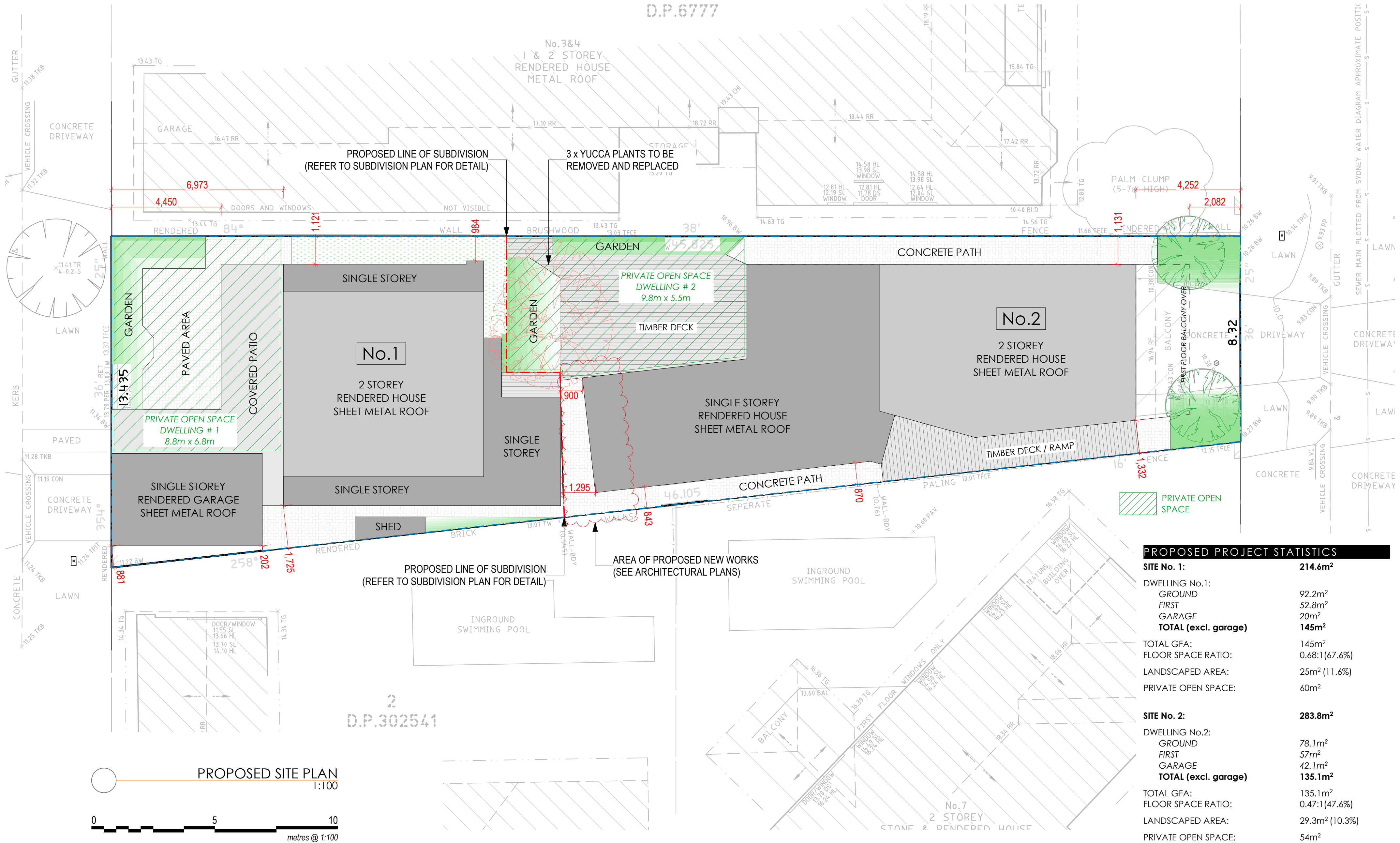
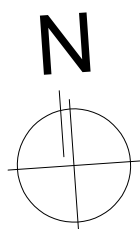




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Project Number:
20343a

LOT #: 1 & 2 SEC: 57338
2 Beach Rd COLLAROY NSW 2097

Project Name:
Beach Rd Subdivision

Client:
John Bates

Site Details:
DP: -

Status:
SUBDIVISION

Rev:
B

Orig Page Size:
A2

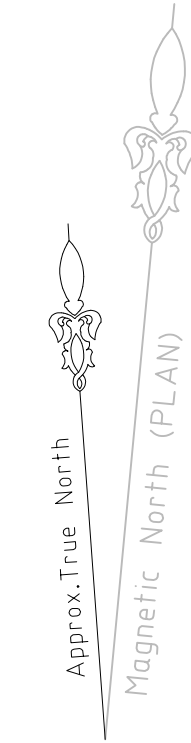
Date:
15/04/2020

Drawing Number:

1.2

Drawing Name:

PROPOSED SITE PLAN



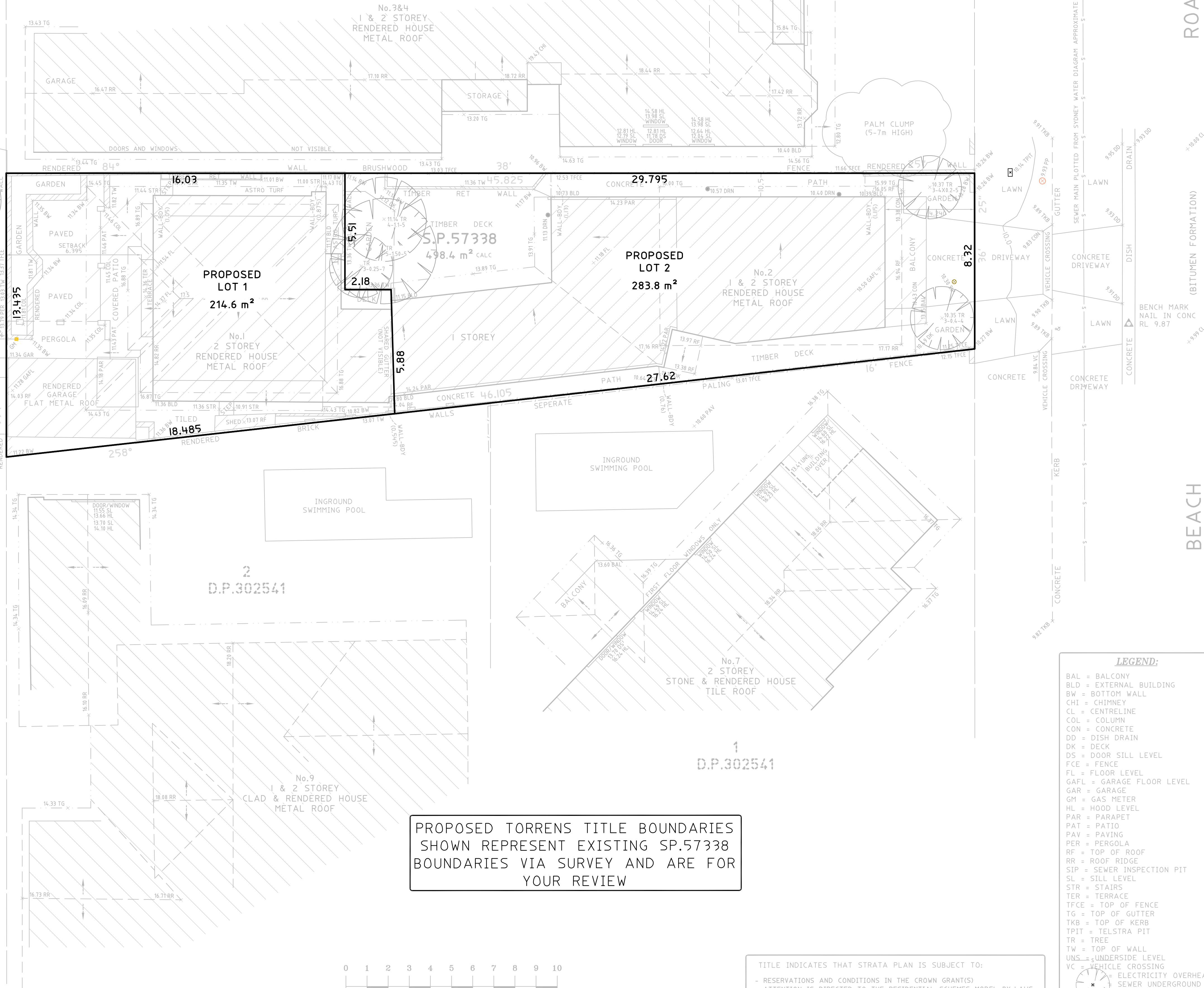
ROAD

(BITUMEN FORMATION)

CLIFF

NOTE:
DIMENSIONS AND AREAS ARE
SUBJECT TO FINAL AND APPROVAL
BY RELEVANT AUTHORITIES

8
SEC.2
D.P.6777



PROPOSED TORRENS TITLE BOUNDARIES
SHOWN REPRESENT EXISTING SP.57338
BOUNDARIES VIA SURVEY AND ARE FOR
YOUR REVIEW



TITLE INDICATES THAT STRATA PLAN IS SUBJECT TO:
- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- ATTENTION IS DIRECTED TO THE RESIDENTIAL SCHEMES MODEL BY-LAWS
CONTAINED IN THE STRATA SCHEMES MANAGEMENT REGULATION APPLICABLE
AT THE DATE OF REGISTRATION OF THE SCHEME
KEEPING OF ANIMALS - OPTION A ADOPTED

LEGEND:

BAL = BALCONY
BLD = EXTERNAL BUILDING
BW = BOTTOM WALL
CHI = CHIMNEY
CL = CENTRELINE
COL = COLUMN
CON = CONCRETE
DD = DISH DRAIN
DK = DECK
DS = DOOR SILL LEVEL
FCE = FENCE
FL = FLOOR LEVEL
GAFL = GARAGE FLOOR LEVEL
GAR = GARAGE
GM = GAS METER
HL = HOOD LEVEL
PAR = PARAPET
PAT = PATIO
PAV = PAVING
PER = PERGOLA
RF = TOP OF ROOF
RR = ROOF RIDGE
SIP = SEWER INSPECTION PIT
SL = SILL LEVEL
STR = STAIRS
TER = TERRACE
TFCE = TOP OF FENCE
TG = TOP OF GUTTER
TKB = TOP OF KERB
TPIT = TELSTRA PIT
TR = TREE
TW = TOP OF WALL
UNS = UNDERSIDE LEVEL
VC = VEHICLE CROSSING
ELECTRICITY OVERHEAD
SEWER UNDERGROUND

TREE
SPREAD-DIAMETER-HEIGHT

NOTES

- A BOUNDARY SURVEY HAS BEEN UNDERTAKEN.
- THIS SURVEY IS FOR DESIGN PURPOSES OF THE SUBJECT LAND ONLY. THIS PLAN MUST NOT BE USED FOR ANY OTHER MATTER, PURPOSE OR CONSTRUCTION SETOUT.
- THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF JOHN BATES.
- THE INFORMATION IS ONLY TO BE USED AT A SCALE ACCURACY OF 1:100.
- DO NOT SCALE OFF THIS PLAN / FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS.
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- NO PART OF THIS SURVEY MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM OR TRANSMITTED IN ANY FORM, WITHOUT THE WRITTEN PERMISSION OF THE COPYRIGHT OWNER EXCEPT AS PERMITTED BY THE COPYRIGHT ACT 1968.
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- THIS NOTICE MUST NOT BE ERASED.

HORIZONTAL DATUM:
CO-ORDINATE SYSTEM: ASSUMED
MARKS ADOPTED: N/A

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: PM 10114
R.L. 11.422 (CLASS L.C.)
SOURCE: S.C.I.M.S. (1/02/2020)

1 FIRST ISSUE 1/04/2020

CLIENT:
JOHN BATES
No.2 BEACH ROAD
COLLARROY, NSW, 2097

SURVEY PLAN PROPOSED
SUBDDIVISION OVER DETAIL &
LEVEL OF STRATA PLAN 57338
No.2 BEACH ROAD
COLLARROY, NSW, 2097

C.M.S. Surveyors
Pty Limited

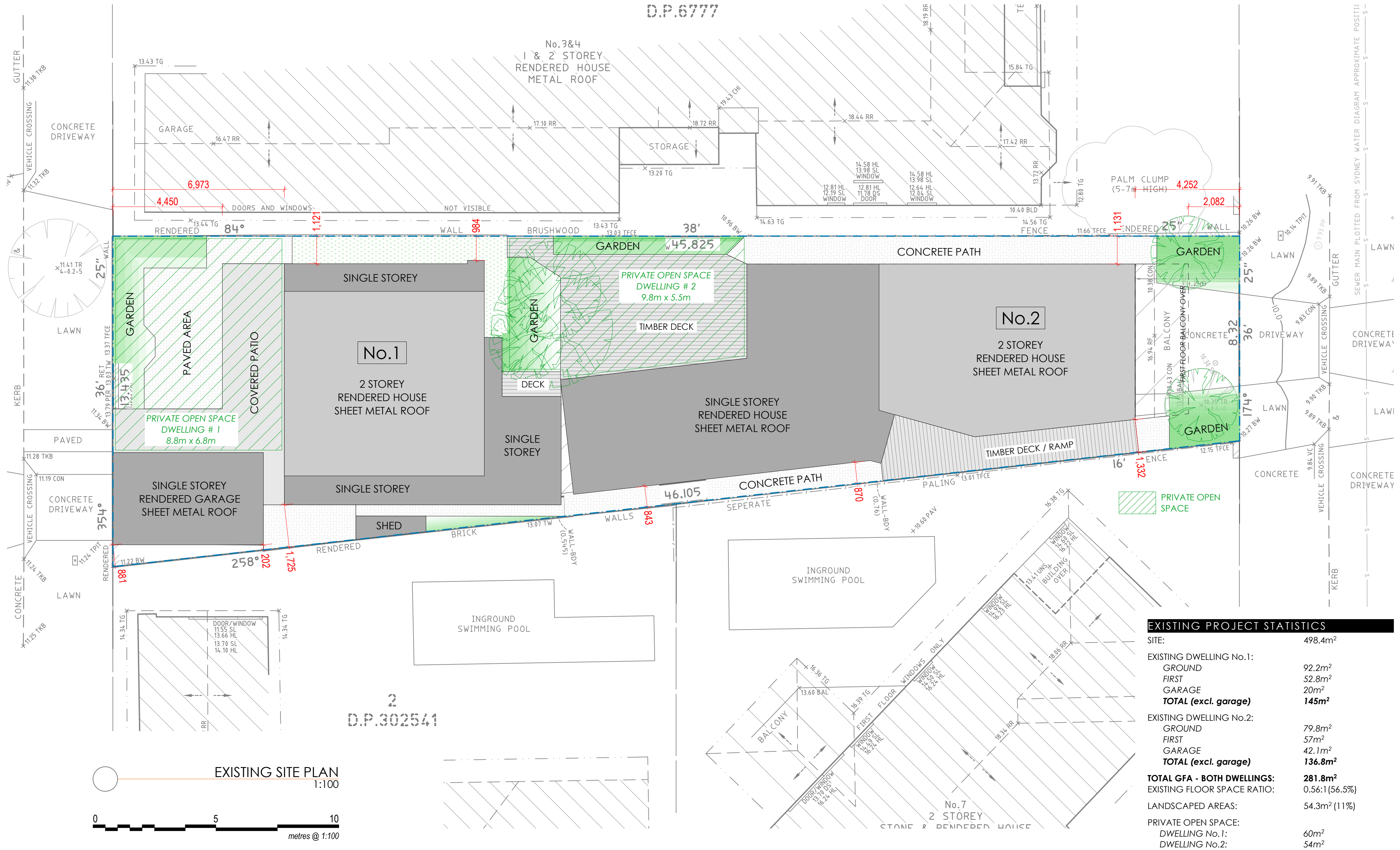
ACN: 096 240 201
PO Box 463 Dee Why
NSW 2099
2/99A South Creek Road,
Dee Why NSW 2099
Telephone: (02) 9971 4802
Facsimile: (02) 9971 4822
E-mail: info@cmsurveyors.com.au

LGA: NORTHERN BEACHES SHEET 1 OF 1

SURVEYED TC DRAWN GP CHECKED TC APPROVED xxx

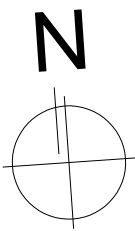
SURVEY INSTRUCTION 5697A SCALE 1:100 A1 DATE OF SURVEY 19/03/2020

DRAWING NAME
5697A PROPOSED SUB
CAD FILE
5697A PROPOSED SUBDIVISION.dwg
ISSUE
1



EXISTING PROJECT STATISTICS	
SITE:	498.4m ²
EXISTING DWELLING No.1:	
GROUND	92.2m ²
FIRST	52.8m ²
GARAGE	20m ²
TOTAL (excl. garage)	145m²
EXISTING DWELLING No.2:	
GROUND	79.8m ²
FIRST	57m ²
GARAGE	42.1m ²
TOTAL (excl. garage)	136.8m²
TOTAL GFA - BOTH DWELLINGS:	281.8m²
EXISTING FLOOR SPACE RATIO:	0.56:1 (56.5%)
LANDSCAPED AREAS:	54.3m ² (11%)
PRIVATE OPEN SPACE:	
DWELLING No.1:	60m ²
DWELLING No.2:	54m ²

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2 Beach Rd COLLAROY NSW 2097

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Client:
John Bates

Site Details:
DP: -

Status:
SUBDIVISION

Rev:
B

Orig Page Size:
A2

Date:
15/04/2020

Drawing Number:

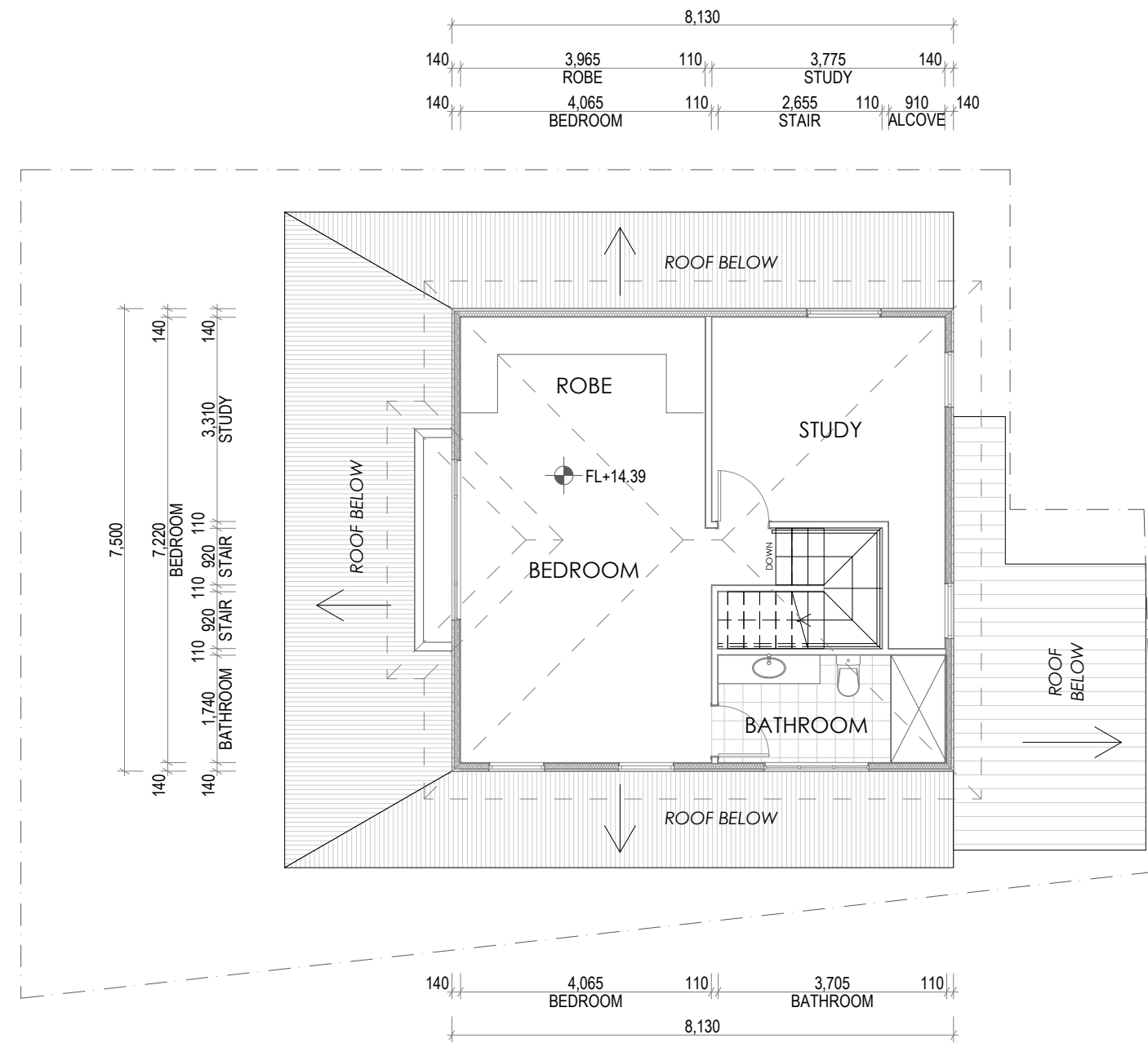
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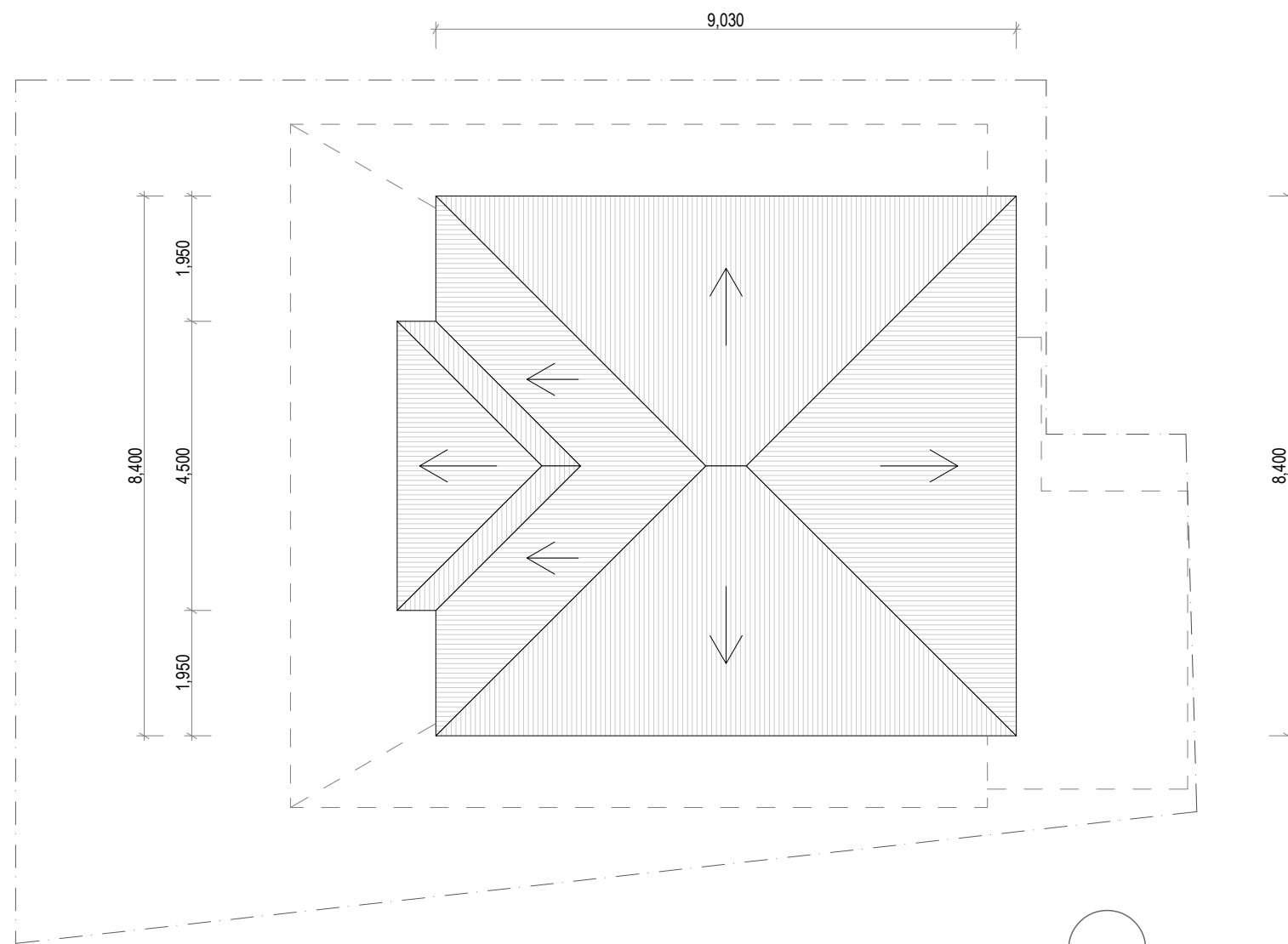
EXISTING SITE PLAN



GROUND FLOOR PLAN
1:100

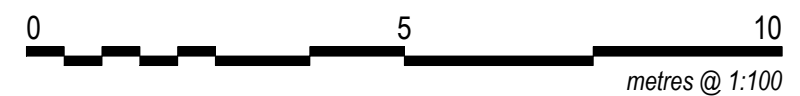


FIRST FLOOR PLAN
1:100

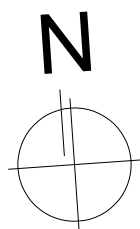


ROOF PLAN
1:100

DWELLING HOUSE 1 STATISTICS	
SITE No. 1:	214.6m ²
DWELLING No.1:	
GROUND	92.2m ²
FIRST	52.8m ²
GARAGE	20m ²
TOTAL (excl. garage)	145m ²
TOTAL GFA:	145m ²
FLOOR SPACE RATIO:	0.68:1 (67.6%)
LANDSCAPED AREA:	25m ² (11.6%)
PRIVATE OPEN SPACE:	60m ²



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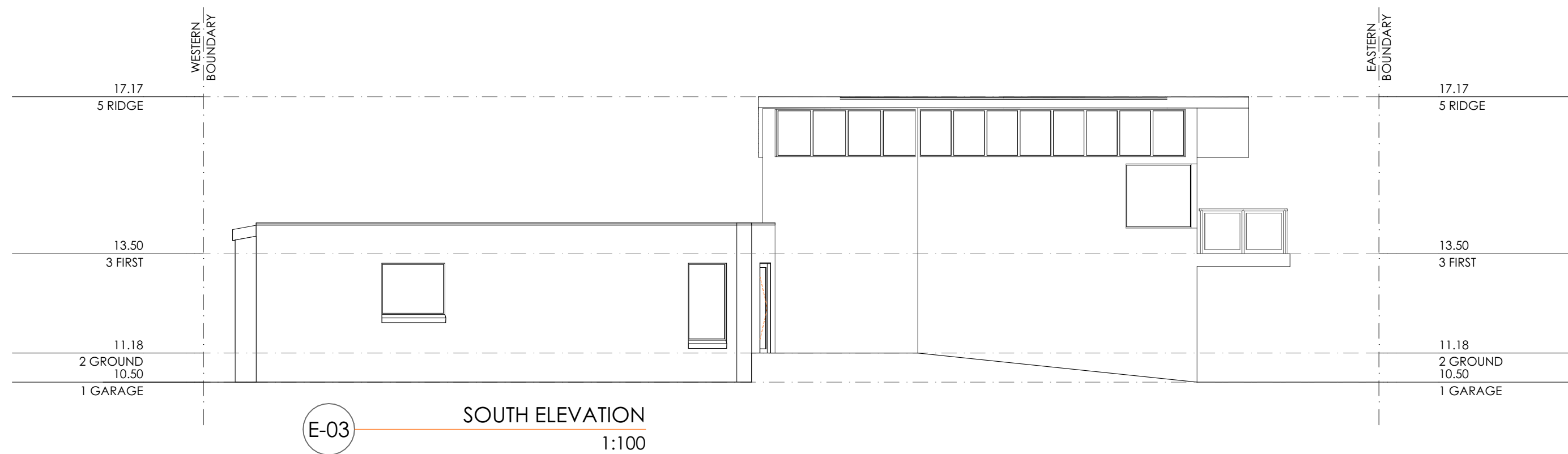
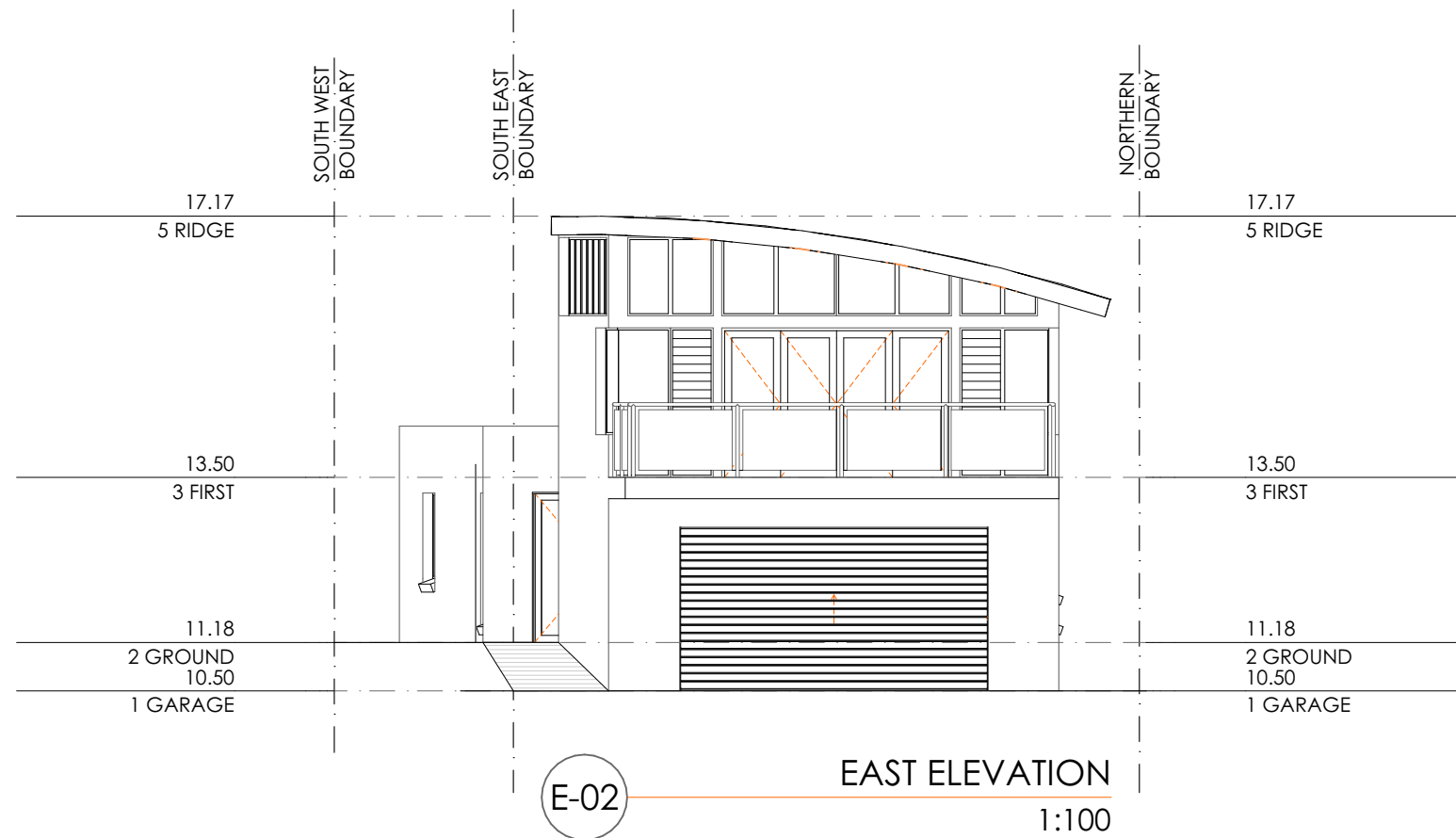
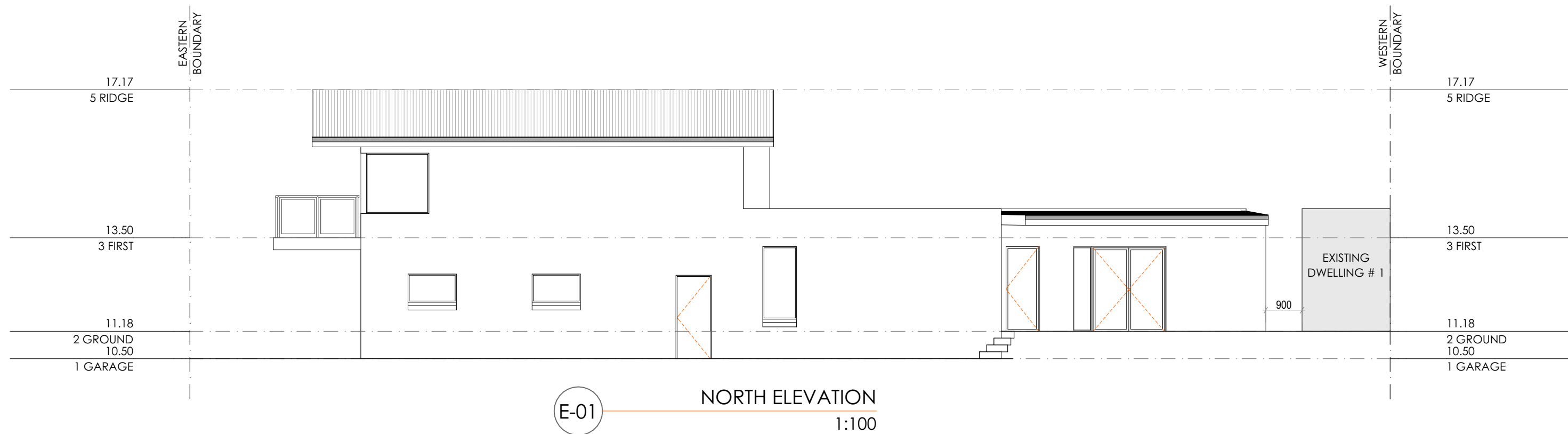
Date:
15/04/2020

Drawing Number:

3.1

Drawing Name:

**DWELLING 1 FLOOR
PLANS**



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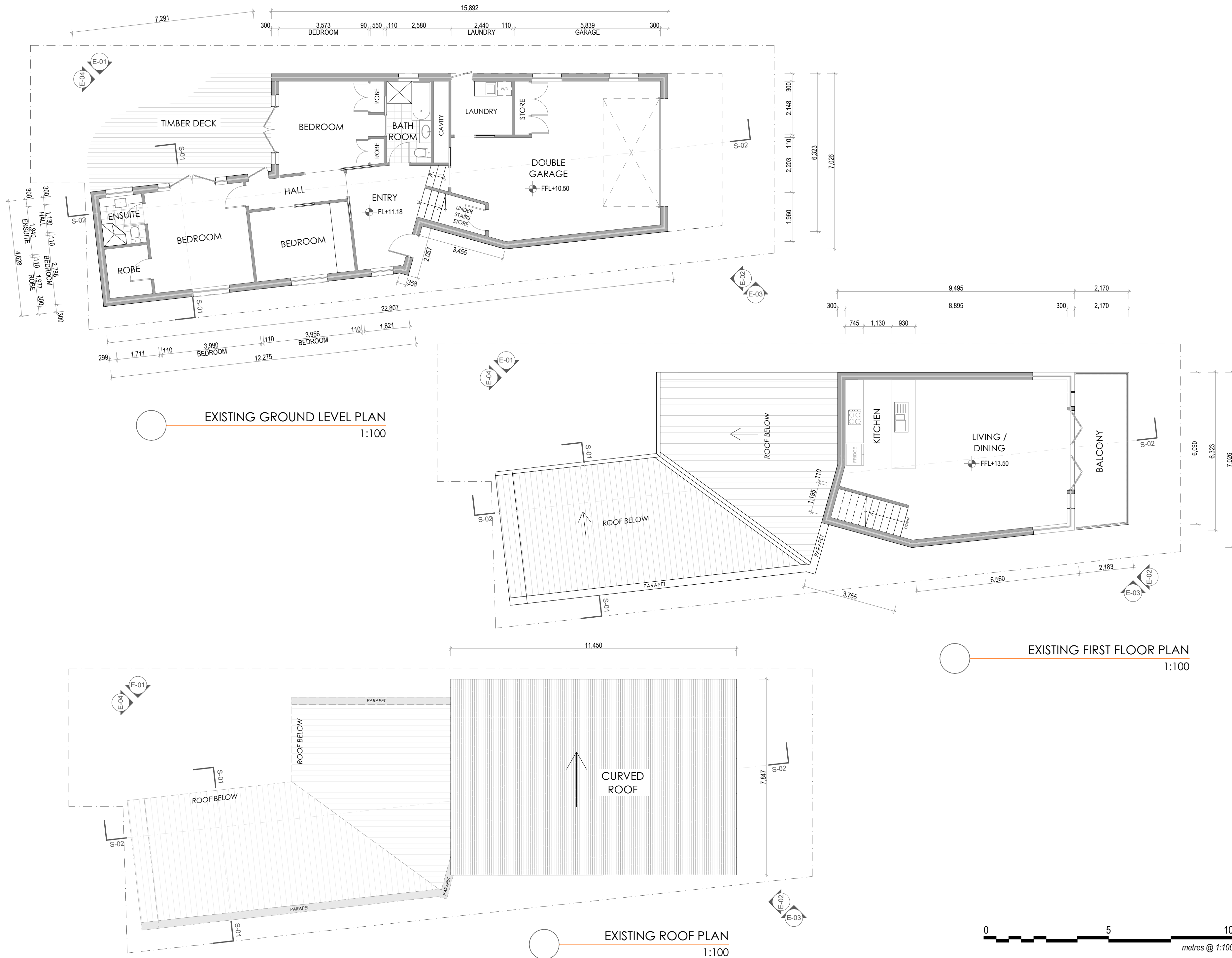
Project Number:
20343a

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2 Beach Rd COLLAROY NSW 2097

Project Name:
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Client:
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Site Details:
DP: -

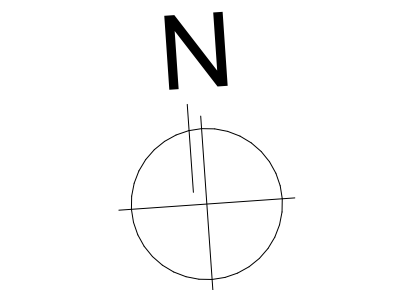
Status:
SUBDIVISION
Rev:
B
Orig. Page Size:
A2
Date:
15/04/2020

Drawing Number:
4.2
Drawing Name:
DWELLING 2 ELEVATIONS



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Site Details:
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DP: -
SEC: 57338
2 Beach Rd COLLAROY
NSW 2097

Status:
SUBDIVISION

Rev:
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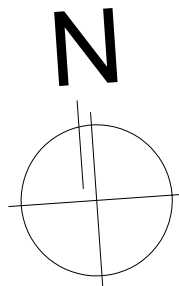
Drawing Number:

Drawing Name:
DWELLING 2
EXISTING PLANS



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Site Details:

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DP: -

SEC: 57338

**2 Beach Rd COLLAROY
NSW 2097**

Status:
SUBDIVISION

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Orig. Page Size:

A2

Date:

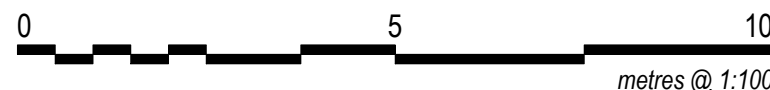
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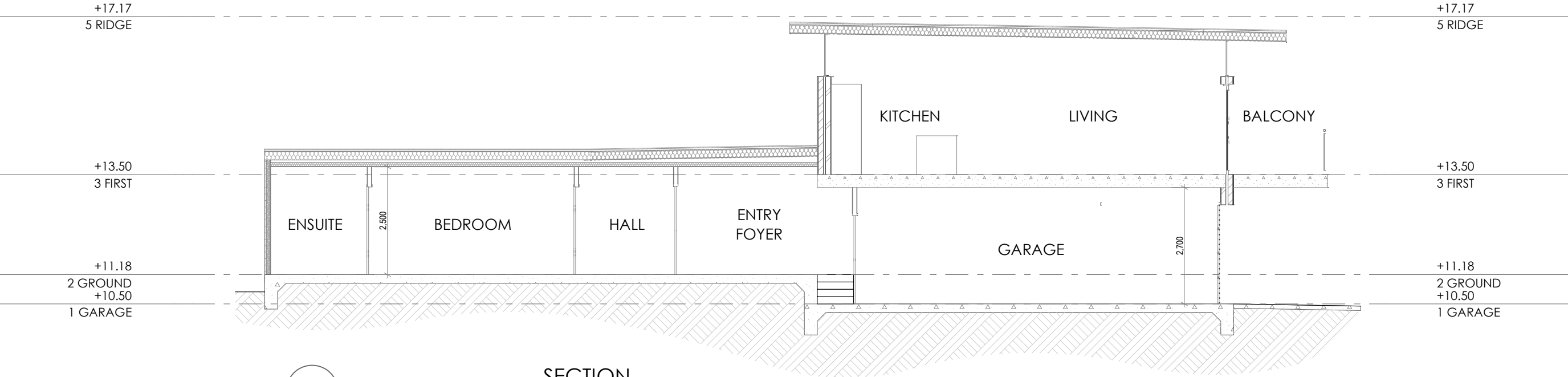
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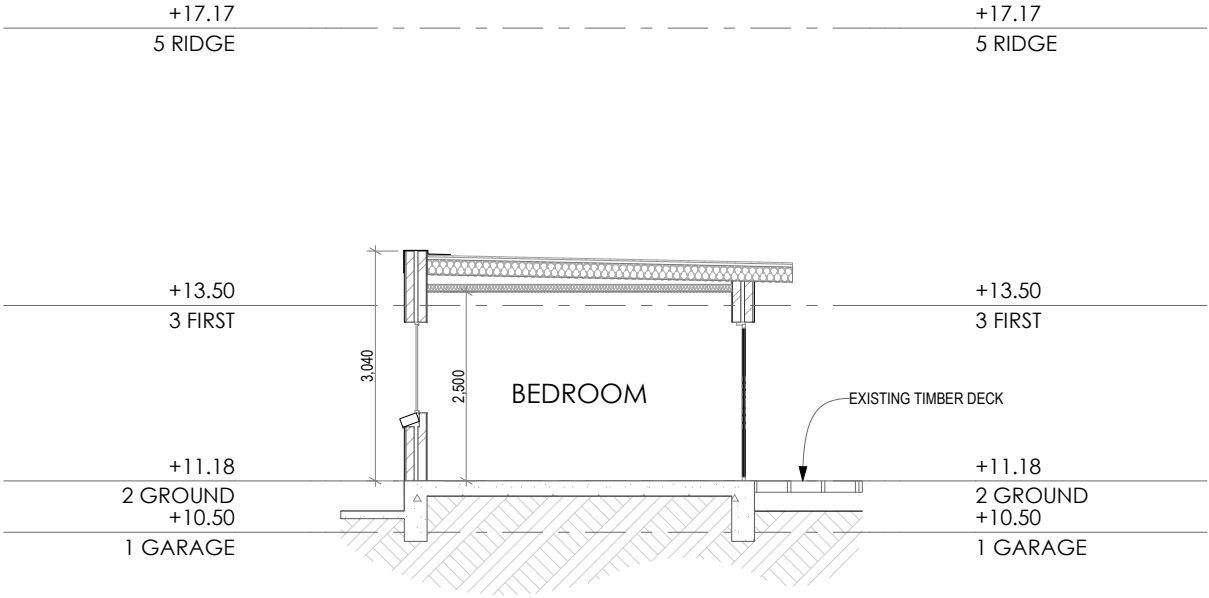
**DWELLING 2
PROPOSED PLANS**





S-02

SECTION
1:100



S-01

SECTION
1:100



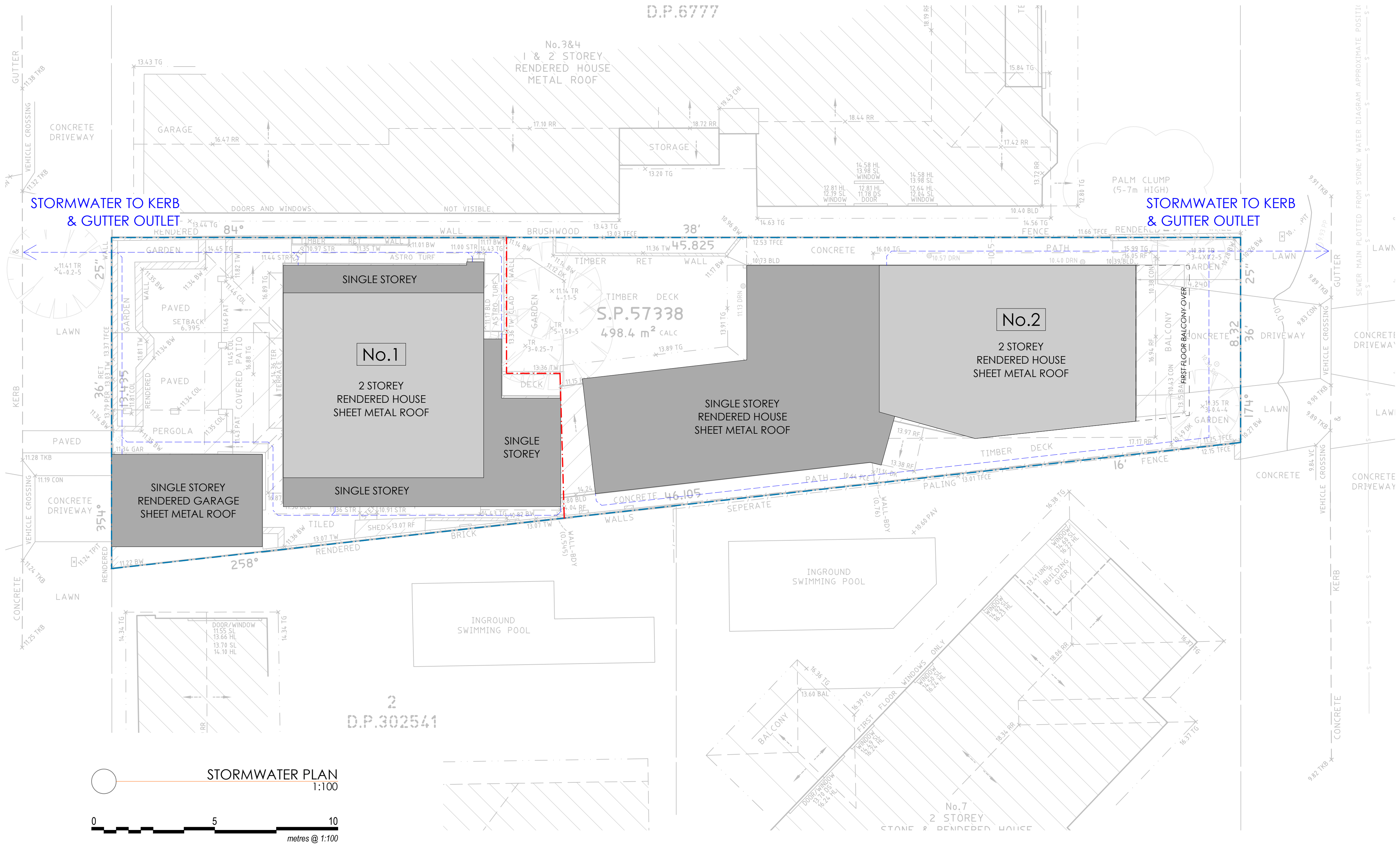
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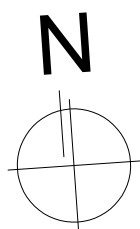
Project Number: **20343a** Project Name: **Beach Rd Subdivision**
Client: **John Bates**
Site Details: **DP: -**
LOT #: **1 & 2** SEC: **57338**
2 Beach Rd COLLAROY NSW 2097

Status: **SUBDIVISION**
Rev: **C**
Orig. Page Size: **A3**
Date: **7/05/2020**

Drawing Number: **5.2**
Drawing Name: **DWELLING 2 SECTIONS**



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Site Details:
DP: -

Status:
SUBDIVISION
Rev:
B
Orig Page Size:
A2
Date:
17/04/2020

Drawing Name:
1.3

STORMWATER PLAN