

79, Ashworth Ave, Belrose NSW 2085

Proposed Development Application for Subdivision



DWG No.	DESCRIPTION	SCALE
DA-000	COVER SHEET	not to scale
DA-001	EXISTING SITE PLAN	1:200
DA-002	DEMOLITION / WASTE MANAGEMENT PLAN	1:200
DA-003	SUBDIVISION PLAN	1:200
DA-004	INDICATIVE BUILDING AREA	1:200
DA-005	INDICATIVE BUILDING ENVELOPE	1:200

Council
Approval.
GROUP

Due to the age of the Survey Plans in the area and the destruction of survey marks, there is an uncertainty in the position of the Lot boundaries of about +/- 30 mm. The offsets shown on our sketch are the best fit position of the boundaries based on our expertise. If the position needs to be guaranteed, a Survey Plan of Redefinition of the land needs to be prepared and lodged at NSW Land Registry Services.

NOTE:

A DETAIL & LEVEL SURVEY IS NOT A "LAND SURVEY" AS DEFINED BY THE SURVEYING AND SPATIAL INFORMATION ACT, 2002. IF ANY CONSTRUCTION OR DESIGN WORK, WHICH RELIES ON CRITICAL SETBACKS FROM THE STREET OR BOUNDARIES IS PLANNED, IT WOULD BE IMPERATIVE TO CARRY OUT FURTHER SURVEY WORK TO DETERMINE THE BOUNDARY DIMENSIONS. PRIOR TO ANY CONSTRUCTION WORK, SURVEY MARKS SHOULD BE PLACED TO DEFINE THE PROPERTY BOUNDARIES. ONLY VISIBLE SERVICES HAVE BEEN LOCATED BY THIS SURVEY. OTHER SERVICES MAY EXIST. CONFIRMATION OF THE EXACT LOCATION AND NATURE OF ANY SERVICES SHOULD BE OBTAINED PRIOR TO ANY CONSTRUCTION WORK. LEVELS ARE BASED ON AUSTRALIAN HEIGHT DATUM (AHD) USING SSM 38078 WITH RL 159.22 (AHD). RIDGE & GUTTER HEIGHTS HAVE BEEN OBTAINED BY INDIRECT METHOD AND ARE ACCURATE TO ± 0.05m. CONTOUR LINES ON THIS DRAWING SHOULD BE USED AS A GUIDE ONLY. THEY HAVE BEEN INTERPOLATED FROM ACCURATE SPOT LEVELS AND ARE INDICATIVE ONLY.

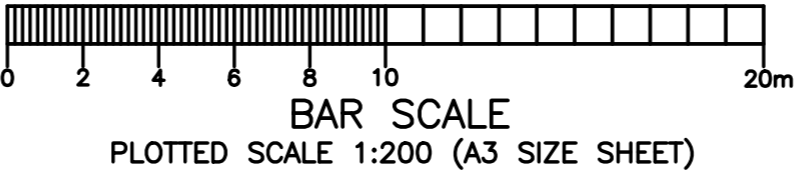
LEGEND

BENCH MARK	▲
TELSTRA PIT	TEL
ELECTRIC LIGHT POLE	LP
POWER POLE	PP
SIGN POST	SP
SEWER INSPECTION PIT	SIP
TAP	TAP
MANHOLE	MH
SEWER MANHOLE	SMH
STOP VALVE	SV
WATER HYDRANT	HYD
WATER METER	WM
GAS METER	G
STATE SURVEY MARK	SSM

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Head Office: Unit 5, 1-3 Whyalla Place, Prestons, NSW 2170
www.nastasiassociates.com.au
ABN : 45 533 226 008
Ph (02) 96072864

THE BOUNDARIES SHOWN ON THIS SURVEY ARE FROM THE IDENTIFICATION SURVEY COMPLETED BY ME,
Peter James Freeman
on the 29th September 2022.



SITE ADDRESS:

79 ASHWORTH AVENUE
BELROSE

LGA:

NORTHERN BEACHES

CLIENT AND CLIENT REFERENCE NUMBER:

NATASHA MANUEL

SCALE:

1:200@A3

DRAWN:

CW

CHECK

PF

DATE:

29/09/22

DATUM:

AHD

PROJECT NO:

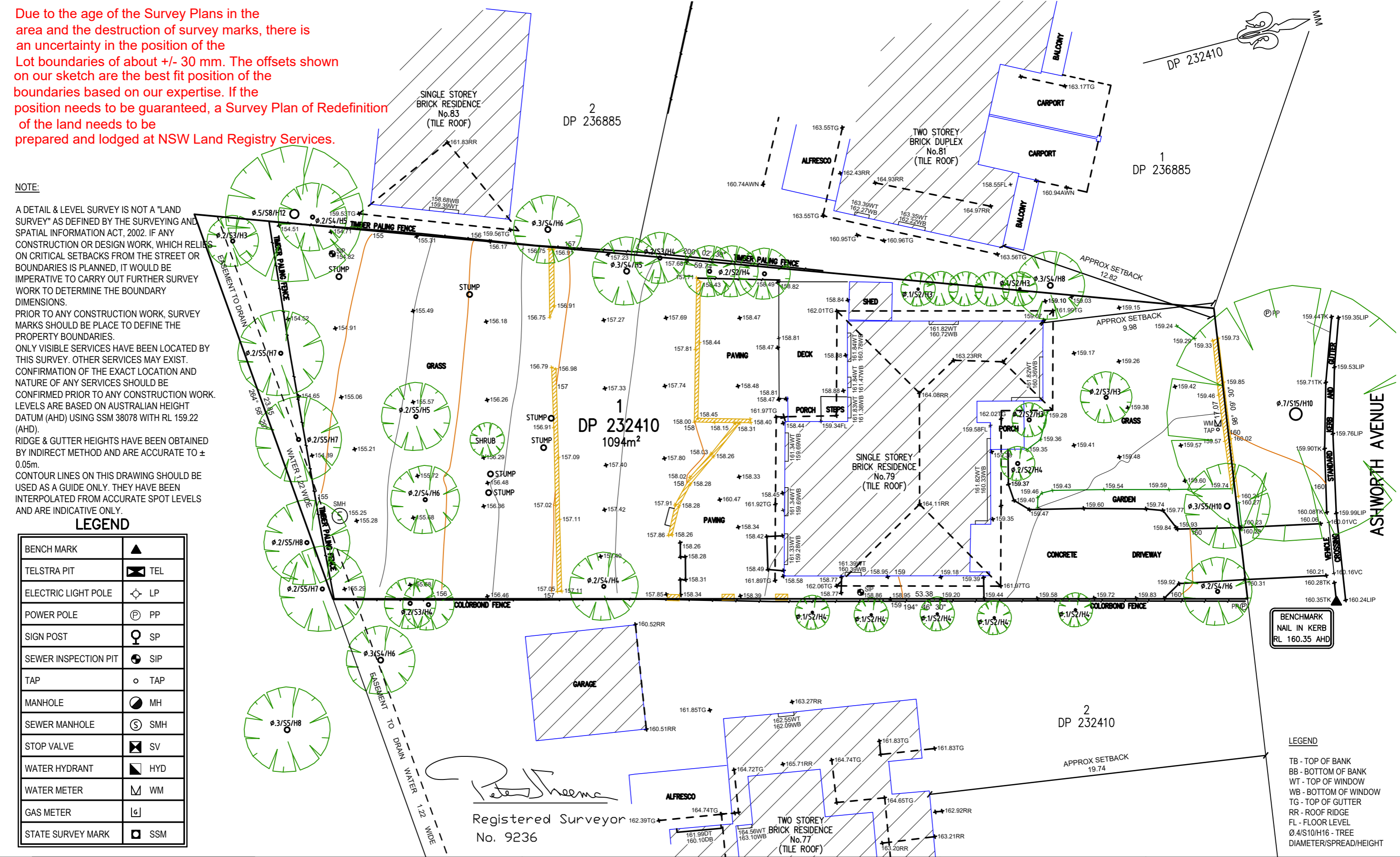
32621

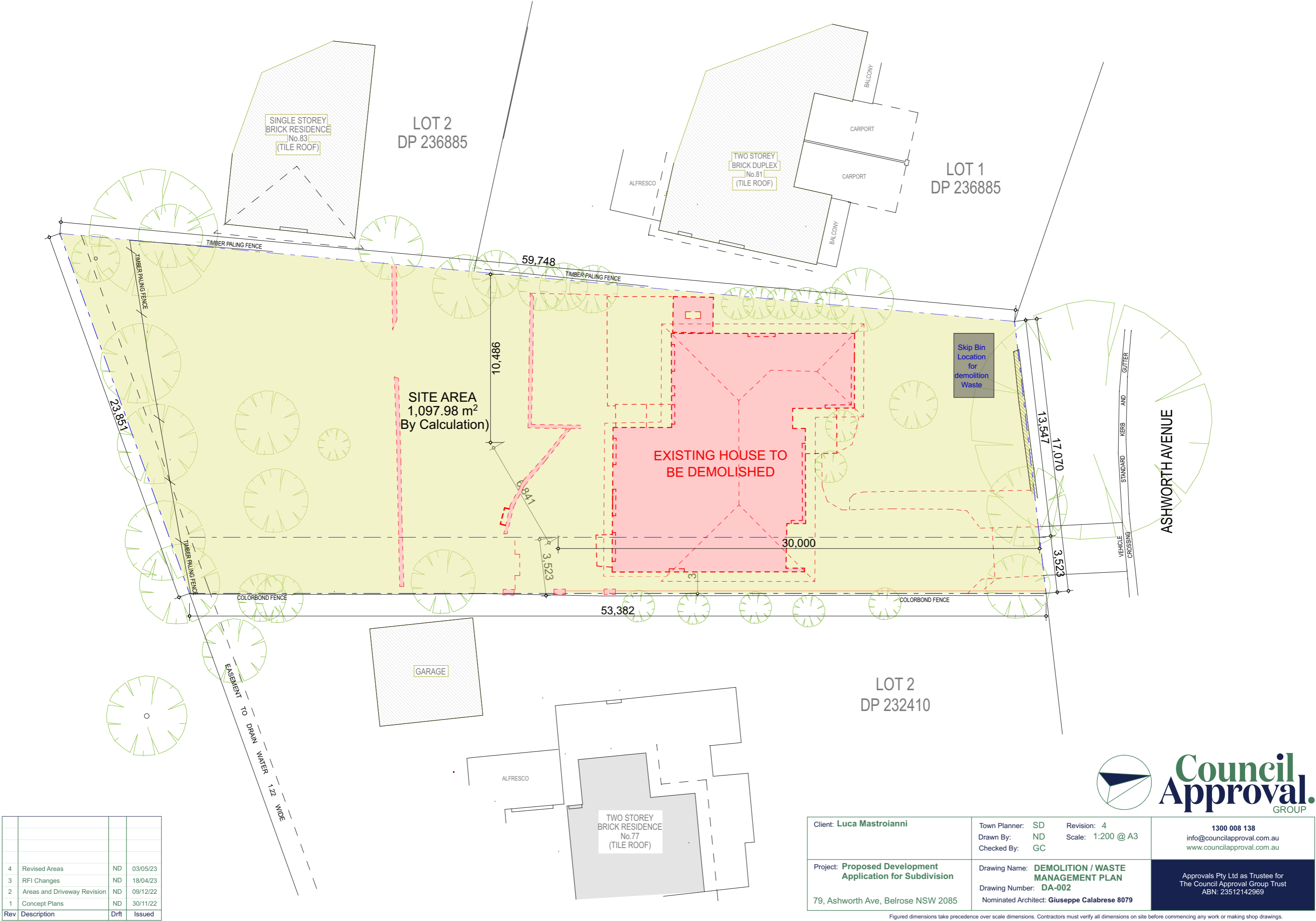
SHEET NO:

1

REVISION:

1



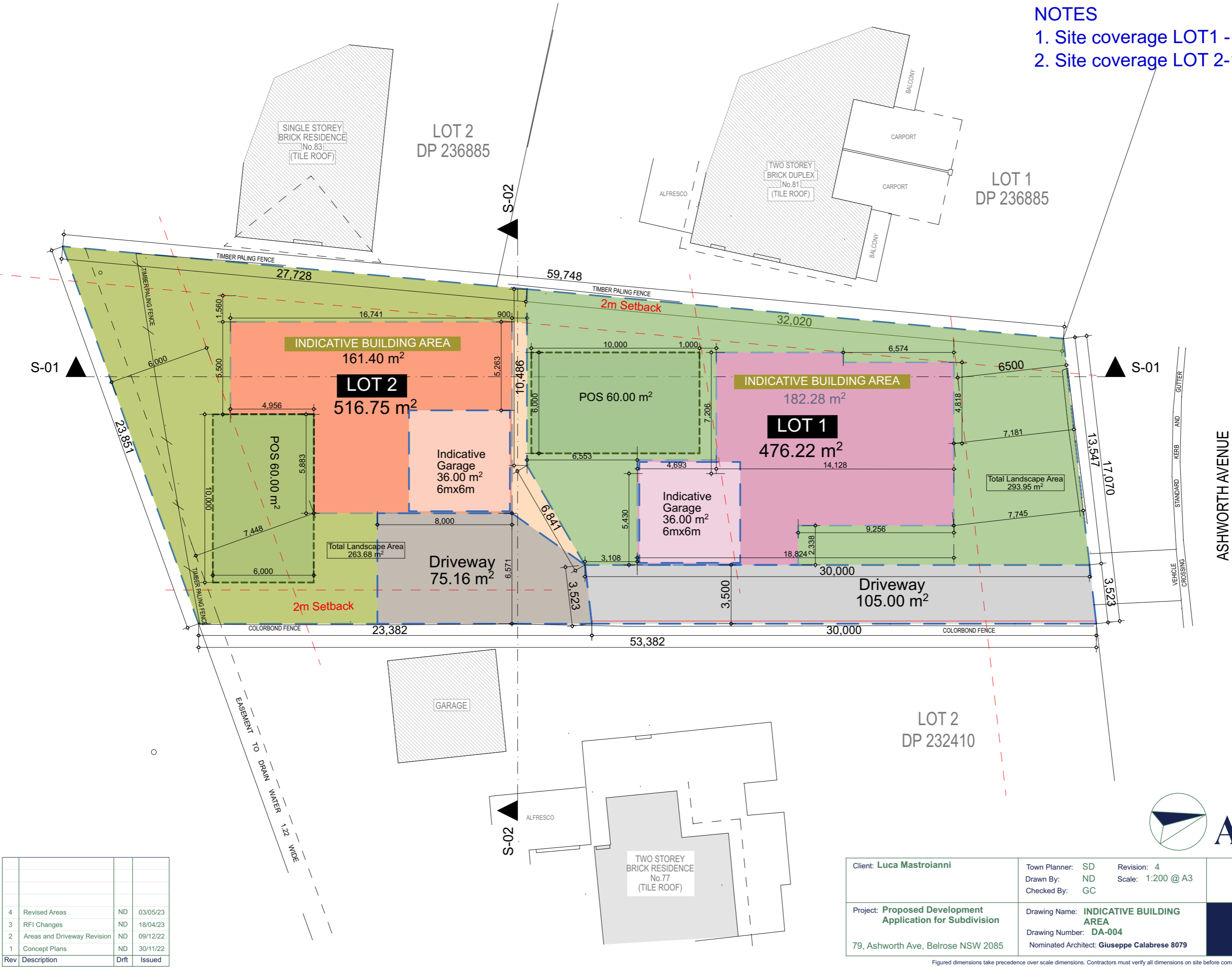


Rev	Description	Drft	Issued
4	Revised Areas	ND	03/05/23
3	RFI Changes	ND	18/04/23
2	Areas and Driveway Revision	ND	09/12/22
1	Concept Plans	ND	30/11/22

Client: Luca Mastroianni	Town Planner: SD Drawn By: ND Checked By: GC	Revision: 4 Scale: 1:200 @ A3	1300 008 138 info@councilapproval.com.au www.councilapproval.com.au
Project: Proposed Development Application for Subdivision 79, Ashworth Ave, Belrose NSW 2085	Drawing Name: DEMOLITION / WASTE MANAGEMENT PLAN Drawing Number: DA-002 Nominated Architect: Giuseppe Calabrese 8079	Approvals Pty Ltd as Trustee for The Council Approval Group Trust ABN: 23512142969	

Figured dimensions take precedence over scale dimensions. Contractors must verify all dimensions on site before commencing any work or making shop drawings.

- NOTES
- 1. Site coverage LOT1 - 182.28 sqm
 - 2. Site coverage LOT 2-161.40 sqm

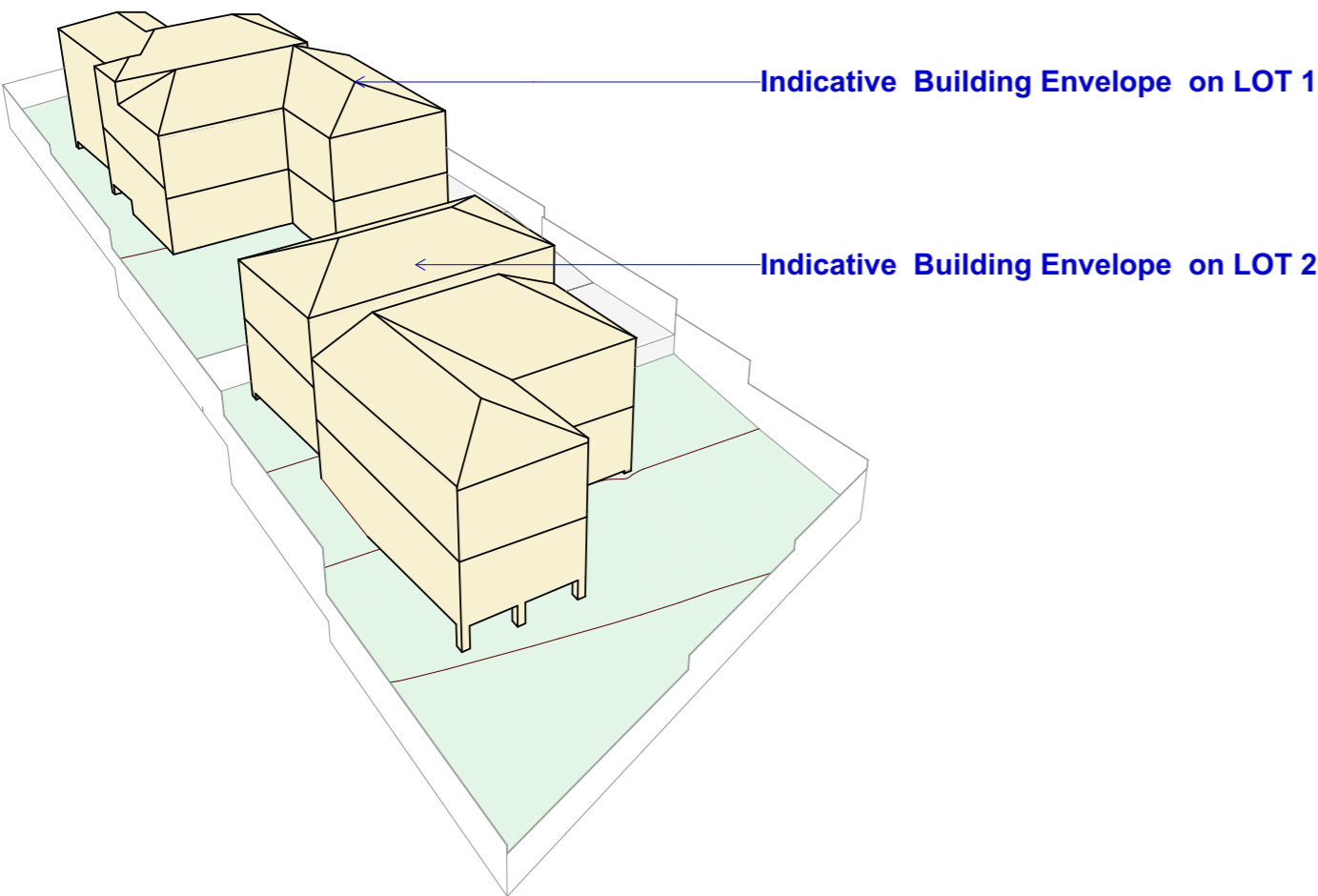


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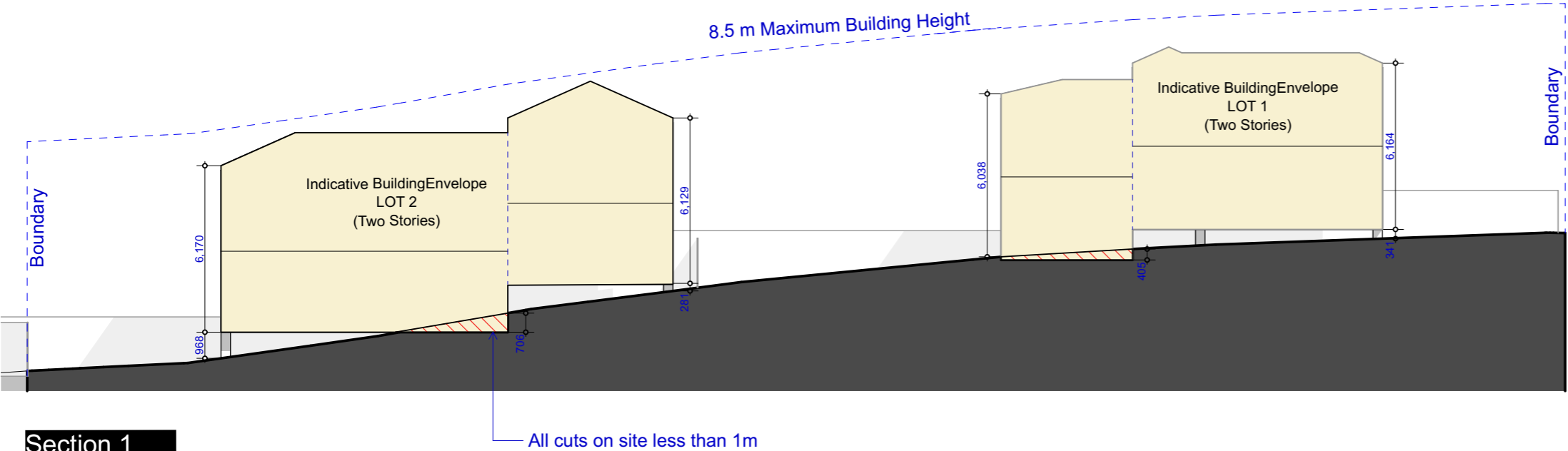
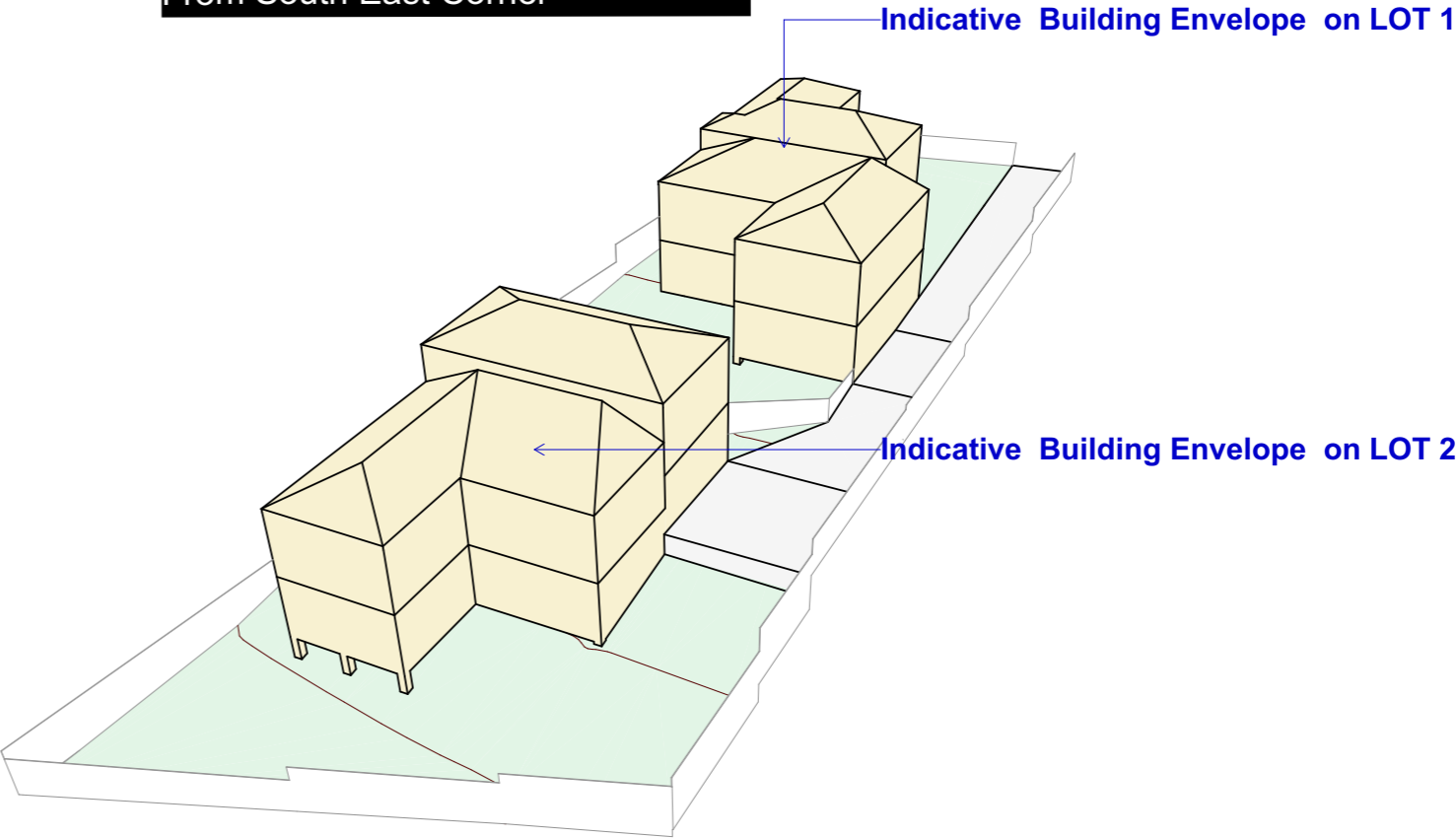
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Project: Proposed Development Application for Subdivision 79, Ashworth Ave, Belrose NSW 2085	Drawing Name: INDICATIVE BUILDING AREA Drawing Number: DA-004 Nominated Architect: Giuseppe Calabrese 8079	Approvals Pty Ltd as Trustee for The Council Approval Group Trust ABN: 23512142969	

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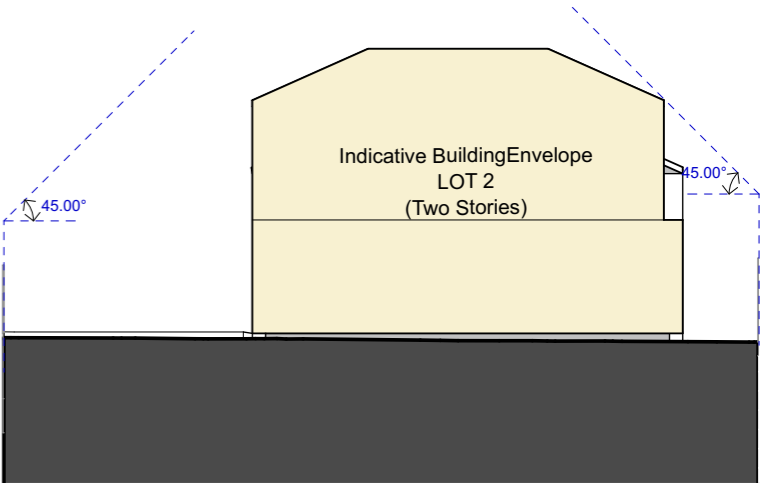
View Of Indicative BuildingEnvelope
From South West Corner



View Of Indicative BuildingEnvelope
From South East Corner



Section 1



Section 2

4	Revised Areas	ND	03/05/23
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Project: Proposed Development Application for Subdivision 79, Ashworth Ave, Belrose NSW 2085	Drawing Name: INDICATIVE BUILDING ENVELOPE Drawing Number: DA-005 Nominated Architect: Giuseppe Calabrese 8079	Approvals Pty Ltd as Trustee for The Council Approval Group Trust ABN: 23512142969

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