

 northern beaches council

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

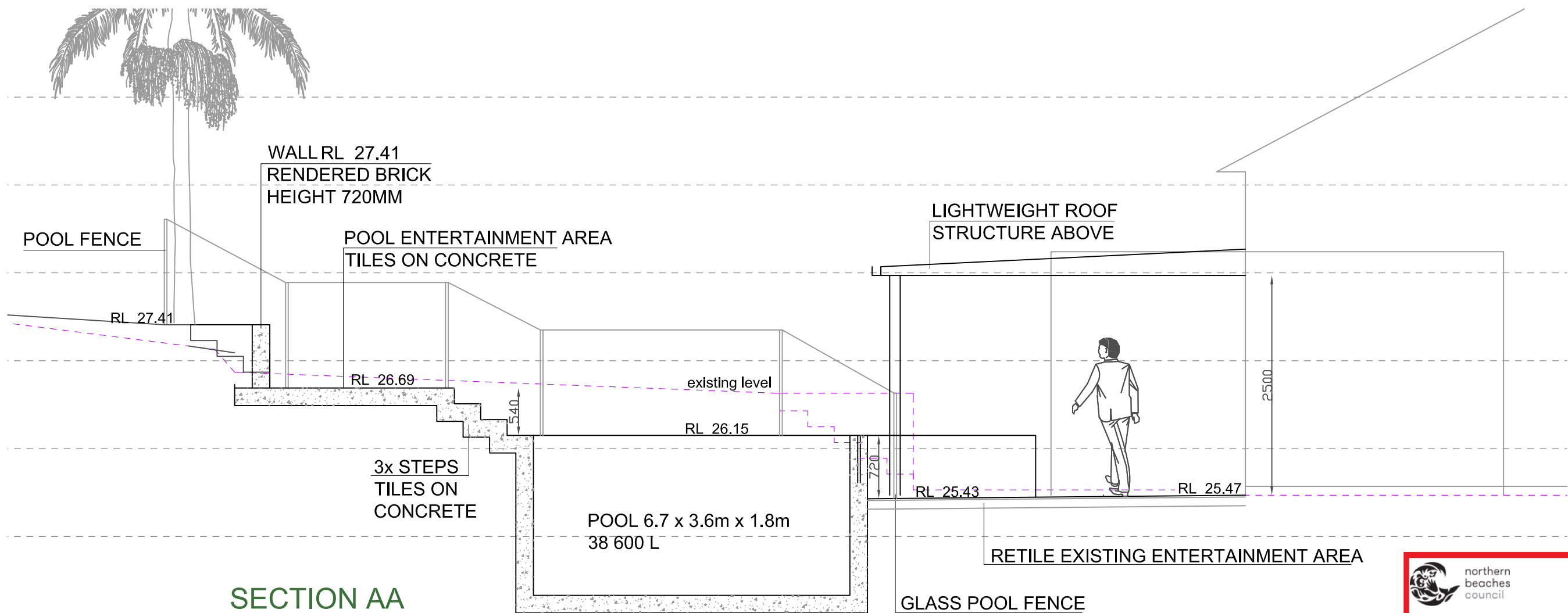
DA2022/2158

<div>Notes:</div> <div>This Drawing is for design guidance only. Final details must meet site conditions, relevant authorities and applicable building standards. Verify all dimensions on site and with detailed site survey prior to off site fabrication</div>	<div>VOLKER KLEMM LANDSCAPE DESIGN</div> <div>PO BOX 760 AVALON NSW 2107 TEL/FAX 02 9973 3797 MOBILE 0403 193 337</div>	<div>project</div> <div>65 KANGAROO ST MANLY</div>	<div></div>	<div>drawn</div> <div>VK</div>	<div>Scale</div> <div>1 : 50 @ A3</div>	<div>date</div> <div>11/22</div>	<div>Drawing No</div> <div>DA 01</div>	<div>Revision</div> <div>D</div>
				<div>Scale</div> <div>DA LANDSCAPE PLAN</div>				

WARNING
BEWARE OF UNDERGROUND SERVICES

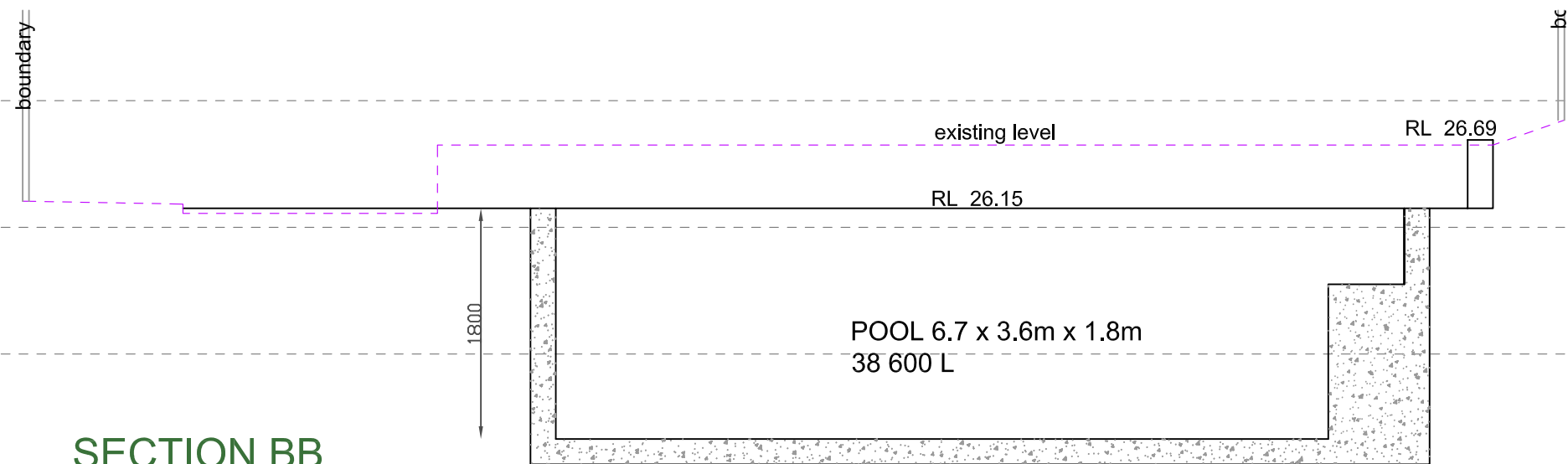
THE LOCATION OF UNDERGROUND SERVICES SHOWN ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL SERVICES ARE SHOWN. THE CONTRACTOR MUST VERIFY ALL SERVICES ON SITE PRIOR TO ANY EXCAVATION WORKS.





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

DA2022/2158



WARNING

BEWARE OF UNDERGROUND SERVICES



THE LOCATION OF UNDERGROUND SERVICES SHOWN ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL SERVICES ARE SHOWN. THE CONTRACTOR MUST VERIFY ALL SERVICES ON SITE PRIOR TO ANY EXCAVATION WORKS.

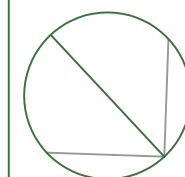
Notes:
This Drawing is for design guidance only. Final details must meet site conditions, relevant authorities and applicable building standards. Verify all dimensions on site and with detailed site survey prior to off site fabrication

VOLKER KLEMM LANDSCAPE DESIGN

PO BOX 760 AVALON NSW 2107 TEL/FAX 02 9973 3797 MOBILE 0403 193 337

project

**65 KANGAROO ST
MANLY**



drawn

VK

Scale

1 : 50 @ A3

date

11/22

Drawing No

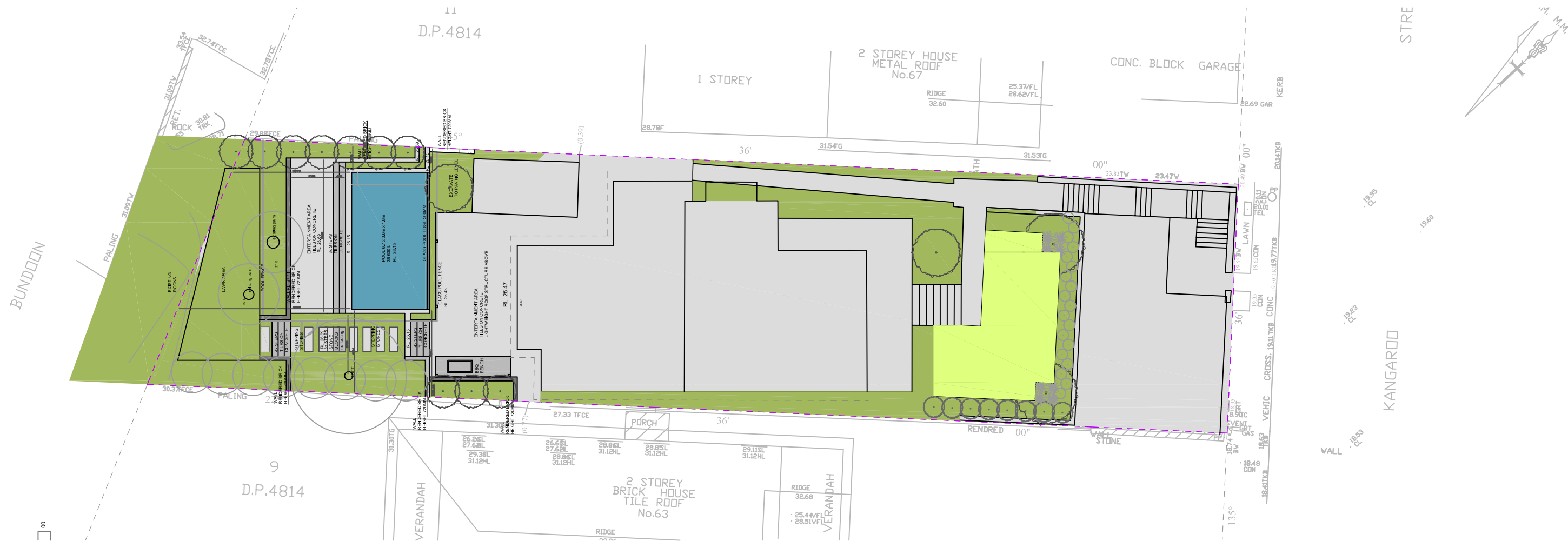
DA 03

Revision

A

Scale

DA SECTIONS



SITE PLAN 1 : 200

LANDSCAPE CALCULATIONS FOR DA

SITE AREA	619.0 m2
HARD STAND EXISTING	244.0 m2
OPEN SPACE	375.0 m2
minimum is 55% of site area	340.0 m2
TOTAL PROPOSED SOFT LANDSCAPE AREA	200.0 m2
minimum soft landscape area 35% OF 55%	119.00 m2



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

DA2022/2158

WARNING



BEWARE OF UNDERGROUND SERVICES

THE LOCATION OF UNDERGROUND SERVICES SHOWN ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL SERVICES ARE SHOWN. THE CONTRACTOR MUST VERIFY ALL SERVICES ON SITE PRIOR TO ANY EXCAVATION WORKS.

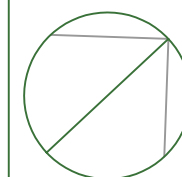
Notes:
This Drawing is for design guidance only.
Final details must meet site conditions,
relevant authorities and applicable building
standards. Verify all dimensions on site and
with detailed site survey prior to off site
fabrication

VOLKER KLEMM LANDSCAPE DESIGN

PO BOX 760 AVALON NSW 2107 TEL/FAX 02 9973 3797 MOBILE 0403 193 337

project

65 KANGAROO ST
MANLY



drawn

VK

Scale

1 : 200 @ A3 11/22

date

Scale

DA SITE PLAN

Drawing No

DA 04

Revision

B