

S 96(1) 28/3/17

**C.M.S. Surveyors Pty. Ltd.**  
 A C N 096 240 201  
 PO Box 463 Dee Why NSW 2099  
 1/32 Campbell Avenue Dee Why NSW 2099  
 Phone (02)99714802 Fax. (02)99714822  
 E-mail: info@cmssurveyors.com.au

PLAN SHOWING PROPOSED STAGE 1 OF STAGED STRATA SUBDIVISION OVER 1320 PITWATER ROAD, NARRABEEN BEING LOT 1 IN D.P.1208984		
3	ALLOCATION CHANGES	20/12/16
2	ALLOCATION CHANGES	16/09/16
1	ISSUED FOR COMMENT / REVIEW	8/09/16

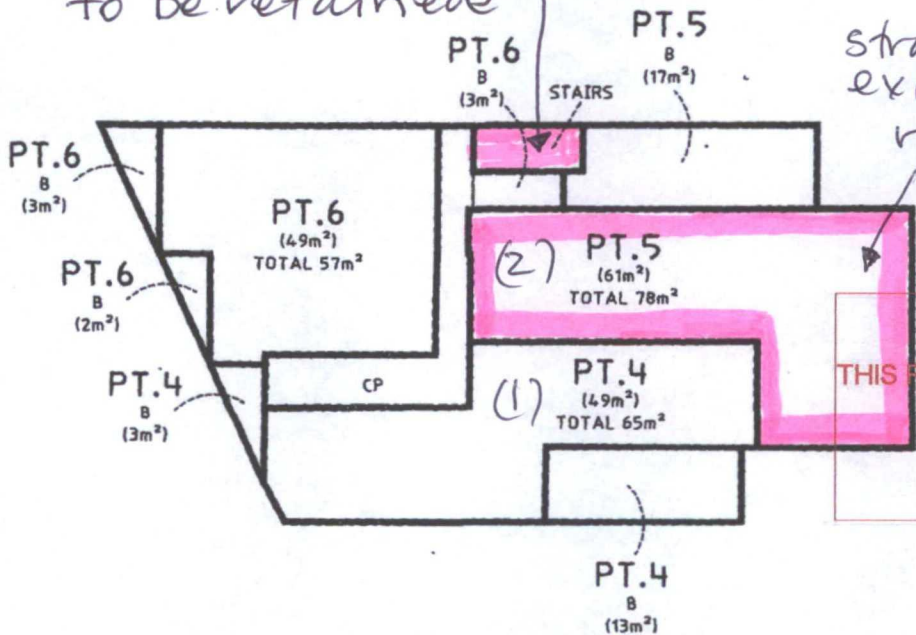
SURVEY INSTRUCTION	DRAWN	CHECKED	APPROVED
12160C	CJR	SE	DR
DRAWING NAME 12160Cstage 1		SCALE 1:150BA3	ISSUE 3
CAD FILE 12160Cstage1 strata3.dwg			



The strata plan approved, shows the existing stairs to be retained

The approved strata plan shows the existing layout to be retained for unit 2

**DRAFT PLAN ONLY**  
 DATE 5/09/2016  
 PLANS & AREAS SCALED FROM ARCHITECTS PLANS AND ARE SUBJECT TO FINAL DESIGN & SURVEY & APPROVAL BY RELEVANT AUTHORITIES



THIS PLAN TO BE READ IN CONJUNCTION WITH  
 MOD2017/0008  
 NORTHERN BEACHES COUNCIL

LEVEL 2

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

**NOTE**  
 ALL AREAS ARE APPROXIMATE ONLY  
 B DENOTES BALCONIES  
 CP DENOTES COMMON PROPERTY  
 SER DENOTES SERVICES CP  
 V DENOTES VOID

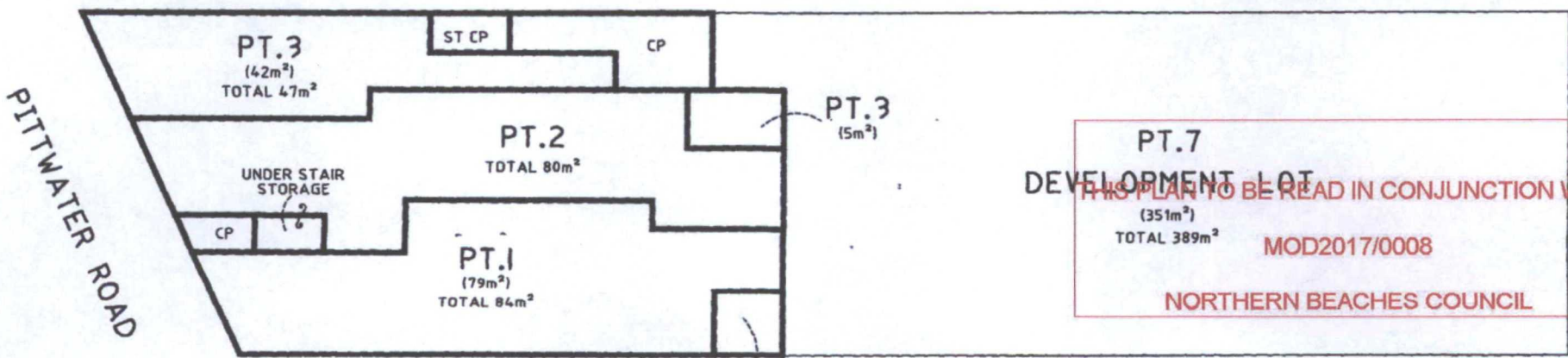
Surveyor STEPHEN R EMERY	Registered	SP
Surveyor's Ref 12160Cstg1 strata 1		
Subdivision No		
Lengths are in metres. Reduction Ratio 1:150		

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PLAN SHOWING PROPOSED STAGE 1 OF  
 STAGED STRATA SUBDIVISION OVER  
 1320 PITTWATER ROAD, NARRABEEN  
 BEING LOT 1 IN D P 1208984

3	ALLOCATION CHANGES	20/12/16
2	ALLOCATION CHANGES	16/09/16
1	ISSUED FOR COMMENT / REVIEW	8/09/16

SURVEY INSTRUCTION 12160C	DRAWN CJR	CHECKED SE	APPROVED DR
DRAWING NAME 12160Cstage 1		SCALE 1:500A3	ISSUE 3
CAD FILE 12160Cstage1 strata3.dwg			



**PT.7**  
 DEVELOPMENT LOT  
 (351m²)  
 TOTAL 389m²  
 MOD2017/0008  
 NORTHERN BEACHES COUNCIL

LEVEL 1

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

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

NOTE  
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THE DEVELOPMENT LOT 7 EXTENDS FROM 5  
 BELOW TO 20 ABOVE THE UPPER SURFACE  
 OF THE GROUND FLOOR OF LOT 2

CY DENOTES COURTYARD  
 CP DENOTES COMMON PROPERTY

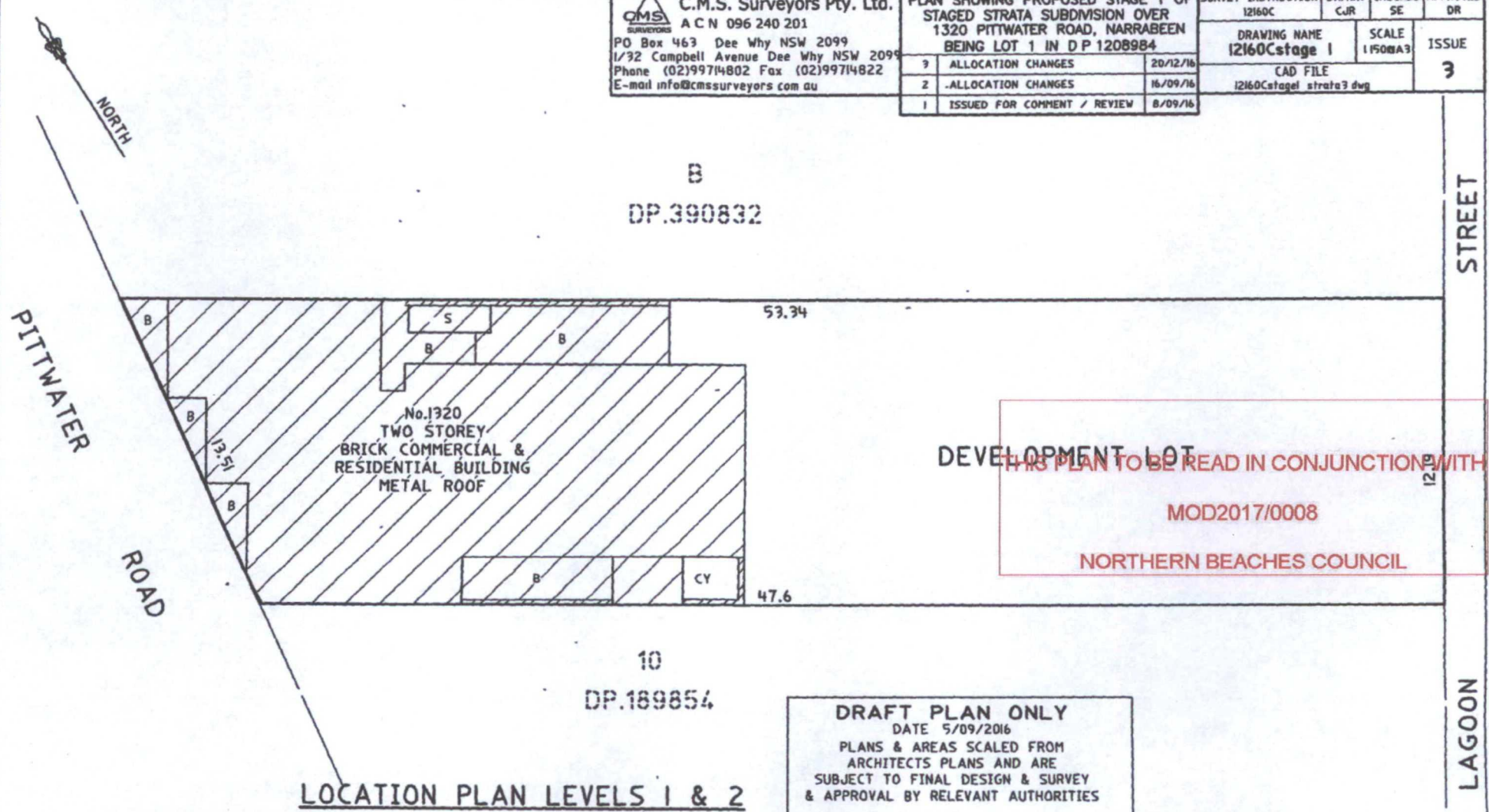
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2	ALLOCATION CHANGES	16/09/16
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SURVEY INSTRUCTION 12160C	DRAWN CJR	CHECKED SE	APPROVED DR
DRAWING NAME 12160Cstage 1		SCALE 1:1500A3	ISSUE 3
CAD FILE 12160Cstage1 strata3.dwg			



**LOCATION PLAN LEVELS 1 & 2**

**DRAFT PLAN ONLY**  
 DATE 5/09/2016  
 PLANS & AREAS SCALED FROM ARCHITECTS PLANS AND ARE SUBJECT TO FINAL DESIGN & SURVEY & APPROVAL BY RELEVANT AUTHORITIES

DEVELOPMENT CONTRACT TO BE FINALISED PRIOR TO REGISTRATION OF FINAL PLAN

**NOTE**  
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 B DENOTES BALCONIES  
 CY DENOTES COURTYARD  
 CP DENOTES COMMON PROPERTY  
 S DENOTES STAIRS

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

Surveyor <b>STEPHEN R EMERY</b>	Registered	SP
Surveyor's Ref <b>12160Cstg1 strata 1</b>		
Subdivision No.		
Lengths are in metres Reduction Ratio 1:150		