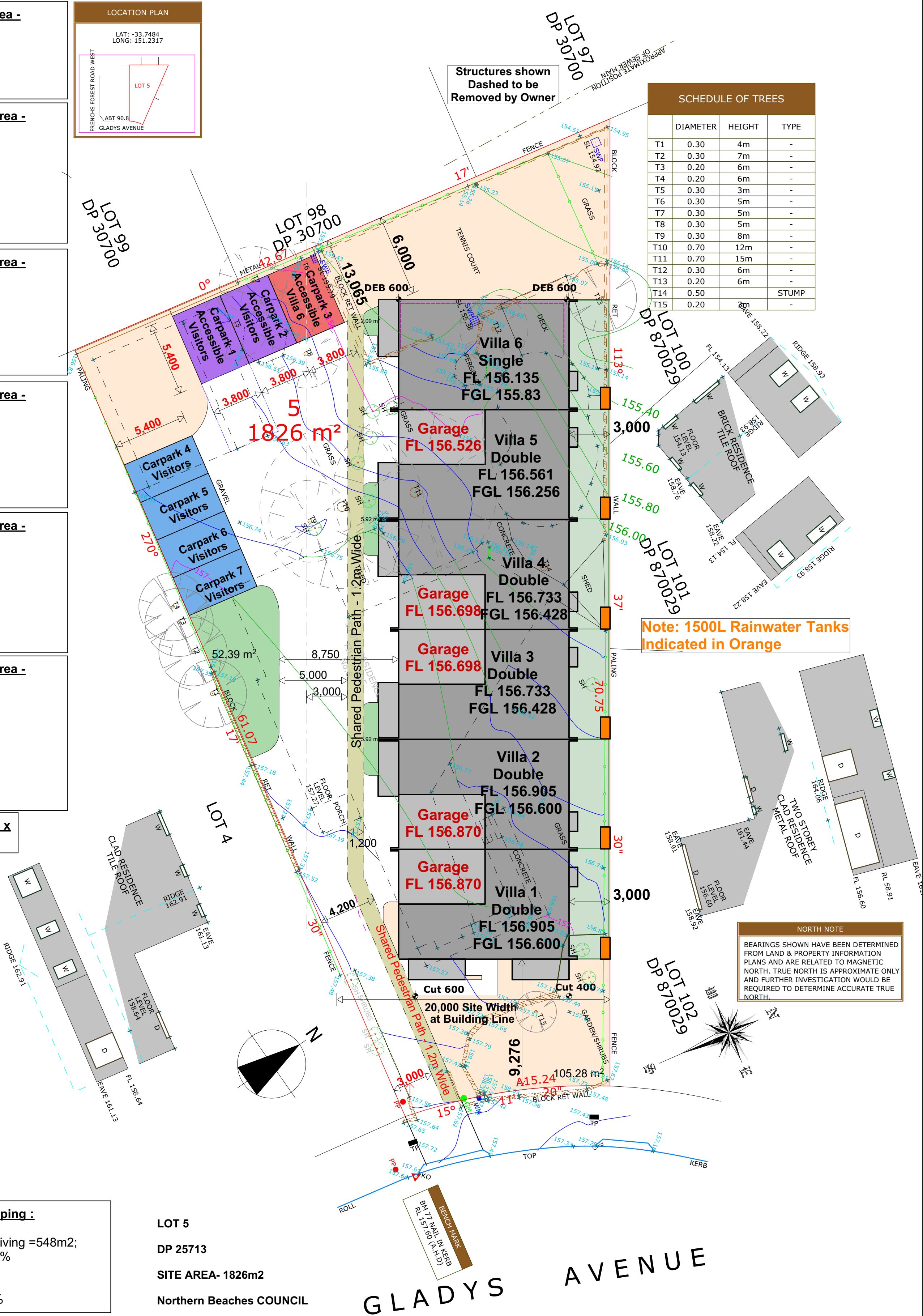
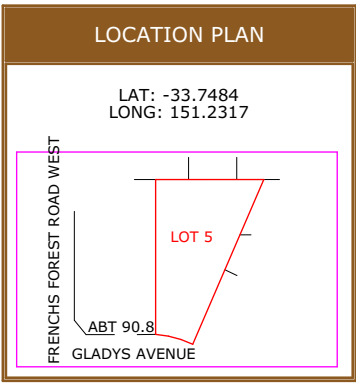
ABBREVIATIONS	
AG	ARTIFICIAL GRASS
EB	ELECTRICAL BOX
EM	ELECTRICAL METER
GM	GAS METER
H	HYDRANT
R	HYDRANT RECYCLED
KO	KERB OUTLET
LP	LIGHT POLE
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SWP	STORM WATER PIT
T	TREE
TP	TELECOMMUNICATIONS PIT
VER	VERANDAH
WT	WATER TAG
WM	WATER METER
WMR	WATER METER RECYCLED
WC, GC, EC, TC	SERVICE CONDUIT
W/C	WATER CLOSET

SOURCE OF LEVELS	
SSM 11058	RL 117.482
S.C.I.M.S	

Requirements Landscaping :

30% for SEPP - Senior Living =548m2;
Provided = 600m2 - 32.8%

Deep soil 15%=274m2
Provided = 500m2 = 27%



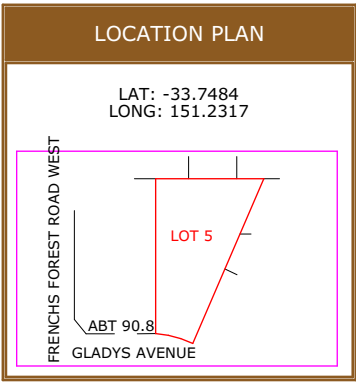
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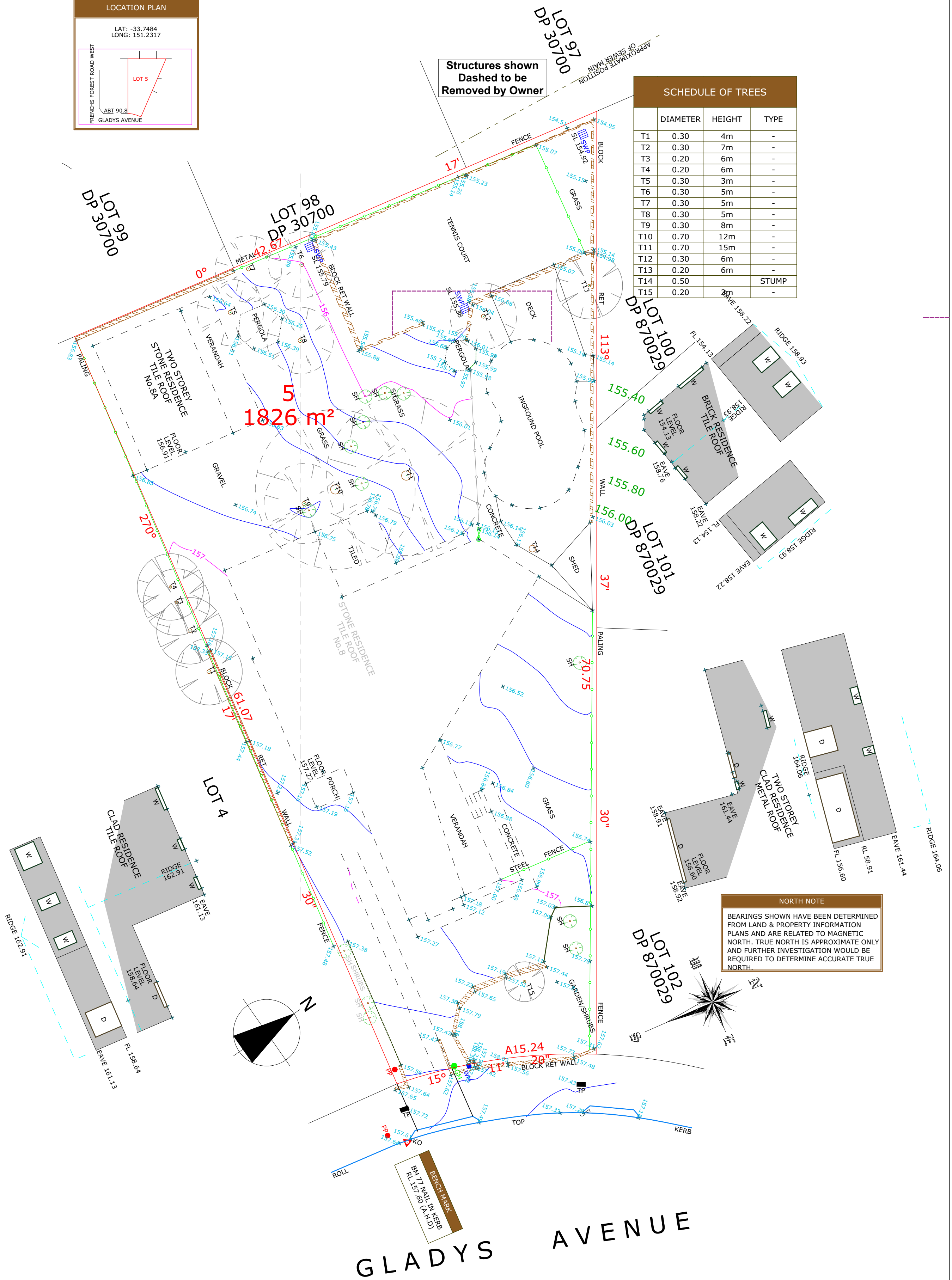
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E	5.10.18	Tender Variation 1
F	05.12.18	Driveway Dimensions & D.A Prep
G	29.01.19	Access Report Amendments

Client: Mobito Pty Ltd	
Address: Lot 5, No 8, Gladys Avenue FRENCHS FOREST 2086	
Date: 29.01.19	Drawn: DA
Checked: DA	Project No: 18035
Revision: G	DWG No: 2/24
Paper Size: A2	



Structures shown
Dashed to be
Removed by Owner

SCHEDULE OF TREES			
	DIAMETER	HEIGHT	TYPE
T1	0.30	4m	-
T2	0.30	7m	-
T3	0.20	6m	-
T4	0.20	6m	-
T5	0.30	3m	-
T6	0.30	5m	-
T7	0.30	5m	-
T8	0.30	5m	-
T9	0.30	8m	-
T10	0.70	12m	-
T11	0.70	15m	-
T12	0.30	6m	-
T13	0.20	6m	-
T14	0.50		STUMP
T15	0.20		-



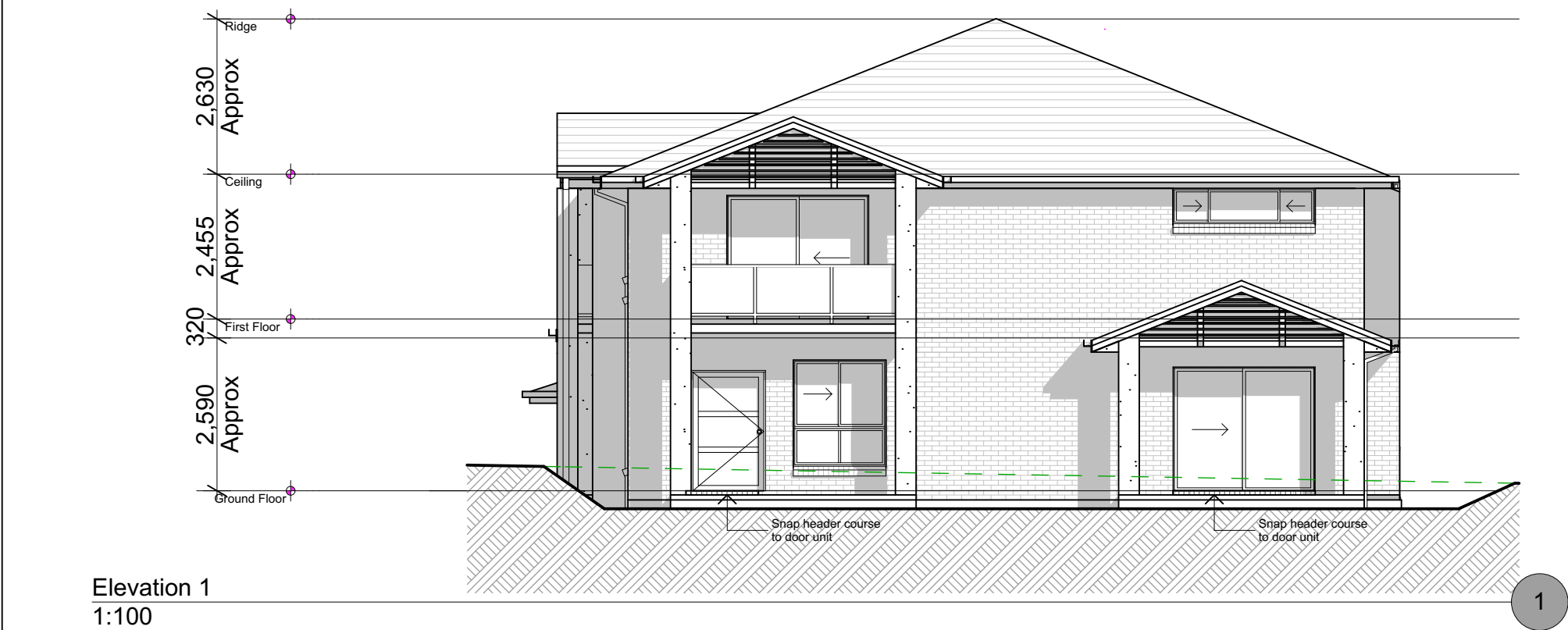
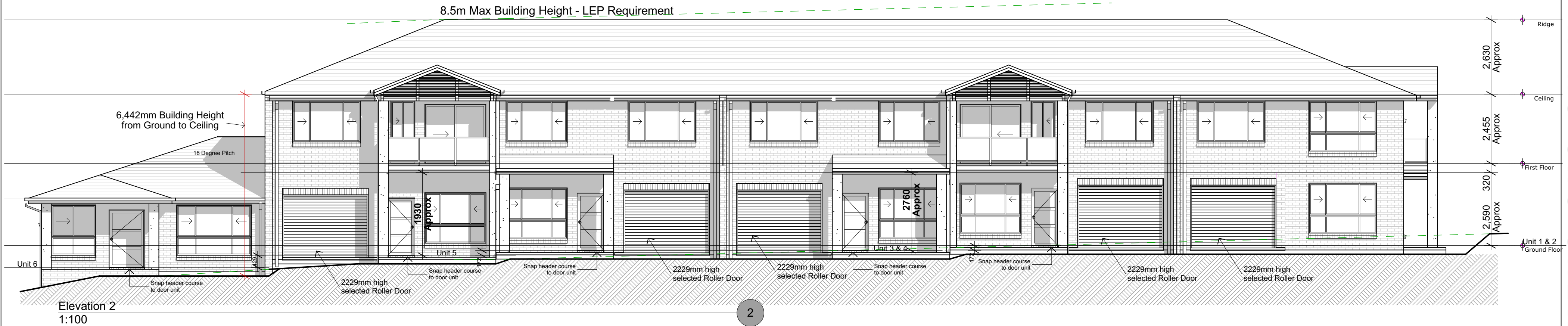
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Demolition Plan
1:200

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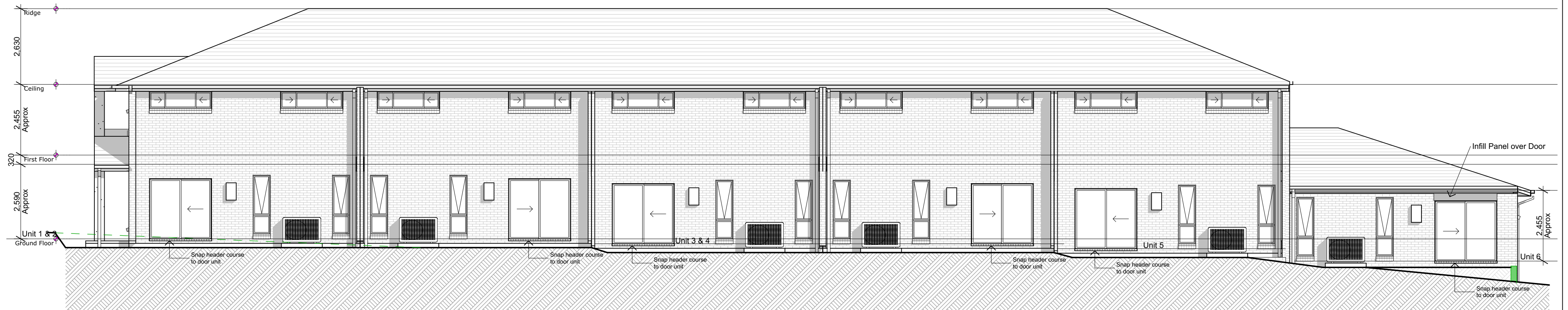


Notes:
* Provide Waffle Pod floor slab construction.
* Provide hot water temperature limiting in accordance with statutory requirements
* Provide temporary fencing to block to meet safety requirements.
* Provide sediment control measures including trade waste receptacle in accordance with E.P.A. requirements.
* 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.
* Provide R2.5 insulation batts to ceiling excluding garage.
* Provide Granitgard termite protection to perimeter of house.
* Provide an Actron SRA151 reverse cycle single phase air conditioning system to 6x Villas with 2 zones and up to 10 outlets.

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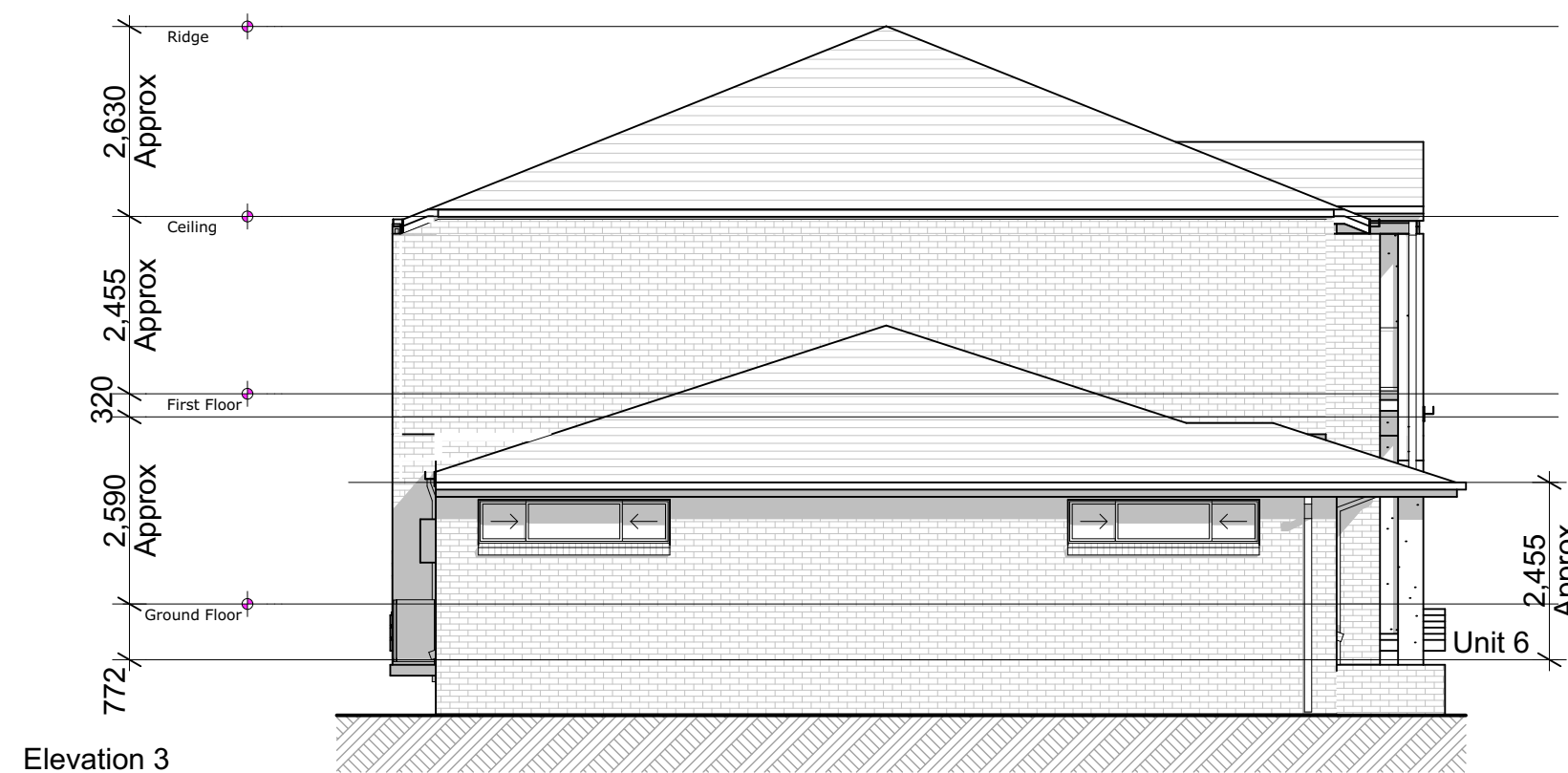
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Elevation 4
1:100

4



Elevation 3
1:100

3

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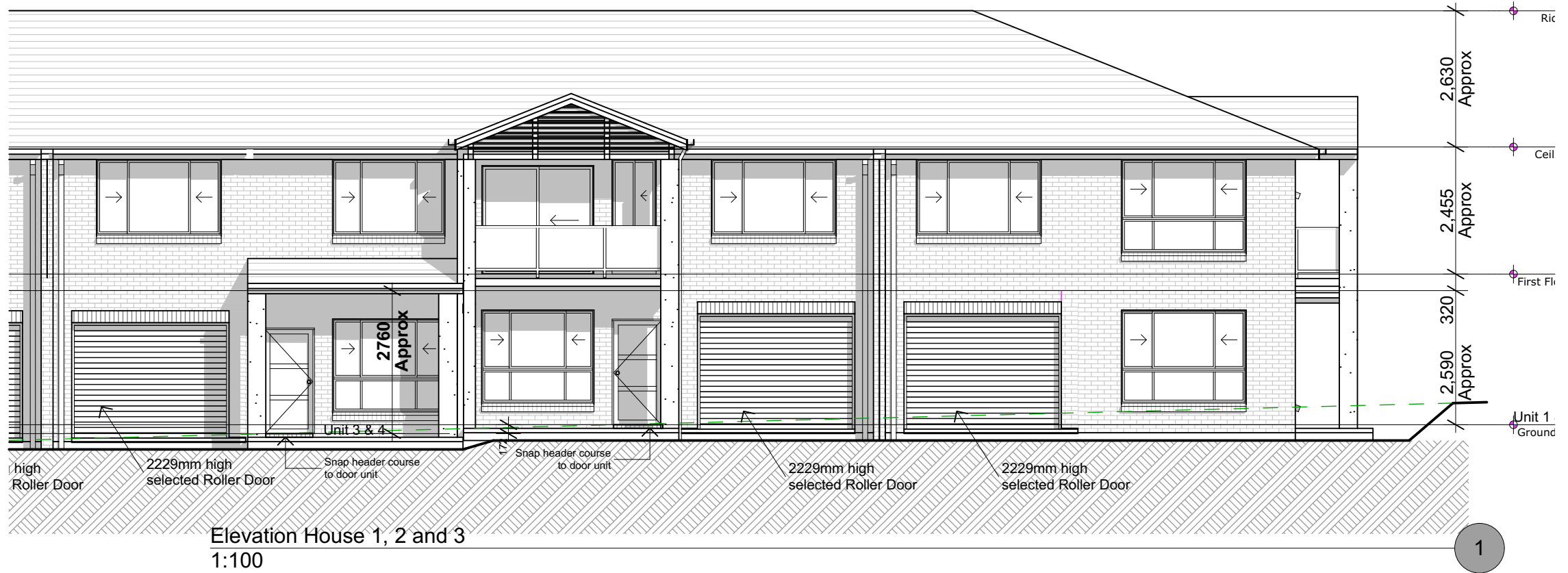
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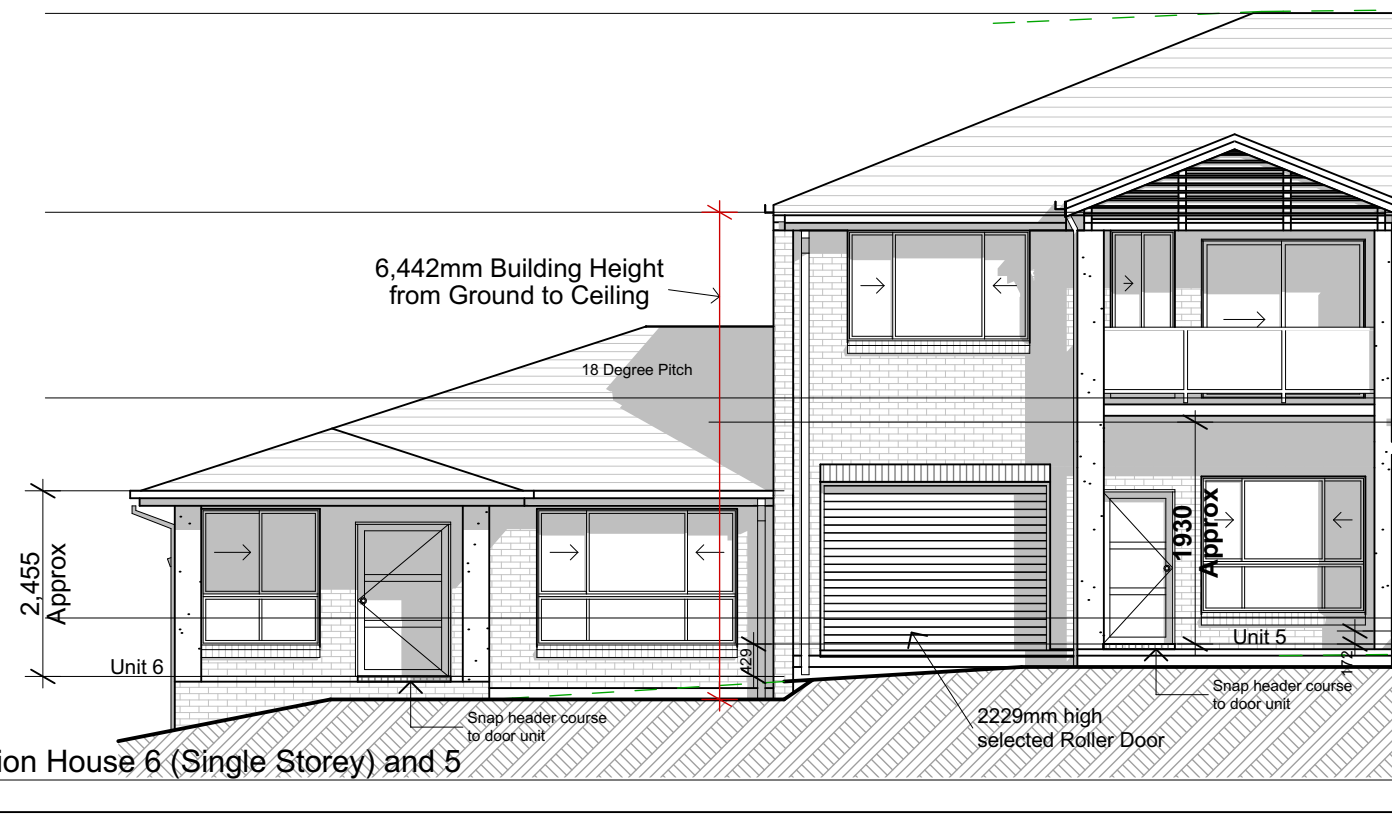
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Elevation House 1, 2 and 3
1:100



Elevation House 6 (Single Storey) and 5
1:100

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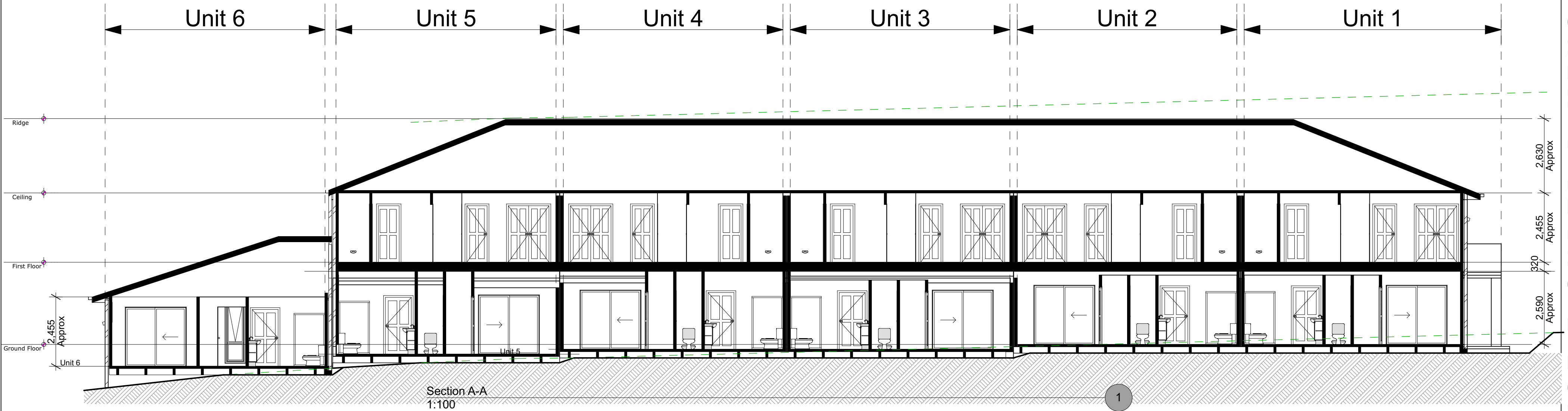
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Ground Floor - 100.1
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Total - 106.38m²

Double Storey Villa 5 Area -

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Balcony - 4.99

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Porch - 6.08

Total - 206.58m²

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Ground Floor - 75.02
First Floor - 100.1
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Total - 206.58m²

Double Storey Villa 2 Area -

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First Floor - 100.1
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Balcony - 4.99

Total - 211.57m²

Double Storey Villa 1 Area -

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First Floor - 100.1
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Porch - 6.08
Patio - 6.08
Balcony - 4.99

Total - 217.65m²

Total Building area of 6 x
Dwellings - 1160.33m²

LEGEND
BENCH MARK
PHOTO POINT
GULLY PIT
VEHICULAR CROSSING
TOP OF BANK
BOTTOM OF BANK

ABBREVIATIONS
AG - ARTIFICIAL GRASS
EB - ELECTRICAL BOX
EM - ELECTRICAL METER
GM - GAS METER
H - HYDRANT
KO - KERB OUTLET
LP - LIGHT POLE
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SOURCE OF LEVELS
SSM 11058 RL 117.482
S.C.I.M.S

Requirements Landscaping :

30% for SEPP - Senior Living =548m²;
Provided = 600m² - 32.8%

Deep soil 15%=274m²
Provided = 500m² = 27%

LOT 5

DP 25713

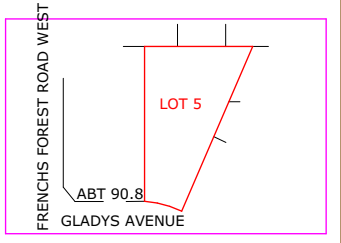
SITE AREA- 1826m²

Northern Beaches COUNCIL

Sediment Control
1:200

LOCATION PLAN

LAT: -33.7484
LONG: 151.2317



Structures shown
Dashed to be
Removed by Owner

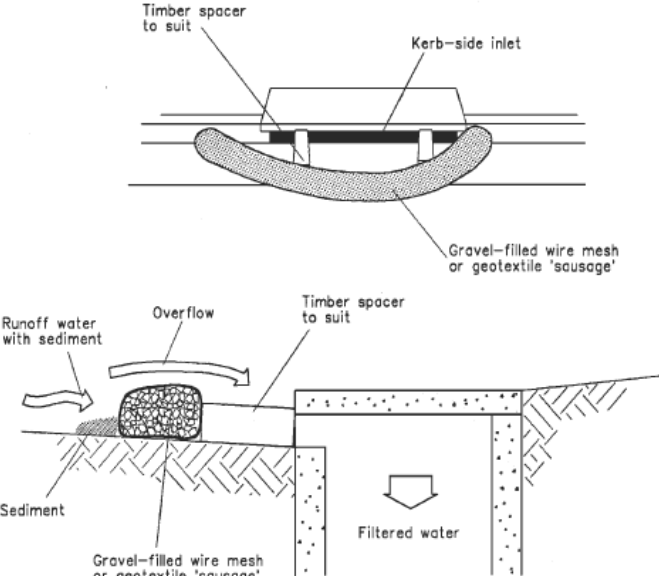
Sediment
fence to
detail.

SCHEDULE OF TREES

	DIAMETER	HEIGHT	TYPE
T1	0.30	4m	-
T2	0.30	7m	-
T3	0.20	6m	-
T4	0.20	6m	-
T5	0.30	3m	-
T6	0.30	5m	-
T7	0.30	5m	-
T8	0.30	5m	-
T9	0.30	8m	-
T10	0.70	12m	-
T11	0.70	15m	-
T12	0.30	6m	-
T13	0.20	6m	-
T14	0.50	-	STUMP
T15	0.20	2m	-

NOTES:

- All work to be carried out in accordance with Council's standard specifications.
- Erosion and sediment controls shall be constructed as shown on this plan and / or where directed by Council's Engineer.
- Sedimentation and erosion control devices shall be implemented prior to or in conjunction with the first phase of earthworks and shall be removed only when the areas above it have been stabilised.
- Each sedimentation and erosion control device shall be inspected after each storm for structural damage or clogging by silt and other debris and promptly repaired or replaced if required.
- Where site regrading or filling is being undertaken, surface water shall be directed away from the face of batters.
- All areas not subject to construction works shall be retained free from disturbance or damage during the currency of the works.
- Revegetate all disturbed areas as soon as possible.
- Diversion channels, silt / sedimentation fences etc. to be constructed as specified on Soil Conservation Service of NSW details as shown.

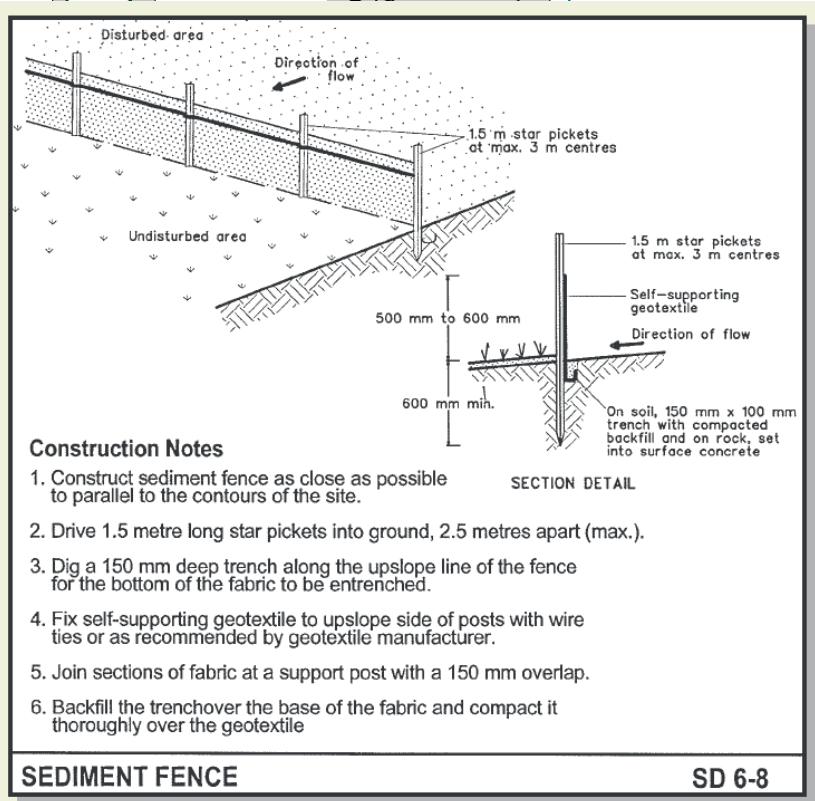


NOTE: This practice only to be used where specified in an approved SWMP/ESCP.

- Construction Notes
- Fabricate a sleeve made from geotextile or wire mesh longer than the length of the inlet
 - Fill the sleeve with 25 to 50 mm gravel
 - Form an elliptical cross-section about 150mm high x 400mm wide
 - Place the filter at the opening of the kerb inlet leaving a 100mm gap at the top to act as an emergency spillway
 - maintain the opening with spacer blocks
 - Form a seal with the kerbing and prevent sediment bypassing the filter
 - Fit to all kerbs at sag points.

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Construction Notes

- Construct sediment fence as close as possible to parallel to the contours of the site.
- Drive 1.5 metre long star pickets into ground, 2.5 metres apart (max.).
- Dig a 150 mm deep trench along the upslope line of the fence for the bottom of the fabric to be entrenched.
- Fix self-supporting geotextile to upslope side of posts with wire ties or as recommended by geotextile manufacturer.
- Join sections of fabric at a support post with a 150 mm overlap.
- Backfill the trenchover the base of the fabric and compact it thoroughly over the geotextile

SEDIMENT FENCE

SD 6-8

50-75mm aggregate or similar
material at a min thickness of 150mm
& 5m long laid over geotech fabric

1800ht. Security Fence

GLADYS AVENUE

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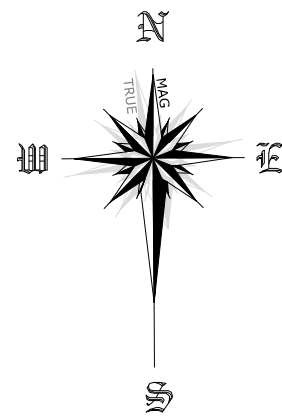
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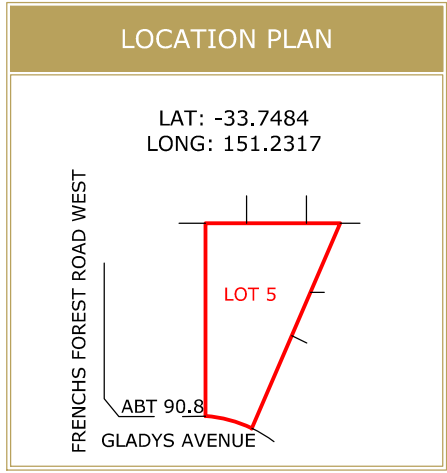
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BLUEGUM CRESCENT



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T4	0.20	6m	-
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T6	0.30	5m	-
T7	0.30	5m	-
T8	0.30	5m	-
T9	0.30	8m	-
T10	0.70	12m	-
T11	0.70	15m	-
T12	0.30	6m	-
T13	0.20	6m	-
T14	0.50	STUMP	
T15	0.20	3m	-
T16	0.60	12m	-
T17	0.30	5m	-
T18	0.30	6m	-
T19	0.10	4m	-
T20	0.20	4m	-
T21	0.30	7m	-
T22	0.30	5m	-
T23	0.30	3m	-
T24	0.20	3m	-

SCHEDULE OF TREES			
DIAMETER	HEIGHT	TYPE	
T31	0.20	4m	-
T32	0.20	3m	-
T33	0.40	6m	-
T34	0.50	6m	-
T35	0.40	5m	-
T36	0.80	15m	GUM
T37	0.80	15m	GUM
T38	0.30	5m	-
T39	0.40	9m	-
T40	0.30	5m	-
T41	0.60	12m	GUM
T42	0.60	12m	GUM
T43	0.50	12m	GUM
T44	0.40	10m	PALM
T45	0.60	15m	GUM
T46	0.40	8m	GUM
T47	0.40	8m	PALM
T48	0.40	10m	PALM
T49	0.30	4m	-

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WT	WATER TAG
WM	WATER METER
WMR	WATER METER RECYCLED
WC, GC, EC, TC	SERVICE CONDUIT
W/C	WATER CLOSET

SOURCE OF LEVELS	
SSM 11058	RL 117.482
S.C.I.M.S	

SHEET 1 OF 2

DRAWING NOTES
1. CONTOURS SHOWN HAVE BEEN INTERPOLATED FROM SPOT LEVELS TAKEN ON-SITE AND ARE A REPRESENTATION OF THE TOPOGRAPHY ONLY.
2. DIMENSIONS SHOWN (BEARINGS & DISTANCES) HAVE BEEN DETERMINED BY NSW LAND REGISTRY SERVICES PLANS ONLY. BOUNDARIES HAVE NOT BEEN ACCURATELY DETERMINED.
3. 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.
4. DIMENSIONS OF ANY TREES SHOWN ON THE PLAN ARE APPROXIMATE.

PLAN BY

DONOVAN ASSOCIATES
REGISTERED SURVEYORS AND CIVIL/STRUCTURAL ENGINEERS

CLIENT

BELLMARCH HOMES

REVISION	DESCRIPTION	DATE
A	UPDATED CONTOUR INFORMATION	13.11.2018
B	UPDATED CONTOUR INFORMATION (SHEET 2 ADDED)	12.12.2018
C	UPDATED CONTOUR INFORMATION ON SHEET 2	17.01.2019

PROJECT LOCATION
LOT 5 DP 25713
8 GLADYS AVENUE
FRENCHS FOREST, NSW

PLAN TYPE	LEVEL DATUM
CONTOUR PLAN	AUSTRALIAN HEIGHT DATUM
	DRAWN N.TAYLOR
	CHECKED D.FISK
JOB REFERENCE	SURVEY DATE
0845/306777	16.08.2018
	DGN/DWG No. 306777-REV C
SHEET SIZE	SCALE
A1	1:200



Lot 5, 8 Gladys Ave Frenchs Forrest



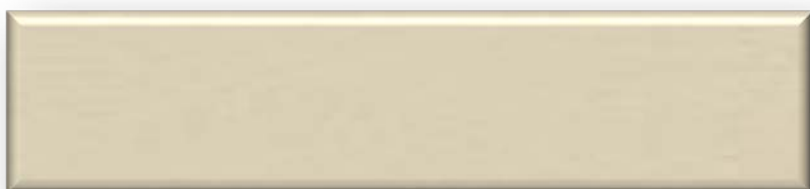
Brick – **Sahara** PGH Bricks



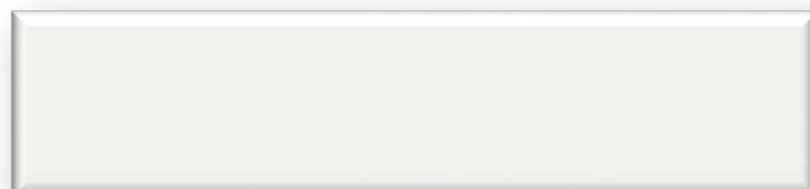
Roofing – **Shale** by Boral



Gutter – **Paperbark**



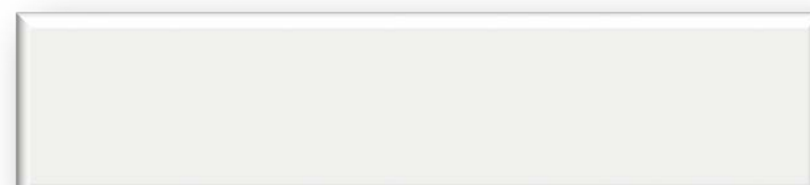
Windows – **Surfmist** by Wideline Windows



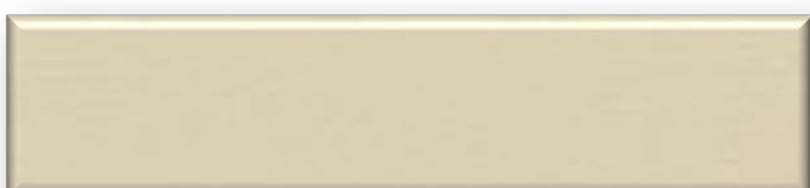
Downpipes – **Paperbark**



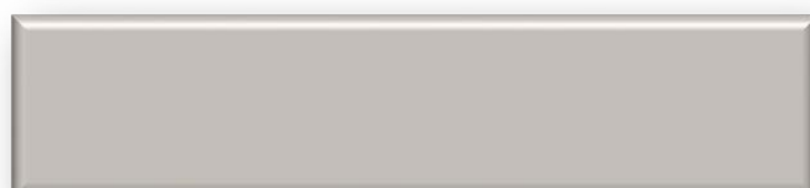
Fascia – **Surfmist**



Roller Garage Door – Paperbark by Dynamic Garage Doors

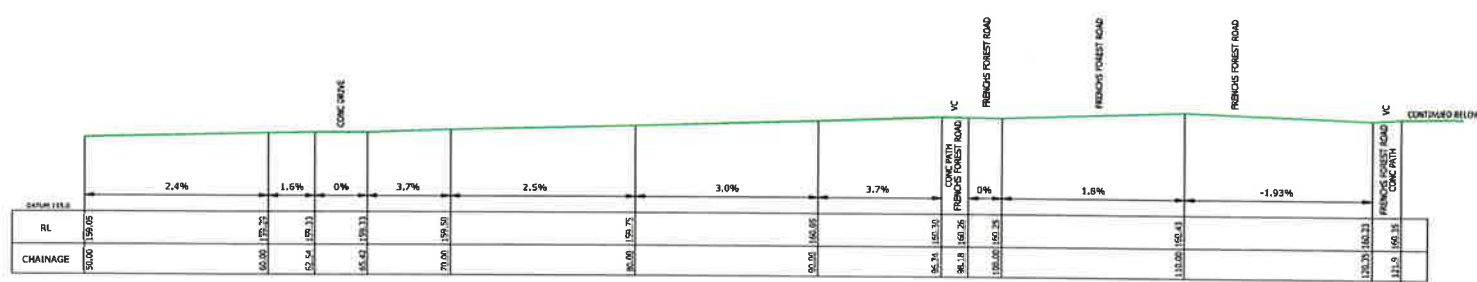


Render – **Dune**

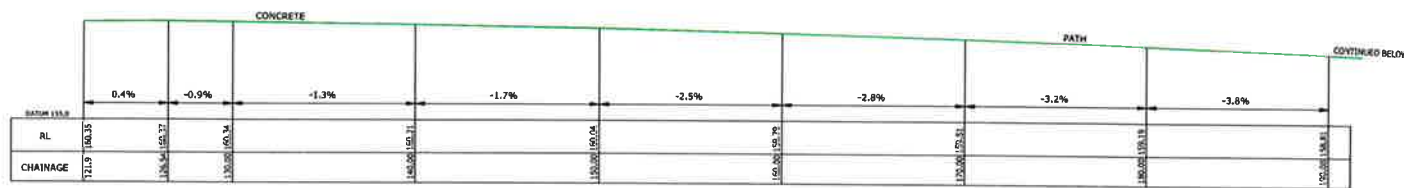




SECTION AA
HORIZONTAL SCALE 1:200
VERTICAL SCALE 1:200



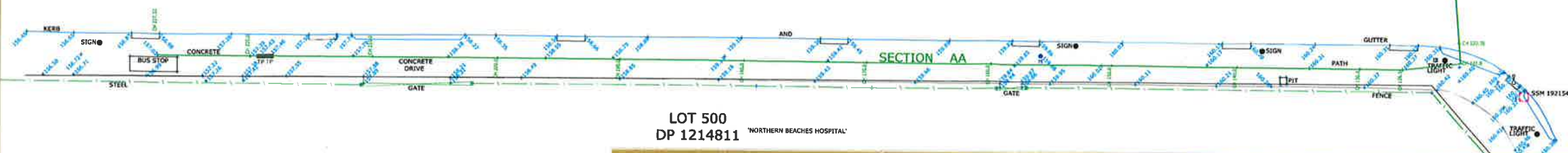
SECTION AA
HORIZONTAL SCALE 1:200
VERTICAL SCALE 1:200



SECTION AA
HORIZONTAL SCALE 1:200
VERTICAL SCALE 1:200



SECTION AA
HORIZONTAL SCALE 1:200
VERTICAL SCALE 1:200



LOT 500
DP 1214811 'NORTHERN BEACHES HOSPITAL'

- DRAWING NOTES**
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DONOVAN
ASSOCIATES

BELLMARCH
HOMES

REVISION	DESCRIPTION	DATE
A	UPDATED CONTOUR INFORMATION	13.11.2018
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LOT 5 DP 25713
8 GLADYS AVENUE
FRENCHS FOREST, NSW

SHEET 2 OF 2

CONTOUR PLAN

JOB REFERENCE
0845/306777



SCHEDULE OF TREES

DIAMETER	HEIGHT	TYPE
T1	0.30	4m
T2	0.30	7m
T3	0.20	6m
T4	0.20	6m
T5	0.30	3m
T6	0.30	5m
T7	0.30	5m
T8	0.30	5m
T9	0.30	6m
T10	0.70	12m
T11	0.70	15m
T12	0.30	6m
T13	0.20	6m
T14	0.50	3m
T15	0.20	3m
T16	0.60	12m
T17	0.30	5m
T18	0.30	6m
T19	0.10	4m
T20	0.20	4m
T21	0.30	7m
T22	0.30	5m
T23	0.30	3m
T24	0.20	3m

SCHEDULE OF TREES

DIAMETER	HEIGHT	TYPE
T31	0.20	4m
T32	0.20	3m
T33	0.40	6m
T34	0.50	6m
T35	0.40	5m
T36	0.80	15m
T37	0.80	15m
T38	0.30	5m
T39	0.40	9m
T40	0.30	5m
T41	0.60	12m
T42	0.40	12m
T43	0.50	12m
T44	0.40	10m
T45	0.60	15m
T46	0.40	8m
T47	0.40	8m
T48	0.40	10m
T49	0.30	4m

LEGEND

▲	BENCH MARK
○	PHOTO POINT
—	GULLY PIT
—	VEHICULAR CROSSING
—	TOP OF BANK
—	BOTTOM OF BANK

ABBREVIATIONS

ER	ELECTRICAL BOX
EM	ELECTRICAL METER
GH	GAS METER
H	HYDRANT
R	HYDRANT RECYCLED
KO	KERB OUTLET
LP	LIGHT POLE
LH	LAMP HOLE
PH	POLE HOLE
MS	MAINTENANCE SHAFT
PP	POWER POLE
SH	SHED
SMH	SEWER MAN HOLE
SIO	SEWER INSPECTION OPENING
SV	STOP VALVE
SR	STOP VALVE RECYCLED
SVP	SEWER VENT PIPE
SWP	STORM WATER PIT
T	TREE
TP	TELECOMMUNICATIONS PIT
VER	VERANDAH
WT	WATER TAG
WM	WATER METER
WHR	WATER METER RECYCLED
WC	WATER CLOSET
W/C	WATER CLOSET

SOURCE OF LEVELS

SSM 11058	RL 117.482
S.C.I.M.S.	

LEVEL DATUM

DATE	BY	CHECKED
16.08.2018	D.FISK	N.TAYLOR
16.08.2018	D.FISK	N.TAYLOR
16.08.2018	D.FISK	N.TAYLOR