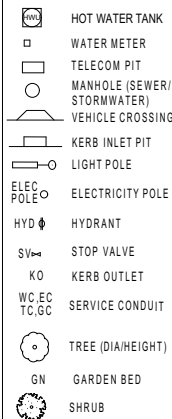
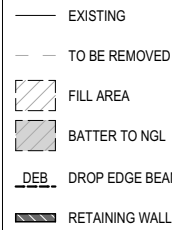


LEGEND



EARTHWORKS LEGEND

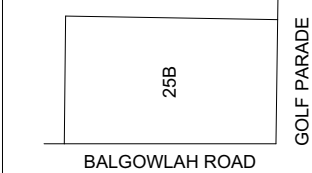


TREE SCHEDULE

TREE No.	Ø	HEIGHT	NAME
1	0.2D		Stump
2	0.5D 8H		
3	0.1D 3H		
4	0.3D 8H		Banksia
5	0.3D		Stump
6	0.2D 7H		Palm
7	0.2D 7H		Palm
8	0.1D 4H		
9	0.3D 8H		Palm
10	0.1D 6H		Gum
11	0.5D 8H		Jacaranda
12	0.3D 8H		
13	0.5D 8H		Jacaranda
14	0.4D 8H		
15	0.1D 5H		

LOCATION PLAN

UBD REF: 198, A5
LAT: -33.787429
LONG: 151.280909



www.dialbeforeyoudig.com.au



Hall & Hart
HOMES

PO BOX 2005, PARRAMATTA NSW 1750
TELEPHONE: (02) 8662 0037
WEBSITE: WWW.HALLHARTHOMES.COM.AU
BUILDERS LICENCE No: 275897C

NOTES:

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FOR:

MR RAWSON

ADDRESS:

LOT 25 #54 GOLF PARADE
MANLY

COUNCIL:

NORTHERN BEACHES COUNCIL

DP No:

1248867

HOUSE TYPE

MODEL: CUSTOM
FACADE: HAMPTONS
GARAGE SIDE: RH
INCLUSIONS: PREMIUM

DRAWING:

SITE PLAN

DRAWN:

EM

DATE DRAWN:

15/10/19

SCALE:

1:200

CHECKED:

GL

APPROVED FOR CONSTRUCTION:

LODGEMENT:

DA/CC

JOB NO:

H0246

PAGE NO:

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REV:

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SURVEY NOTES

CONTOURS SHOWN HAVE BEEN INTERPOLATED FROM SPOT LEVELS TAKEN ON-SITE AND ARE A REPRESENTATION OF THE TOPOGRAPHY ONLY

DIMENSIONS SHOWN (BEARINGS AND DISTANCES) HAVE BEEN DETERMINED BY LAND AND PROPERTY INFORMATION PLANS ONLY. BOUNDARIES HAVE NOT BEEN CCURATLY 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.

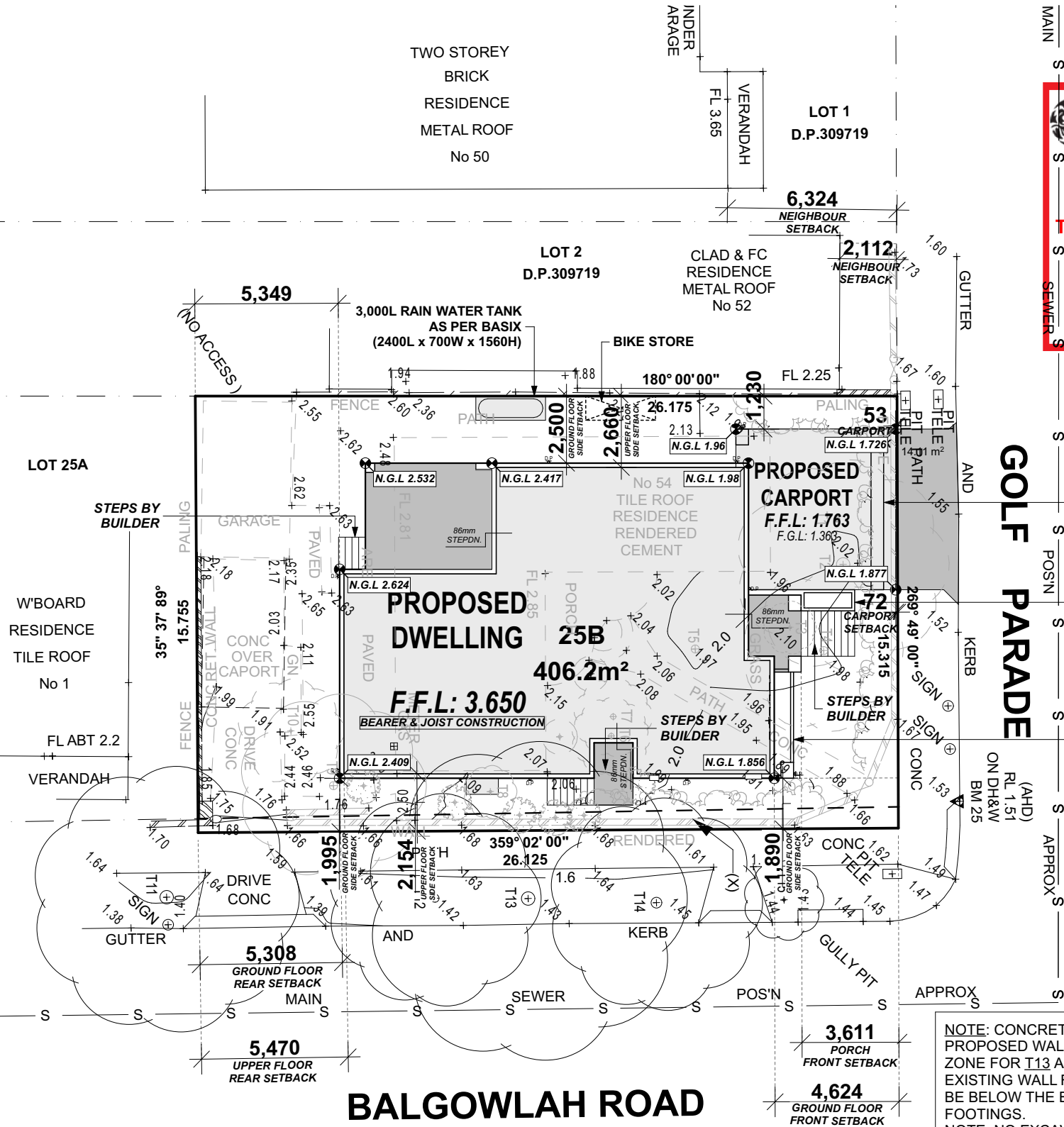
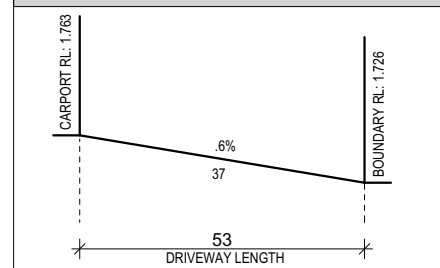
DIMENSIONS OF ANY TREES SHOWN ON THE PLAN ARE APPROX.

GENERAL NOTES

- STORMWATER DISCHARGE INTO DESIGNATED DISCHARGE POINT TO PCA REQUIREMENTS
- SEWER TO LOCAL AUTHORITY REQUIREMENTS
- ALL GROUND LINES ARE TO BE VERIFIED ON-SITE BY THE BUILDER
- FINAL LOCATION OF BUILDING TO BE VERIFIED ON-SITE BY REGISTERED SURVEYOR
- WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALING. ANY DISCREPANCIES TO BE REFERRED BACK TO HALL & HART HOMES BEFORE PROCEEDING
- SITE CLASSIFICATION **H1**
- CUT AND FILL HOUSE PLATFORM APPROXIMATELY TO **NATURAL GROUND LEVEL** AND CARPORT TO **RL 1.363**
- HOUSE FLOOR LEVEL **RL 3.650**. CARPORT FLOOR LEVEL **RL 1.763** 400 MM ABOVE PLATFORM LEVEL
- RETAINING WALLS WHERE REQUIRED - TO BE PROVIDED BY THE OWNER
- TREES TO BE REMOVED WHERE REQUIRED - TO BE REMOVED BY THE OWNER

DRIVEWAY PROFILE

AS2890.1-2004



THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2019/1284

REBATE IN CARPORT SLAB TO SUIT HEIGHT DIFFERENCE FROM BOUNDARY TO SLAB

BRICK PLANTER BY BUILDER

BRICK PLANTER BY BUILDER

NOTE: CONCRETE FOOTINGS FOR THE PROPOSED WALL WITHIN THE TREE PROTECTION ZONE FOR T13 ARE TO BE NO DEEPER THAN THE EXISTING WALL FOOTINGS. NO EXCAVATION TO BE BELOW THE BASE OF THE EXISTING WALL FOOTINGS.
NOTE: NO EXCAVATION TO BE CARRIED OUT ON THIS SIDE OF THE PROPERTY WITHIN THE TPZs OF RETAINED TREES WITHOUT THE SUPERVISION OF THE SITE ARBORIST (AQF LEVEL 5).

NOTE: PROTECTIVE FENCING AROUND TREES T11-T15 TO BE MAINTAINED THROUGHOUT DEMOLITION AND CONSTRUCTION.

(X): POSSIBLE ADDITIONAL LAND AVAILABLE AS IDENTIFIED BY SURVEYOR STEPHEN BISHOP & SUBJECT TO REGISTRATION OF PLAN OF REDEFINITION BY LRS NSW.

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DEMOLITION NOTE

EXISTING DWELLING TO BE DEMOLISHED AND REMOVED IN ACCORDANCE WITH COUNCIL CONDITIONS, BCA AND AUSTRALIAN STANDARDS - BY OWNER

DEMOLITION LEGEND

- EXISTING
- TO BE REMOVED



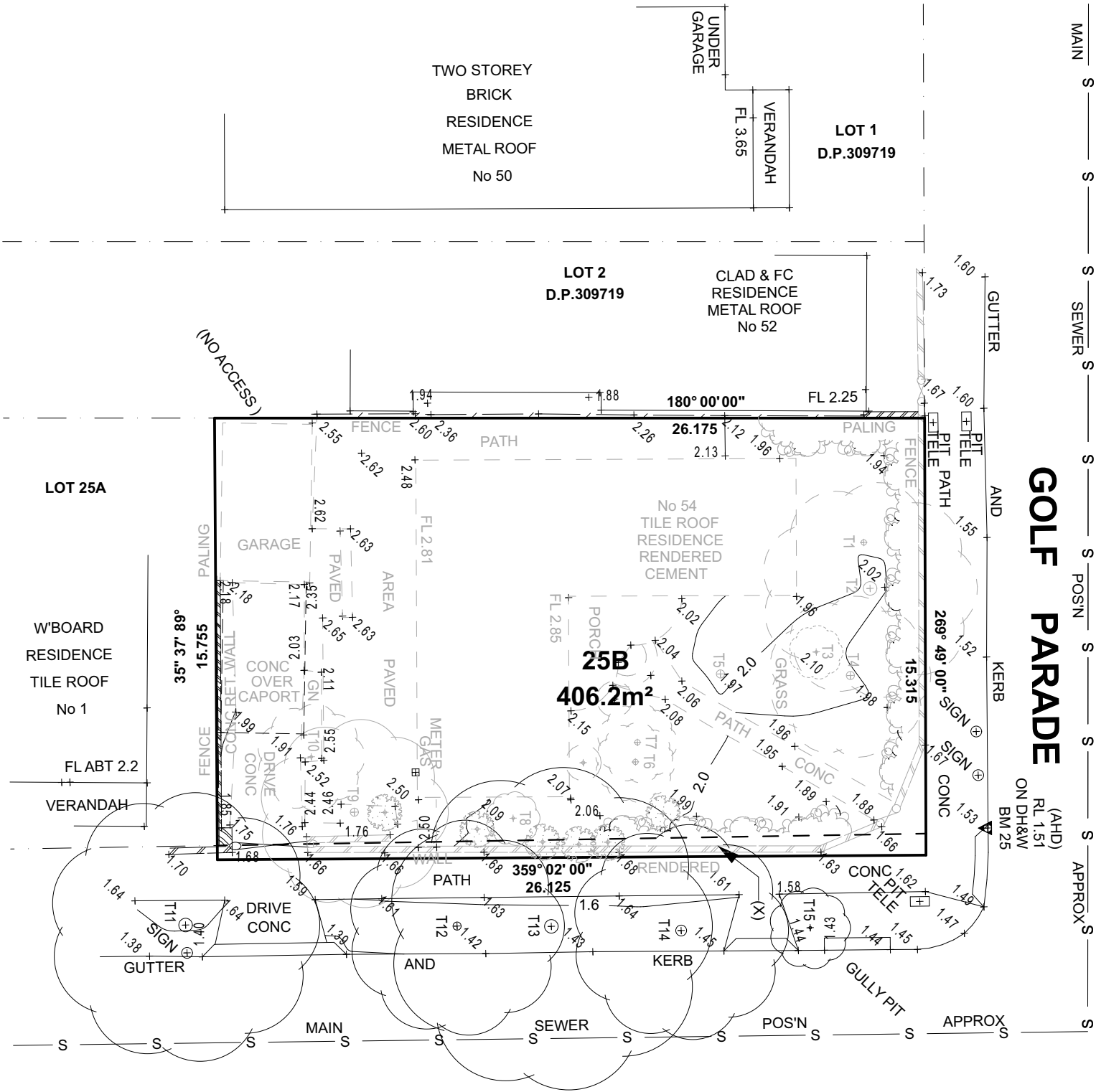
northern
beaches
council

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BALGOWLAH ROAD

(X): POSSIBLE ADDITIONAL LAND AVAILABLE AS IDENTIFIED BY SURVEYOR STEPHEN BISHOP & SUBJECT TO REGISTRATION OF PLAN OF REDEFINITION BY LRS NSW.

Hall & Hart
HOMES

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FOR:	MR RAWSON	
ADDRESS:	LOT 25 #54 GOLF PARADE MANLY	
COUNCIL:	NORTHERN BEACHES COUNCIL	DP No: 1248867

HOUSE TYPE	CUSTOM HAMPTONS
MODEL:	RH PREMIUM
FACADE:	
GARAGE SIDE:	
INCLUSIONS:	
DRAWING:	DEMOLITION PLAN

DRAWN:	CHECKED:	LODGE MENT:	
EM	GL	DA/CC	
DATE DRAWN:	APPROVED FOR CONSTRUCTION:	JOB NO:	
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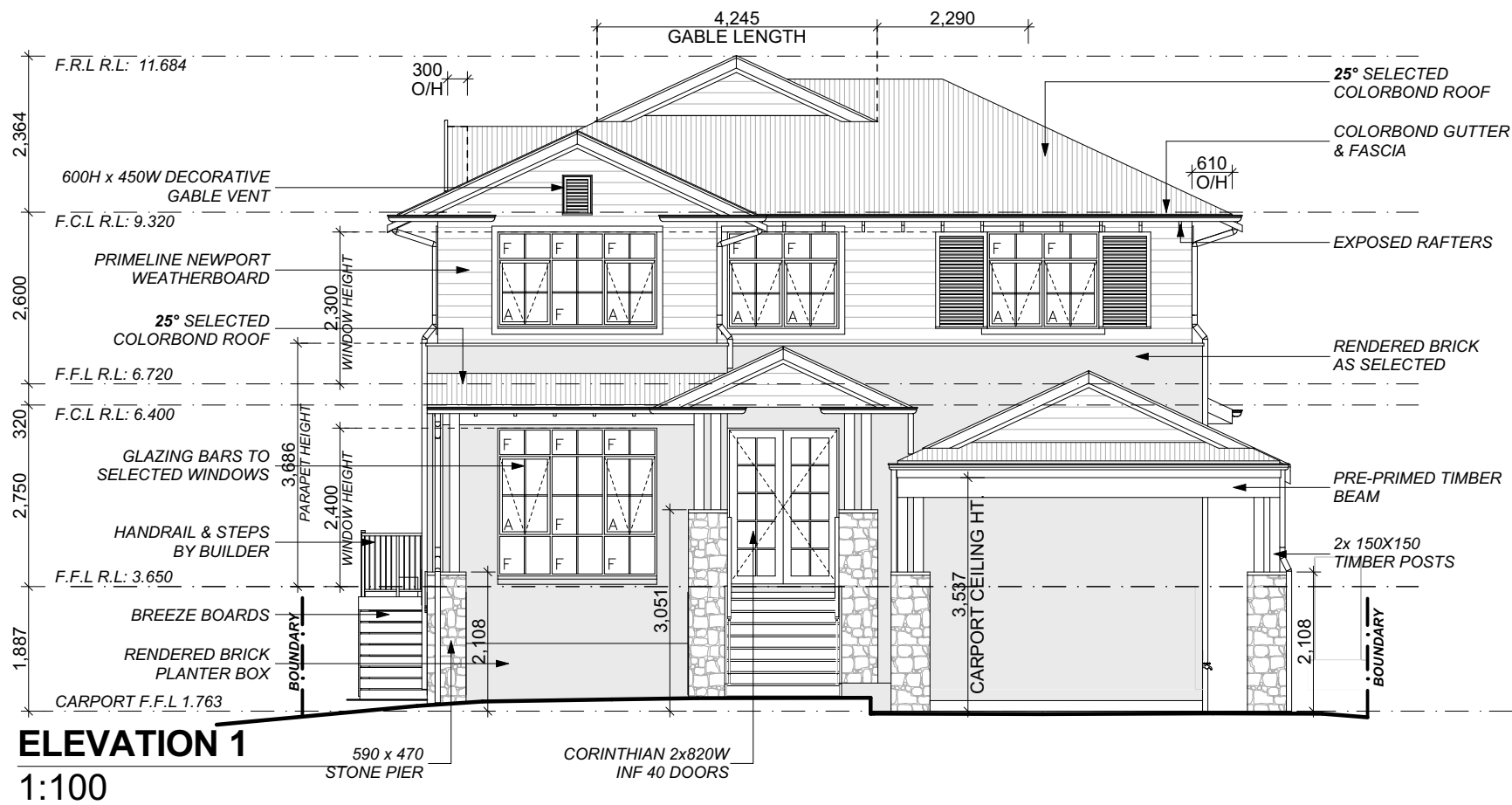
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AJ
DENOTES ARTICULATION JOINT
IN BRICKWORK. FINAL LOCATION
TO BE VERIFIED ON SITE BY THE
BUILDER IN ACCORDANCE WITH
CLAUSE 3.3.1.8 OF THE NCC.



**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

DA2019/1284



ELEVATION 1
1:100



ELEVATION 2
1:100

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MR RAWSON

ADDRESS:

LOT 25 #54 GOLF PARADE
MANLY

COUNCIL:

NORTHERN BEACHES COUNCIL

DP No:

1248867

HOUSE TYPE

MODEL:

CUSTOM
HAMPTONS

FACADE:

RH

GARAGE SIDE:

PREMIUM

INCLUSIONS:

DRAWING:

ELEVATIONS

DRAWN:

EM

CHECKED:

GL

LODGE:

DA/CC

DATE DRAWN:

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Denotes articulation joint in brickwork. Final location to be verified on site by the builder in accordance with clause 3.3.1.8 of the NCC.

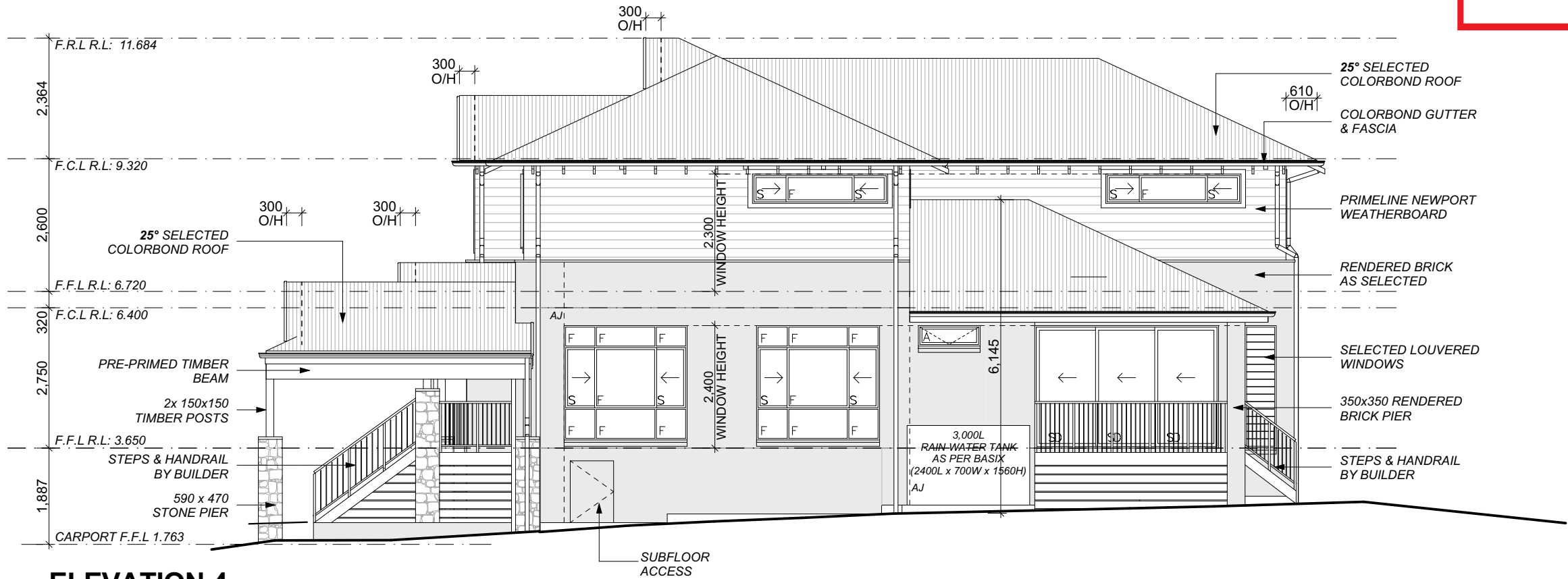


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ELEVATION 3
1:100



ELEVATION 4
1:100

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