

- COPYRIGHT © ADAM CLERKE SURVEYORS PTY LTD 2023  
- THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF CHARLES MORT  
- PLAN PREPARED BY REGISTERED SURVEYOR FOR DEVELOPMENT APPLICATION PURPOSES ONLY.

A Clerk

Adam Clerke  
Registered surveyor No:8490

3  
D.P.1045808

2  
D.P.523868

5  
D.P.26744

4  
D.P.26744

## LEGEND & NOTES

- DENOTES PEDESTRIAN ACCESS ROUTE
- STEPPING STONES IN GRASS TYPICALLY
- DENOTES ROOF AREA (75.9M2) OF PROPOSED DEVELOPMENT

SITE COVERAGE M2 AND % SITE COVER  
SITE AREA = 1160M2

	EXISTING M2(%)	CHANGE M2	PROPOSED M2(%)
ROOF AREA	340.0(29.3%)	75.9	415.9(35.9%)
HARD SURFACE	410.4(35.4%)	75.9	486.3(42%)
LANDSCAPE	749.6(64.6%)	-75.9	673.7(58%)

### LEGEND:

- TWO TOP OF WALL
- TOP OF FENCE
- FENCE
- INDICATIVE POSITION OF SEWER MAIN (NOT VISIBLE). POSITION TO BE CONFIRMED BY SYDNEY WATER.
- WINDOW, RIDGE & GUTTER HEIGHTS HAVE BEEN OBTAINED BY INDIRECT METHOD AND ARE ACCURATE TO ± 0.05m.

### PROPOSED DEVELOPMENT

PROPERTY: 11 CATALINA CRESCENT AVALON BEACH NSW 2017  
LOT DP: LOT 5 DP 26744

CHARLES MORT

PHILIP LOW (PH: 0410 542466 E: philip.low@app.com.au)

SITE PLAN  
SCALE 1:200

Design	PL	Check	PL
Drawn	PL	Check	PL
Scale (Orig. A3)	As Shown		
File Name			
Drawing No.	CATALINA 01		

Revisions	No.	Description
	A	Original Issue