

Single Storey Villa 5 Area -

Ground Floor - 100.1
Porch - 6.24

Total - 106.34m²

Double Storey Villa 4 Area -

Ground Floor - 76.39
First Floor - 101.77
Garage - 25.38
Porch - 6.41
Balcony - 5.31

Total - 215.26m²

Double Storey Villa 3 Area -

Ground Floor - 76.39
First Floor - 101.77
Garage - 25.38
Porch - 6.41

Total - 209.95m²

Double Storey Villa 2 Area -

Ground Floor - 76.39
First Floor - 101.77
Garage - 25.38
Porch - 6.41
Balcony - 5.31

Total - 215.26m²

Double Storey Villa 1 Area -

Ground Floor - 76.39
First Floor - 101.77
Garage - 25.38
Porch - 6.24
Patio - 6.24
Balcony - 4.99

Total - 221.01m²

Total Building area of
5x Dwellings - 967.82m²

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
LH	LAMP HOLE
MH	MAN HOLE
PP	POWER POLE
SH	SHRUB
SMH	SEWER MAN HOLE
STO	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

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

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	-	-

Note: 1500L Rainwater Tanks
Indicated in Orange

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.

northern
beaches
council
**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
DEFERRED COMMENCEMENT CONSENT**
DA NUMBER: DA2019/0087
**(Activation of consent must be obtained
from Northern Beaches Council)**

BELLMARCH
HOMES

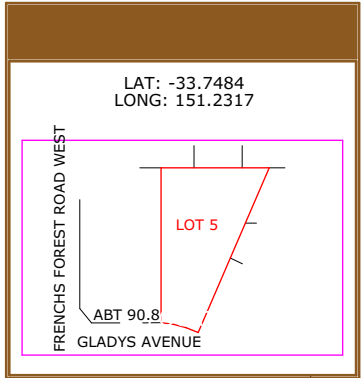
PO Box 6165, Baulkham Hills, NSW 2153
Ph (02) 9114 8878 Fax (02) 9114 8877
enquiry@bellmarch.com.au www.bellmarch.com.au
ABN 78 061 720 474 - Builders Lic. No. 50045c

HIA member
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Rev	Date	Amendments:
D	10.09.18	Partiwall Amendment/Tender 1
E	5.10.18	Tender Variation 1
F	05.12.18	Driveway Dimensions & D.A Prep
G	29.01.19	Access Report Amendments
H	10.07.19	Design Amendments
I	15.07.19	Landscaping Amendments
J	8.08.19	Relocation of OSD
K	12.08.19	Relocation of OSD / Amended Landscape

Client:		Mobito Pty Ltd					
Address:		Lot 5, No 8, Gladys Avenue FRENCHS FOREST 2086					
Date:	Drawn:	Checked:	Project No:	Revision:	DWG No:	Paper Size:	
12.08.19	DA	DA	18035	K	3/23	A2	
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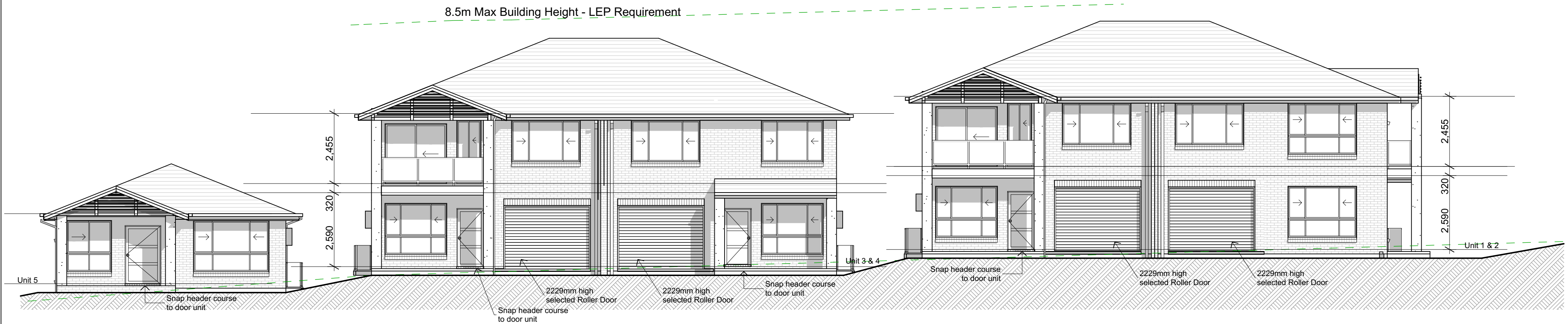
DO NOT SCALE - USE FIGURED DIMENSIONS ONLY



Demolition Plan
1:200

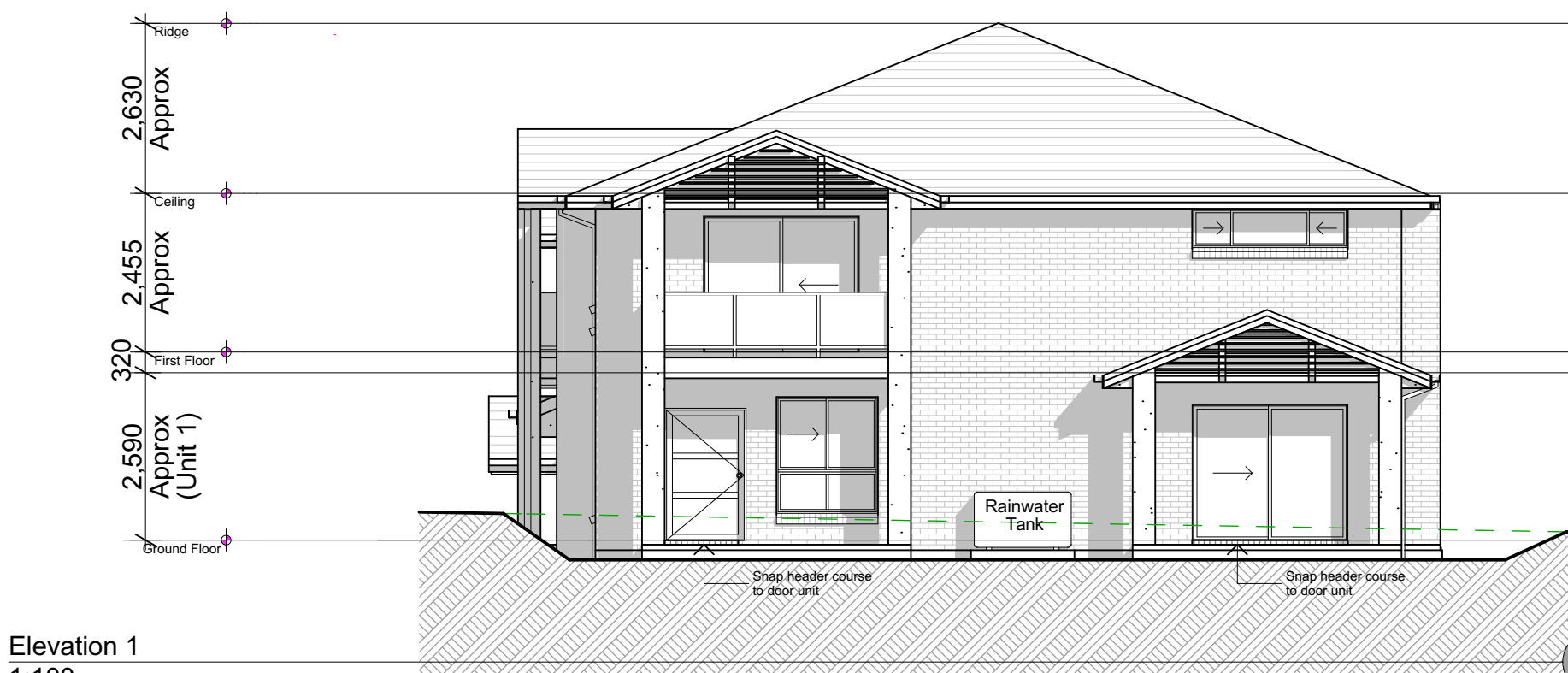
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12.08.19	DA	DA	18035	K	4/23
Paper Size: A2					
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Elevation 2
1:100

2



Elevation 1
1:100

1

 northern beaches council
THIS PLAN IS TO BE READ IN CONJUNCTION WITH DEFERRED COMMENCEMENT CONSENT
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HOMES

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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 5x Villas with 2 zones and up to 10 outlets.

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Elevation 4
1:100

4

Elevation 3
1:100

3

 northern
beaches
council

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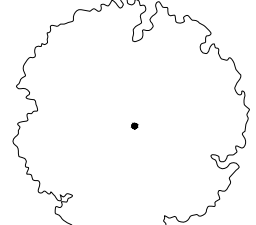
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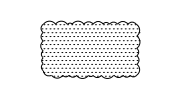
Proposed trees - refer to plant schedule



Proposed accents & grasses - refer to plant schedule



Proposed shrubs - refer to plant schedule



Proposed groundcovers and grasses - refer to plant schedule

Existing levels

+RL 101.55

+TOW 101.55

Proposed levels

Proposed Top Of Wall levels



Boundary



Fence



Garden edging



Timber retaining walls



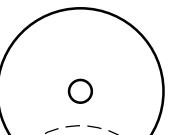
Masonry retaining walls



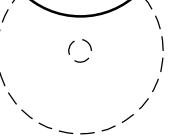
Existing contours



To be removed / demolished



Existing tree to be retained



Existing tree to be removed

1 Tree Planting Detail
NTS - 75L Pot Size

PLANT SCHEDULE Prepared by ecodeign Pty Ltd

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
TI	<i>Tristaniopsis laurina</i>	Kanooka Water Gum	7	100L	7m

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REVISION		DESIGN		DATE		PROJECT		CLIENT		PROJECT		SCALE		DATE		REVISION	
A	SUBMITTED TO CLIENT FOR COMMENT	MD	MD	16-01-19		8 GLADYS AVENUE, FRENCHS FOREST		MR KLAUS DREWNIANKA		NEW RESIDENCE		1:100 @ A1		DA		L - 02	
B	PLAN UPDATED TO NEW ARCHS	OC	MD	12-07-19						STREET TREE PLAN		OC		MD		29-08-19	
C	PLAN UPDATED TO NEW STORMWATER PLAN	OC	MD	29-08-19												C	

ecodeign
outdoor living environments

1. Do not scale from drawings
2. Verify all measurements on site
3. Notify ecodeign of any inconsistencies
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5. Drawing remains the property of ecodeign

6. All work to comply with relevant Australian Standards or Building Code of Australia
7. All work to be performed by a suitably qualified tradesperson
8. For application purposes only - NOT FOR CONSTRUCTION

po box 8136 bushland NSW 2153
unit 4, 5 gladesmore road cobbler NSW 2154
02 9460 7712
www.ecodeign.com.au
members of Australian Institute of Landscape Architects

Lot 5, 8 Gladys Ave Frenchs Forrest



Brick – **Sahara** PGH Bricks



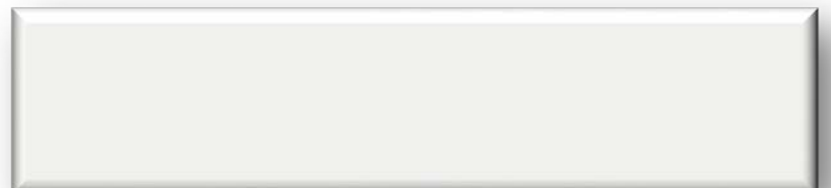
Roofing – **Shale** by Boral



Gutter – **Paperbark**



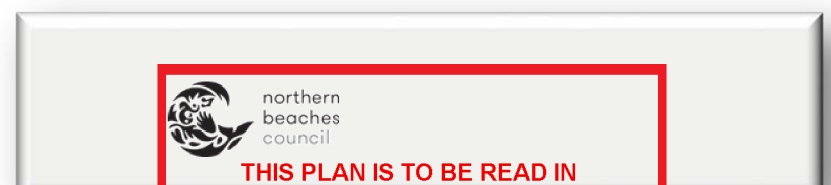
Windows – **Surfmist** by Wideline Windows



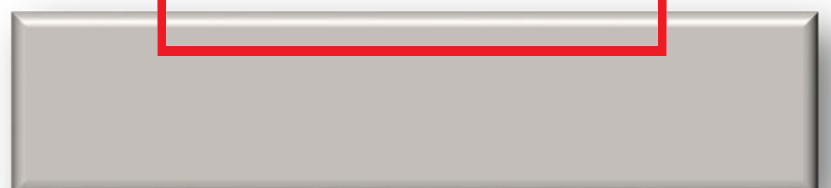
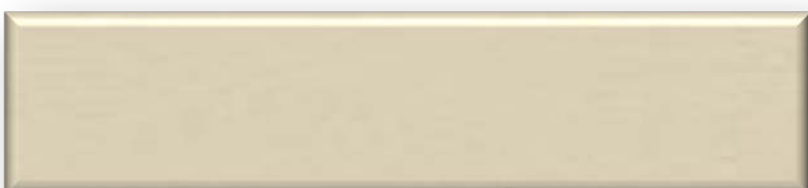
Downpipes – **Paperbark**



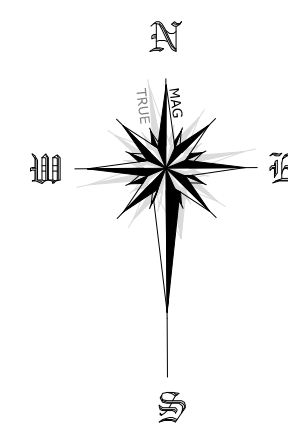
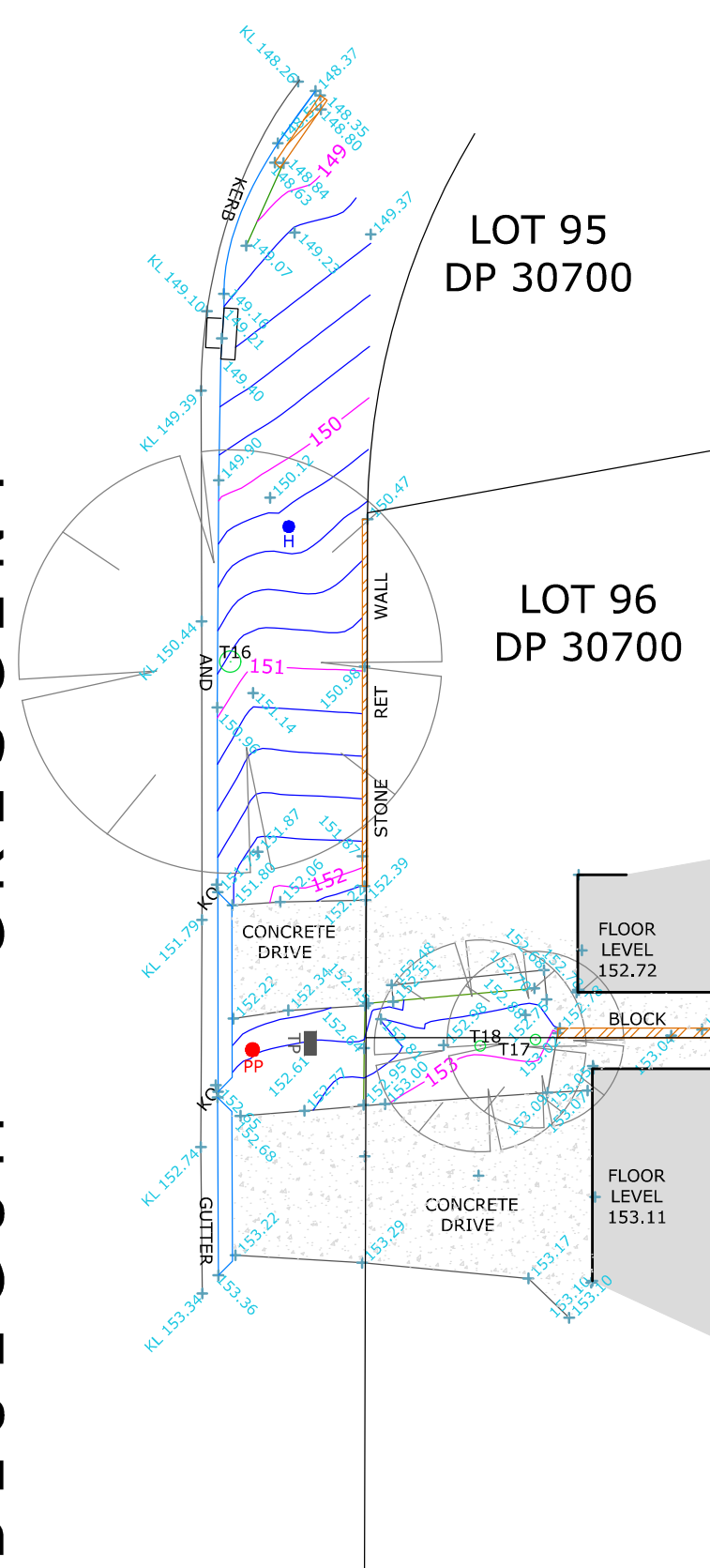
Fascia – **Surfmist**



Roller Garage Door – Paperbark by Dynamic Garage Doors

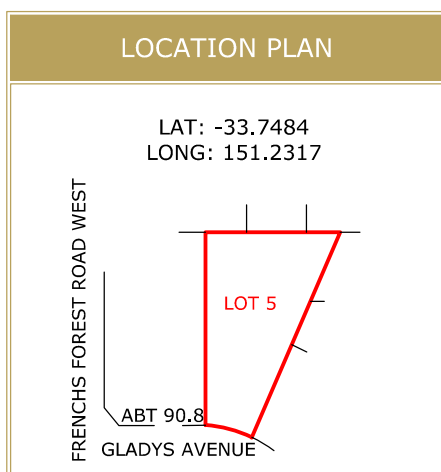


BLUEGUM CRESCENT



NORTH NOTE

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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	0.20	15m	-
T12	0.30	6m	-
T13	0.20	6m	-
T14	0.50	5m	STUMP
T15	0.60	3m	-
T16	0.60	12m	-
T17	0.30	5m	-
T18	0.30	6m	-
T19	0.40	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	-

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

ABBREVIATIONS

EB - ELECTRICAL BOX
EM - ELECTRICAL METEER
GM - GAS METER
H - HYDRANT
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LP - LIGHT POLE
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WC, G, GFC, TC - SERVICE CONDUIT
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SOURCE OF LEVELS
SSM 11058 RL 117.482
S.C.I.M.S

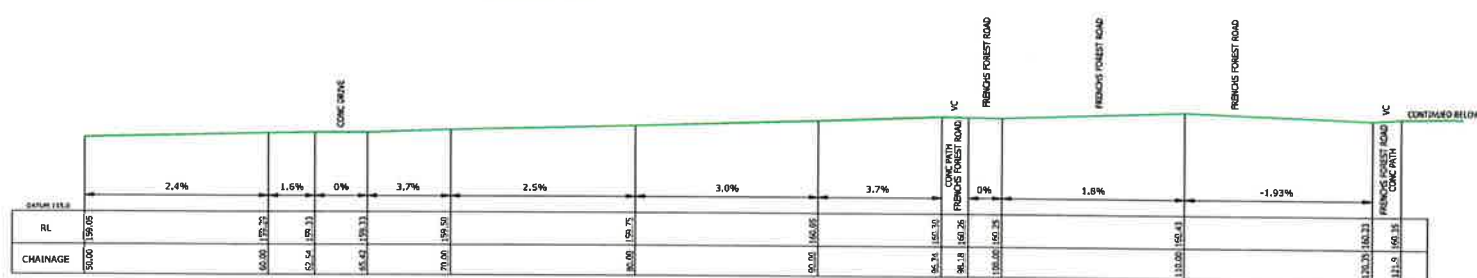
SHEET 1 OF 2

DRAWING NOTES		PLAN B	CLIENT	REVISION	DESCRIPTION	DATE	PROJECT LOCATION	PLAN TYPE	LEVEL DATUM	
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.	 REGISTERED SURVEYORS AND CIVIL/STRUCTURAL ENGINEERS		CLIENT REFERENCE:	A	UPDATED CONTOUR INFORMATION	13.11.2018	LOT 5 DP 25713 8 GLADYS AVENUE FRENCHS FOREST, NSW	CONTOUR PLAN	AUSTRALIAN HEIGHT DATUM	
				B	UPDATED CONTOUR INFORMATION (SHEET 2 ADDED)	12.12.2018			DRAWN	CHECKED
				C	UPDATED CONTOUR INFORMATION ON SHEET 2	17.01.2019			D.JFSK	N.TAYLOR
				JOB REFERENCE		SURVEY DATE			DGN./DWG No.	
				16.08.2018	306777-REV C			SHEET SIZE	SCALE	
				A1	1:200					

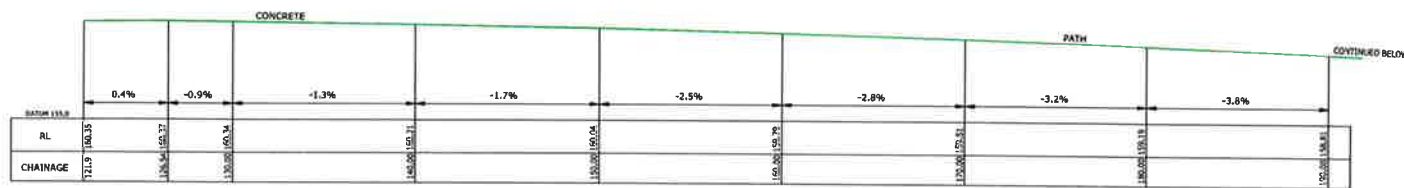




SECTION AA
HORIZONTAL SCALE 1:200
VERTICAL SCALE 1:200



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



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



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



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LOT 500
DP 1214811
NORTHERN BEACHES HOSPITAL

- DRAWING NOTES**
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 4. DIMENSIONS OF ANY TREES SHOWN ON THE PLAN ARE APPROXIMATE.

DONOVAN
ASSOCIATES

BELLMARCH
HOMES

CLIENT REFERENCE:

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

LOT 5 DP 25713
8 GLADYS AVENUE
FRENCHS FOREST, NSW

SHEET 2 OF 2

CONTOUR PLAN

JOB REFERENCE

0845/306777

LEVEL DATUM	AUSTRALIAN HEIGHT DATUM
DRAWN	CHECKED
D.FISK	N.TAYLOR
SURVEY DATE	LOG/DWG NO.
16.08.2018	306777-REV C
SHEET SIZE	SCALE
A1	1:200

LOT 3

LOT 1

LOT 20

LOT 1
DP 114075

FRENCHS FOREST ROAD

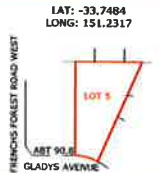
Proposed Footpath to be 1.2m Wide Indicated in Purple

Proposed Footpath to match Existing Levels

Provide Smooth Connection Between Existing Footpath and Proposed Footpath

NOTES
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LOCATION PLAN



DIAMETER	HEIGHT	TYPE
T1	0.30	4m
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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

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	6m
T47	0.40	6m
T48	0.40	10m
T49	0.30	4m

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

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PH - MAIN 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, EC, TC - SERVICE CONDUIT
W/C - WATER CLOSET

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