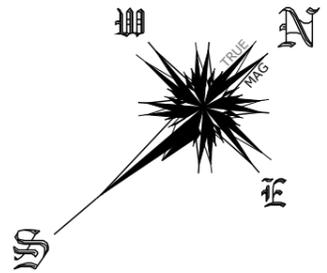
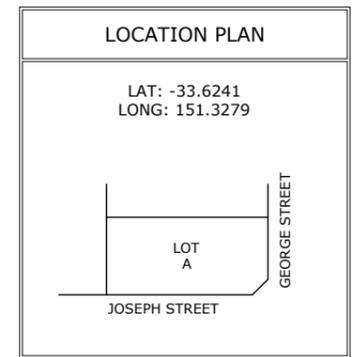
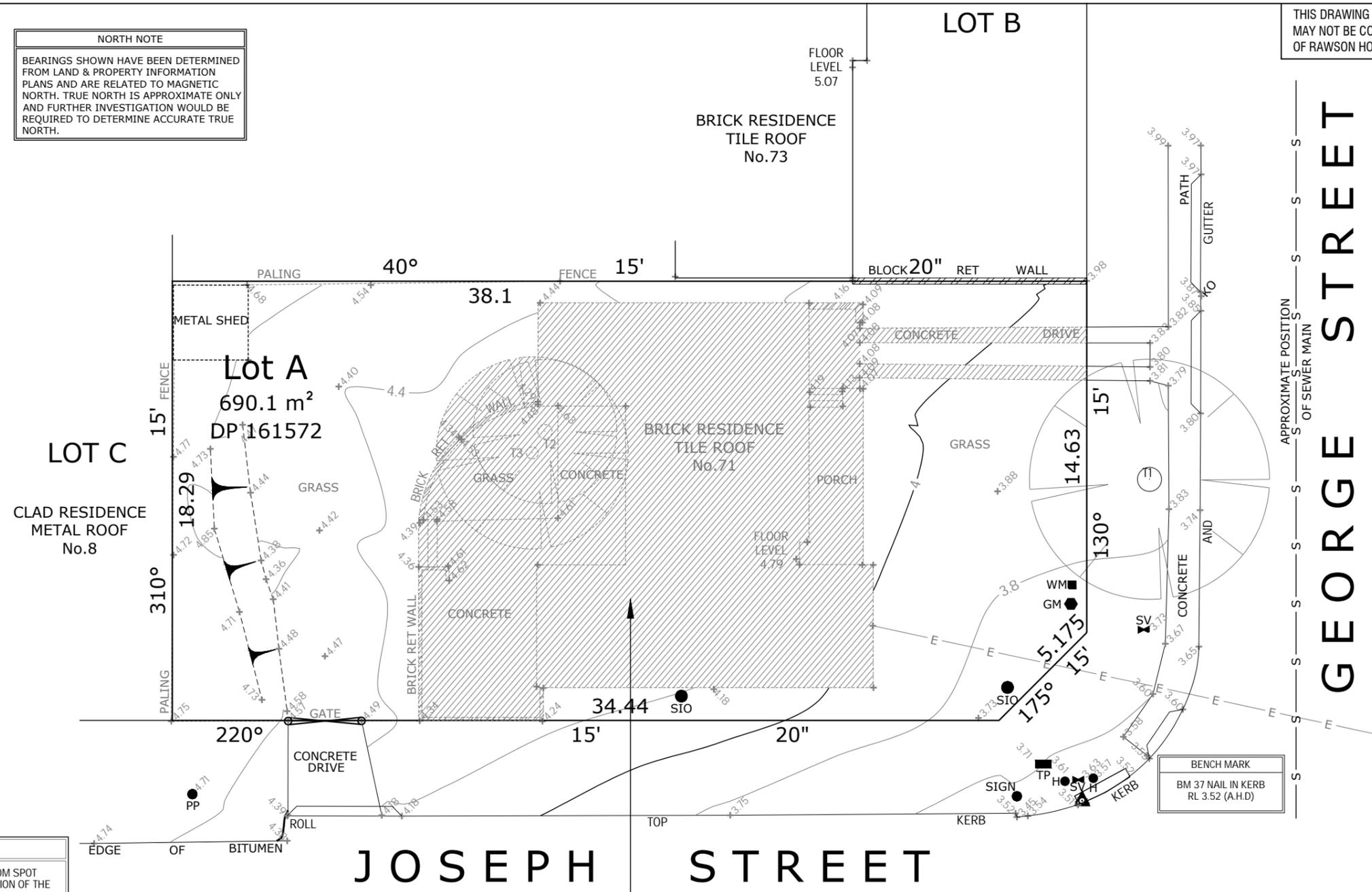


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PM 249 RL 3.225
 S.C.I.M.S

SCHEDULE OF TREES

	DIAMETER	HEIGHT	TYPE
T1	1.00	9m	-
T2	0.60	7m	-
T3	0.50	7m	-

LEGEND

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

ABBREVIATIONS

- EB - ELECTRICAL BOX
- EM - ELECTRICAL METER
- GM - GAS METER
- H - HYDRANT
- R - HYDRANT RECYCLED
- KO - KERB OUTLET
- LP - LIGHT POLE
- LH - LAMP HOLE
- MH - MAN HOLE
- MS - MAINTENANCE SHAFT
- PP - POWER POLE
- SH - SHRUB
- 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
- WMR - WATER METER RECYCLED
- WC, GC, EC, TC - SERVICE CONDUIT
- W/C - WATER CLOSET

NOTES:
 CONTOURS SHOWN HAVE BEEN INTERPOLATED FROM SPOT LEVELS TAKEN ON-SITE AND ARE A REPRESENTATION OF THE TOPOGRAPHY ONLY.
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 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.
 DIMENSIONS OF ANY TREES SHOWN ON THE PLAN ARE APPROX.

OWNER TO PROVIDE DEMOLITION & REMOVAL OF EXISTING DWELLING AND ANY OUTBUILDS INCLUDING DEMOLITION APPLICATION, ALL VISIBLE ASBESTOS SHEETING AND CLEARING TO SITE OF OLD FOOTINGS, SERVICE PIPES, TREES, SHRUBS, ALL RETAINING WALLS & ON-SITE DRIVEWAY

NOTE:
 NO ALLOWANCE HAS BEEN MADE FOR TREE REMOVAL OR AN ARBORISTS REPORT. THE OWNER IS TO PROVIDE ARBORISTS REPORT (IF REQUIRED) PRIOR TO LODGEMENT OF DEVELOPMENT APPLICATION

NOTE:
 OWNER TO PROVIDE CLEARANCE CERTIFICATE, TO ENSURE THAT THE SITE IS CLEAR OF ANY HAZARDOUS MATERIALS

NOTE:
 OWNER TO PROVIDE A SERVICES DISCONNECTION CERTIFICATE (GAS & ELECTRICITY)



NOTES:
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 RHODES NSW 2138
 TELEPHONE: 02 8765 5500
 FAX : 02 8765 8099
 BUILDER'S LICENCE No. 33493C

CLIENT:
 MR M.J. EVANS & MRS J.R. EVANS

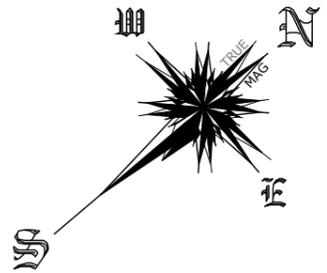
SITE ADDRESS:
 LOT A, DP 161572
 71 GEORGE STREET
 AVALON BEACH NSW 2107

HOUSETYPE:
 MODEL: CHIFLEY 32
 FACADE: CLASSIC
 TYPE: DOUBLE GARAGE
 SPECIFICATION: LUX

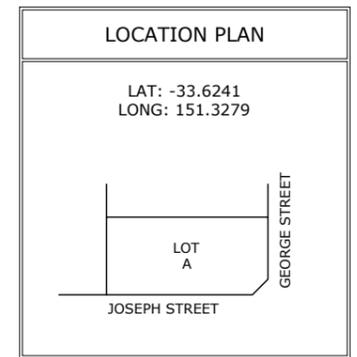
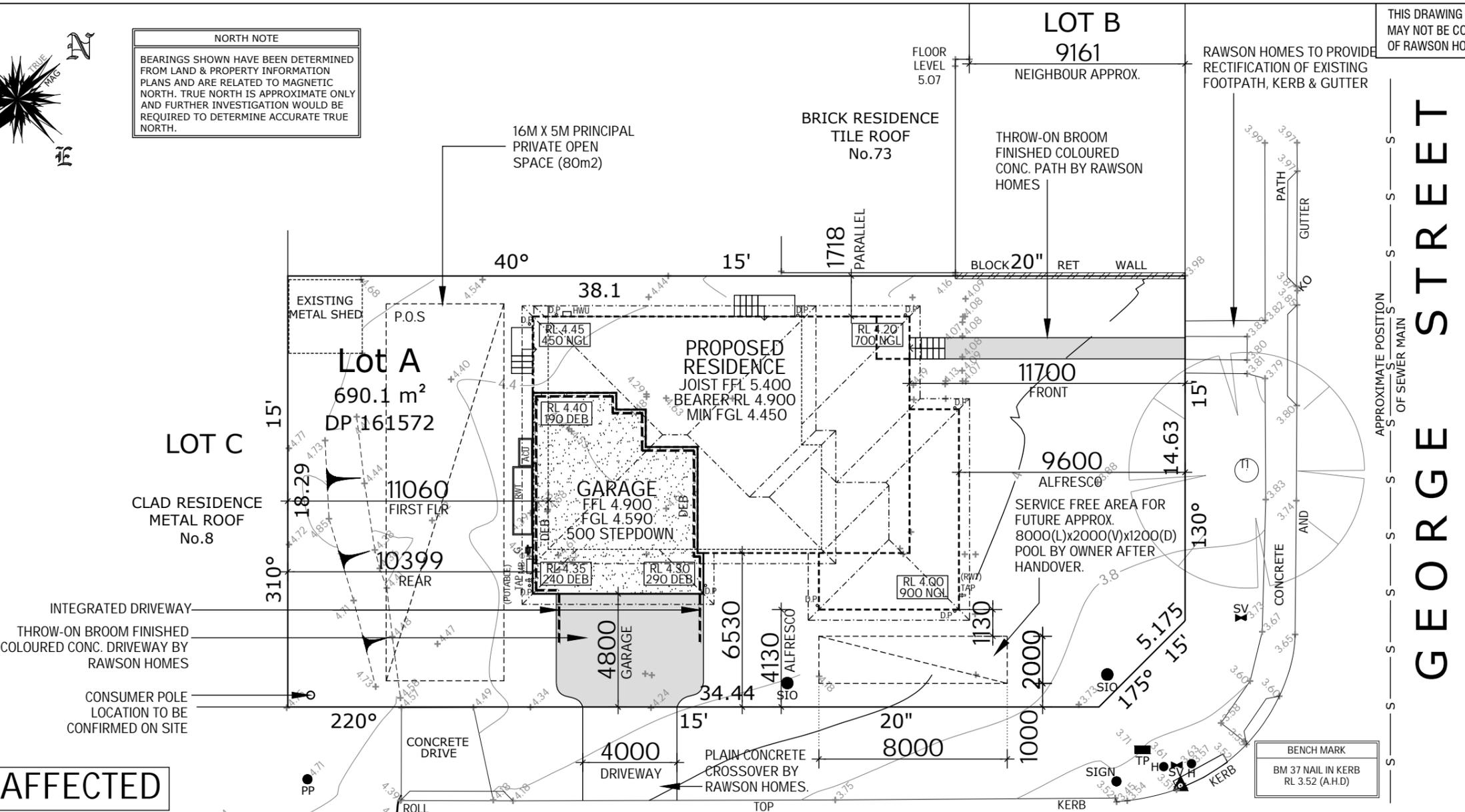
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 SITE DEMOLITION PLAN

DRAWN BY: DTT	DATE DRAWN: 12.08.19	CHECKED BY: DTT	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: NORTHERN BEACHES		SCALE: 1:200	
JOB No: A009118	DRWG No.: 02	ISSUE: C	

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- WC, GC, EC, TC - SERVICE CONDUIT
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FLOOD AFFECTED

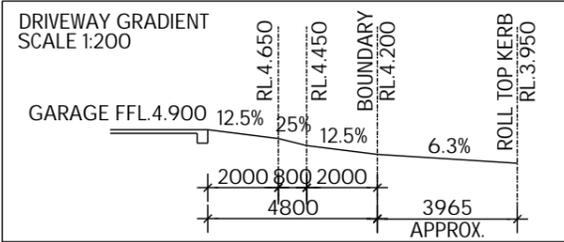
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N2 WIND CATEGORY 0.45M FALL ACROSS BUILDING ENVELOPE

NOTE: DRIVEWAY & FRONT PATH TO COMPLY WITH AS2890
NOTE: EXISTING LAYBACKS ON GEORGE & JOSEPH STREETS TO REMAIN AS PER CLIENT REQUEST

NOTE: PROVIDE OVERHEAD ELECTRICAL CONNECTION OF SERVICE MAINS FROM SERVICE POLE TO CONSUMER POLE WITHIN PROPERTY BOUNDARIES THEN UNDERGROUND MAINS TO METERBOX.
NOTE: RAWSON HOMES TO PROVIDE IMPORT OF FILL



SITE CALCULATIONS DA

GROUND FLOOR	116.47 m²
FIRST FLOOR	110.03 m²
TOTAL LIVING AREA	226.50 m²
SITE AREA	690.10 m²
BUILDING FOOTPRINT	200.27 m²
DRIVEWAY	29.00 m²
PATH	10.53 m²
CROSSOVER	15.88 m²
TOTAL FRONT AREA	180.77 m²
FRONT LANDSCAPE AREA (%)	94.17 %
TOTAL LANDSCAPE AREA	450.30 m²
LANDSCAPE AREA (%)	65.25 %
FLOOR SPACE RATIO	0.33 :1
SITE COVERAGE	29.02 %

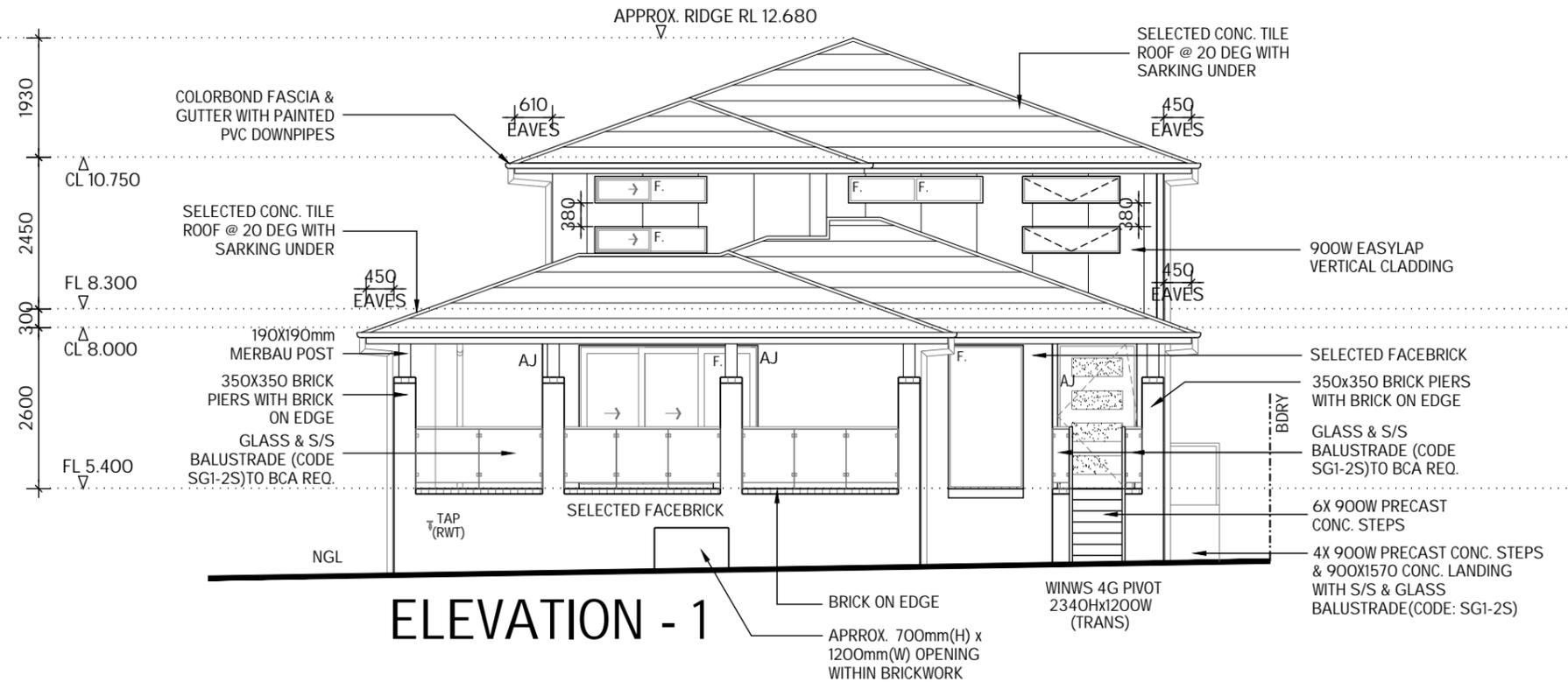
NOTES:
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BUILDING F, LEVEL 2, SUITE 1
RHODES NSW 2138
TELEPHONE: 02 8765 5500
FAX : 02 8765 8099
BUILDER'S LICENCE No. 33493C

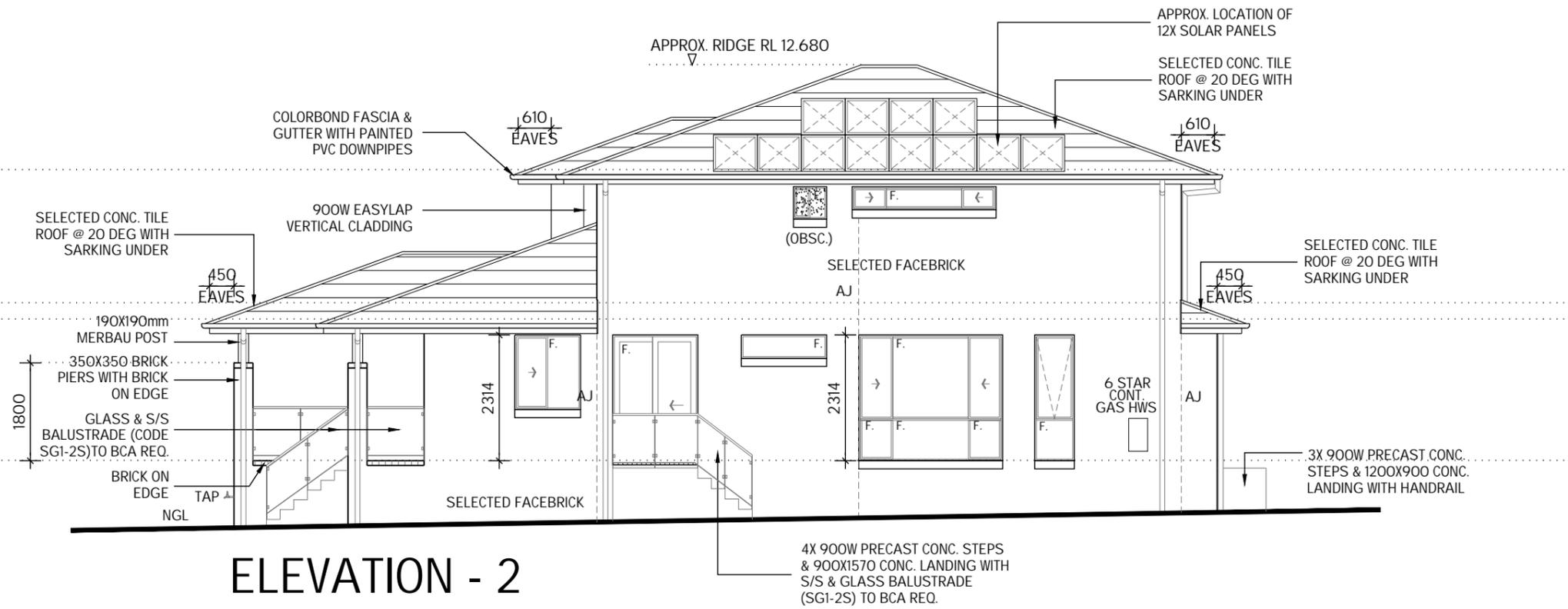
CLIENT:
MR M.J. EVANS & MRS J.R. EVANS
SITE ADDRESS:
LOT A, DP 161572
71 GEORGE STREET
AVALON BEACH NSW 2107

HOUSETYPE:
MODEL: CHIFLEY 32
FACADE: CLASSIC
TYPE: DOUBLE GARAGE
SPECIFICATION: LUX
DRAWING TITLE:
SITE PLAN

DRAWN BY: DTT
DATE DRAWN: 12.08.19
CHECKED BY: DTT
APPROVED FOR CONSTRUCTION:
COUNCIL AREA: NORTHERN BEACHES
SCALE: 1:200
JOB No: A009118
DRWG No.: 03
ISSUE: C



ELEVATION - 1



ELEVATION - 2

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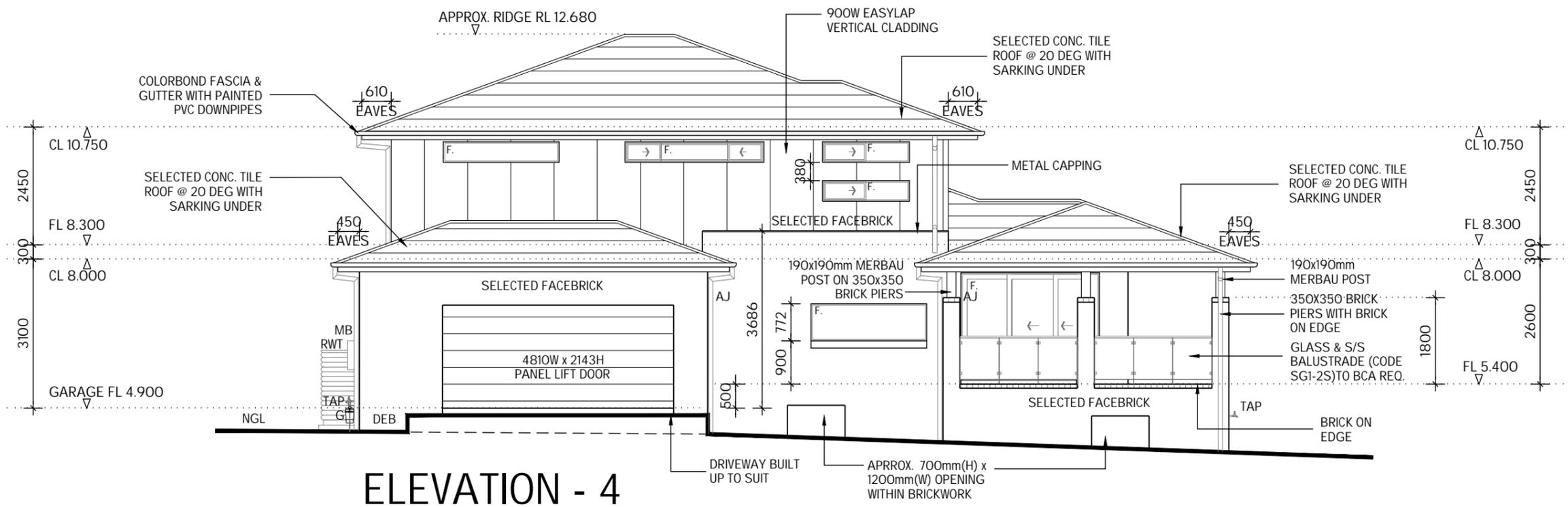
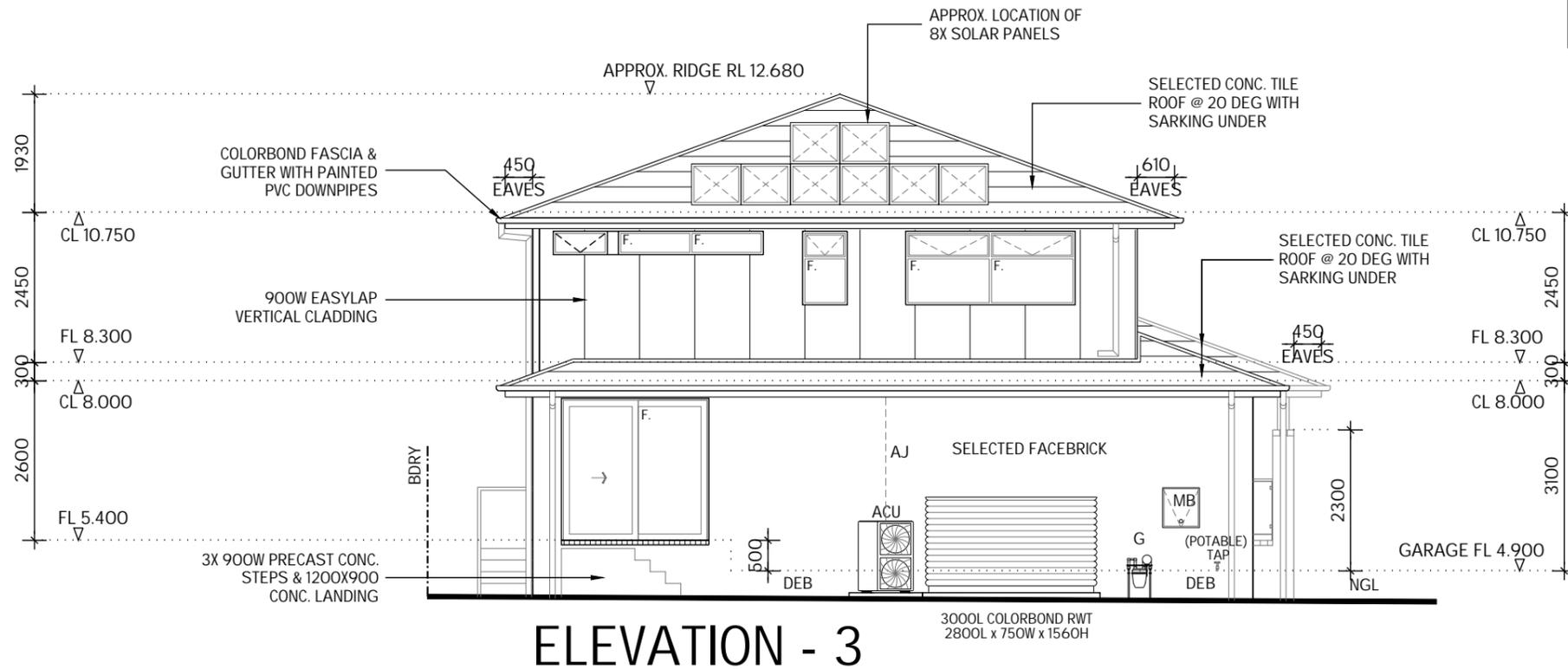
SITE ADDRESS:
**LOT A, DP 161572
71 GEORGE STREET
AVALON BEACH NSW 2107**

HOUSETYPE:
MODEL: CHIFLEY 32
FACADE: CLASSIC
TYPE: DOUBLE GARAGE
SPECIFICATION: LUX

DRAWING TITLE:
ELEVATIONS 1 & 2

DRAWN BY: DTT	DATE DRAWN: 12.08.19	CHECKED BY: DTT	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: NORTHERN BEACHES		SCALE: 1:100	
JOB No: A009118	DRWG No.: 06	ISSUE: C	

NOTE:
NYLON MESH FLYSCREENS TO ALL
OPENING WINDOWS, SLIDING & STACKER
DOORS (EXCLUDING HINGED DOORS)



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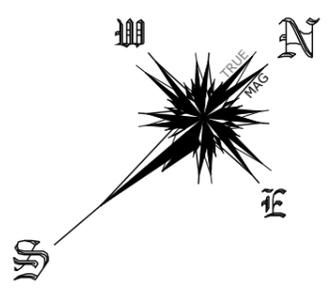
CLIENT:
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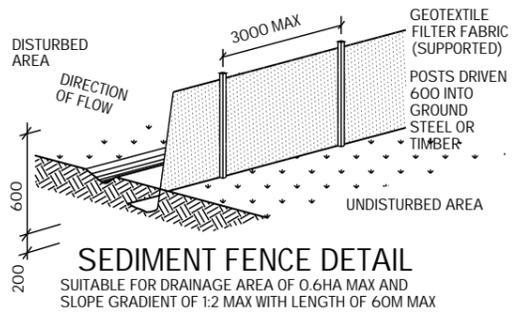
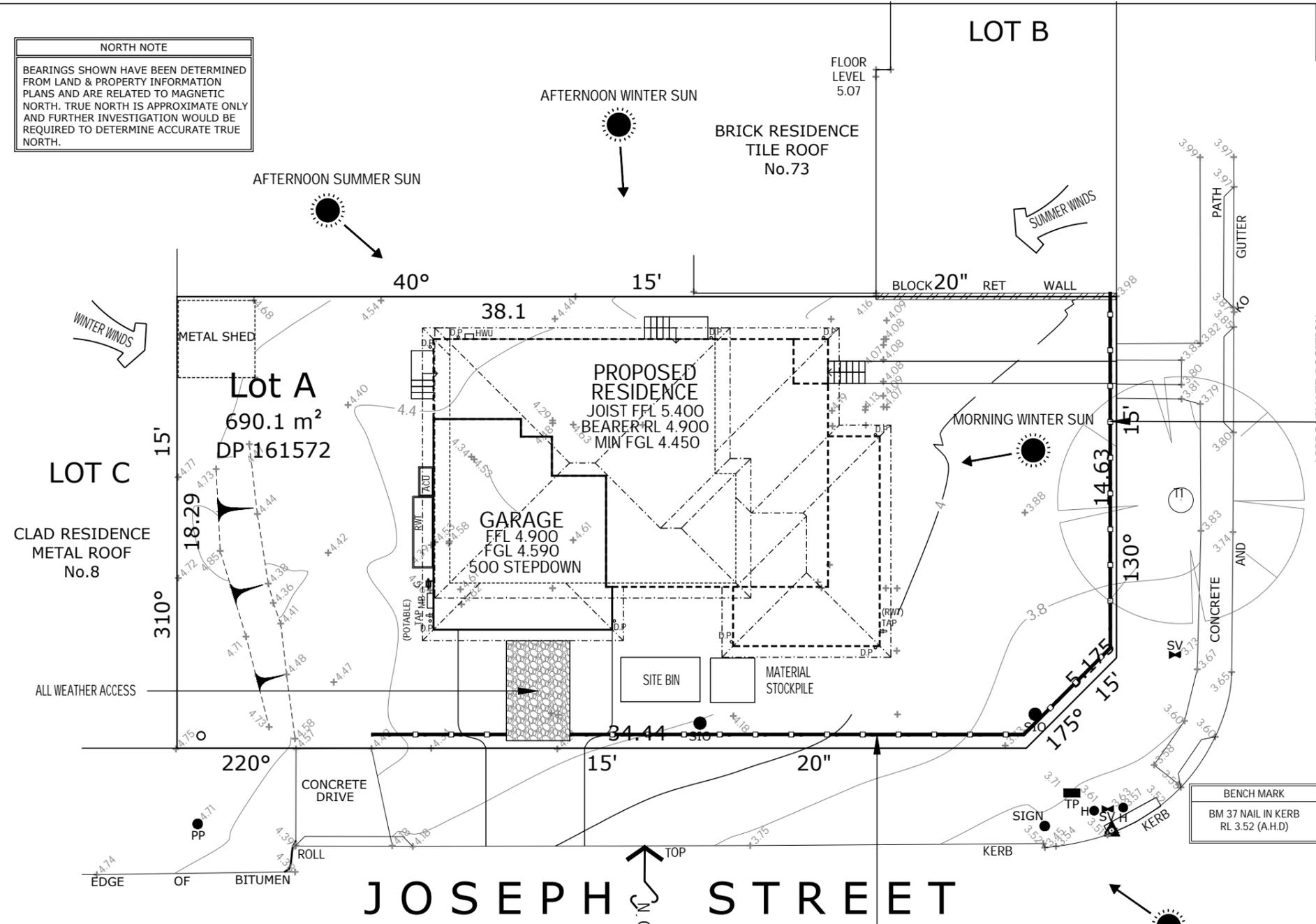
HOUSETYPE:
MODEL: CHIFLEY 32
FACADE: CLASSIC
TYPE: DOUBLE GARAGE
SPECIFICATION: LUX

DRAWING TITLE:
ELEVATIONS 3 & 4

DRAWN BY: DTT	DATE DRAWN: 12.08.19	CHECKED BY: DTT	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: NORTHERN BEACHES		SCALE: 1:100	
JOB No: A009118	DRWG No.: 07	ISSUE: C	



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SEDIMENT CONTROL

INSTALL SEDIMENT CONTROL STRUCTURES IN LOCATIONS INDICATED ON THIS DRAWING AND AS OTHERWISE REQUIRED TO CONTROL SEDIMENT DURING ALL EXCAVATIONS AND WHILST AREAS OF THE SITE ARE EXPOSED TO EROSION. REVIEW CONTROL MEASURES AND MAINTAIN STRUCTURES DURING CONSTRUCTION.

IF ADDITIONAL MEASURES ARE REQUIRED FOR EROSION AND CONTROL OR BY COUNCIL REQUIREMENTS, REFER TO "URBAN EROSION AND SEDIMENT CONTROL" GUIDELINES PREPARED BY THE DEPARTMENT OF CONSERVATION AND LAND MANAGEMENT.



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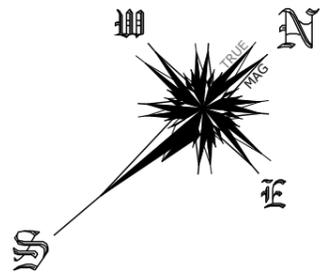
CLIENT:
 MR M.J. EVANS & MRS J.R. EVANS

SITE ADDRESS:
 LOT A, DP 161572
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 AVALON BEACH NSW 2107

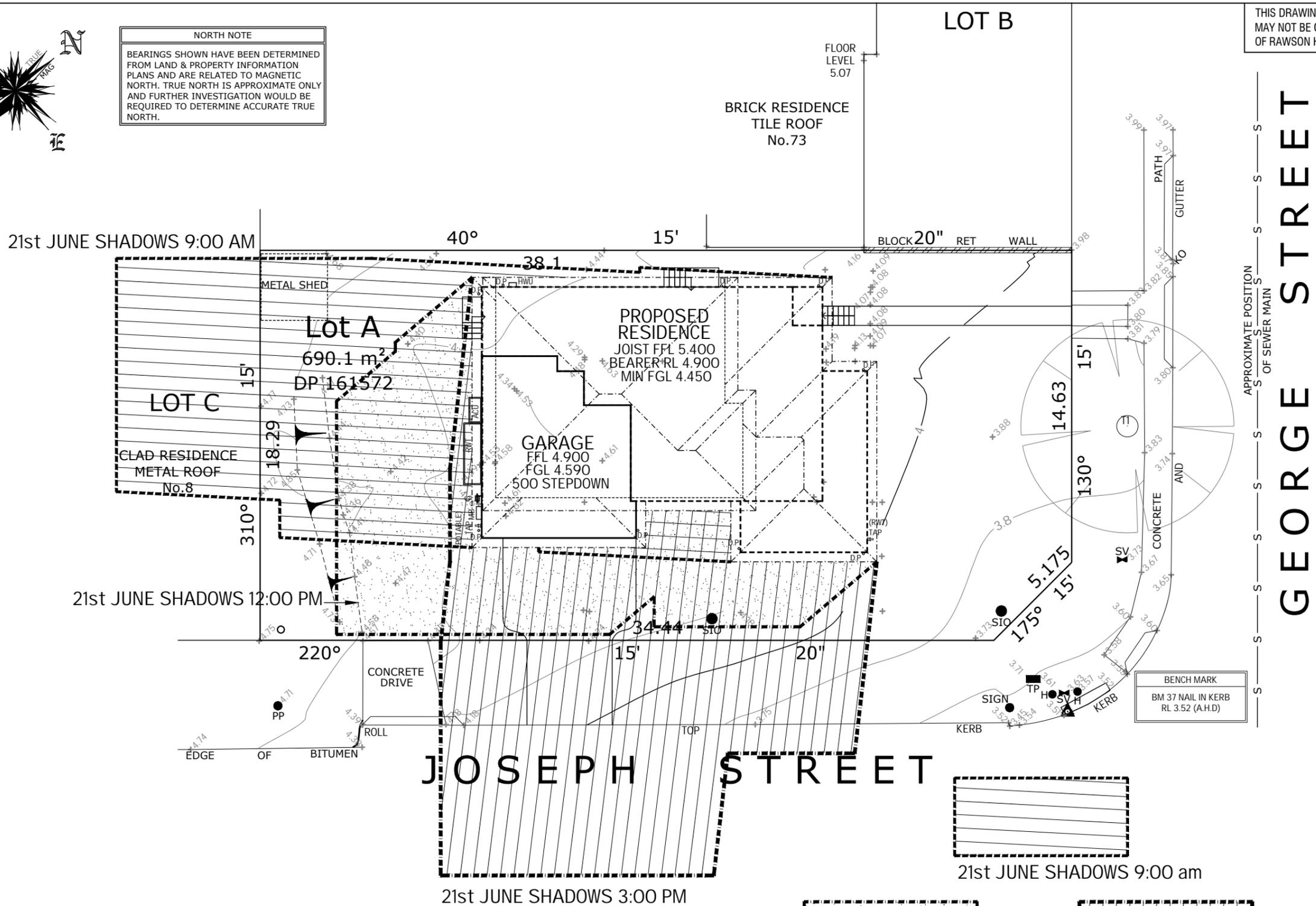
HOUSETYPE:
 MODEL: CHIFLEY 32
 FACADE: CLASSIC
 TYPE: DOUBLE GARAGE
 SPECIFICATION: LUX

DRAWING TITLE:
 SEDIMENT & ANALYSIS PLAN

DRAWN BY: DTT	DATE DRAWN: 12.08.19	CHECKED BY: DTT	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: NORTHERN BEACHES		SCALE: 1:200	
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APPROXIMATE POSITION OF SEWER MAIN
GEORGE STREET



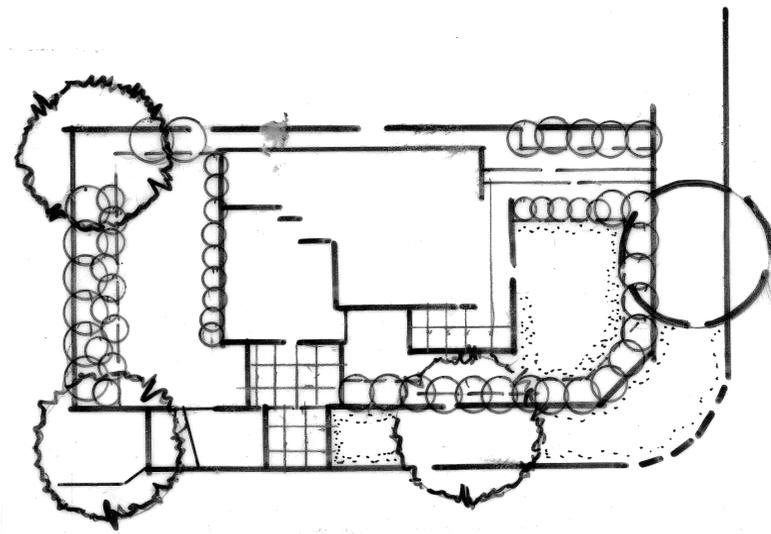
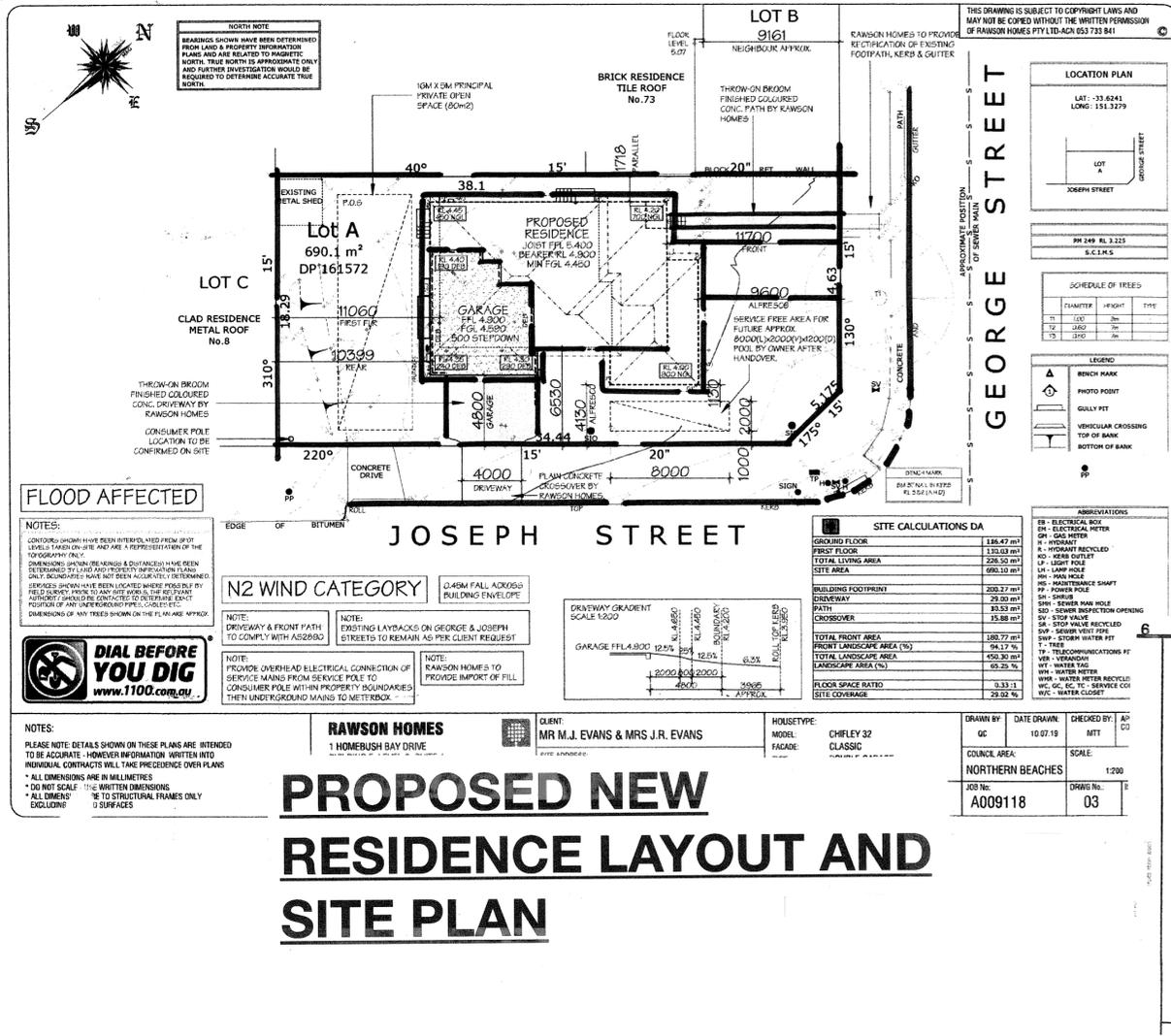
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HOUSETYPE:
 MODEL: CHIFLEY 32
 FACADE: CLASSIC
 TYPE: DOUBLE GARAGE
 SPECIFICATION: LUX
DRAWING TITLE:
 SHADOW DIAGRAM

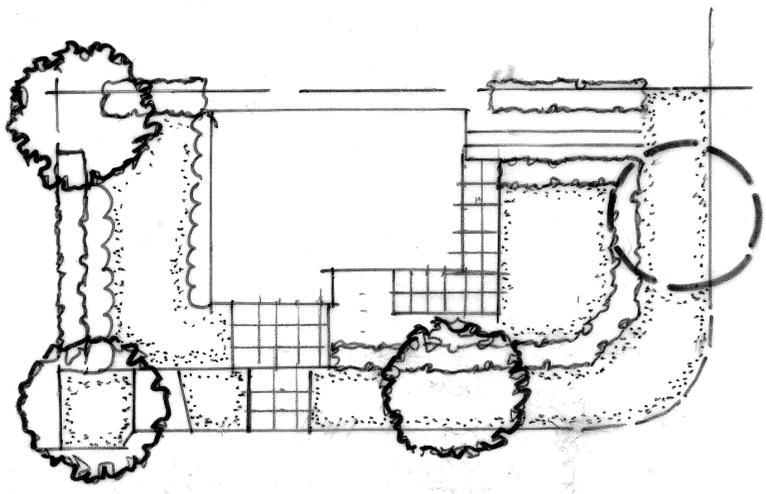
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COUNCIL AREA: NORTHERN BEACHES		SCALE: 1:200	
JOB No: A009118	DRWG No.: 12	ISSUE: C	



71 George St Avalon

PROPOSED NEW RESIDENCE LAYOUT AND SITE PLAN

PROPOSED PLANT LAYOUT



EVANS GRAND MANOR

LEGEND

- Proposed Lawn Area
- Soil Area/Buffalo Sir Wally
- Garden Area
- Soil Treatment/ Mulch
- Selected Plant Material
- Driveway/ Paths
- Existing Tree
- Screen Wall
- Proposed Timber Fencing

PLANT SCHEDULE

Proposed Trees..	No	Size
Magnolia Little Gem	2.	35L
Gleditsia tricanthos	1.	35L
Proposed Hedge Planting		
Murraya Paniculata	20	25L
Buxus macrophylla	20.	5L
Cliveas/Dianellas.	20.	5L

LANDSCAPE PLAN FOR NEW RESIDENCE

THE EVANS GRAND MANOR

Mr and Mrs Evans

Landscape Plan for New Residence
71 George St Avalon Beach

All existing Plant Material... Existing/Planted ...will be used in New Garden ...

Scale 1 : 100
Issue A1.302
Date July 2019
Drawn ME/EP



**RAWSON
HOMES**

External Colour Selections

Lot A, (No.71) George Street, Avalon Beach NSW 2107

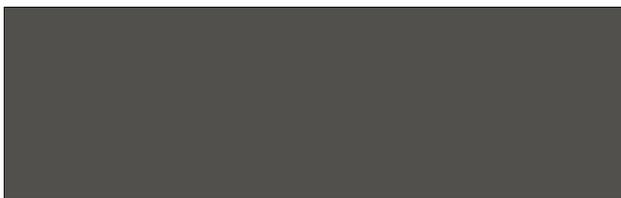
Maxwell & Jennifer Evans



Main Brick Wilderness Blackberry



Roof: Atura Profile Tiles in Barramundi



Secondary Roof: Colorbond Monument



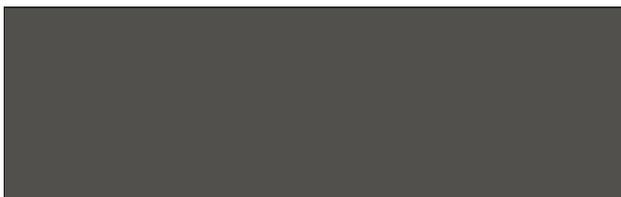
Garage Door: Colorbond Monument



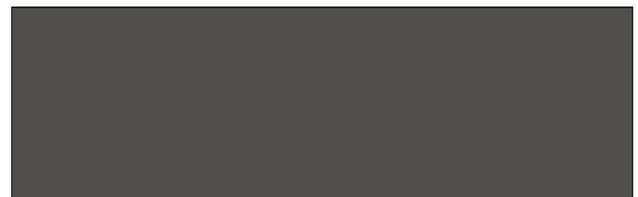
Cladding 1: Monument



Posts: Quantum Falcon



Window Frames: Monument



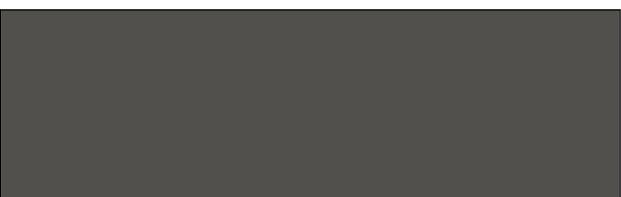
Fascia, Gutter, DP: Colorbond Monument



Driveway: Avista Granite



Front Entry Door: Quantum Falcon



AC Cover, Meterbox, DP's, RWT: Monument



Eaves, Alfresco: Taubmans Crisp White