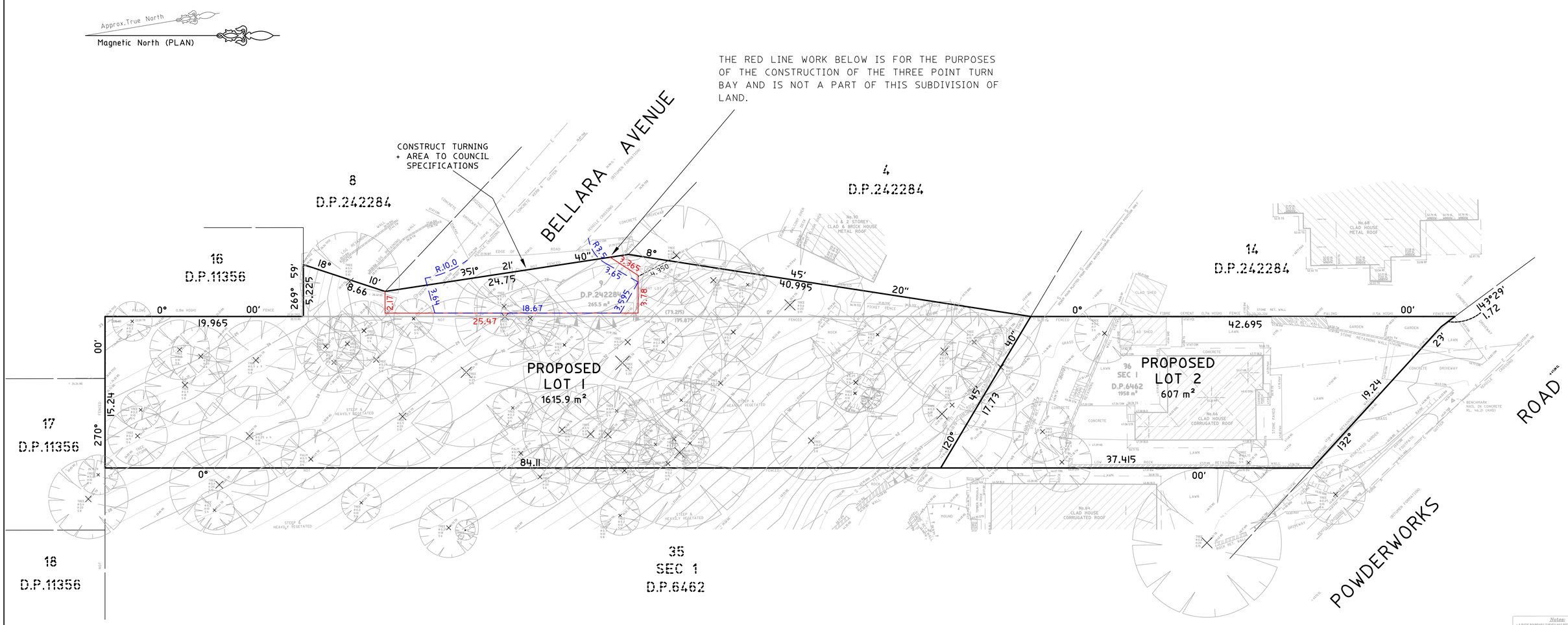
A1

PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2018/391777

DATED: 2 July 2020



NOTE:
TURNING AREA TO BE CONSTRUCTED WITH APPROPIATE SIGNAGE TO MAINTAIN CLEAR ACCESS.

0 5 10 15 20

SCALE 1:200

SUBJECT TO COUNCIL AND REGULATORY APPROVALS.

TITLE INDICATES THAT LOT 9 IN D.P.242284 IS SUBJECT TO:

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S).
- M761275 COVENANT (NOT INVESTIGATED)

TITLE INDICATES THAT LOT 36 OF SEC 1 IN D.P.6462 IS SUBJECT TO:

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S).
- AH934621 CAVEAT BY DOUGLAS KEITH DEWEY

LEGEND:

BAL = BALCONY
BIT = BITUMEN
BLD = EXTERNAL BUILDING
BRK = BOTTOM OF ROCK
BW = BOTTOM OF WALL
CL = CENTRELINE
CON = CONCRETE
DK = DECK
DSL = DOOR SILL LEVEL
FCE = FENCE
FL = FLOOR LEVEL
GUT = GUTTER
WSL = WINDOW HOOD LEVEL
HYD = HYDRANT
LAN = LANDING LEVEL
LID = MISCELLANEOUS PIT LID
NS = NATURAL SURFACE
PAV = PAVING
PP = POWER POLE
RET = RETAINING
RF = TOP OF ROOF
RK = ROCK
RR = ROOF RIDGE
SEW = SEWER
SIP = SEWER INSPECTION PIT
SL = WINDOW SILL LEVEL
STR = STEPS
TBK = TOP OF BANK
TEL = TELSTRA
TFCE = TOP OF FENCE
TG = TOP OF GUTTER
TKB = TOP OF KERB
TR = TREE
TRK = TOP OF ROCK
TW = TOP OF WALL
WM = WATER METER
E = ELECTRICITY

TREE
H=TRUNK DIAMETER
A=HEIGHT
S=SPREAD DIAMETER

Notes:

- A BASIC BOUNDARY SURVEY HAS BEEN UNDERTAKEN SUITABLE FOR COUNCIL DA SUBMISSION (TITLE DIMENSIONS ONLY) - BOUNDARY DEFINITION IS SUBJECT TO FURTHER SURVEY.
- IF CONSTRUCTION ON OR NEAR BOUNDARIES IS REQUIRED IT IS RECOMMENDED THAT THE BOUNDARIES OF THE LAND BE MARKED.
- THIS DETAIL SURVEY IS NOT A "SURVEY" AS DEFINED BY THE SURVEYING AND SPATIAL INFORMATION ACT, 2002.
- TREE SIZES ARE ESTIMATES ONLY.
- THIS PLAN WAS BEEN PREPARED FOR THE EXCLUSIVE USE OF DOUGLAS DEWEY
- 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 (AT THE) SHOULD BE USED AND A FULL UTILITY INVESTIGATION, INCLUDING A UTILITY LOCATION SURVEY, SHOULD BE CARRIED OUT BEFORE ANY EXCAVATION OR CONSTRUCTION ACTIVITY IN OR NEAR THE SURVEYED AREA.
- SEWER MAIN PLOTTED FROM SYDNEY WATER SEWER DIAGRAM. LOCATION SHOULD BE PROVED ON SITE IF CRITICAL.
- CRITICAL SPOT LEVELS SHOULD BE CONFIRMED WITH SURVEYOR.
- THIS PLAN IS ONLY TO BE USED FOR THE PURPOSE OF SUBDIVISION DESIGN
- 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 1:500.
- DO NOT SCALE OFF THIS PLAN / FIGURES DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS.
- COPYRIGHT © CMS SURVEYORS 2013.
- NO PART OF THIS SURVEY MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM OR TRANSMITTED IN ANY FORM, WITHOUT THE PRIOR WRITTEN PERMISSION OF THE COPYRIGHT OWNER EXCEPT AS PERMITTED BY THE COPYRIGHT ACT 1968.
- ANY PERMITTED DOWNLOADING, ELECTRONIC STORAGE, DISPLAY, ADAPTATION OR PRINTOUT OF THIS DOCUMENT MUST NOT CONTAIN NO ALTERATION OR ADDITION TO THE ORIGINAL SURVEY.
- THIS NOTICE MUST NOT BE ERASED.

13	NOTES UPDATED	7/04/20
12	DIMENSION TO TREE ADDED.	10/01/20
11	PROPOSED ROAD BOUNDARY ADJUSTMENT.	19/12/19
10	PROPOSED ROAD BOUNDARY ADJUSTMENT.	29/11/19
1	FIRST ISSUE	13/04/18

HORIZONTAL DATUM:
CO-ORDINATE SYSTEM: ASSUMED
MARKS ADOPTED:
LGA: PITTWATER

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: PM 5285
R.L. 47.685 (ORDER L3)
SOURCE: S.C.I.M.S. (25/03/04)

CLIENT:
KEENWILL PTY LTD TRADING
AS "RAISE THE ROOF"
PO BOX1147, MONA VALE NSW 1660

SURVEY PLAN SHOWING PROPOSED SUBDIVISION OVER LOTS 36 SEC.1 IN D.P.6462 AND LOT 9 IN D.P.242284 FOR 31 BELLARA AVENUE & 66 POWDERWORKS ROAD NORTH NARRABEEN NSW 2101

C.M.S. Surveyors Pty Limited
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E-mail: info@cmssurveyors.com.au

SURVEYED	DRAWN	CHECKED	APPROVED
LJ	GP	LJ	SM

SURVEY INSTRUCTION	SCALE	DATE OF SURVEY
17695	1:200 @ A1	23/08/13

DRAWING NAME: 17695sub 1
CAD FILE: 17695sub 1 Rev12.dwg
SHEET: 1 OF 1
ISSUE: 13