



LEGEND:

AW = AWNING  
BAL = BALCONY  
CL = CENTRELINE  
CON = CONCRETE  
DK = DECK  
FL = FLOOR LEVEL  
GAFL = GARAGE FLOOR LEVEL  
GDN = GARDEN  
GRT = GRATE  
HL = HOOD LEVEL  
NS = NATURAL SURFACE  
PAV = PAVING  
PP = POWER POLE  
RF = TOP OF ROOF  
RDN = ROOF RIDGE  
SL = SILL LEVEL  
STR = STAIRS  
TG = TOP OF GUTTER  
TKB = TOP OF KERB  
TLE = TREE LINE  
TR = TREE  
VC = VEHICLE CROSSING  
WM = WATER METER  
EO = ELECTRICITY OVERHEAD  
S+ = SEWER UNDERGROUND  
TREE  
SPREAD-DIAMETER-HEIGHT

NOTES

- A BOUNDARY SURVEY HAS BEEN UNDERTAKEN.
- WALL TO BOUNDARY DIMENSIONS SHOWN HEREON MUST NOT BE USED FOR CONSTRUCTION.
- IF CONSTRUCTION IS INTENDED TO BE UNDERTAKEN ON OR ADJACENT TO PROPERTY BOUNDARIES THE BOUNDARIES OF THE LAND MUST BE MARKED OR THE BUILDING SETOUT.
- 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.
- TREE SIZES ARE ESTIMATES ONLY.
- THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF KAREN SPENCE.
- RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY. WHERE OFFSETS ARE CRITICAL THEY SHOULD BE CONFIRMED BY FURTHER SURVEY.
- EXCEPT WHERE SHOWN BY DIMENSION LOCATION OF DETAIL WITH RESPECT TO BOUNDARIES IS INDICATIVE ONLY.
- ONLY VISIBLE SERVICES HAVE BEEN LOCATED. UNDERGROUND SERVICES HAVE NOT BEEN LOCATED. DIAL BEFORE YOU DIG SERVICES (ph 1100) SHOULD BE USED AND A FULL UTILITY INVESTIGATION, INCLUDING A UTILITY LOCATION SURVEY, SHOULD BE UNDERTAKEN BEFORE CARRYING OUT ANY CONSTRUCTION ACTIVITY IN OR NEAR THE SURVEYED AREA.
- SEWER MAIN PLOTTED FROM SYDNEY WATER SEWER DIAGRAM. LOCATION SHOULD BE MARKED ON SITE IF CRITICAL.
- CRITICAL SPOT LEVELS SHOULD BE CONFIRMED WITH SURVEYOR.
- CONTOURS SHOWN DEPICT THE TOPOGRAPHY. THEY DO NOT REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.
- CONTOUR INTERVAL - 0.5 metre. - SPOT LEVELS SHOULD BE ADOPTED.
- POSITION OF RIDGE LINES ARE DIAGRAMMATIC ONLY (NOT TO SCALE).
- 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.
- COPYRIGHT © CMS SURVEYORS 2021.
- 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.
- ANY PERMITTED DOWNLOADING, ELECTRONIC STORAGE, DISPLAY, PRINT, COPY OR REPRODUCTION OF THIS SURVEY SHOULD CONTAIN NO ALTERATION OR ADDITION TO THE ORIGINAL SURVEY.
- THIS NOTICE MUST NOT BE ERASED.

CHRISTOPHER LARMOUR  
REGISTERED SURVEYOR BOSS NUMBER 8786

HORIZONTAL DATUM:  
CO-ORDINATE SYSTEM: ASSUMED

VERTICAL DATUM:  
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)  
B.M. ADOPTED: SSM 11101  
R.L. 21.27 (CLASS LC)  
SOURCE: S.C.I.M.S. (24/03/2021)

FIRST ISSUE 09/04/21

CLIENT:  
**KAREN SPENCE**  
**No.13 KARIBOO CLOSE**  
**MONA VALE, NSW, 2103**

**SURVEY PLAN**  
**SHOWING DETAIL & LEVEL**  
**OVER LOT 15 IN DP255359**  
**No.13 KARIBOO CLOSE**  
**MONA VALE, NSW, 2103**

**C.M.S. Surveyors**  
**Pty Limited**

ACN: 096 240 201

PO Box 463 Dee Why  
NSW 2099  
2/90A 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

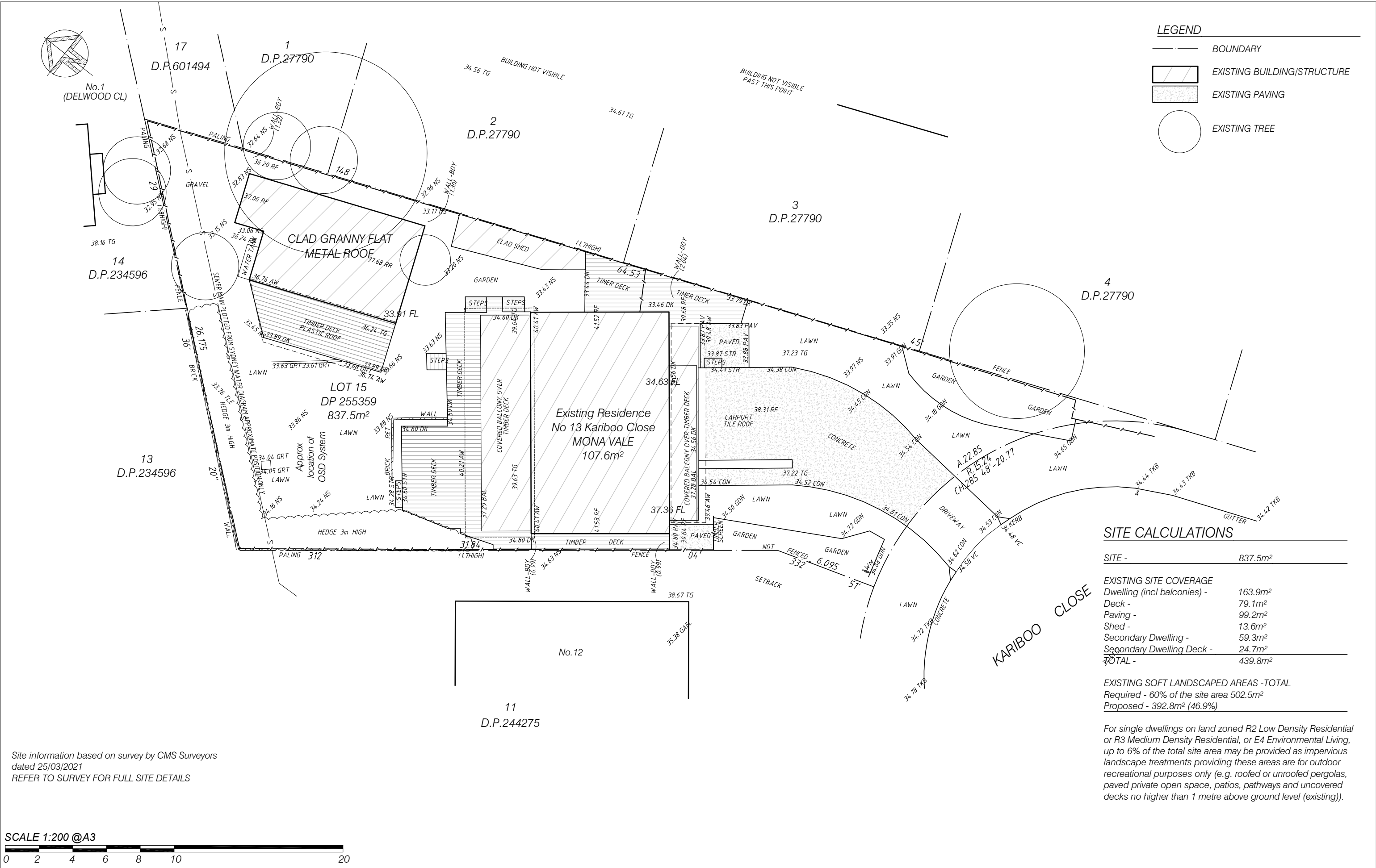
SURVEYED NS	DRAWN GP	CHECKED NS	APPROVED LJ
SURVEY INSTRUCTION 519		SCALE 1:100 A1 1:200 A3	DATE OF SURVEY 25/03/2021
DRAWING NAME 519detail			ISSUE 1
CAD FILE 519detail 1.dwg			

TITLE INDICATES THAT LOT 15 IN D.P.255359 IS SUBJECT TO:

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- L388569 COVENANT (NOT INVESTIGATED)







LEGEND

- BOUNDARY
- EXISTING BUILDING/STRUCTURE
- EXISTING PAVING
- EXISTING TREE

SITE CALCULATIONS

SITE -	837.5m <sup>2</sup>
EXISTING SITE COVERAGE	
Dwelling (incl balconies) -	163.9m <sup>2</sup>
Deck -	79.1m <sup>2</sup>
Paving -	99.2m <sup>2</sup>
Shed -	13.6m <sup>2</sup>
Secondary Dwelling -	59.3m <sup>2</sup>
Secondary Dwelling Deck -	24.7m <sup>2</sup>
TOTAL -	439.8m <sup>2</sup>

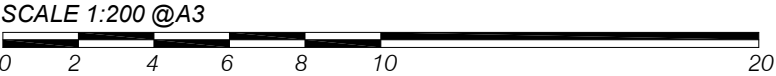
EXISTING SOFT LANDSCAPED AREAS -TOTAL

Required - 60% of the site area 502.5m<sup>2</sup>

Proposed - 392.8m<sup>2</sup> (46.9%)

For single dwellings on land zoned R2 Low Density Residential or R3 Medium Density Residential, or E4 Environmental Living, up to 6% of the total site area may be provided as impervious landscape treatments providing these areas are for outdoor recreational purposes only (e.g. roofed or unroofed pergolas, paved private open space, patios, pathways and uncovered decks no higher than 1 metre above ground level (existing)).

Site information based on survey by CMS Surveyors dated 25/03/2021  
REFER TO SURVEY FOR FULL SITE DETAILS



DRAWN BY  
Unit 20  
12 Phillip Mall  
West Pymble 2073  
  
Phone 9440 5451 Facsimile 9402 6499  
ABN 97 077 163 663  
Fellow of Australian Institute of Landscape Designers and Managers



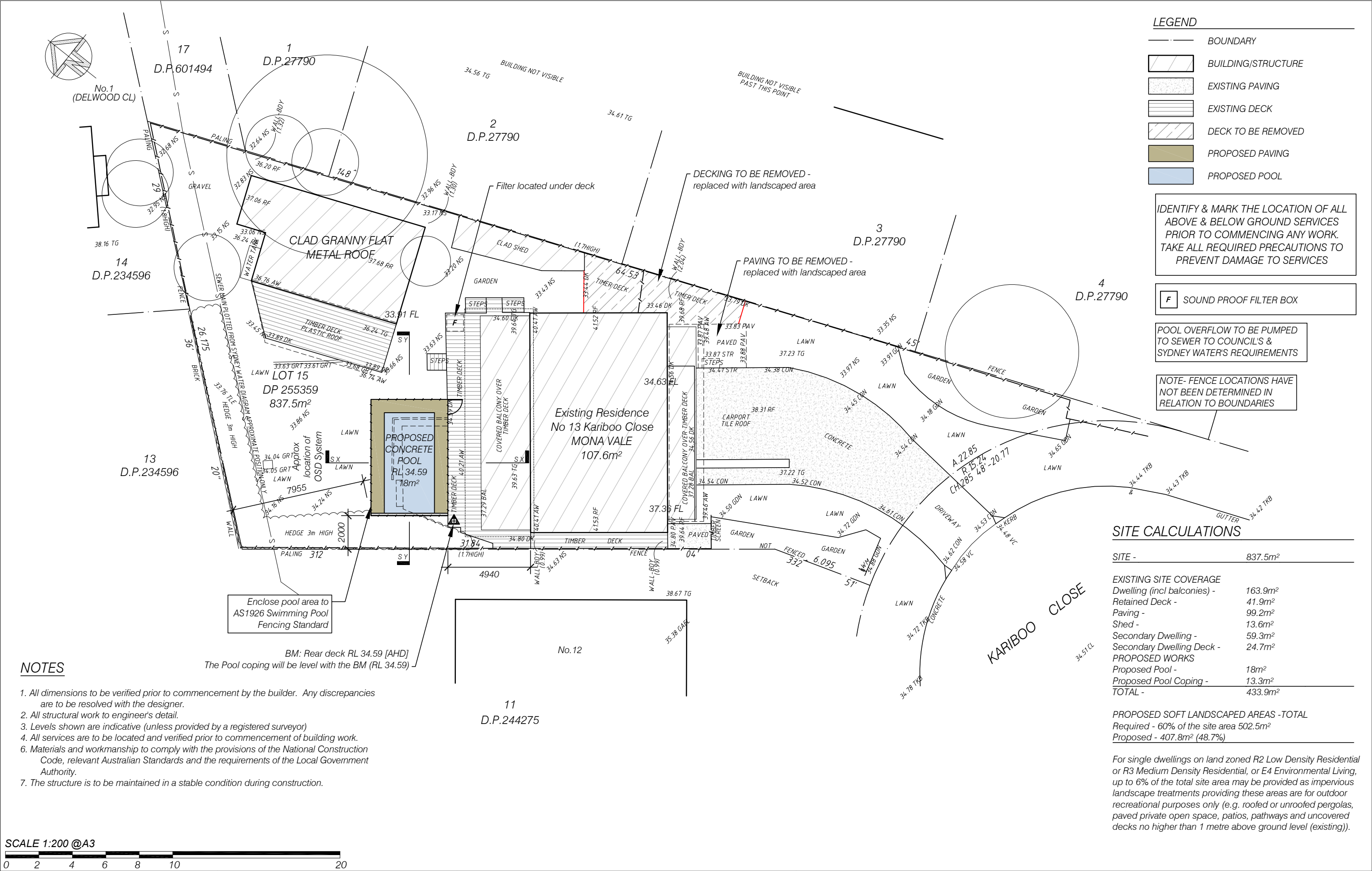
NOTES TO THE PLAN  
THIS PLAN IS TO BE READ AS PART OF A COMPLETE SET OF DRAWINGS RELATING TO THE PROPOSED DEVELOPMENT  
THIS PLAN RELATES TO A SPECIFIC DEVELOPMENT INFORMATION RELATING TO THE DEVELOPMENT NEEDS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION  
ALL MEASUREMENTS ARE IN MILLIMETRES UNLESS OTHERWISE INDICATED

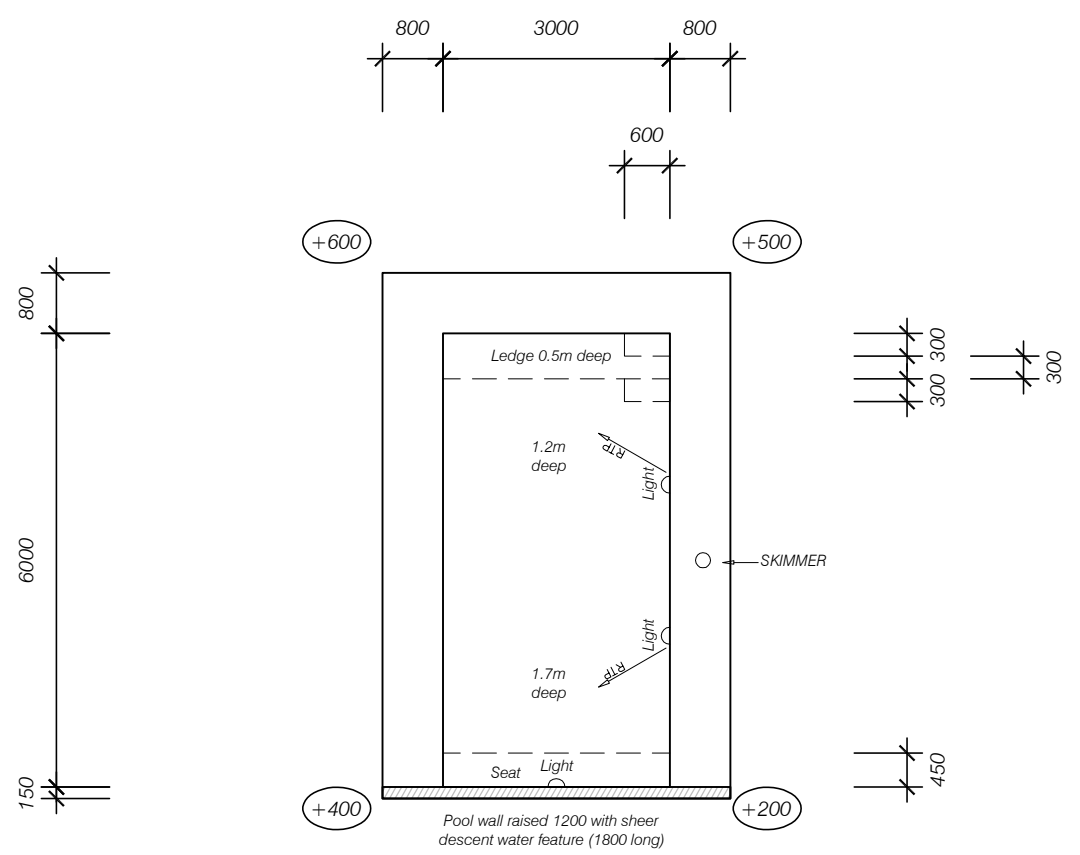
CLIENT  
K AND P SPENCE  
SITE  
13 KARIBOO CLOSE  
MONA VALE

DRAWING  
SITE ANALYSIS  
PROJECT  
PROPOSED SWIMMING POOL

Date of Issue  
A 10-06-21  
B 15-06-21

JOB No  
21-30  
ISSUE  
B  
DWG No  
1



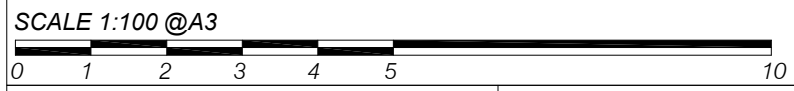


Proposed Concrete Pool  
18m<sup>2</sup>  
23,500 litres  
RL 34.59

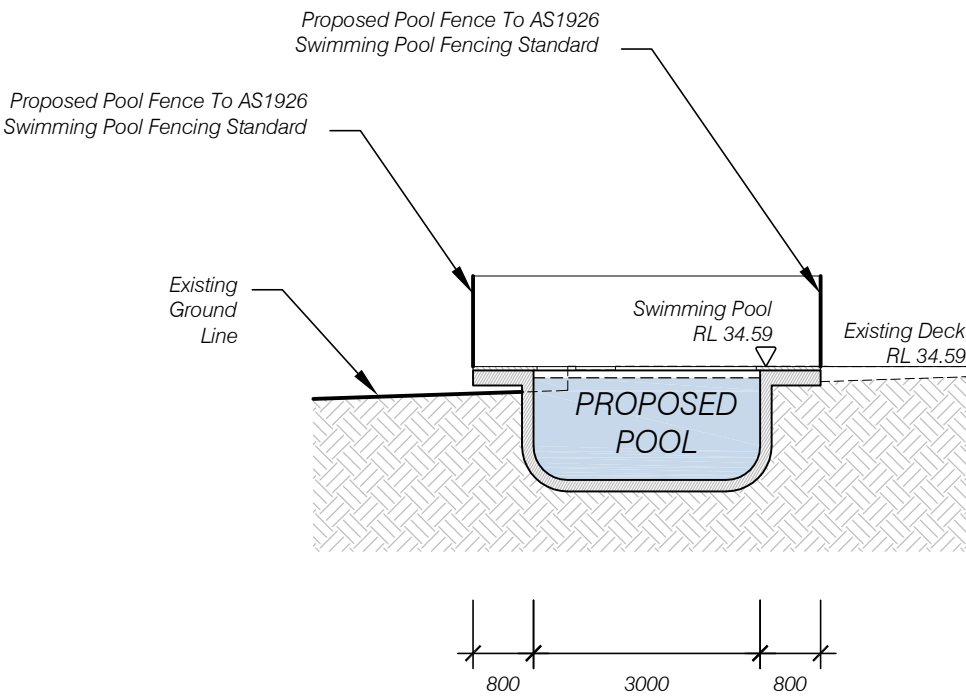
## POOL DETAIL

LEVELS SHOWN INDICATE FINISHED LEVEL

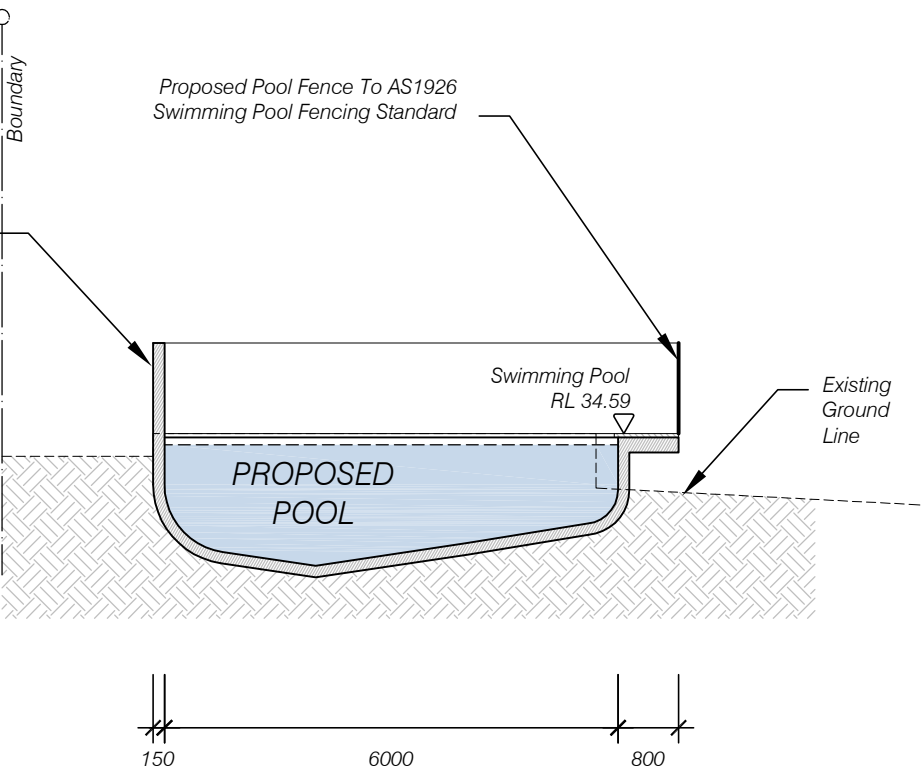
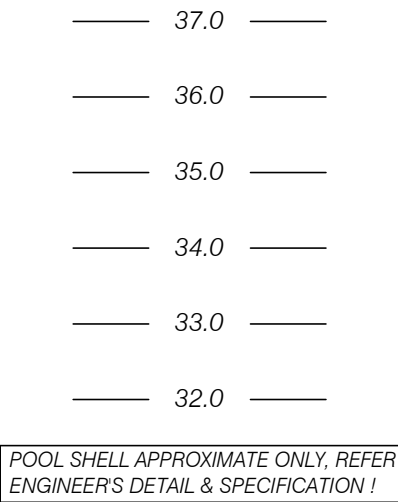
(+) ABOVE    (-) OR BELOW EXISTING GROUND LEVELS



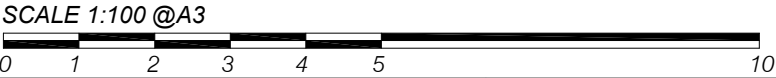
<p>DRAWN BY Unit 20 12 Phillip Mall West Pymble 2073</p> <p>Phone 9440 5451    Facsimile 9402 6499 ABN 97 077 163 663 Fellow of Australian Institute of Landscape Designers and Managers</p> <p><b>outside</b> LIVING</p>	<p>NOTES TO THE PLAN</p> <p>THIS PLAN IS TO BE READ AS PART OF A COMPLETE SET OF DRAWINGS RELATING TO THE PROPOSED DEVELOPMENT</p> <p>THIS PLAN RELATES TO A SPECIFIC DEVELOPMENT INFORMATION RELATING TO THE DEVELOPMENT NEEDS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION</p> <p>ALL MEASUREMENTS ARE IN MILLIMETRES UNLESS OTHERWISE INDICATED</p>	<p>CLIENT <b>K AND P SPENCE</b></p> <p>SITE <b>13 KARIBOO CLOSE</b></p> <p><b>MONA VALE</b></p>	<p>DRAWING <b>POOL DETAIL</b></p> <p>PROJECT <b>PROPOSED SWIMMING POOL</b></p>	<p>Date of Issue <b>A 10-06-21</b> <b>B 15-06-21</b></p>	<p>JOB No <b>21-30</b></p> <p>ISSUE <b>B</b></p> <p>DWG No <b>3</b></p>
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SECTION X-X



SECTION Y-Y



<div><div><div>DRAWN BY</div><div>Unit 20</div><div>12 Phillip Mall</div><div>West Pymble 2073</div><div>Phone 9440 5451</div><div>Facsimile 9402 6499</div><div>ABN 97 077 163 663</div><div>Fellow of Australian Institute of Landscape Designers and Managers</div></div><div><div>outside</div><div>LIVING</div></div></div> <div><div>NOTES TO THE PLAN</div><div>THIS PLAN IS TO BE READ AS PART OF A COMPLETE SET OF DRAWINGS RELATING TO THE PROPOSED DEVELOPMENT</div><div>THIS PLAN RELATES TO A SPECIFIC DEVELOPMENT INFORMATION RELATING TO THE DEVELOPMENT NEEDS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION</div><div>ALL MEASUREMENTS ARE IN MILLIMETRES UNLESS OTHERWISE INDICATED</div></div> <div><div>CLIENT</div><div>K AND P SPENCE</div><div>SITE</div><div>13 KARIBOO CLOSE</div><div>MONA VALE</div></div> <div><div>DRAWING</div><div>SECTIONS</div><div>PROJECT</div><div>PROPOSED SWIMMING POOL</div></div> <div><div>Date of Issue</div><div>A 10-06-21</div><div>B 15-06-21</div></div> <div><div>JOB No</div><div>21-30</div><div>ISSUE</div><div>B</div><div>DWG No</div><div>4</div></div>



