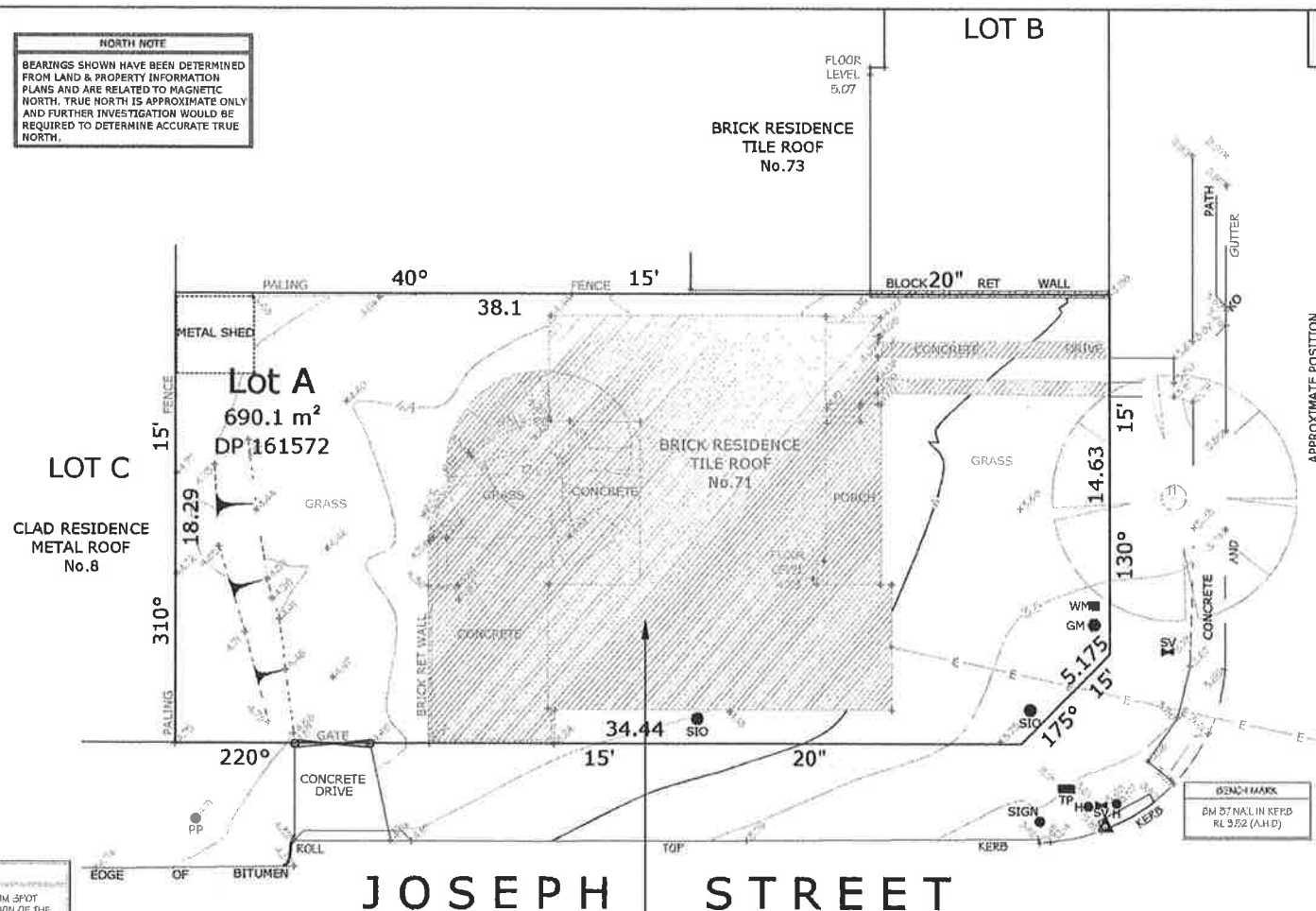


NORTH NOTE
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LOCATION PLAN

LAT: -33.6241
LONG: 151.3279



PM 249 RL 3.225

S.C.I.M.S

SCHEDULE OF TREES

	DIAMETER	HEIGHT	TYPE
T1	1.00	8m	-
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
SWP	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.
DIMENSIONS SHOWN (BEARINGS & DISTANCES) HAVE BEEN DETERMINED BY LAND AND PROPERTY INFORMATION PLANS ONLY. BOUNDARIES HAVE NOT BEEN ACCURATELY DETERMINED.
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 ARBORIST'S REPORT. THE OWNER IS TO PROVIDE ARBORIST'S 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:

PLEASE NOTE: DETAILS SHOWN ON THESE PLANS ARE INTENDED TO BE ACCURATE - HOWEVER INFORMATION WRITTEN INTO INDIVIDUAL CONTRACTS WILL TAKE PRECEDENCE OVER PLANS

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RAWSON HOMES

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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 DEMOLITION PLAN

DRAWN BY:

QC

DATE DRAWN:

10.07.19

CHECKED BY:

MTT

APPROVED FOR CONSTRUCTION:

COUNCIL AREA:

NORTHERN BEACHES

SCALE:

1:200

JOB No:

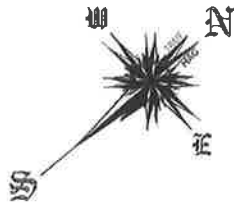
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DRWG No:

02

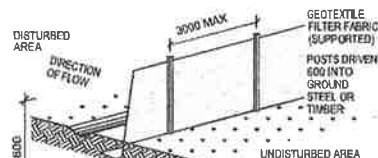
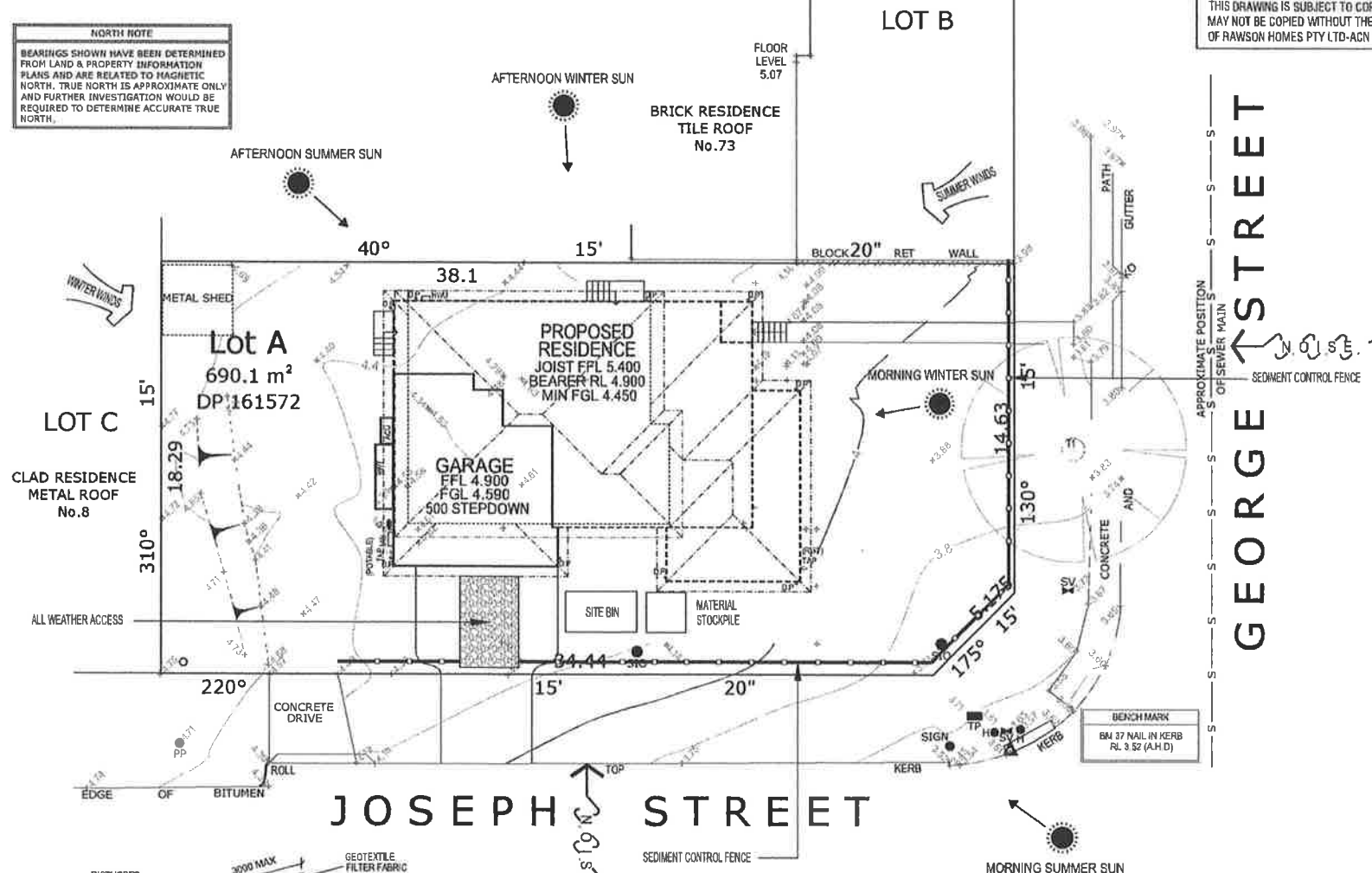
ISSUE:

B



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SEDIMENT FENCE DETAIL
SUITABLE FOR DRAINAGE AREA OF 0.8HA MAX AND SLOPE GRADIENT OF 1:2 MAX WITH LENGTH OF 60M MAX

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.



NOTES:

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

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

HOUSE TYPE:
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:

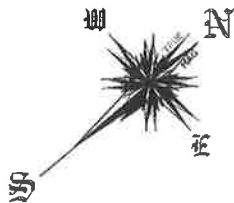
COUNCIL AREA:
NORTHERN BEACHES

SCALE:
1:200

JOB No:
A009118

DRWG No.:
11

ISSUE:
C



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21st JUNE SHADOWS 9:00 AM

21st JUNE SHADOWS 12:00 PM

21st JUNE SHADOWS 3:00 PM

21st JUNE SHADOWS 12:00 pm

21st JUNE SHADOWS 3:00 pm

GEORGE STREET

JOSEPH STREET

BRICK RESIDENCE
TILE ROOF
No.73

LOT B

FLOOR
LEVEL
5.07

LOT C

Lot A

690.1 m²
DP 161572

PROPOSED
RESIDENCE
JOIST FFL 5.400
BEARER RL 4.900
MIN FGL 4.450

GARAGE
FFL 4.900
FGL 4.590
500 STEPDOWN

CLAD RESIDENCE
METAL ROOF
No.8

CONCRETE
DRIVE

EDGE OF BITUMEN

21st JUNE SHADOWS 9:00 am



NOTES:

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AVALON BEACH NSW 2107

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

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.: 12	ISSUE: C