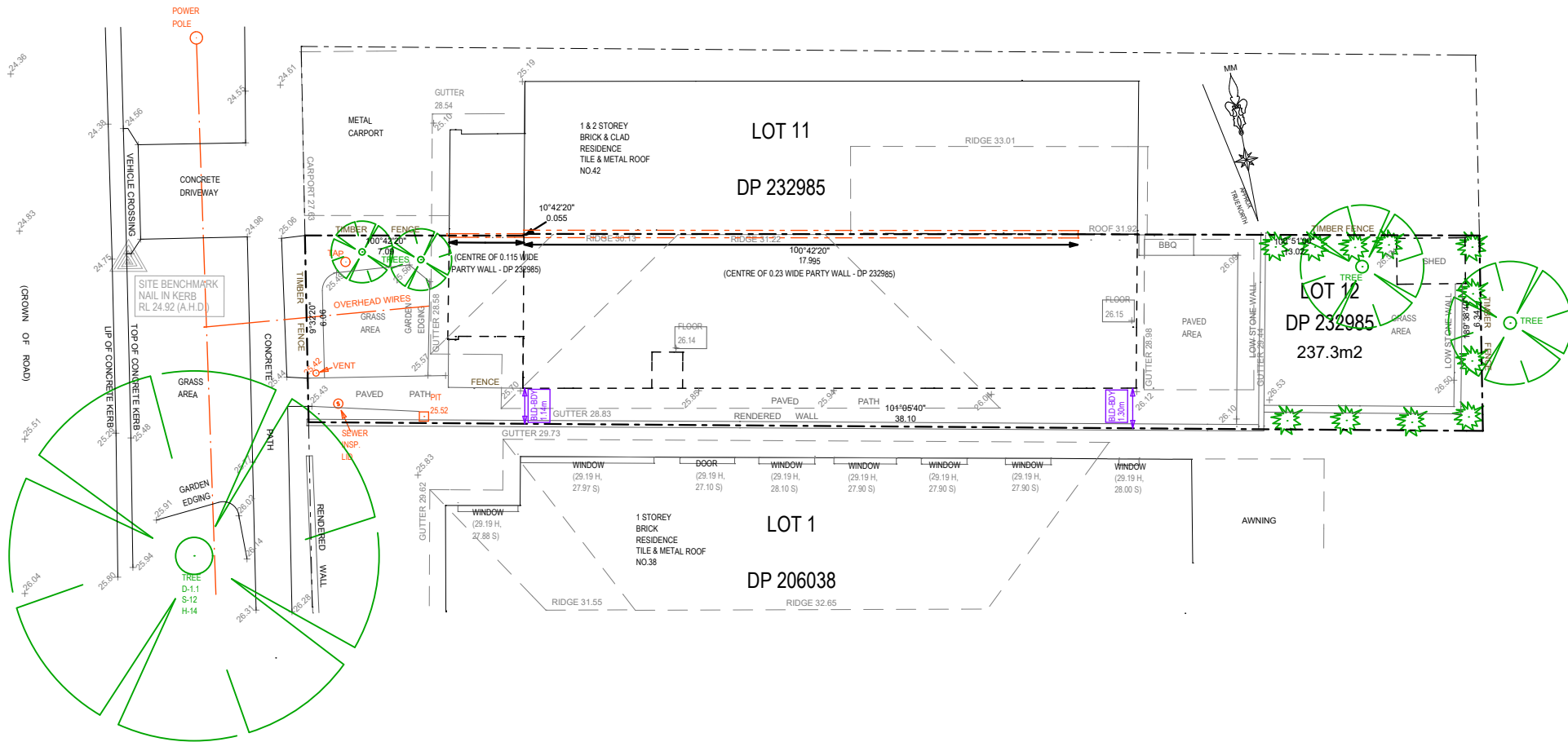


BELLEVUE STREET



- NOTES:
- LEVELS SHOWN ARE TO AUSTRALIAN HEIGHT DATUM. ORIGIN OF RL'S: PM 996 - RL 21.107 (A.H.D.)
 - BEARINGS ARE ON MM NORTH AS DERIVED BY DP 232985. A BOUNDARY SURVEY HAS BEEN UNDERTAKEN.
 - BEARINGS AND DISTANCES HAVE BEEN COMPILED FROM TITLE AND/OR DEED INFORMATION SUPPLIED BY DEPARTMENT OF LANDS NSW.
 - RELATIONSHIP OF IMPROVEMENTS AND DETAIL TO BOUNDARIES IS DIAGRAMMATIC ONLY AND SPECIFIC DETAILS, IF CRITICAL, WILL REQUIRE A FURTHER SURVEY - UNLESS OTHERWISE SHOWN.
 - WARNING: IF IS INTENDED TO ERECT ANY IMPROVEMENTS ALONG OR NEAR BOUNDARIES - EITHER FOR DESIGN OR BUILDING SET OUT - A BOUNDARY IDENTIFICATION AND/OR SET OUT SURVEY SHOULD BE UNDERTAKEN.
 - NO SERVICES OR UNDERGROUND SERVICES SEARCH HAS BEEN UNDERTAKEN. SERVICES SHOWN ARE BASED ON VISIBLE SURFACE INDICATORS EVIDENT AT THE DATE OF SURVEY & ARE CHARTED AS A GUIDE TO THE POSITION & NATURE OF THE SERVICE. ALL SERVICE AUTHORITIES SHOULD BE CONTACTED PRIOR TO ANY DEVELOPMENT.
 - RIDGE, EAVE AND GUTTER HEIGHTS HAVE BEEN OBTAINED BY AN INDIRECT METHOD AND ARE ONLY ACCURATE FOR PLANNING PURPOSES ONLY.
 - ADJOINING BUILDINGS AND DWELLINGS HAVE BEEN PLOTTED FOR DIAGRAMMATIC PURPOSES ONLY AND SPECIFIC DETAILS, IF CRITICAL, WILL REQUIRE FURTHER SURVEY WORK.
 - THE DIAMETER, SPREAD AND HEIGHT OF EACH TREE IS INDICATIVE ONLY AND SPECIFIC DETAILS, IF CRITICAL, WILL REQUIRE FURTHER SURVEY WORK.
 - THIS DETAIL & LEVELS PLAN IS PROVIDED FOR THE PRIVATE & CONFIDENTIAL USE OF THE CLIENT MENTIONED ONLY AND CANNOT BE USED OR RELIED UPON BY ANOTHER PARTY.

NOTES ON SUBJECT TITLE (LOT 12 IN 232985)

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- K668724 CROSS EASEMENTS (S.1818 CONVEYANCING ACT, 1919)
AFFECTING PARTY WALL SHOWN ON THE COMMON BOUNDARY OF
LOTS 11 & 12 IN DP232985

THIS INFORMATION HAS NOT BEEN INVESTIGATED BY US
BUT IS RECOMMENDED THAT IT BE CHECKED BY A SOLICITOR.

PROJECT : PLAN SHOWING DETAIL
& LEVEL BOUNDARY SURVEY
OVER LOT 12 IN DP 232985
AT NO 40 BELLEVUE STREET,
FAIRLIGHT

CLIENT : MR TOM RUDD

DATUM : A.H.D.

DATE : 1/02/2023

SHEET No. 1 OF 1 SHEETS

DRAWING No. : 23009A

JOB REF : 23009

SCALE : 1:100

ALTITUDE SURVEYS
PRECISION FROM THE GROUND UP

ABN: 50 624 984 747

PHONE: 0450 85 85 00

EMAIL: ADMIN@ALTITUDESURVEYS.COM.AU

INTERNET: WWW.ALTITUDESURVEYS.COM.AU

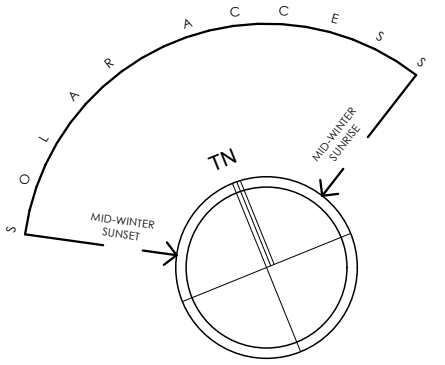
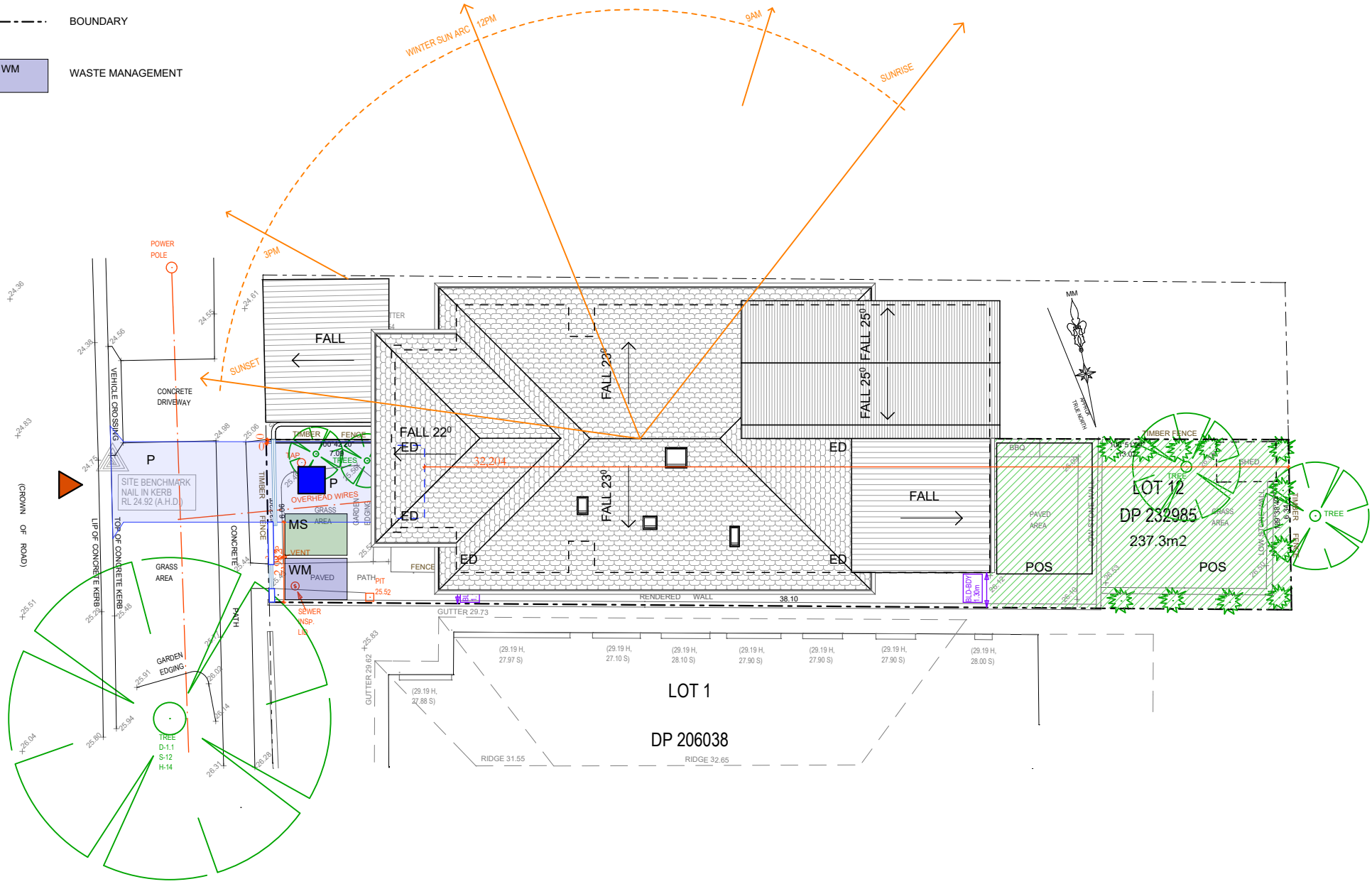
IVAN BABIC
NSW REGISTERED SURVEYOR
REGISTRATION NUMBER - 1604

LEGEND

- P** PROPOSED
- POS** PRIVATE OPEN SPACE (EXISTING)
- ED** EXISTING DWELLING
- MS** MATERIAL STOCKPILE

- EXISTING LEVELS**
- CAR ENTRY POINT**
- HARDSTAND AREA**
- BOUNDARY**
- WM** WASTE MANAGEMENT

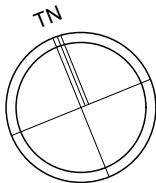
BELLEVUE STREET



Site Analysis Plan
1:200



Signature



DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE.
FIGURED DIMENSIONS TAKE PRECEDENCE.
The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Do not scale the drawings.
Drawings shall not be used for construction purposes until issued by the Architect for construction.

REV	DATE	DESCRIPTION

sketchArc
Po Box 377 Manly 1655
m : 0422 521 871
e : power@sketcharc.com.au
w : www.sketcharc.com.au

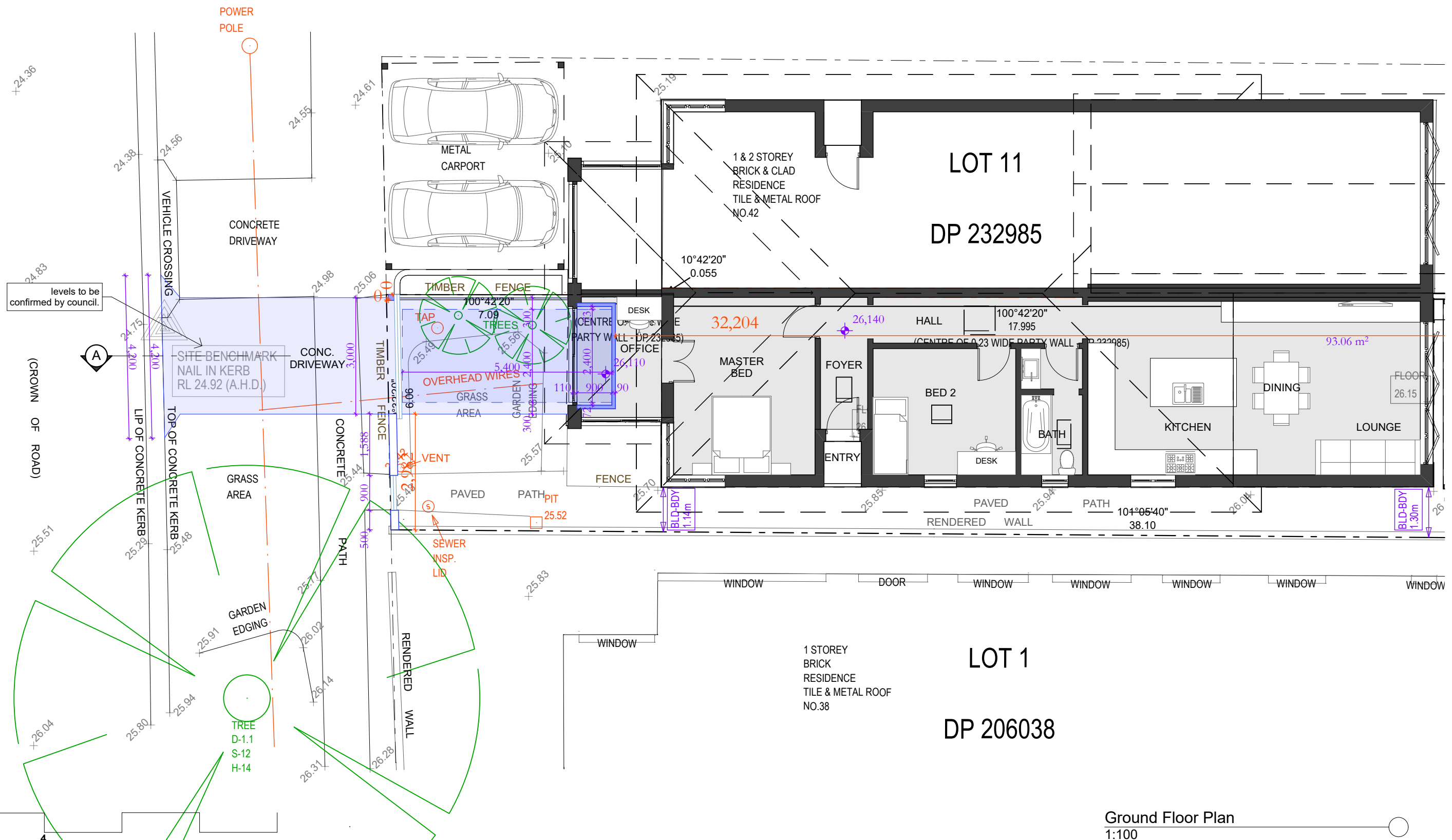
PROJECT: 40 Bellevue St, Fairlight, 2094,
NSW
Alterations & Additions
LOT 12 in DP 232985 - 237.3m2

CLIENT:
Private

- Legend**
- Proposed Work**
- Demolition**
- Existing**

STATUS: DA		
DATE: 280225	SCALE: 1:200@A3	PROJECT NUMBER: 2448
STAGE: DA	DRAWN/DESIGNED: PB / MP	ISSUE:
DRAWING NO: DA3		

BELLEVUE STREET



Ground Floor Plan
1:100

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sketchArc
Po Box 377 Manly 1655
m : 0422 521 871
e : power@sketcharc.com.au
w : www.sketcharc.com.au

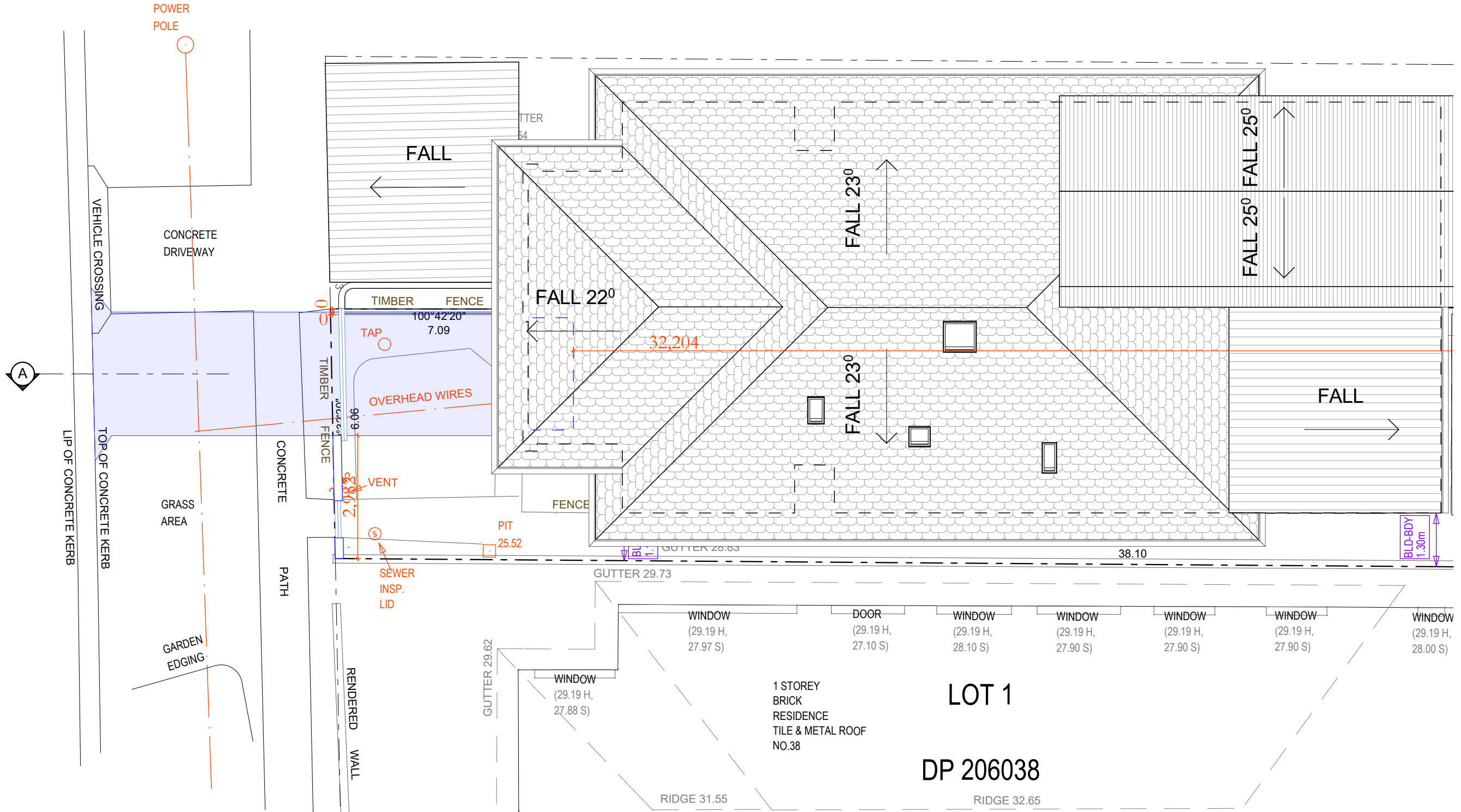
PROJECT: 40 Bellevue St, Fairlight, 2094, NSW
Alterations & Additions
LOT 12 in DP 232985 - 237.3m2
CLIENT: Private

Legend
- Proposed Work
- Demolition
- Existing

STATUS: DA		
DATE: 280225	SCALE: 1:100@A3	PROJECT NUMBER: 2448
STAGE: DA	DRAWN/DESIGNED: PB / MP	ISSUE:
DRAWING NO: DA4		

BELLEVUE STREET

(CROWN OF ROAD)



Roof Plan
1:100

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REV	DATE	DESCRIPTION

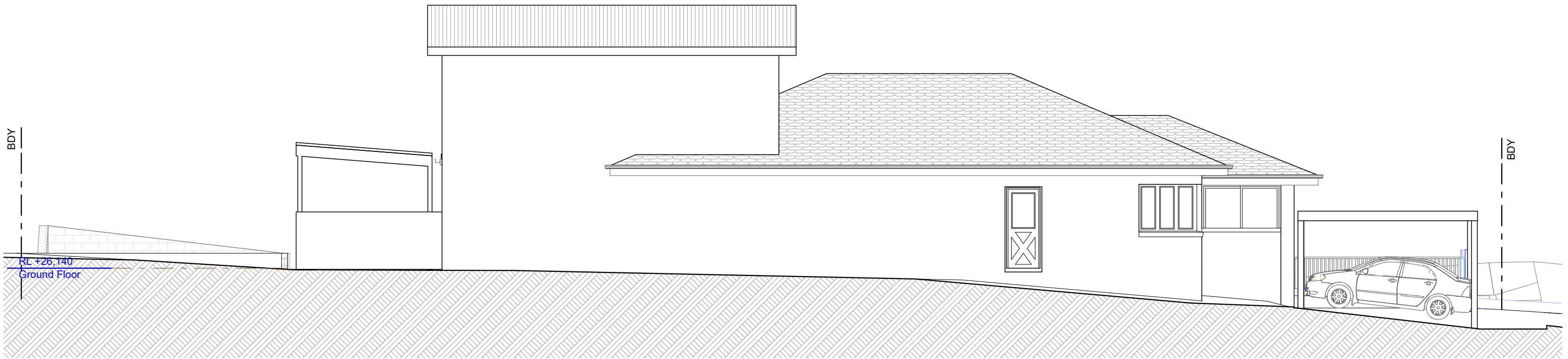
sketchArc
Po Box 377 Manly 1655
m : 0422 521 871
e : power@sketcharc.com.au
w : www.sketcharc.com.au

PROJECT: 40 Bellevue St, Fairlight, 2094, NSW
Alterations & Additions
LOT 12 in DP 232985 - 237.3m2

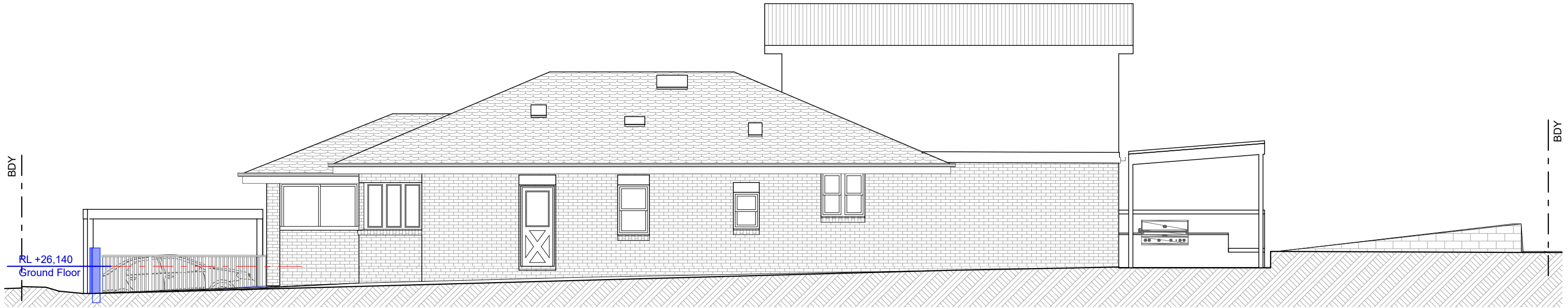
CLIENT: Private

■ = Proposed Work
■ = Demolition
■ = Existing

STATUS: DA		
DATE: 280225	SCALE: 1:100@A3	PROJECT NUMBER: 2448
STAGE: DA	DRAWN/DESIGNED: PB / MP	ISSUE:
DRAWING NO: DA5		



North Elevation
1:100



South Elevation
1:100



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REV	DATE	DESCRIPTION

sketchArc
Po Box 377 Manly 1655
m : 0422 521 871
e : power@sketcharc.com.au
w : www.sketcharc.com.au

PROJECT: 40 Bellevue St, Fairlight, 2094, NSW
Alterations & Additions
LOT 12 in DP 232985 - 237.3m2

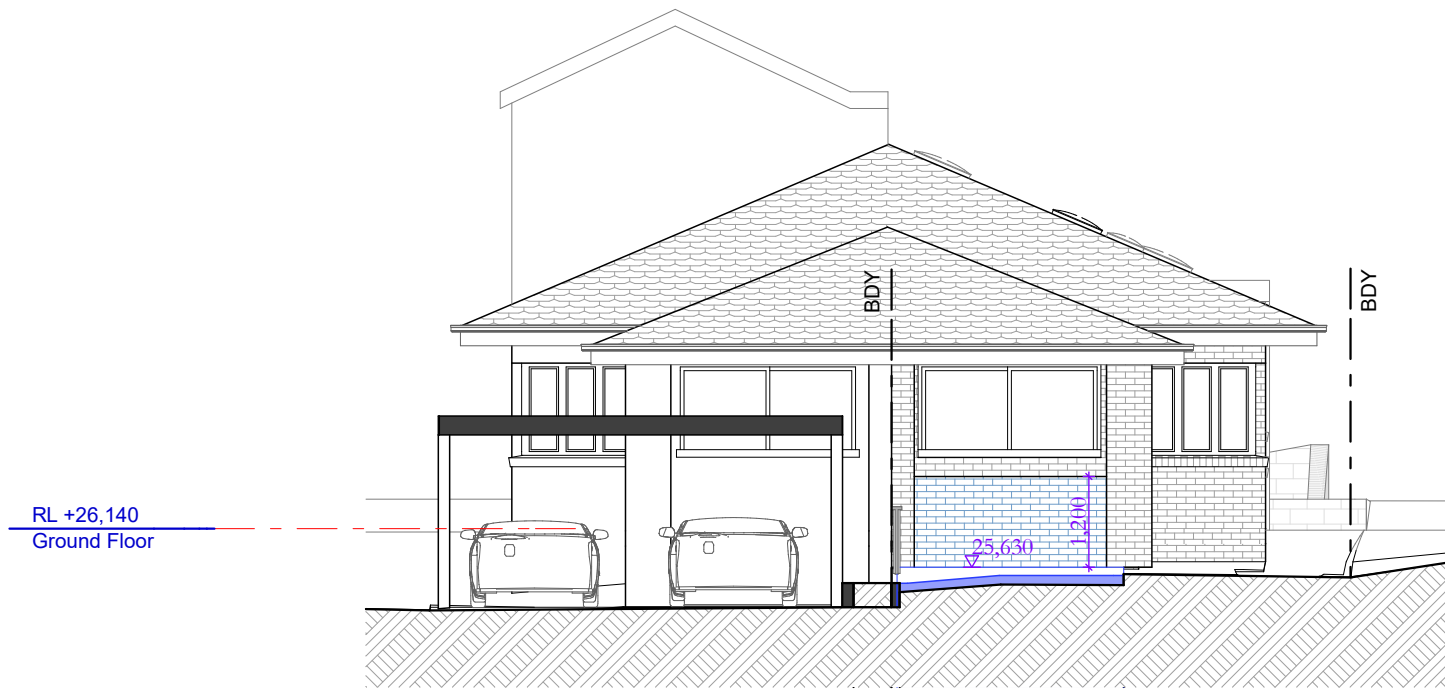
CLIENT: Private

= Proposed Work

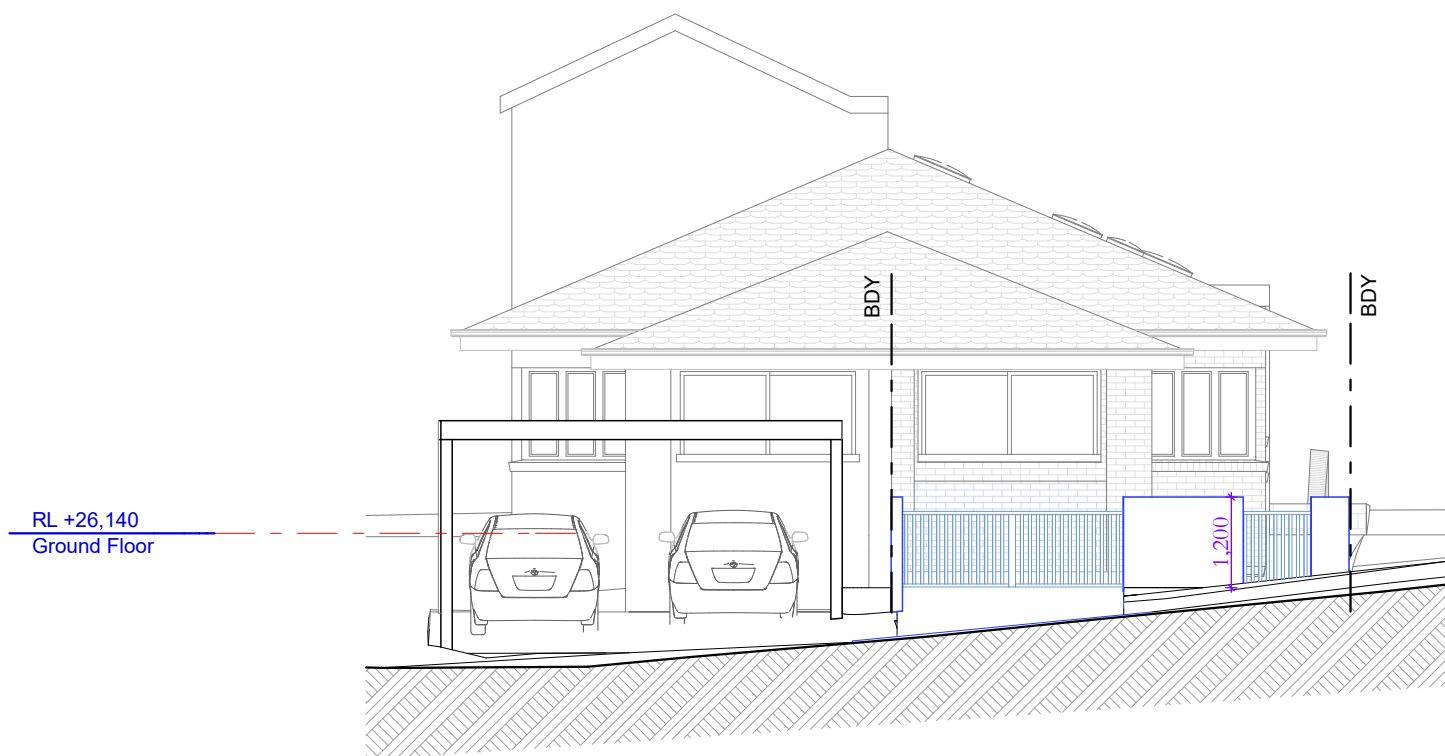
= Demolition

= Existing

STATUS: DA		PROJECT NUMBER: 2448
DATE: 280225	SCALE: 1:100@A3	ISSUE:
STAGE: DA	DRAWN/DESIGNED: PB / MP	
DRAWING NO: DA6		



West Elevation
1:100



Street Elevation
1:100



East Elevation
1:100



SketchArc

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Architect. Do not scale the drawings.
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Architect for construction.

REV	DATE	DESCRIPTION

sketchArc
Po Box 377 Manly 1655
m : 0422 521 871
e : power@sketcharc.com.au
w : www.sketcharc.com.au

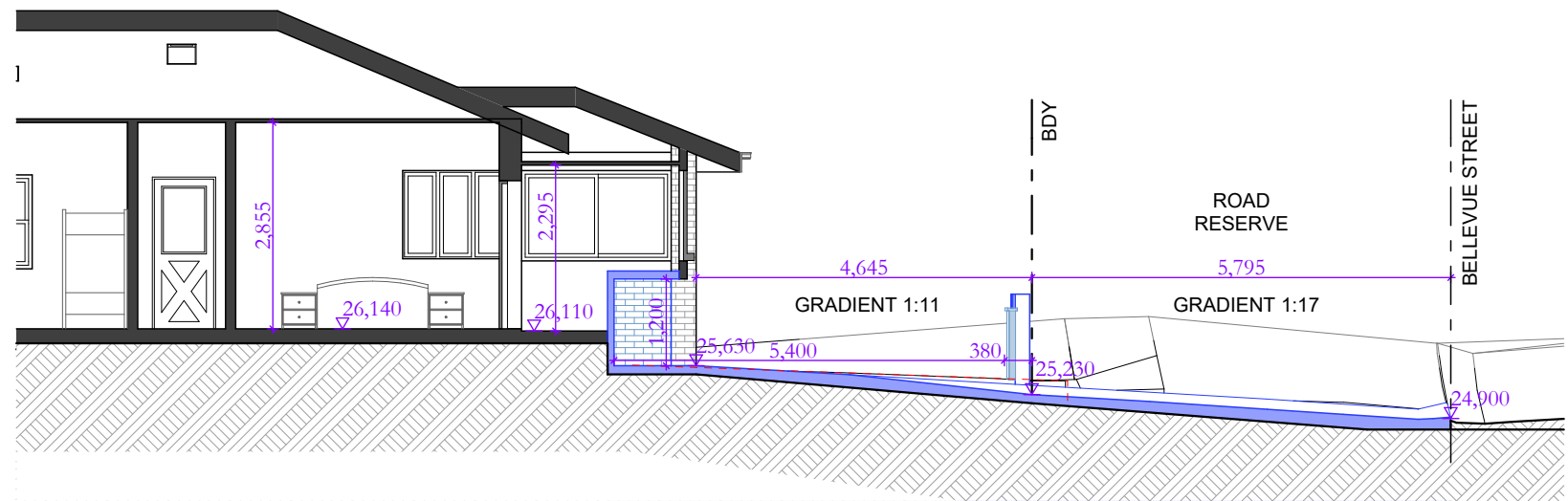
PROJECT: 40 Bellevue St, Fairlight, 2094,
NSW
Alterations & Additions
LOT 12 in DP 232985 - 237.3m2

CLIENT:
Private

■ = Proposed Work
■ = Demolition
■ = Existing

STATUS: DA		
DATE: 280225	SCALE: 1:100@A3	PROJECT NUMBER: 2448
STAGE: DA	DRAWN/DESIGNED: PB / MP	ISSUE:
DRAWING NO: DA7		

RL +26,140
Ground Floor



Section A-A
1:100



SketchArc

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REV	DATE	DESCRIPTION

sketchArc
Po Box 377 Manly 1655
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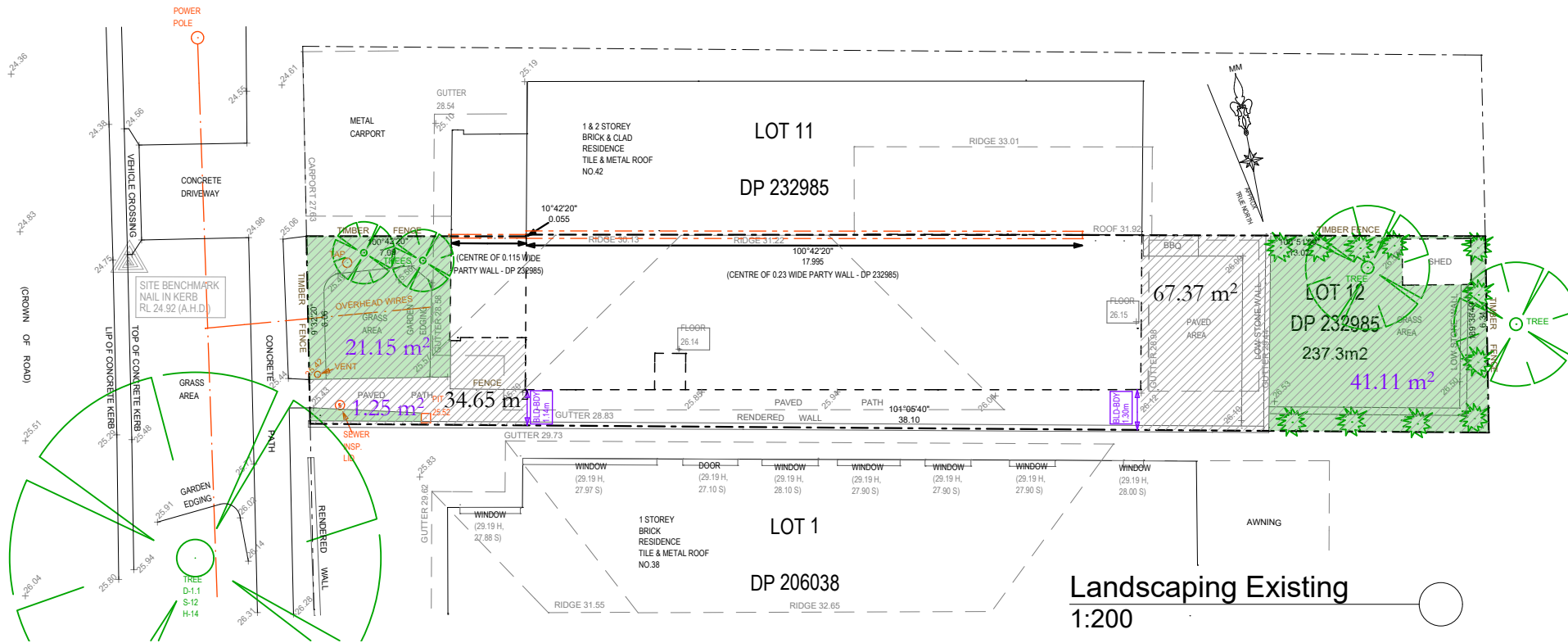
PROJECT: 40 Bellevue St, Fairlight, 2094,
NSW
Alterations & Additions
LOT 12 in DP 232985 - 237.3m2

CLIENT:
Private

■ = Proposed Work
■ = Demolition
■ = Existing

STATUS: DA		
DATE: 280225	SCALE: 1:100@A3	PROJECT NUMBER: 2448
STAGE: DA	DRAWN/DESIGNED: PB / MP	ISSUE:
DRAWING NO: DA8		

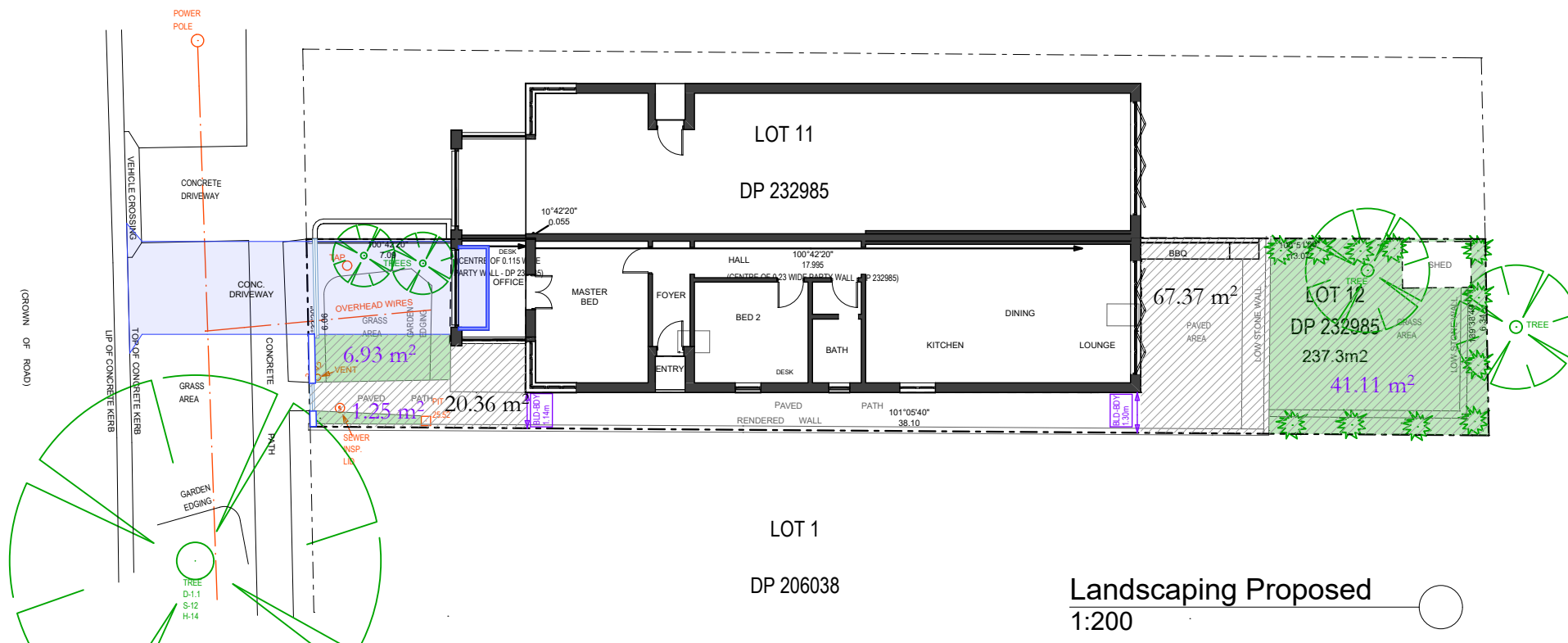
BELLEVUE STREET



SITE AREA = 237.3m²

OPEN SPACE AREA MIN.55% SITE AREA	= 130.51m ²
LANDSCAPED AREA MIN.35% of Open Space	= 45.68m ²
OPEN SPACE AREA	= 102.02m ²
LANDSCAPED AREA	= 63.51m ²

BELLEVUE STREET



SITE AREA = 237.3m²

OPEN SPACE AREA MIN.55% SITE AREA	= 130.51m ²
LANDSCAPED AREA MIN.35% of Open Space	= 45.68m ²
OPEN SPACE AREA	= 87.73m ²
LANDSCAPED AREA	= 49.29m ²

Signature

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PROJECT: 40 Bellevue St, Fairlight, 2094,
NSW
Alterations & Additions
LOT 12 in DP 232985 - 237.3m2

CLIENT:
Private

Legend:
Blue square = Proposed Work
Red square = Demolition
Black square = Existing

STATUS: DA		
DATE: 280225	SCALE: 1:200@A3	PROJECT NUMBER: 2448
STAGE: DA	DRAWN/DESIGNED: PB / MP	ISSUE:
DRAWING NO: DA9		