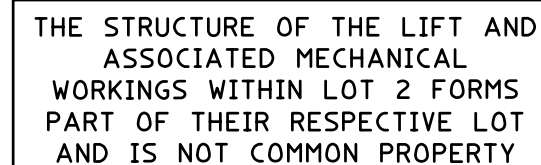
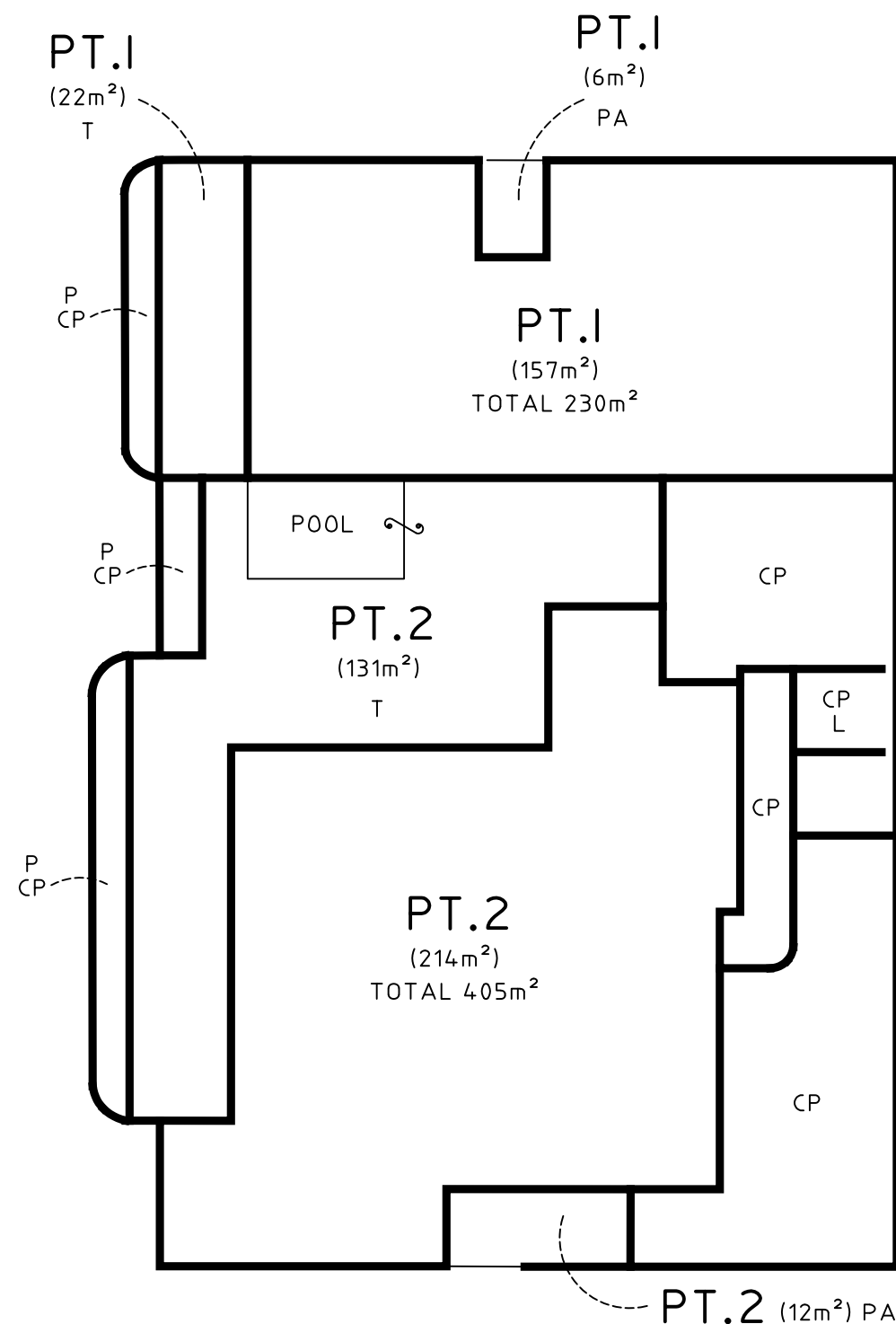


SP DRAFT ONLY  
SECOND EDITION  
2/04/2020



NOTE:  
ALL AREAS ARE APPROXIMATE ONLY  
CP DENOTES COMMON PROPERTY  
CS DENOTES CAR SPACE  
L DENOTES LIFT  
PR DENOTES POOL ROOM  
S DENOTES STORAGE

SP DRAFT ONLY  
SECOND EDITION  
2/04/2020



PLANS USED:  
PROPOSED BUILDING AS PER  
EDAA ARCHITECTS, PROJECT  
DRAWING No. DA.00 - 08  
DATED: 1/04/2020

HEIGHT LIMITATIONS TO DEFINE  
THE CUBIC SPACE OF EACH LOT  
SUBJECT TO FINAL CONSTRUCTION

DRAFT PLAN ONLY

DATE: 2-04-2020

PLANS & AREAS SCALED FROM  
ARCHITECTS PLANS AND ARE  
SUBJECT TO FINAL DESIGN & SURVEY  
& APPROVAL BY RELEVANT AUTHORITIES

LANDSCAPING STRUCTURES  
INCLUDING BUT NOT LIMITED TO  
PAVERS, CONCRETE PATHS, PONDS  
AND POOLS WITHIN THE TERRACE  
AREAS FORM PART OF THEIR  
RESPECTIVE LOTS AND IS NOT  
COMMON PROPERTY

NOTE:

NOTE:  
ALL AREAS ARE APPROXIMATE ONLY  
CP DENOTES COMMON PROPERTY  
L DENOTES LIFT  
P DENOTES PLANTER  
PA DENOTES PATIO  
T DENOTES TERRACE

LEVEL 2 (LOWER GROUND FLOOR)



C.M.S. Surveyors Pty. Ltd.  
A.C.N 096 240 201

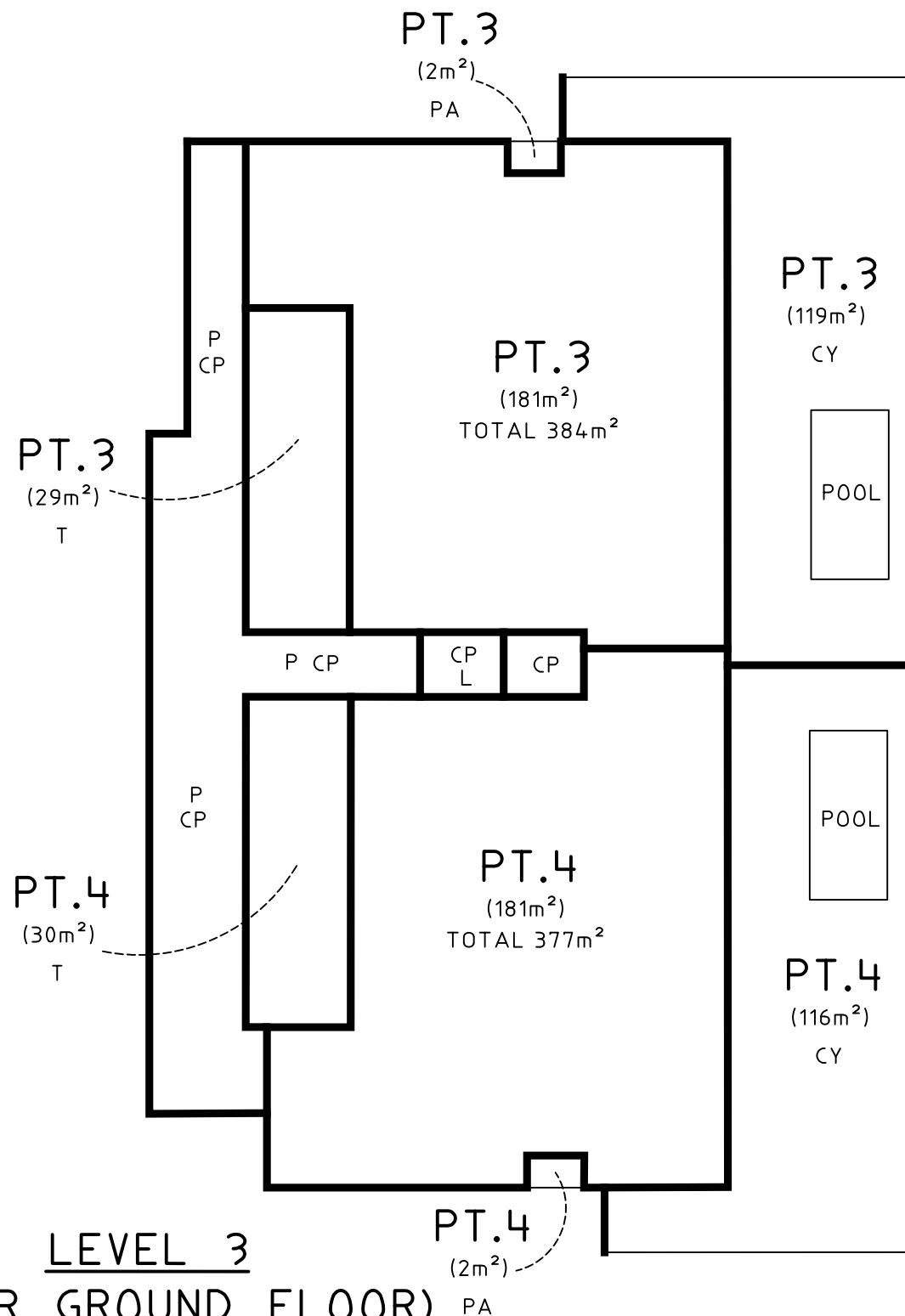
P.O. Box 463 Dee Why NSW 2099  
2/99A South Creek Rd, Dee Why NSW 2099  
Phone: (02)99714802 Fax: (02)99714822  
E-mail: info@cmssurveyors.com.au

**PLAN SHOWING PROPOSED  
STRATA SUBDIVISION OVER  
9-11 BIRDWOOD AVENUE, COLLAROY  
BEING LOT 1 IN D.P.847020**

2	PLAN REVISED	2/04/2020
1	ISSUED FOR COMMENT / REVIEW	1/04/2020

	SURVEY INSTRUCTION 19247	DRAWN GP	CHECKED SM	APPROVED SM
0	DRAWING NAME <b>19247strata I</b>		SCALE 1:200 @ A3	ISSUE  <b>2</b>
0	CAD FILE 19247strata_2.dwg			

<p>SURVEYOR</p> <p>Name: CMS SURVEYORS P/L</p> <p>Date: 1-04-2020</p> <p>Reference: 19247strata 1</p>	<p>PLAN OF SUBDIVISION OF LOT 1 IN D.P.847020</p>	<p>LGA: NORTHERN BEACHES</p> <p>Locality: COLLAROY</p> <p>Reduction Ratio: 1:200</p> <p>Lengths are in metres.</p>	<p>Registered</p>	<p>SP <b>DRAFT ONLY</b></p> <p>SECOND EDITION</p> <p>2/04/2020</p>
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PLANS USED:

PROPOSED BUILDING AS PER  
EDAA ARCHITECTS, PROJECT  
DRAWING No. DA.00 - 08  
DATED: 1/04/2020

HEIGHT LIMITATIONS TO DEFINE  
THE CUBIC SPACE OF EACH LOT  
SUBJECT TO FINAL CONSTRUCTION

DRAFT PLAN ONLY


DATE: 2-04-2020

PLANS & AREAS SCALED FROM  
ARCHITECTS PLANS AND ARE  
SUBJECT TO FINAL DESIGN & SURVEY  
& APPROVAL BY RELEVANT AUTHORITIES

LANDSCAPING STRUCTURES  
INCLUDING BUT NOT LIMITED TO  
RETAINING WALLS, PAVERS,  
CONCRETE PATHS, POOLS AND  
STAIRS WITHIN THE COURTYARD  
& TERRACE AREAS FORM PART  
OF THEIR RESPECTIVE LOTS AND  
IS NOT COMMON PROPERTY

NOTE:

ALL AREAS ARE APPROXIMATE ONLY  
CY DENOTES COURTYARD  
CP DENOTES COMMON PROPERTY  
L DENOTES LIFT  
P DENOTES PLANTER  
PA DENOTES PATIO  
T DENOTES TERRACE

<div><div>C.M.S. Surveyors Pty. Ltd. A.C.N 096 240 201 PO Box 463 Dee Why NSW 2099 2/99A South Creek Rd, Dee Why NSW 2099 Phone: (02)99714802 Fax: (02)99714822 E-mail:info@cmssurveyors.com.au</div></div>	<b>PLAN SHOWING PROPOSED STRATA SUBDIVISION OVER 9-11 BIRDWOOD AVENUE, COLLAROY BEING LOT 1 IN D.P.847020</b>		SURVEY INSTRUCTION 19247	DRAWN GP	CHECKED SM	APPROVED SM
			DRAWING NAME 19247strata 1		SCALE 1:200@A3	ISSUE  2
			CAD FILE 19247strata 2.dwg			
2	PLAN REVISED	2/04/2020				
1	ISSUED FOR COMMENT / REVIEW	1/04/2020				

<p>SURVEYOR</p> <p>Name: CMS SURVEYORS P/L</p> <p>Date: 1-04-2020</p> <p>Reference: 19247strata 1</p>	<p>PLAN OF SUBDIVISION OF LOT 1 IN D.P.847020</p>	<p>LGA: NORTHERN BEACHES</p> <p>Locality: COLLAROY</p> <p>Reduction Ratio: 1:200</p> <p>Lengths are in metres.</p>	<p>Registered</p>	<p>SP DRAFT ONLY</p> <p>SECOND EDITION</p> <p>2/04/2020</p>
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