

- BOUNDARY SURVEY HAS BEEN UNDERTAKEN. SURVEY MARKS SHOULD BE PLACED IF EXCAVATION, CONSTRUCTION OR STRUCTURES ARE TO BE ERCTED ON OR NEAR THE BOUNDARIES.
- REPORT WHERE SHOWN BY DIMENSIONS LOCATION OF DETAIL WITH RESPECT TO BOUNDARIES IS INDICATIVE ONLY.
- TREE SPREADS & HEIGHTS ARE INDICATIVE ONLY.
- ONLY VISIBLE SERVICES HAVE BEEN SHOWN.
- UNDERGROUND SERVICES HAVE NOT BEEN LOCATED.
- NOTIFICATION OF ANY SERVICES TO BE LOCATED BY AUTHORITIES SHOULD BE UNDERTAKEN BEFORE CARRYING OUT ANY CONSTRUCTION ACTIVITY IN OR NEAR THE SURVEYED AREA. DIAL BEFORE YOU DIG SERVICES (ph100) SHOULD BE CONTACTED.
- CONTOUR INTERVAL 1 METRE. CONTOURS ARE INDICATIVE ONLY. SPOT LEVELS ARE NOT TO BE USED FOR DESIGN AND CALCULATION PURPOSES. CRITICAL SPOT LEVELS SHOULD BE CONFIRMED WITH SURVEYOR.
- DO NOT SCALE FROM THIS PLAN. DIMENSIONS SHOULD BE USED.
- NO PART OF THIS SURVEY MAY BE REPRODUCED, STORED IN ANY MEDIUM, OR TRANSMITTED IN ANY FORM, WITHOUT THE WRITTEN PERMISSION OF THE COPYRIGHT OWNER EXCEPT AS PERMITTED BY THE COPYRIGHT ACT 1968.
- ANY PERMITTED DOWNLOADING, ELECTRONIC STORAGE, DISPLAY, PRINTING, COPY OR REPRODUCTION OF THIS SURVEY SHOULD CONTAIN NO ALTERATION OR ADDITION TO THE ORIGINAL SURVEY. THIS NOTICE MUST NOT BE ERASED.
- ORIGIN OF LEVELS: S.S.M. 24649 R.L. 28.916 A.H.D. (SCIMS)
- COPYRIGHT © ADAM CLERKE SURVEYORS PTY LTD 2022
- THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF MINGEL & LINDSAY
- PLAN PREPARED BY REGISTERED SURVEYOR FOR DEVELOPMENT APPLICATION PURPOSES ONLY.

- TWL ... TOP OF WALL
- TF ... TOP OF FENCE
- SM ... INDICATIVE POSITION OF SEWER MAIN (NOT VISIBLE). POSITION TO BE CONFIRMED BY SYDNEY WATER.
- WINDOW, RIDGE & GUTTER HEIGHTS HAVE BEEN OBTAINED BY INDIRECT METHOD AND ARE ACCURATE TO $\pm 0.05m$.
- (A) ... EASEMENT FOR SEWERAGE PURPOSES, APPURTENANT, OVER EXISTING LINE OF PIPES, APPROX. POSITION (D.P.611691)
- (B) ... RIGHT OF CARRIAGEWAY, APPURTENANT (I843506)
-  ... INDICATIVE TREE SPREAD AND TRUNK DIAMETERS
- (A) ... EASEMENT FOR SEWERAGE PURPOSES, APPURTENANT, OVER EXISTING LINE OF PIPES, APPROX. POSITION (D.P.611691)
- (B) ... RIGHT OF CARRIAGEWAY, APPURTENANT (I843506)
- (C) ... PROPOSED EASEMENT OF FOOTWAY, PROPOSED EASEMENT FOR PROPOSED EASEMENT TO DRAIN WATER 1 WIDE
- (D) ... PROPOSED EASEMENT FOR SERVICES OVER EXISTING LINE OF
- (E) ... PROPOSED EASEMENT TO DRAIN WATER OVER EXISTING LINE OF
- (F) ... NOMINAL BUILDING ENVELOPE - ABT 214m² (SUBJECT TO CH)
- ... PROPOSED RIGHT OF CARRIAGEWAY 1 WIDE (APPROXIMATE PO

A
D.P.409707

LONG SECTION 'A'-'A'

SCALE...1:100(HORZ & VERT)

- SUBJECT TO FINAL DESIGN AND ENGINEERING REQUIREMENTS
- LONG SECTION ADDED (11/02/2024)
- COMMENTS ADDED (14/02/2024)
- DIMENSIONS & CAR DETAILS ADDED (19/02/2024)
- AMEND OVERTAKING BAY (27/11/2024)

B
D.P.409707

7
D.P.611691

92
D.P.831014

91
D.P.831014

ELIMATTA ROAD

APPROX. TRUE — NORTH

ADAM CLERKE SURVEYORS PTY LTD
Incorporating PAUL KEEN & COMPANY
LAND & ENGINEERING SURVEYORS
P.O. BOX 175 NEWPORT NSW 2106
TEL. 9918 4111 E. adam@adamclerksurveyor.com.au

PLAN OF PROPOSED SUBDIVISION OVER
LOT 8 IN D.P.611691

56 ELIMATTA ROAD, MONA VALE

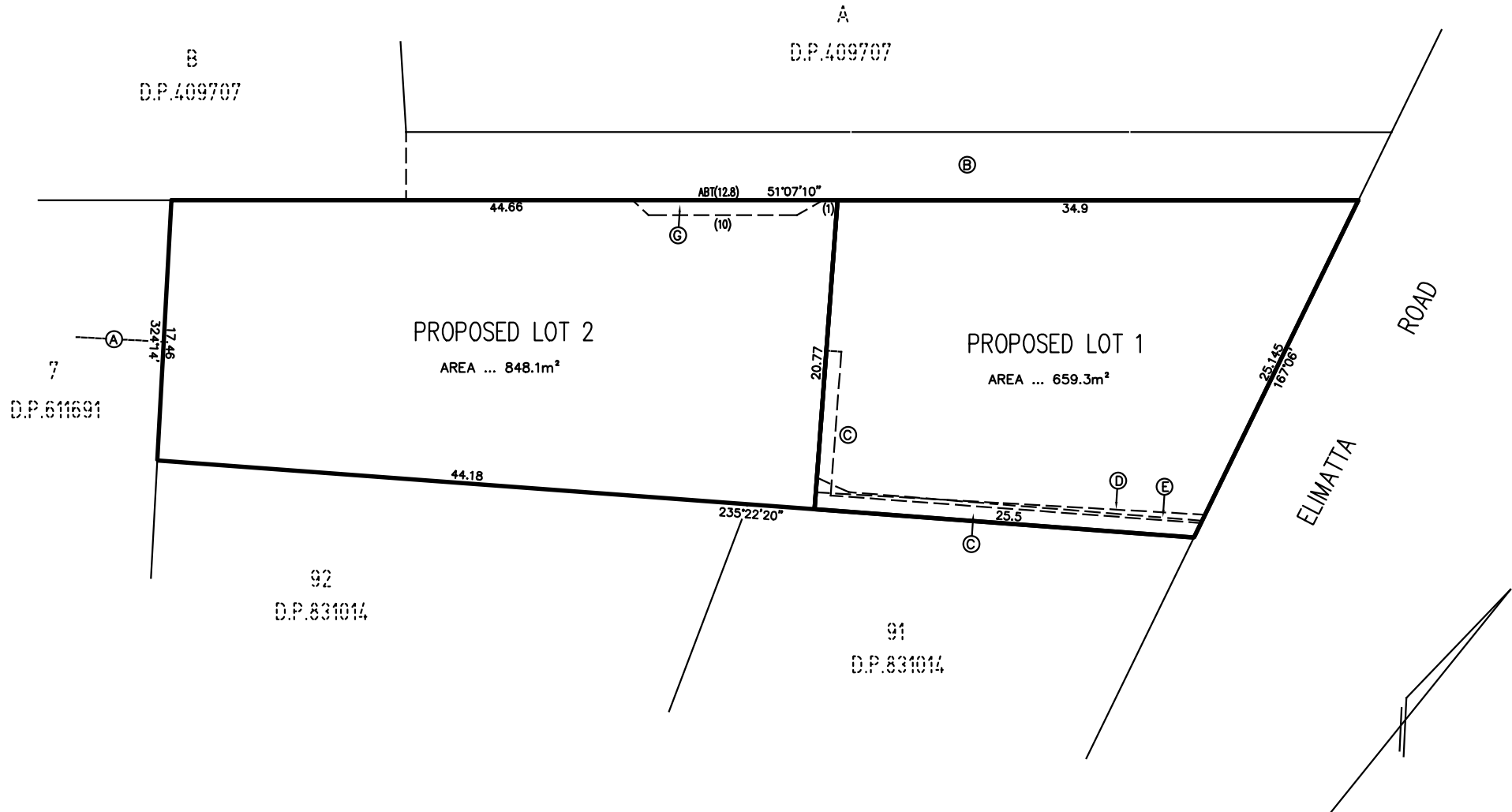
DATE... 25/09/23 REF... 6987A_16
SCALE...1:100(A0) DATUM...A.H.D

DRAFT PLAN ONLY

PLANS & AREAS ARE
SUBJECT TO FINAL DESIGN & SURVEY

NOTES:

- (A) .. EASEMENT FOR SEWERAGE PURPOSES, APPURTENANT,
OVER EXISTING LINE OF PIPES, APPROX. POSITION (D.P.611691)
- (B) .. RIGHT OF CARRIAGEWAY, APPURTENANT (1843506)
- (C) .. PROPOSED EASEMENT OF FOOTWAY, PROPOSED EASEMENT FOR SERVICES,
PROPOSED EASEMENT TO DRAIN WATER 1 WIDE
- (D) .. PROPOSED EASEMENT FOR SERVICES OVER EXISTING LINE OF PIPES (APPROXIMATE POSITION)
- (E) .. PROPOSED EASEMENT TO DRAIN WATER OVER EXISTING LINE OF PIPES (APPROXIMATE POSITION)
- (G) .. PROPOSED RIGHT OF CARRIAGEWAY 1 WIDE (APPROXIMATE POSITION)



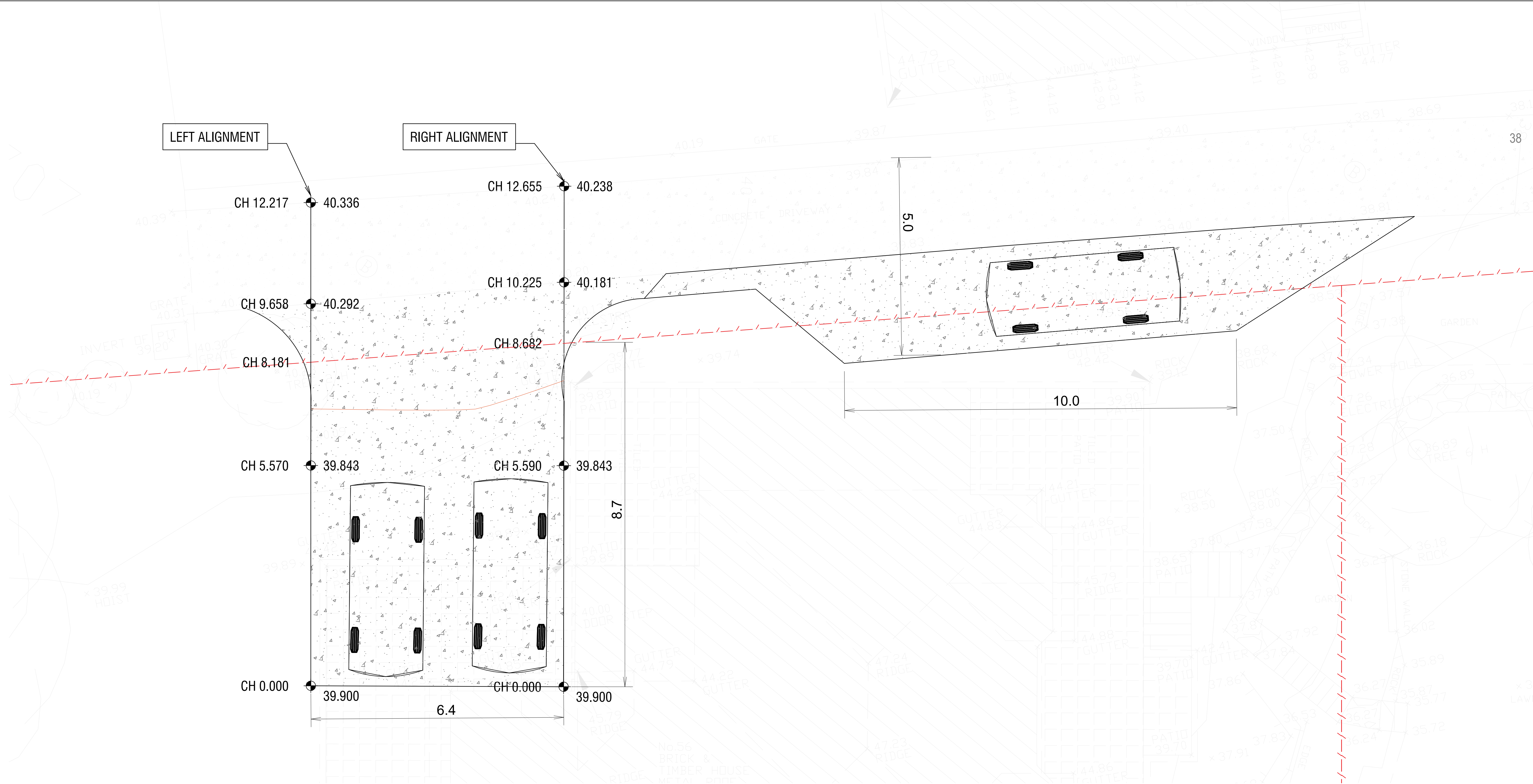
Surveyor : Adam Clerke
Date of Survey : 27/11/2024
Surveyor's Ref : 6987DP_15

PLAN OF PROPOSED SUBDIVISION OF
LOT 8 IN D.P.611691

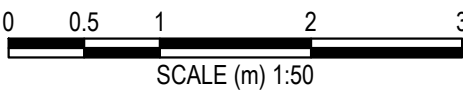
LGA: NORTHERN BEACHES
Locality : MONA VALE
Subdivision No:
Lengths are in metres. Reduction Ratio 1:200

Registered

DP
DRAFT PLAN



- NOTES:
- ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH NORTHERN BEACHES COUNCIL'S DCP, STANDARD DRAWINGS AND AS2890.1 (PARKING FACILITIES - PART 1: OFF-STREET CAR PARKING).
 - THE CONTRACTOR IS TO LOCATE AND LEVEL ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, WHETHER INDICATED ON THE PLANS OR NOT, AND MAKE ARRANGEMENTS WITH THE RELEVANT AUTHORITY TO RELOCATE OR ADJUST IF NECESSARY. ANY DAMAGE TO EXISTING SERVICES SHALL BE RECTIFIED AT THE CONTRACTORS EXPENSE.
 - NO TREES TO BE REMOVED UNLESS APPROVAL IS GRANTED BY COUNCIL.
 - ALL NEW WORKS TO MAKE SMOOTH CONNECTION TO EXISTING.
 - THE CONTRACTOR IS NOT TO ENTER UPON NOR DO ANY WORK WITHIN ADJOINING LANDS WITHOUT THE PERMISSION OF THE AUTHORISED OFFICER. NO WORK TO BE CARRIED OUT ON COUNCIL PROPERTY OR ADJOINING PROPERTIES WITHOUT THE WRITTEN PERMISSION FROM THE OWNER.
 - ALL IMPORTED FILL TO BE USED TO SUPPORT GROUND SLABS TO BE COMPACTED TO A MINIMUM LEVEL OF COMPACTING OF 98% OF MAXIMUM DRY DENSITY AT MOISTURE CONTENT WITHIN +2% OF OPTIMUM (AS1289.5.1.1)
 - ALL RUBBISH, SHEDS AND FENCES TO BE REMOVED TO SATISFACTION OF THE AUTHORISED OFFICER AT COMPLETION OF WORKS.
 - THE CONTRACTOR IS TO MAINTAIN SERVICES AND ALL WEATHER ACCESS AT ALL TIMES TO ADJOINING PROPERTIES
 - THE CONTRACTOR SHALL CONTROL SEDIMENTATION, EROSION AND POLLUTION DURING CONSTRUCTION IN ACCORDANCE WITH MANAGING URBAN STORMWATER: SOILS AND CONSTRUCTION VOLUME 1 (LANDCOM 2004) AND MANAGING URBAN STORMWATER: SOILS AND CONSTRUCTION VOLUME 2 (DEPARTMENT OF ENVIRONMENT AND CLIMATE CHANGE 2007). REFER TO EROSION AND SEDIMENT CONTROL PLAN.



PROPOSED DRIVEWAY PLAN

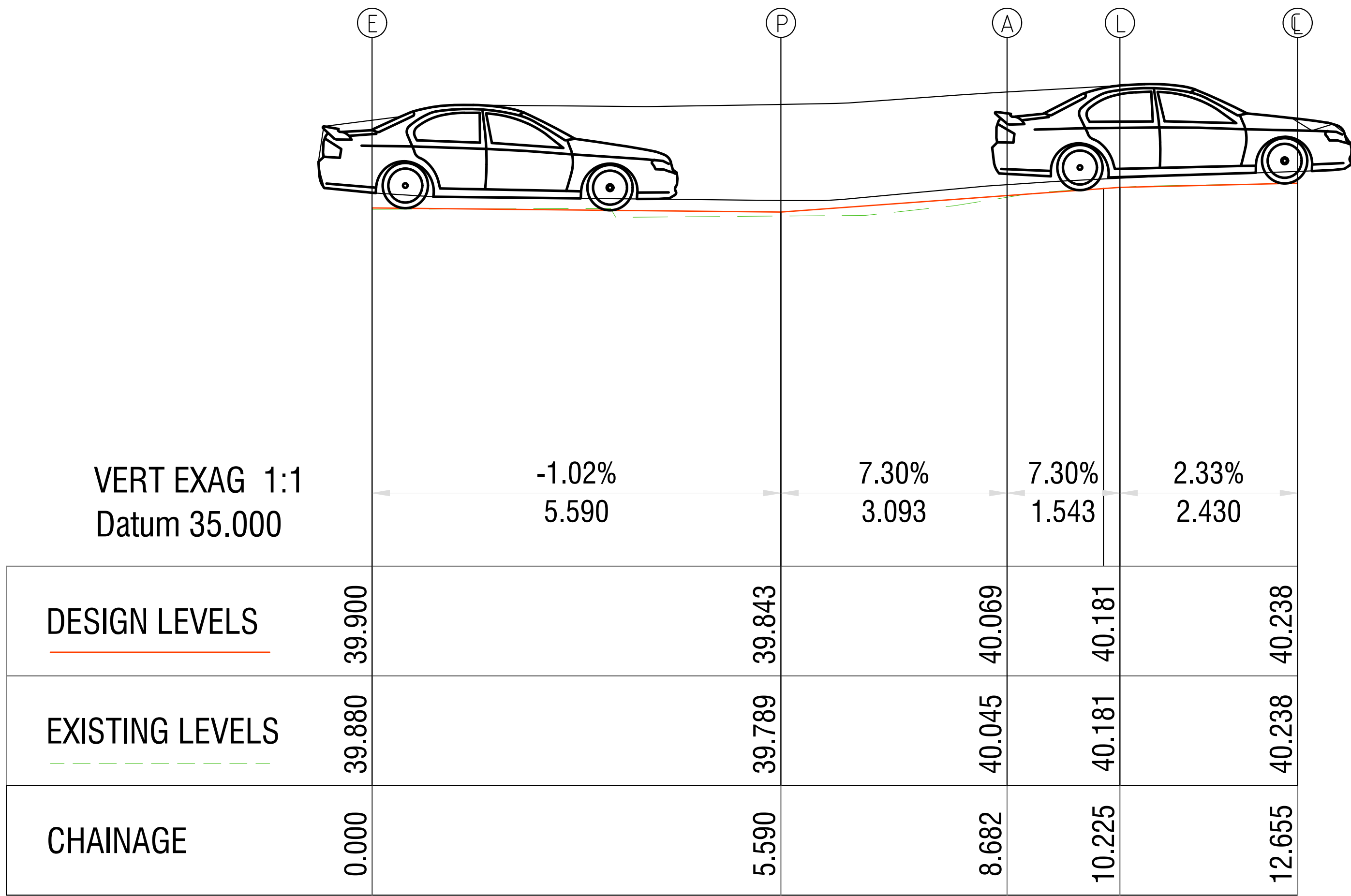
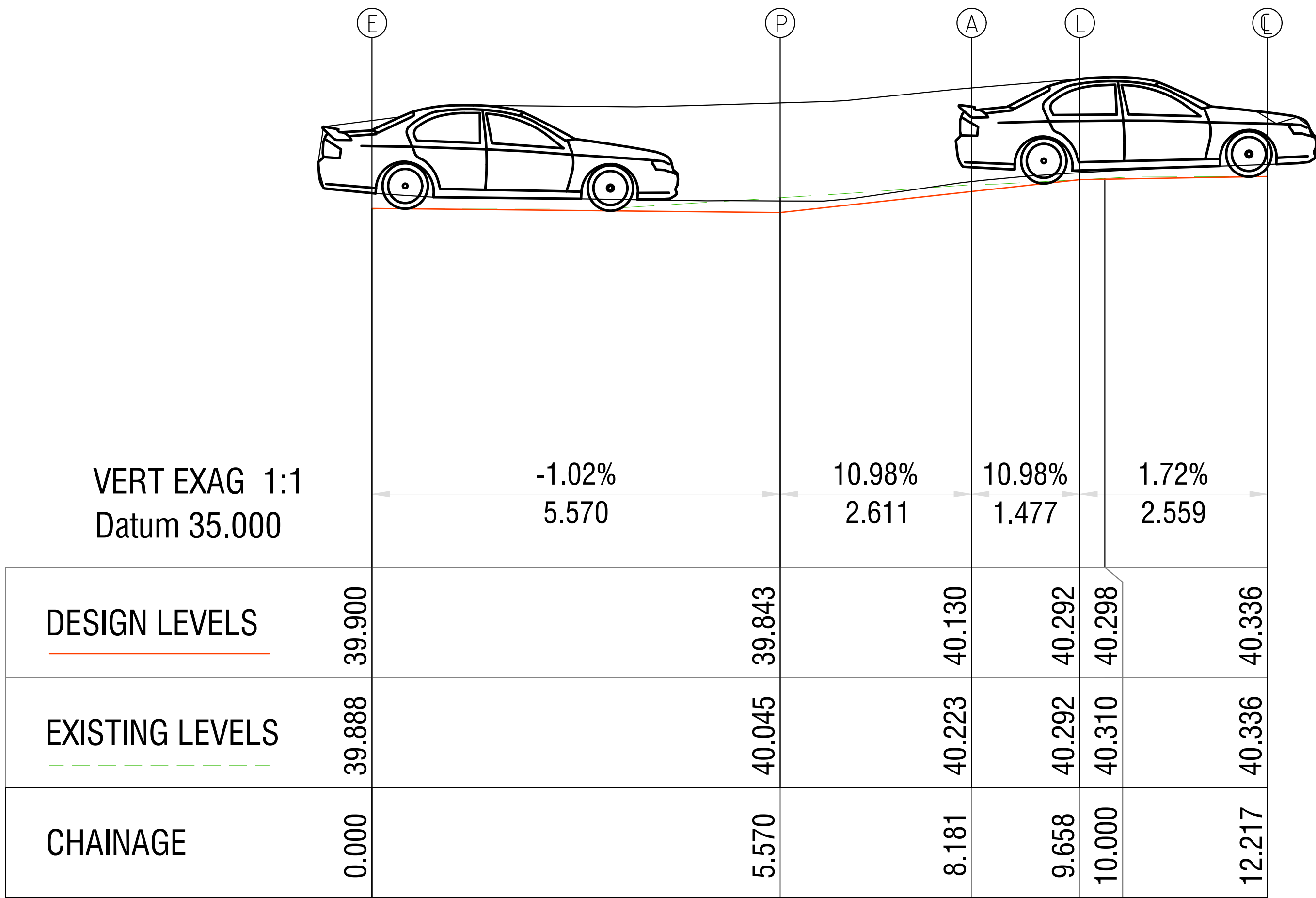
SCALE 1:50

- LEGEND PROPOSED
- DESIGN SURFACE
 - PAVEMENT LEVEL
 - BOUNDARY LINE
 - EXISTENT SURFACE

ISSUED FOR DA

REV	DATE	AMENDMENT / REVISION DESCRIPTION	TITLE	NAME	OUR COMPANY LOGO
A	08/10/2022	ISSUED FOR DA	DRAWN	JLam	HYVE DESIGNS
B	02/05/2023	AMENDED SWEEP PATH	DESIGNED	ST	
C	31/07/2023	NEW DRIVEWAY LOCATION	DRG CHECK	PH	
D	31/10/2024	NEW DRIVEWAY LOCATION	DESIGN CHECK	PH	
E	15/11/2024	NEW DRIVEWAY LOCATION	APPROVED	PH	
F	19/11/2024	ISSUED FOR COORDINATION			
G	28/11/2024	ISSUED FOR DA			

SITE ADDRESS			
56 ELIMATTA ROAD, MONA VALE			
CLIENT			
MICHAEL LUDOWICI			
DRIVEWAY PLAN			
THIS DRAWING AND THE INFORMATION CONTAINED THEREON HAVE BEEN CREATED SOLELY FOR A PARTICULAR PURPOSE AND CLIENT. THIS IS PROTECTED BY COPYRIGHT. YOU MAY NOT REPRODUCE ANY OF IT IN ANY FORM WITHOUT THE WRITTEN PERMISSION BY HYVE PTY LTD. IF YOU DO, YOU MAY HAVE TO PAY FOR DAMAGES TO HYVE PTY LTD OR YOU MAY BE PROSECUTED.			
JOB No	DATUM	SCALE	SHEET No
SC22181	AHD	A1, 1:50	DW01
REV			G



- Ⓢ CENTERLINE OF ROAD
- Ⓛ REAR OF LAYBACK
- ⓐ BOUNDARY ALIGNMENT
- Ⓟ PARKING FACILITY
- ⓔ END OF DRIVEWAY

B85 STANDARD VEHICLE PROFILE

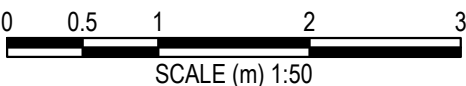
LEFT EDGE LONG SECTION

RIGHT EDGE LONG SECTION

VERTICAL CLEARANCE AND DRIVEWAY PROFILES

SCALE 1:50

- NOTES:
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REV	DATE	AMENDMENT / REVISION DESCRIPTION
A	08/10/2022	ISSUED FOR DA
B	02/05/2023	AMENDED SWEPT PATH
C	31/07/2023	NEW DRIVEWAY LOCATION
D	31/10/2024	NEW DRIVEWAY LOCATION
E	15/11/2024	NEW DRIVEWAY LOCATION
F	19/11/2024	ISSUED FOR COORDINATION
G	28/11/2024	ISSUED FOR DA

TITLE	NAME
DRAWN	JLam
DESIGNED	ST
DRG CHECK	PH
DESIGN CHECK	PH
APPROVED	PH

OUR COMPANY LOGO

HYVE DESIGNS

ISSUED FOR DA

SITE ADDRESS			
56 ELIMATTA ROAD, MONA VALE			
CLIENT			
MICHAEL LUDOWICI			
VEHICLES SCRAPE SUSCEPTIBILITY			
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JOB No	DATUM	SCALE	SHEET No
SC22181	AHD	A1, 1:50	DW02
REV	G		