

LEGEND

BENCH MARK	▲
TELSTRA PIT	TEL
ELECTRIC LIGHT POLE	ELP
ELECTRIC LIGHT BOLLARD	LB
ELECTRICITY PIT	EPIT
ELECTRICITY BOX	EL
POWER POLE	PP
POWER POLE WITH LIGHT	PPL
GRATED INLET PIT	GIP
DRAIN	DRN
SEWER MANHOLE	SMH
SEWER INSPECTION POINT	SIP
STOP VALVE	SV
HYDRANT	HYD
WATER METER	WM
WATER TAP	TAP
PIT WITH CONCRETE LID	CLID
PIT WITH METAL LID	MLID
STREET SIGN	SS
BOLLARD	BOL
PLAQUE	PLQ
VEHICLE CROSSING	(VC)
PRAM CROSSING	(PC)
WINDOW	W
DOOR	D
HEAD/SILL	H/S
COMMUNICATIONS (DBYD)	C
ELECTRICITY (U'GROUND DBYD)	E
ELECTRICITY (OVERHEAD)	P
SEWER (DBYD)	S
WATER (DBYD)	W
GAS (DBYD)	G
STORMWATER PIPE	SW

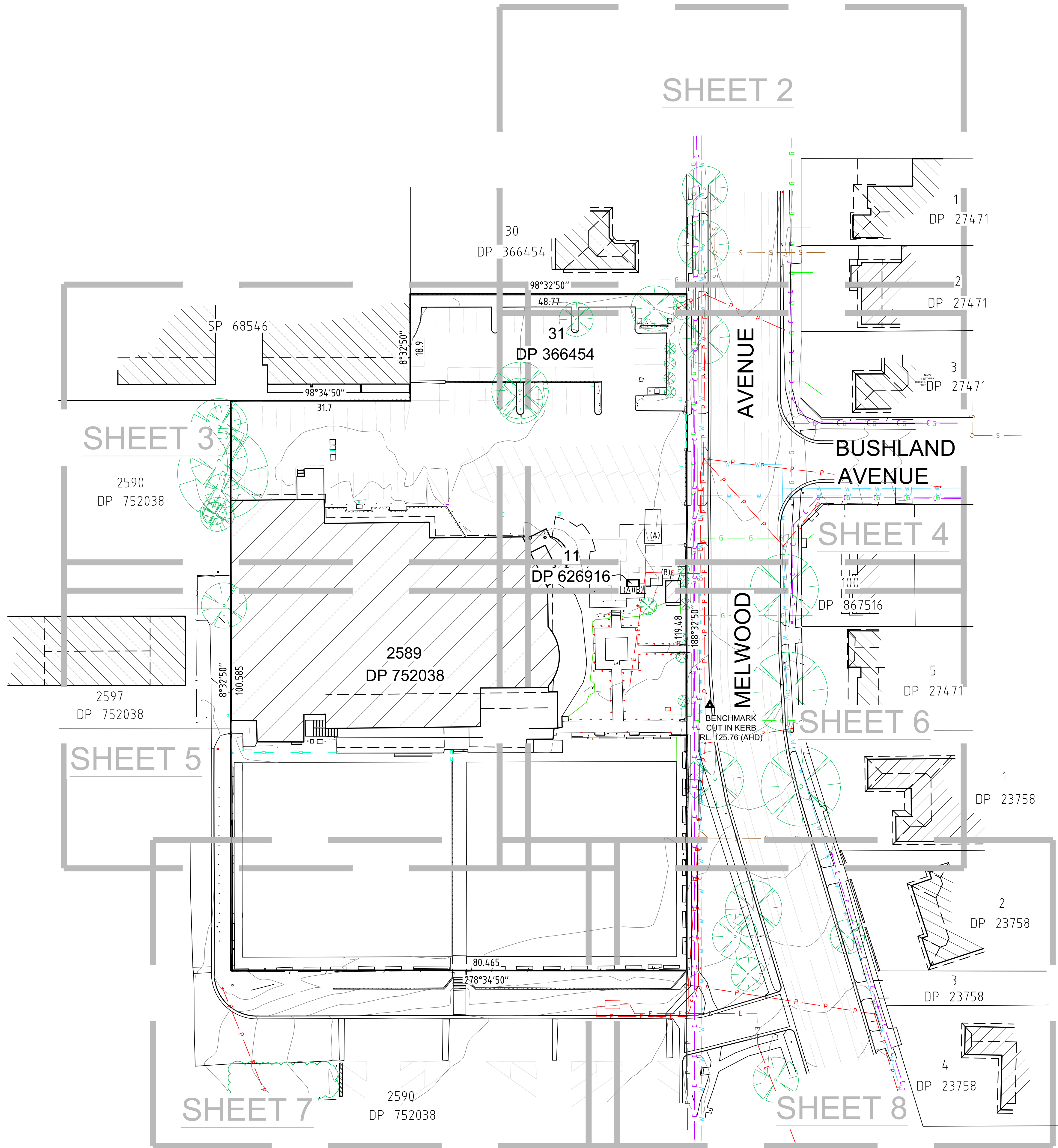
NOTES

1. THE BOUNDARIES HAVE NOT BEEN MARKED ON GROUND
2. THE BOUNDARY SURVEY (DIMENSIONS AND AREA) HAVE BEEN SURVEYED IN ACCORDANCE WITH SURVEYING AND SPATIAL INFORMATION REGULATION 2017 CLAUSE 10 "IDENTIFICATION SURVEYS" AND ARE SUBJECT TO FINAL SURVEY
3. ADJOINING BOUNDARIES WITHIN THIS FILE HAVE BEEN ADDED FROM DCDB DATA OBTAINED FROM NSW LAND REGISTRY SERVICES AND ARE APPROXIMATE ONLY
4. ORIGIN OF MGA2020 COORDINATES IS TAKEN FROM SSM 489 - E:334242.546, N:6262662.240 IN MELWOOD AVENUE
5. ORIGIN OF LEVELS ON A.H.D. IS TAKEN FROM SSM 489 R.L. 126.683 (A.H.D.) IN MELWOOD AVENUE
6. CONTOUR INTERVAL 0.5m
7. CONTOURS ARE INDICATIVE ONLY. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION
8. KERB LEVELS ARE TO THE TOP OF KERB UNLESS SHOWN OTHERWISE
9. FLOOR LEVELS SHOWN ARE THRESHOLD LEVELS. NO INVESTIGATION OF INTERNAL FLOOR LEVELS HAS BEEN UNDERTAKEN
10. NO INVESTIGATION OF UNDERGROUND SERVICES HAS BEEN MADE. SERVICES HAVE BEEN PLOTTED FROM RELEVANT AUTHORITIES INFORMATION AND HAVE NOT BEEN SURVEYED. ALL RELEVANT AUTHORITIES SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION ON OR NEAR THE SITE
11. 8/4/7 DENOTES TREE SPREAD OF 8m, TRUNK DIAMETER OF 0.4m & APPROX HEIGHT OF 7m
12. SHOWS APPROXIMATE POSITION OF ROAD LINEMARKING AND IS INDICATIVE ONLY
13. BEARINGS SHOWN ARE MGA (MAP GRID OF AUSTRALIA) ADD APPROX. 1°00' FOR TRUE NORTH

EASEMENTS & RESTRICTIONS

- (A) RIGHT OF WAY (GOV. GAZ. DATED 24-6-1983 FOL 2925 & DP626916)
(B) EASEMENT FOR ELECTRICITY PURPOSES 2 WIDE (GOV. GAZ. DATED 24-6-1983 FOL 292 & DP626916)

COVENANTS AFFECTING WHOLE OF LOT 31 IN DP366454
- POSITIVE COVENANT (3933586)
- POSITIVE COVENANT (6795670)



0 8 16 24 32 40
SCALE 1:400 @ A1

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E	00/00/00	—	00
Revision	Date	Description	Reference

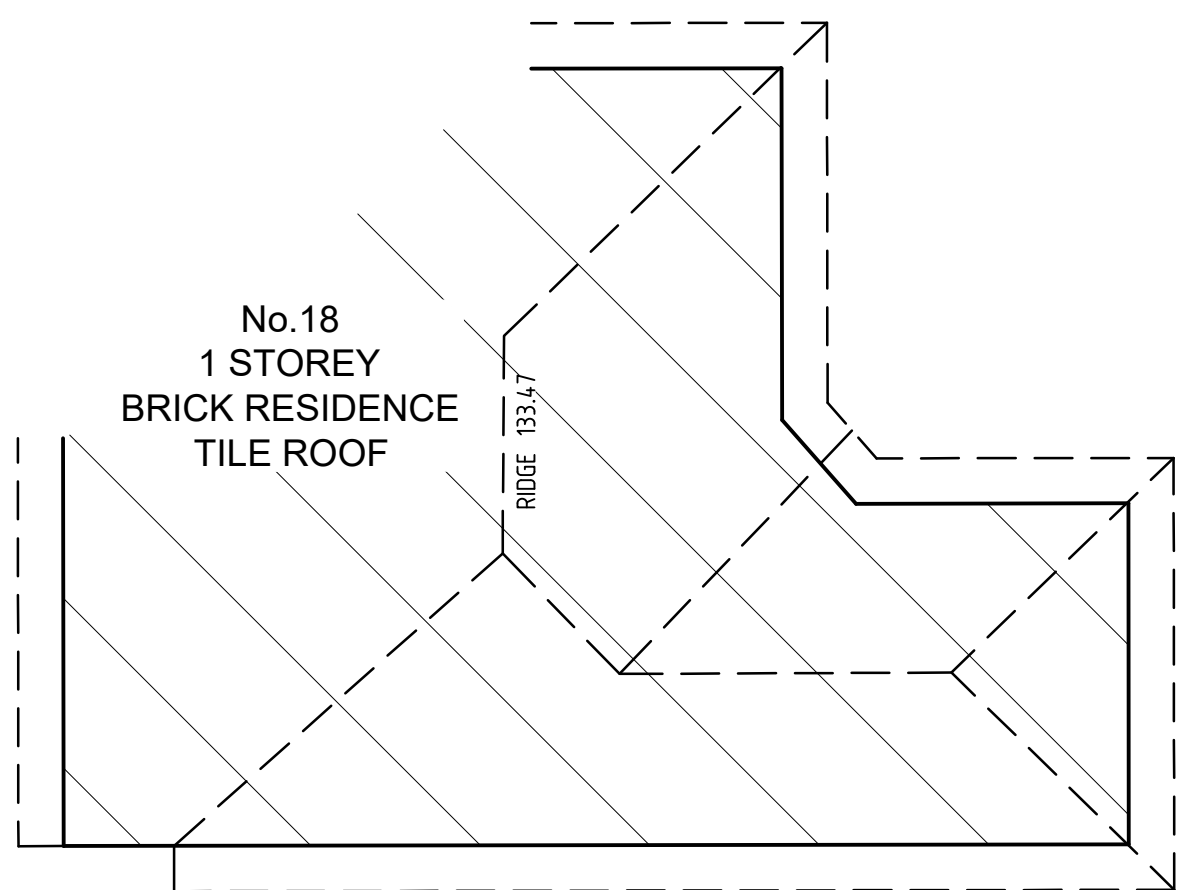
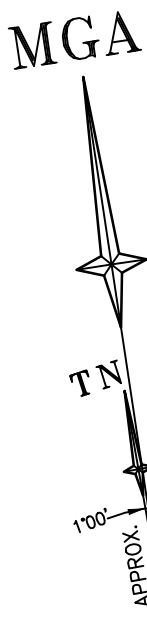
D	00/00/00	—	00
C	00/00/00	—	00
B	00/00/00	—	00
A	23/08/24	GROUND FLOOR BUILDING SURFACE PLAN ADDED	002
Revision	Date	Description	Reference



THIS IS THE PLAN REFERRED TO IN MY LETTER DATED N/A
SL008255
Registered Surveyor NSW

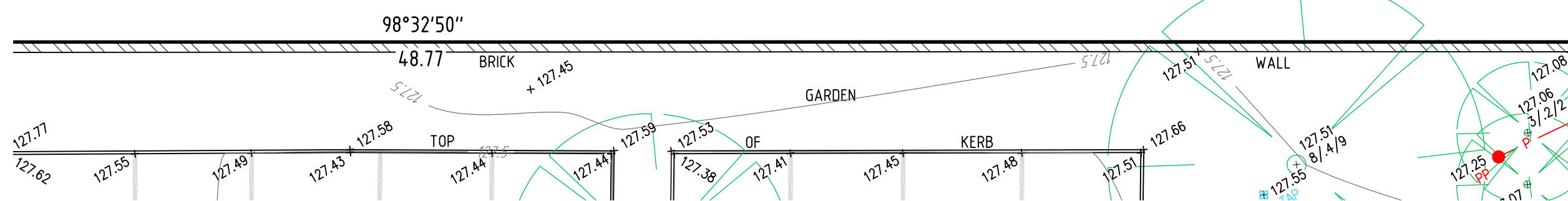
Client CONSTRUCTION MANAGEMENT SERVICES
Drawing title
PLAN OF DETAIL AND LEVELS OVER LOT 2589 IN DP 752038 & LOT 31 IN DP 366454, KNOWN AS FORESTVILLE RSL, No.22 MELWOOD AVENUE, FORESTVILLE

datum AHD
site Area 9015m² (CALC)
LGA NORTHERN BEACHES
reference number 52165 002DT
scale 1:400
date of survey 17/07/2024
SHEET 12 OF 1

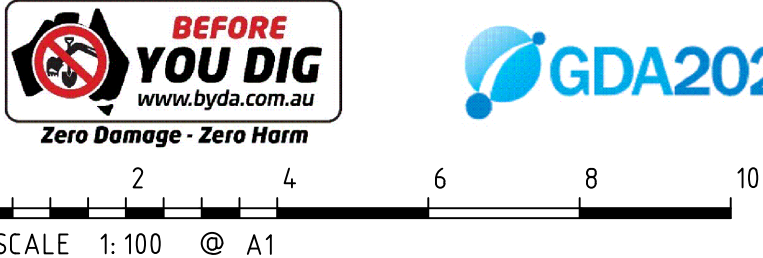


No.18 MELWOOD AVENUE - SOUTH ELEVATION

No.18 MELWOOD AVENUE - EAST ELEVATION



SEE SHEET 1 FOR LEGEND & NOTES



Revision	Date	Description	Reference
H	00/00/00	-	00
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E	00/00/00	-	00

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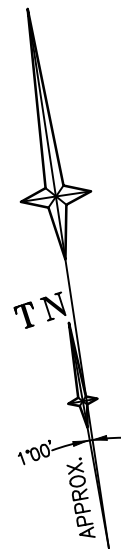


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[Signature]
Registered Surveyor NSW

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site Area 9015m² (CALC)
LGA NORTHERN BEACHES
reference number 52165 002DT
scale 1:100
date of survey 17/07/2024
SHEET 12 OF 2

MGA



No.17
2 STOREY
BRICK RESIDENCE
TILE ROOF

SP 68546

No.17
2 STOREY
BRICK RESIDENCE
TILE ROOF

30
DP 366454

31
DP 366454

ELEVATION 1 - No.17 FORESTVILLE AVENUE

ELEVATION 2 - No.17 FORESTVILLE AVENUE

2590
DP 752038

2589
DP 752038

2 STOREY
BRICK & RENDERED
BUILDING
"FORESTVILLE RSL"

SHEET 4

ADJOINS



SEE SHEET 1 FOR LEGEND & NOTES

ADJOINS

SHEET 5

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Revision	Date	Description	Reference

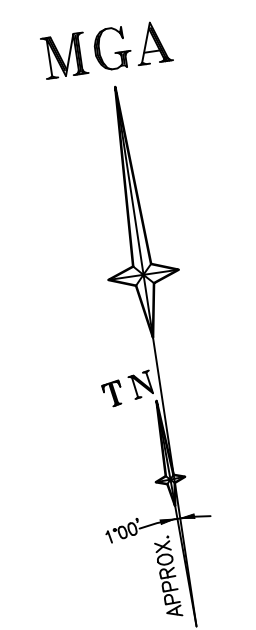
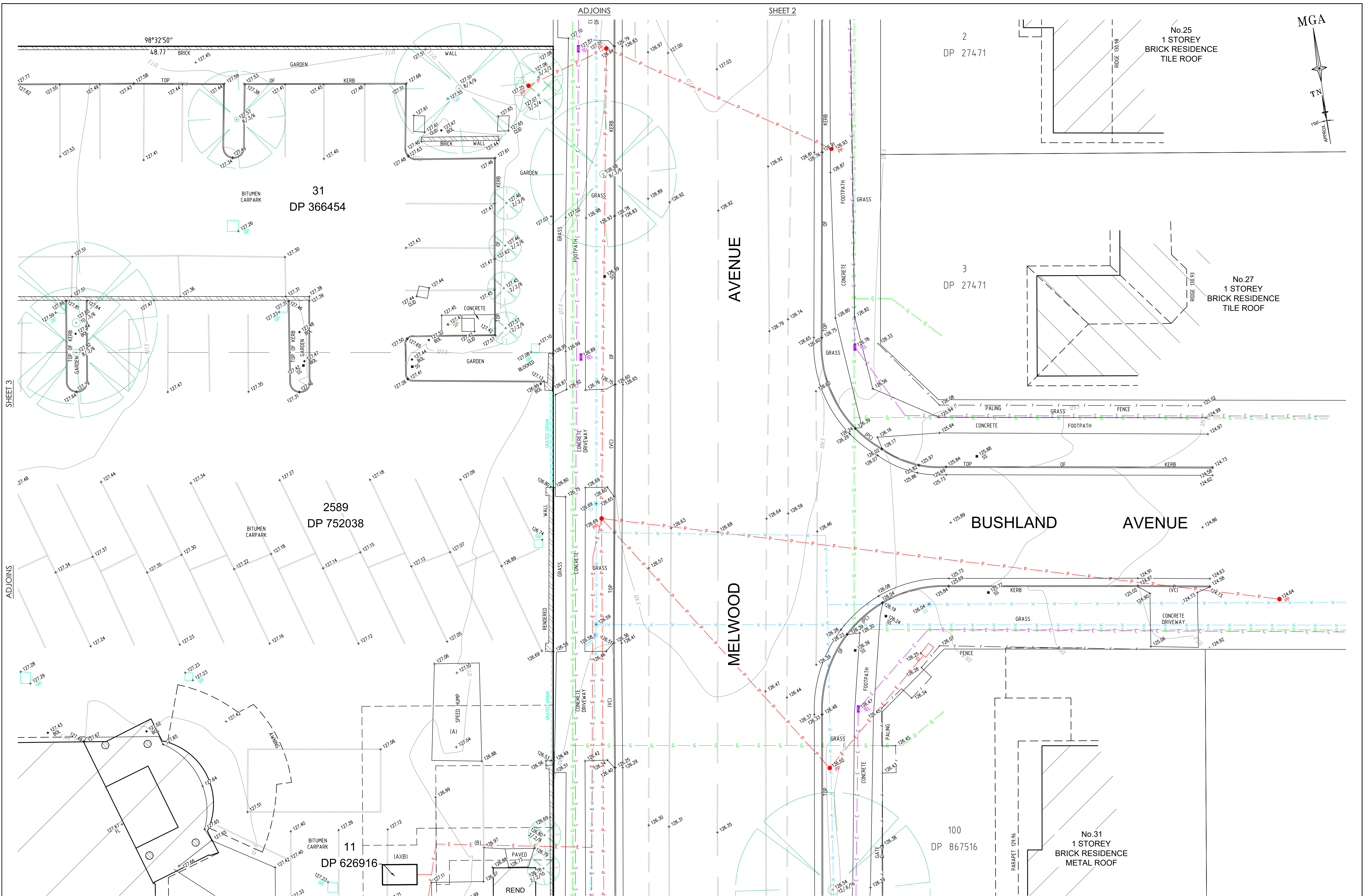
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& LOT 31 IN DP 366454, KNOWN AS FORESTVILLE RSL,
No.22 MELWOOD AVENUE, FORESTVILLE

datum
AHD
site Area
9015m² (CALC)
LGA
NORTHERN BEACHES
reference
number
52165 002DT
scale
1:100
date of survey
17/07/2024
SHEET
12
3



SEE SHEET 1 FOR LEGEND & NOTES

SCALE 1:100 @ A1

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Client CONSTRUCTION MANAGEMENT SERVICES

Drawing title

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datum AHD

site Area 9015m² (CALC)

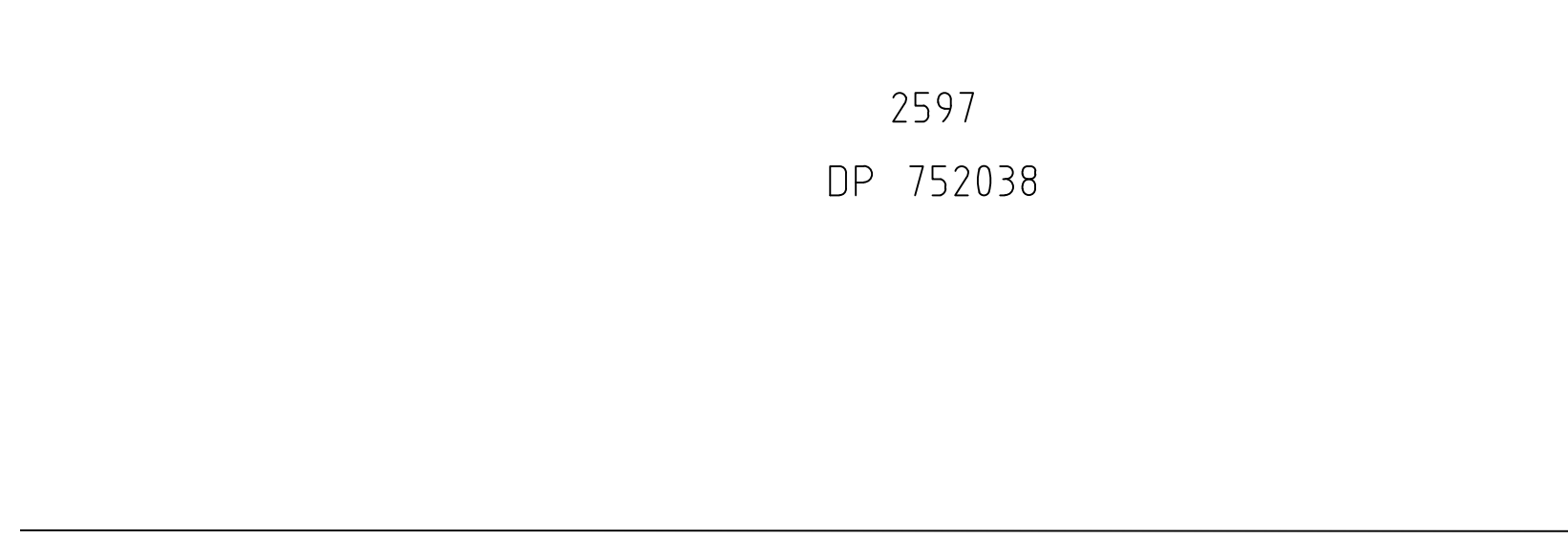
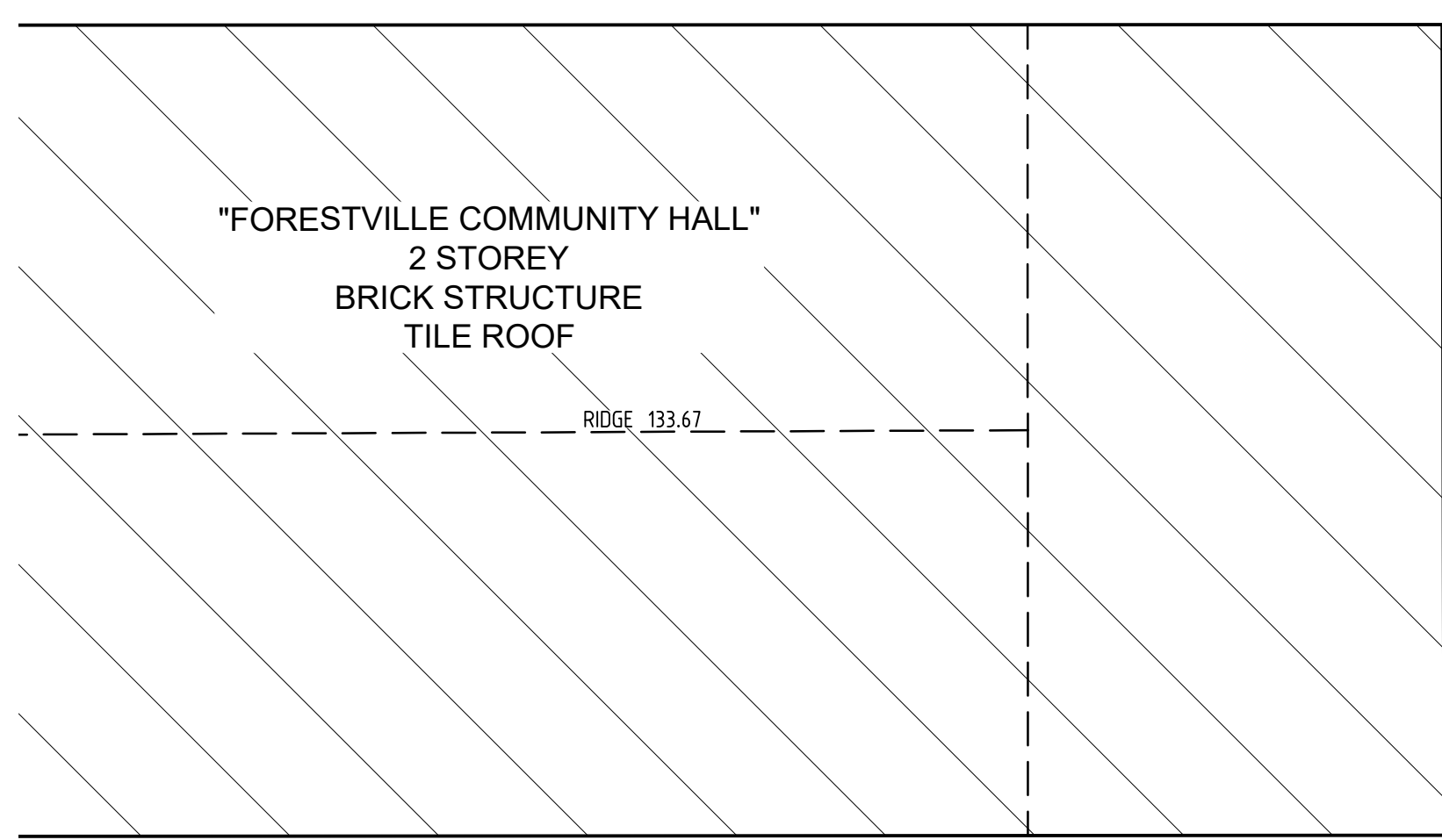
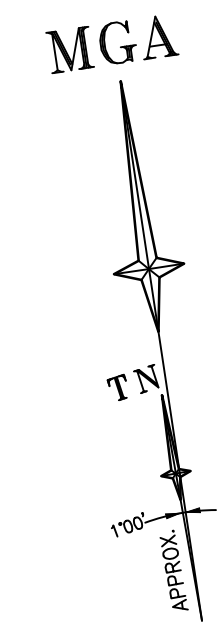
LGA NORTHERN BEACHES

reference number 52165 002DT

scale 1:100

date of survey 17/07/2024

SHEET 12 OF 4



SCALE 1:100 @ A1

SEE SHEET 1 FOR LEGEND & NOTES

Revision	Date	Description	Reference
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G	00/00/00	—	00
F	00/00/00	—	00
E	00/00/00	—	00

ADJOINS

Revision	Date	Description	Reference
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B	00/00/00	—	00
A	23/08/24	GROUND FLOOR BUILDING SURFACE PLAN ADDED	002

SHEET 7

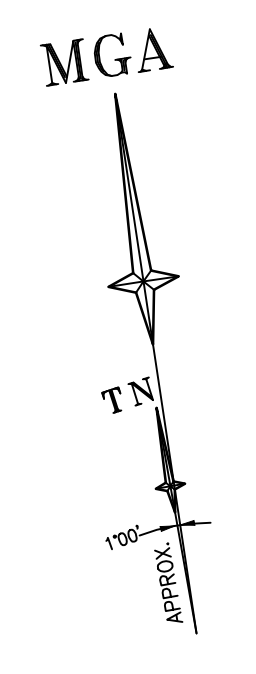
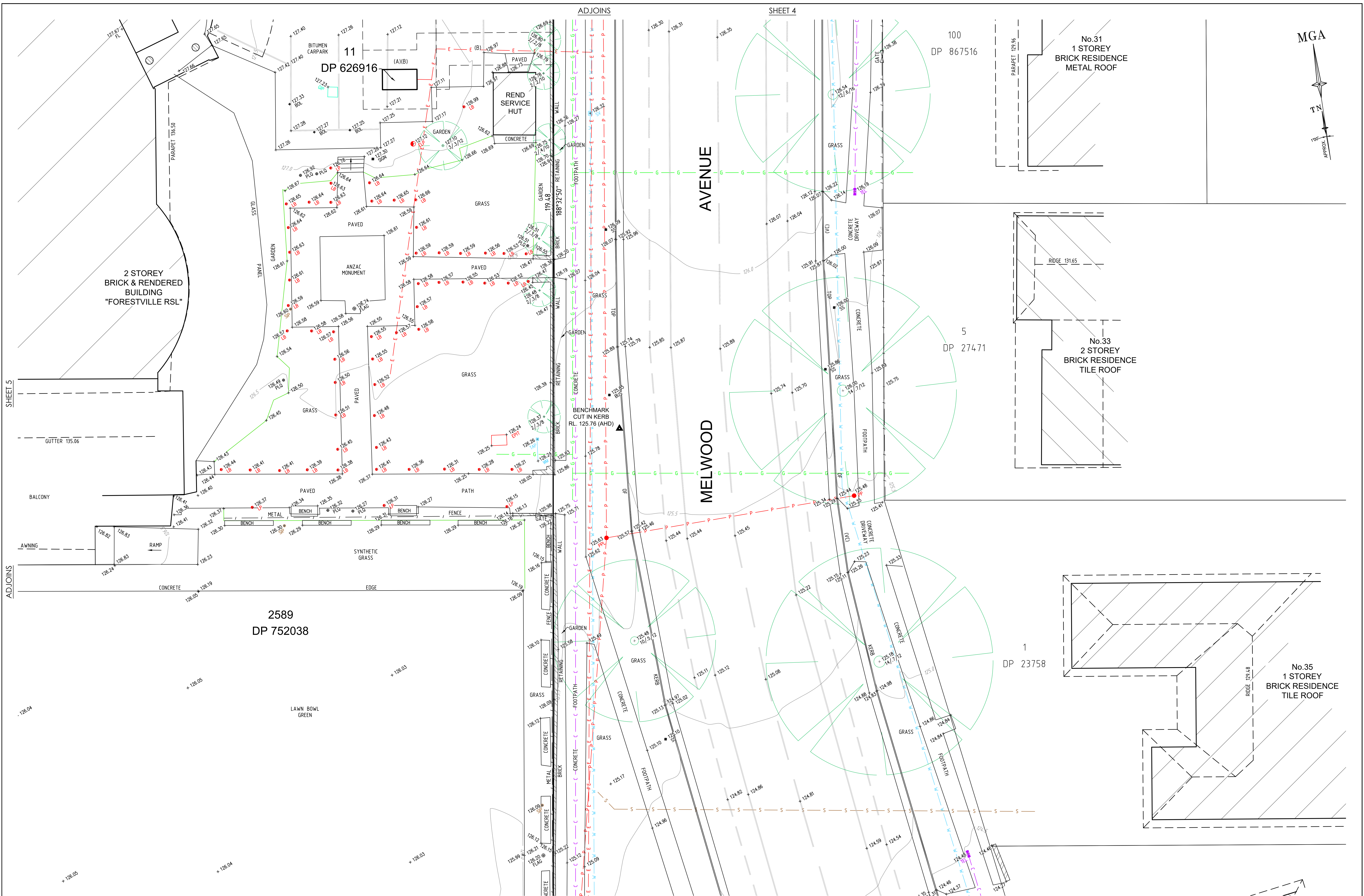


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Registered Surveyor NSW

Client CONSTRUCTION MANAGEMENT SERVICES
Drawing title
PLAN OF DETAIL AND LEVELS OVER LOT 2589 IN DP 752038
& LOT 31 IN DP 366454, KNOWN AS FORESTVILLE RSL,
No.22 MELWOOD AVENUE, FORESTVILLE

datum AHD
site Area 9015m² (CALC)
LGA NORTHERN BEACHES
reference number 52165 002DT
scale 1:100 @A1
date of survey 17/07/2024
SHEET 5 OF 12



SEE SHEET 1 FOR LEGEND & NOTES

SCALE 1:100 @ A1

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Client CONSTRUCTION MANAGEMENT SERVICES

Drawing title PLAN OF DETAIL AND LEVELS OVER LOT 2589 IN DP 752038 & LOT 31 IN DP 366454, KNOWN AS FORESTVILLE RSL, & LOT 22 MELWOOD AVENUE, FORESTVILLE

datum AHD

site Area 9015m² (CALC)

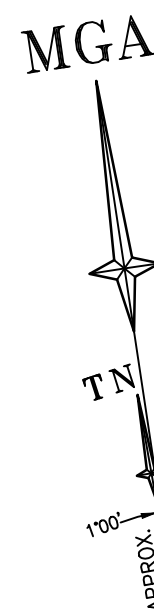
LGA NORTHERN BEACHES

reference number 52165 002DT

scale 1:100

date of survey 17/07/2024

SHEET 12 OF 6



SHEET 8

ADJOINS

7

2589
DP 7520382590
DP 752038

SEE SHEET 1 FOR LEGEND & NOTES

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F	00/00/00	—	00	B	00/00/00	—	00
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& LOT 31 IN DP 366454, KNOWN AS FORESTVILLE RSL,
No.22 MELWOOD AVENUE, FORESTVILLE

datum
AHD
site Area
9015m² (CALC)
LGA
NORTHERN BEACHES

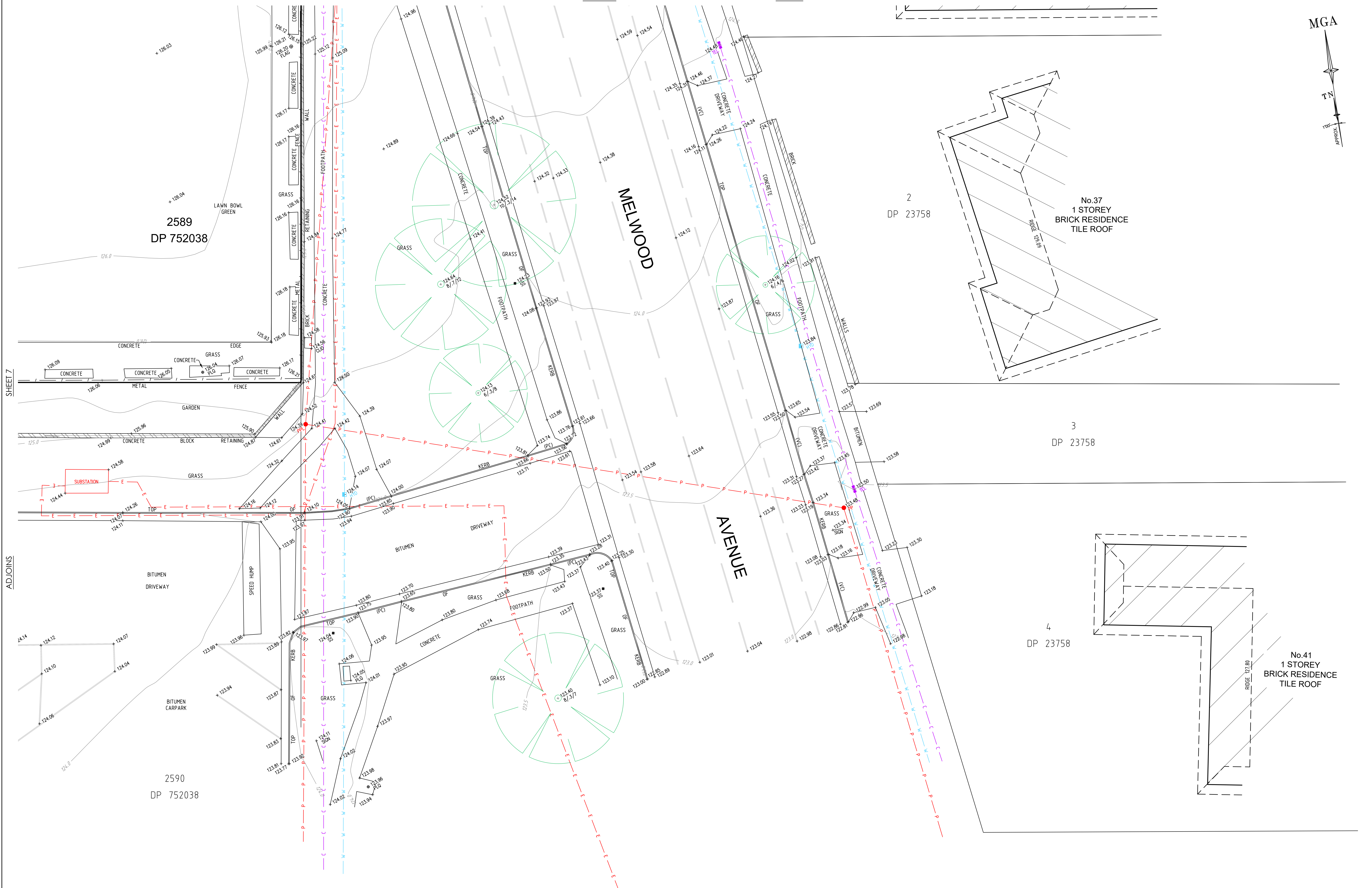
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52165 002DT
scale
1:100
date of survey
17/07/2024
SHEET
12

SCALE 1:100 @ A1

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MGA

TN

100°
APPROX.

SHEET 7

ADJOINS



SEE SHEET 1 FOR LEGEND & NOTES

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TO IN MY LETTER
DATED:
David
Registered Surveyor NSW

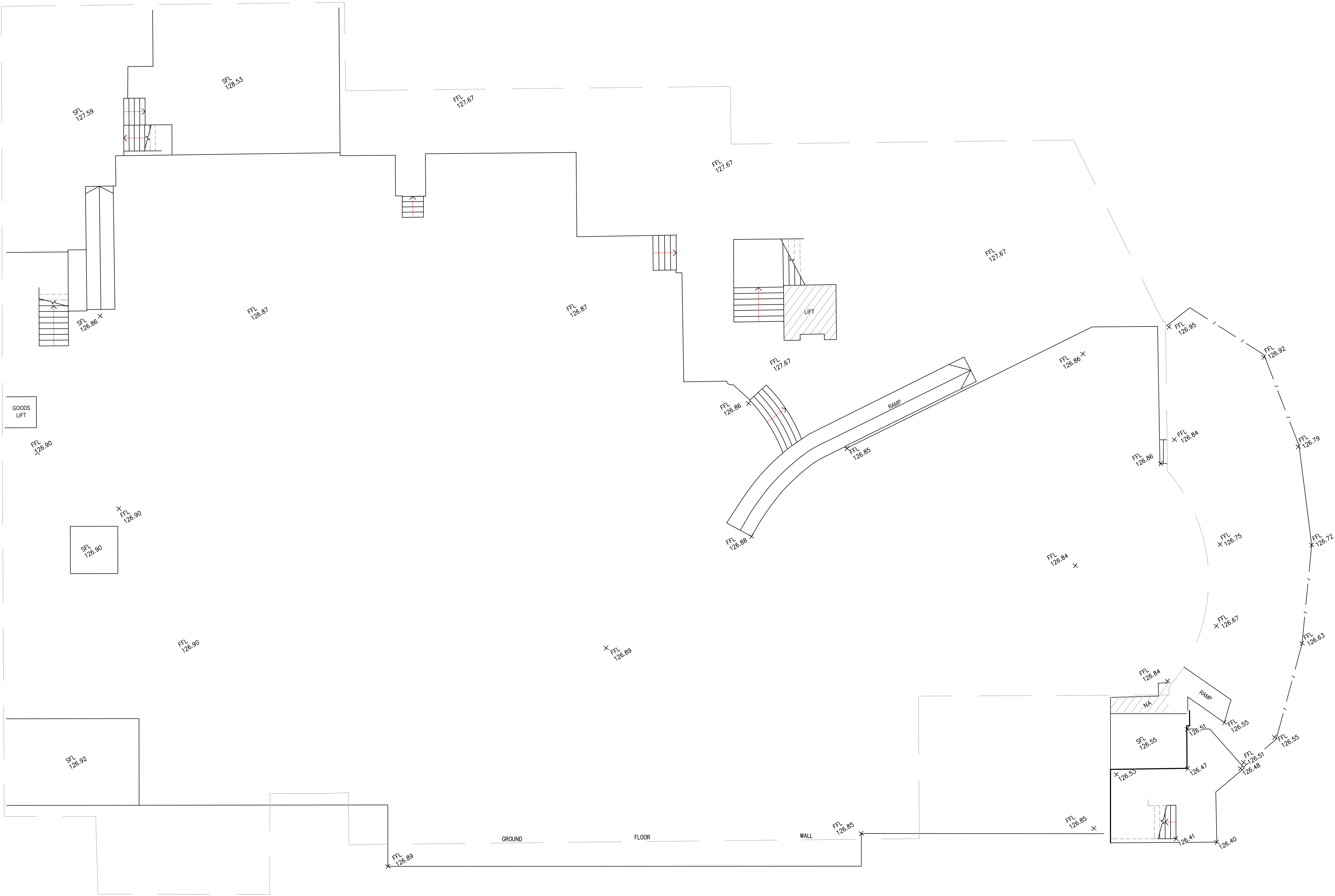
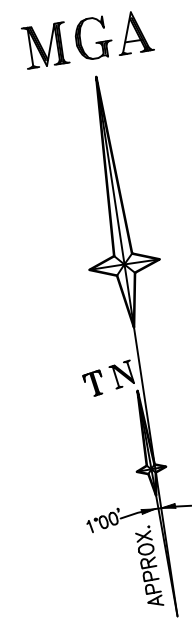
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Drawing title
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& LOT 31 IN DP 366454, KNOWN AS FORESTVILLE RSL,
No.22 MELWOOD AVENUE, FORESTVILLE

datum
AHD
site Area
9015m² (CALC)
LGA
NORTHERN BEACHES

reference
number
52165 002DT
scale
1:100 @A1
date of survey
17/07/2024

SHEET
12 OF 8

GROUND FLOOR BUILDING SURFACE PROFICE



SEE SHEET 1 FOR LEGEND & NOTES



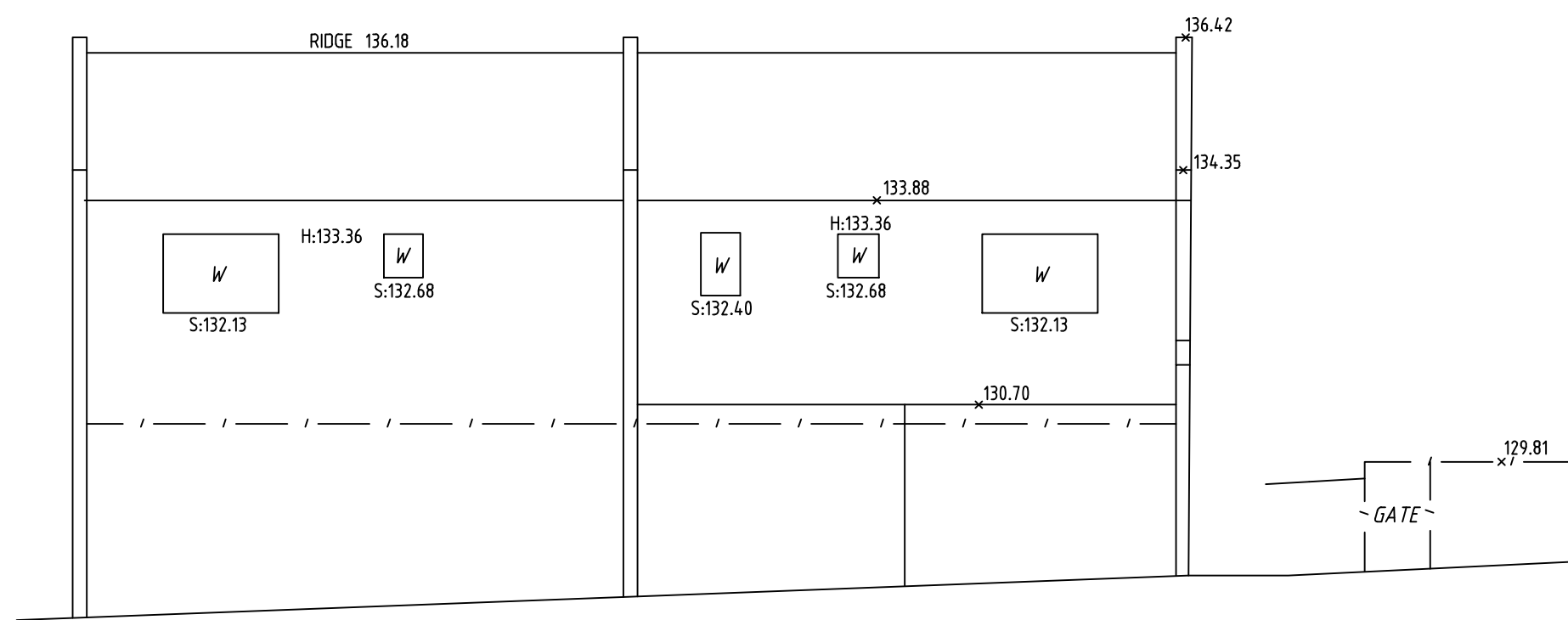
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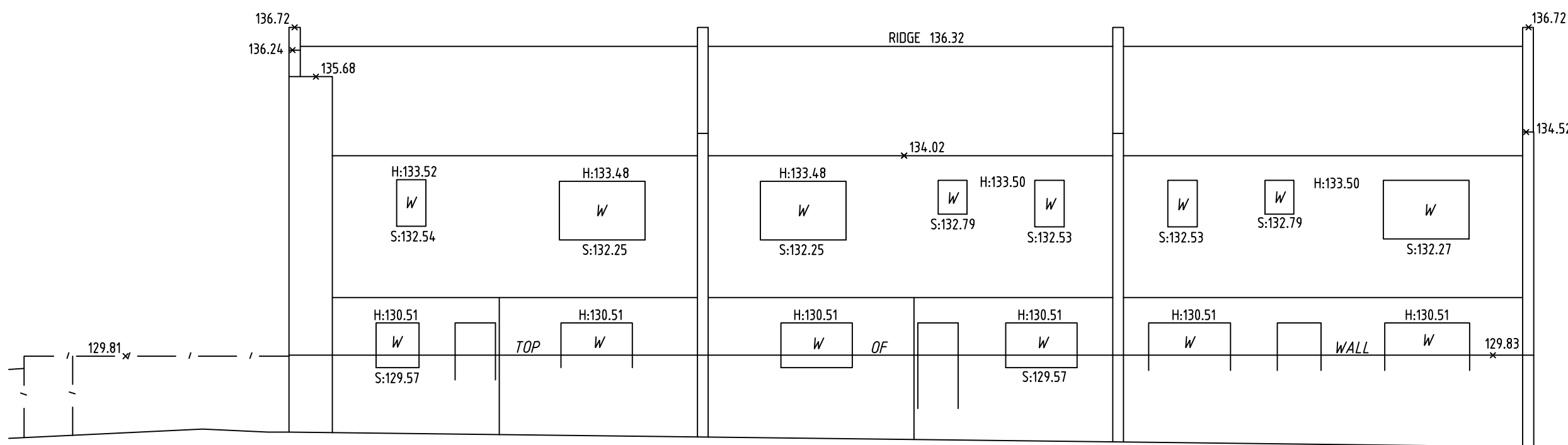
THIS IS THE PLAN REFERRED TO IN MY LETTER DATED: *[Signature]* Registered Surveyor NSW

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Drawing title
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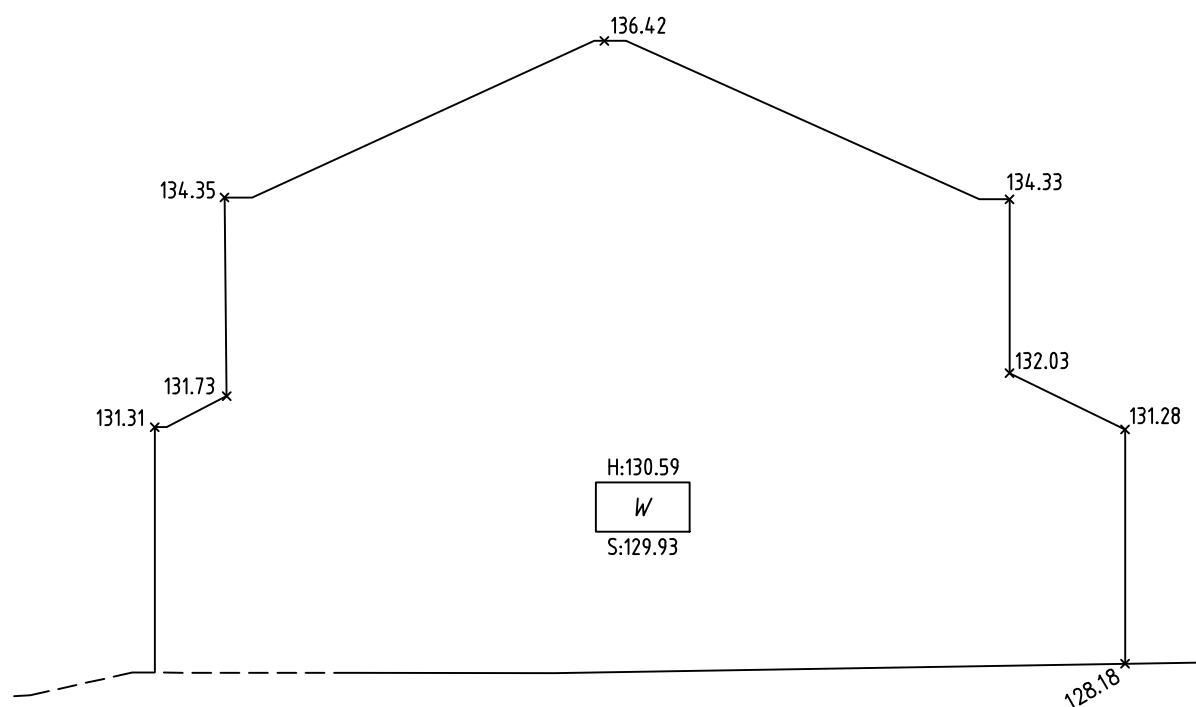
datum AHD
site Area 9015m² (CALC)
LGA NORTHERN BEACHES
reference number 52165 002DT
scale 1:100 @A1
date of survey 17/07/2024
SHEET 12 OF 9



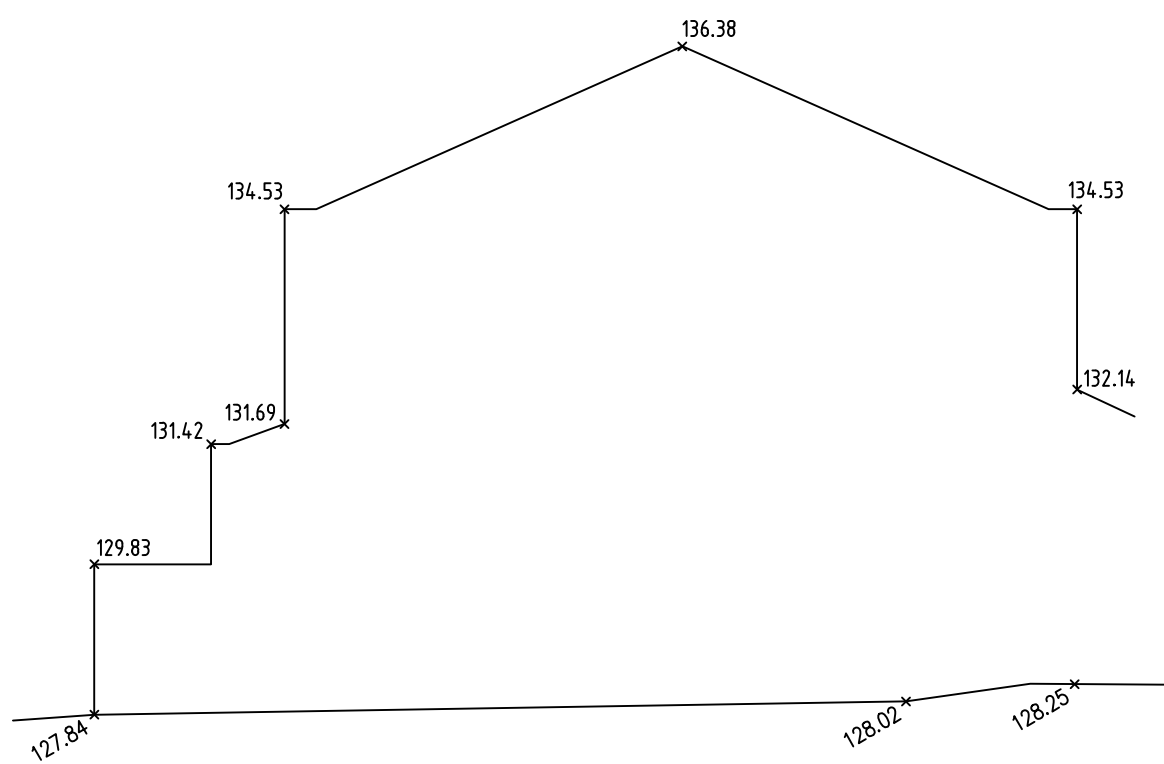
ELEVATION No.1 - 17 FORESTVILLE AVENUE



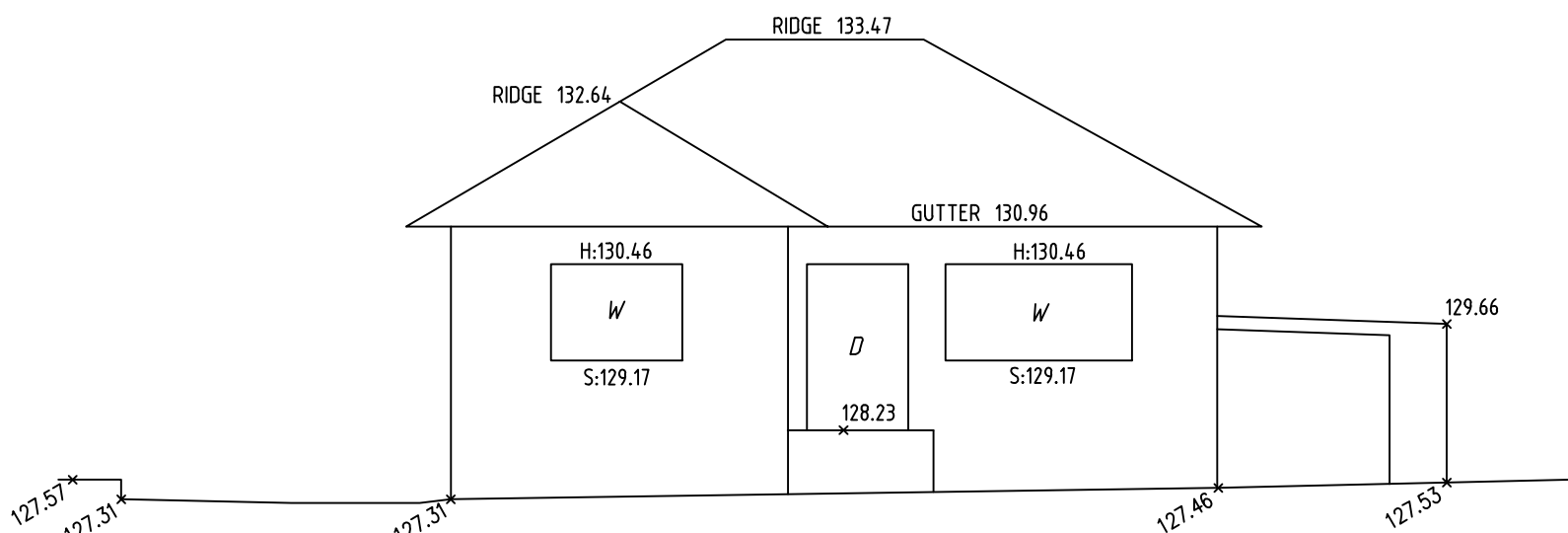
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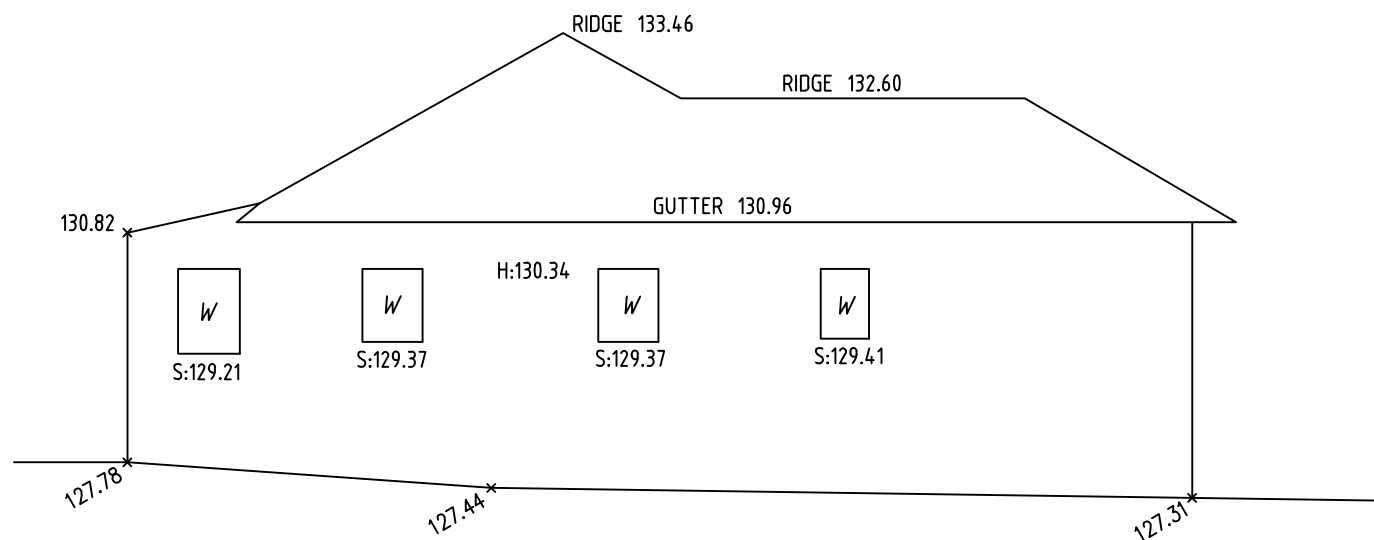
EAST ELEVATION - No.17 FORESTVILLE AVENUE LOT A



EAST ELEVATION - No.17 FORESTVILLE AVENUE LOT B



EAST ELEVATION - No.18 MELWOOD AVENUE



SOUTH ELEVATION - No.18 MELWOOD AVENUE



SEE SHEET 1 FOR LEGEND & NOTES

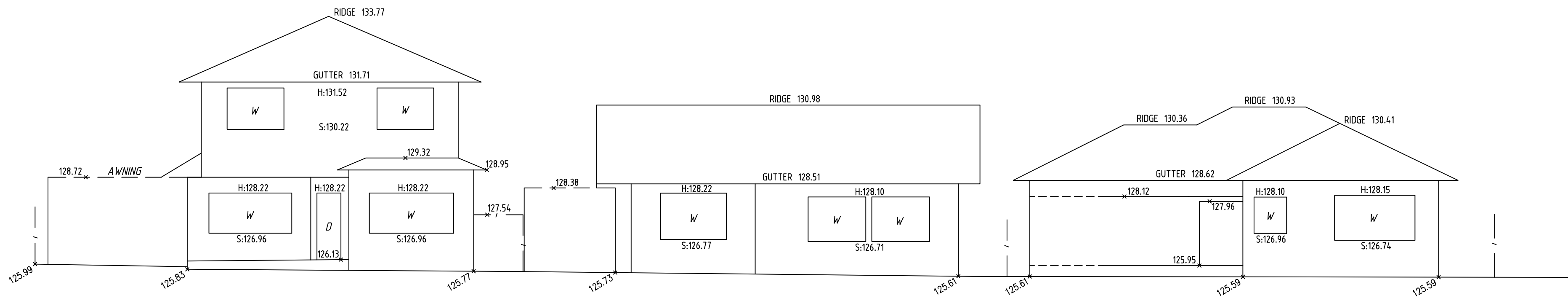
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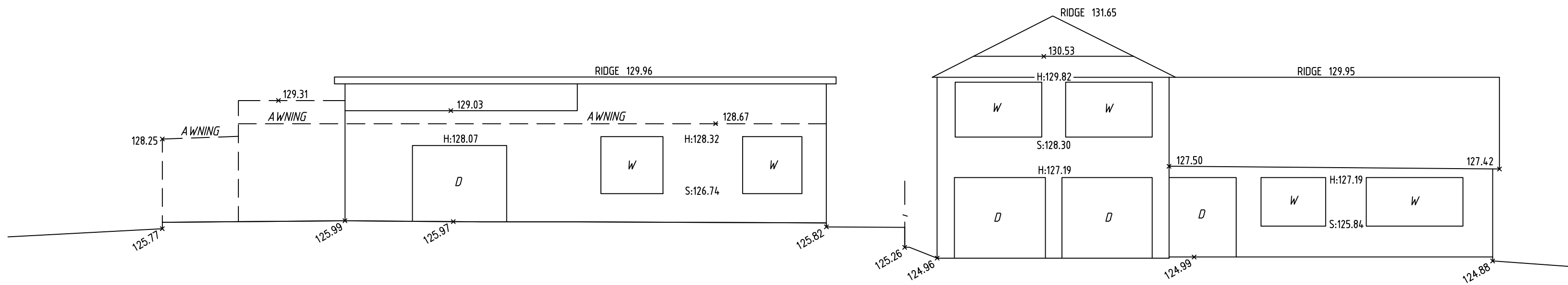
THIS IS THE PLAN REFERRED TO IN MY LETTER DATED: *Shirin* Registered Surveyor NSW

Client CONSTRUCTION MANAGEMENT SERVICES
Drawing title
PLAN OF DETAIL AND LEVELS OVER LOT 2589 IN DP 752038 & LOT 31 IN DP 366454, KNOWN AS FORESTVILLE RSL, No.22 MELWOOD AVENUE, FORESTVILLE

datum AHD
site Area 9015m² (CALC)
LGA NORTHERN BEACHES
reference number 52165 002DT
scale 1:100
date of survey 17/07/2024
SHEET 12 OF 10



WEST ELEVATION - No.23-27 MELWOOD AVENUE



WEST ELEVATION - No.31-33 MELWOOD AVENUE



SEE SHEET 1 FOR LEGEND & NOTES

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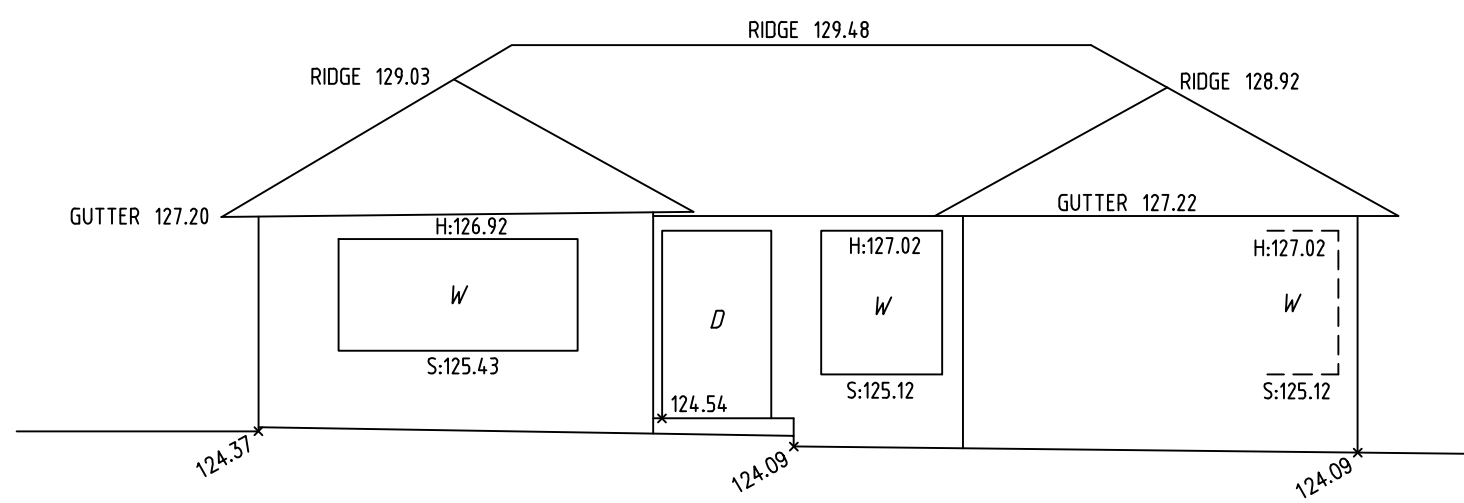


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Registered Surveyor NSW

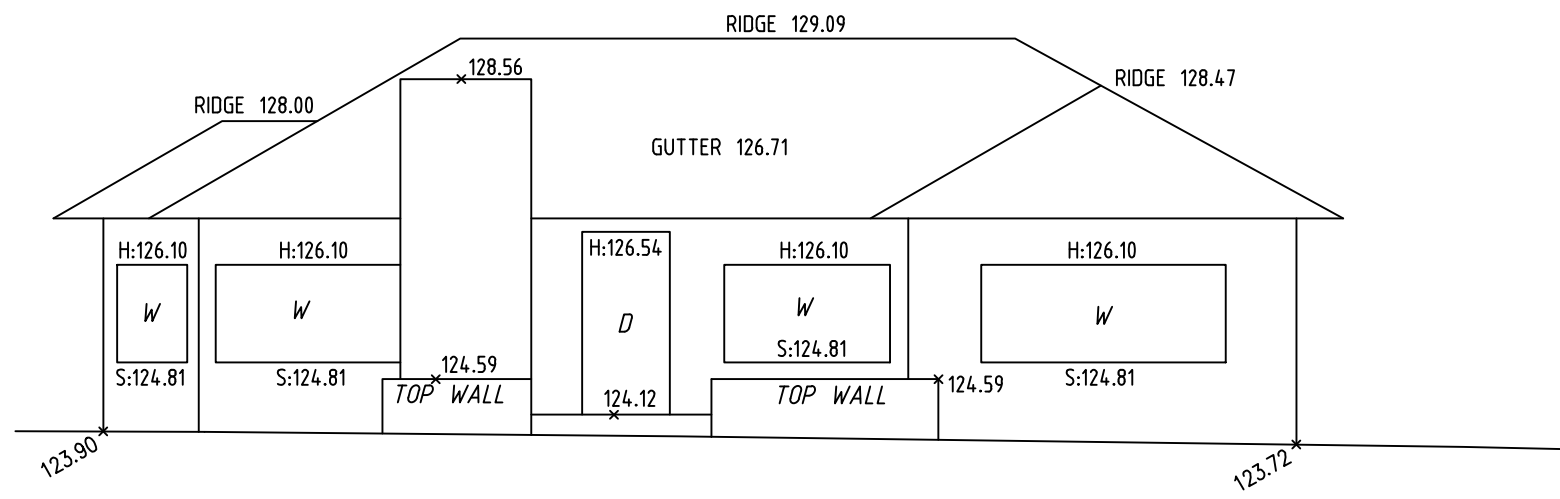
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SHEET
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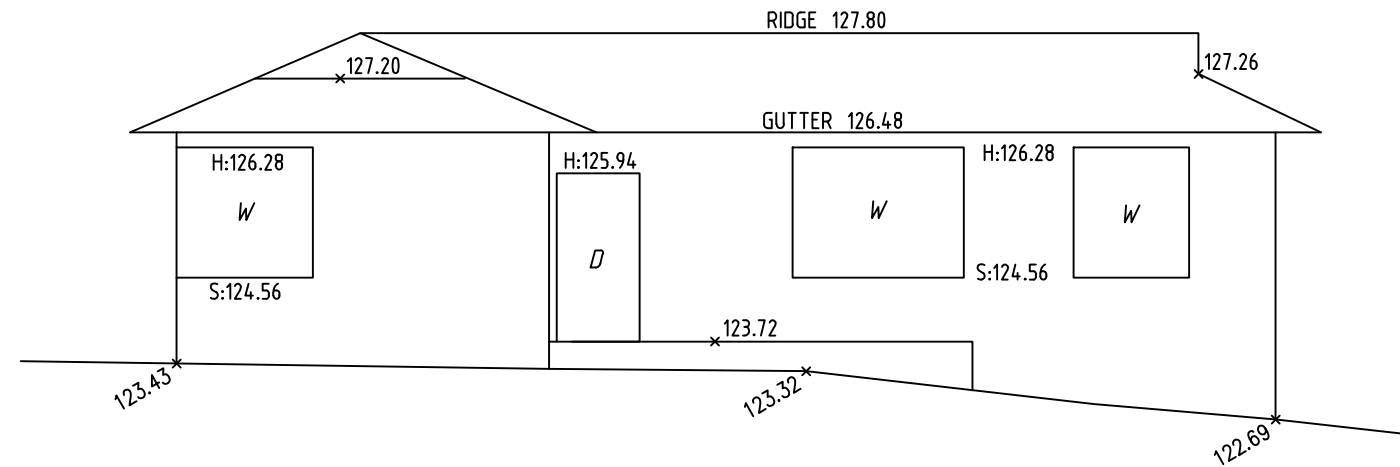




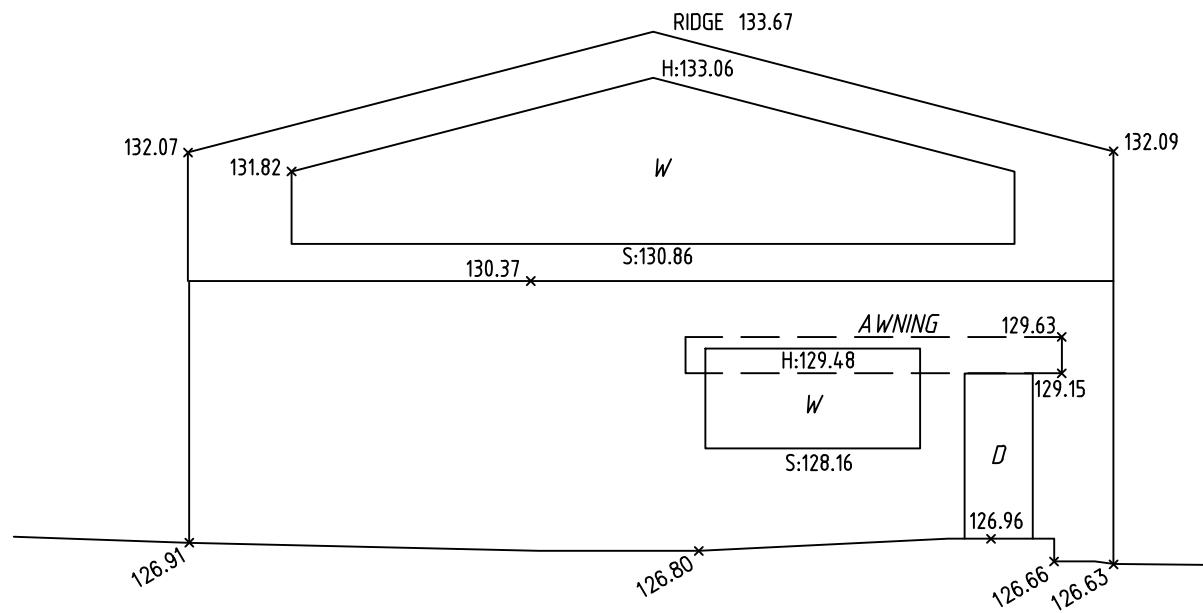
WEST ELEVATION - No.35 MELWOOD AVENUE



WEST ELEVATION - No.37 MELWOOD AVENUE



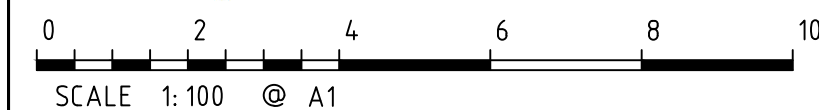
WEST ELEVATION - No.41 MELWOOD AVENUE



EAST ELEVATION - FORESTVILLE COMMUNITY HALL



SEE SHEET 1 FOR LEGEND & NOTES



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9015m² (CALC)
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reference
number
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date of survey
17/07/2024
SHEET
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OF
12