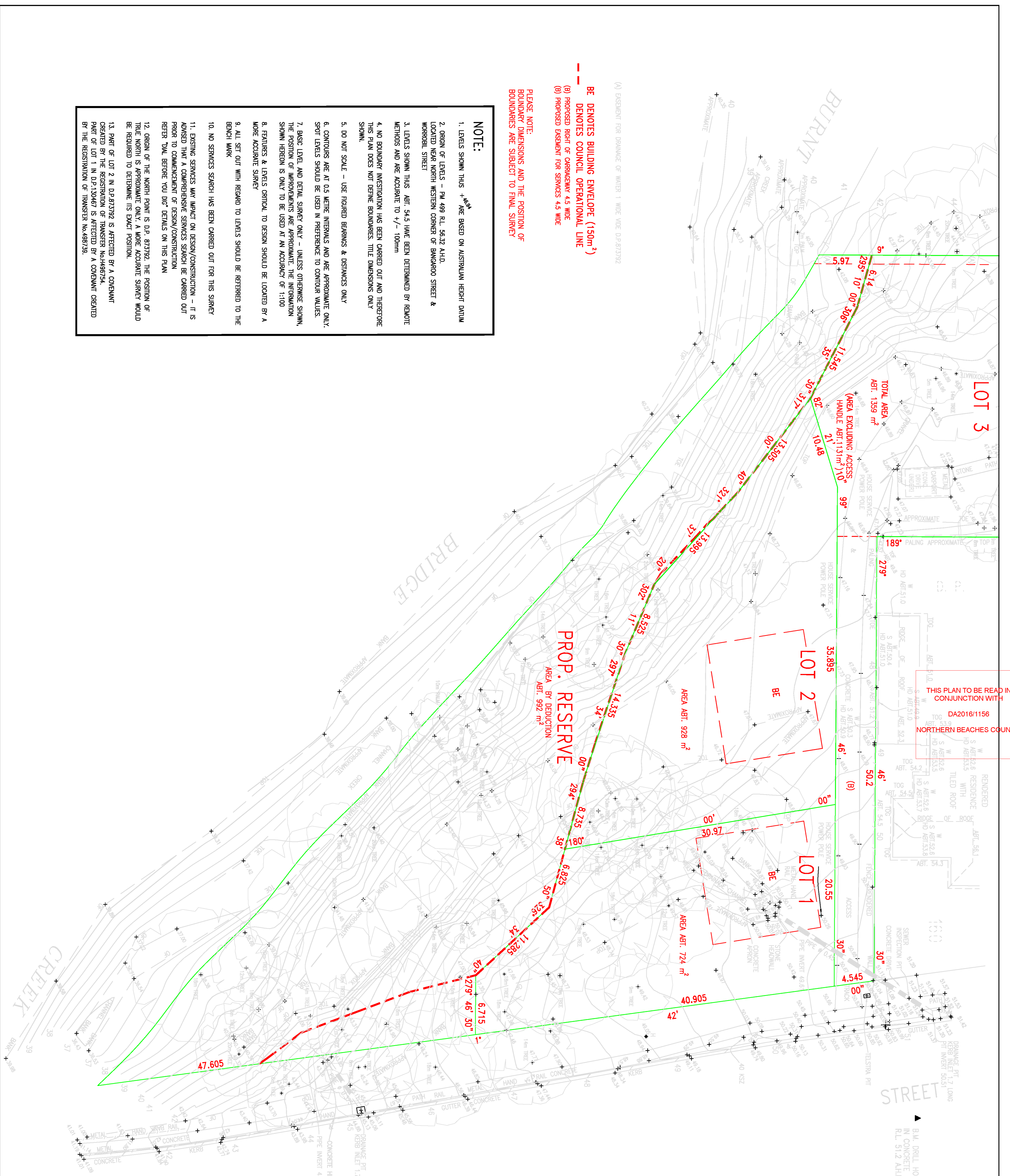


THIS PLAN TO BE READ IN CONJUNCTION WITH
DA2016/1156
NORTHERN BEACHES COUNCIL

THIS PLAN TO BE READ IN CONJUNCTION WITH
DA2015/1156
WARRINGAH COUNCIL



BE DENOTES BUILDING ENVELOPE (150m²)
 --- DENOTES COUNCIL OPERATIONAL LINE
 (B) PROPOSED RIGHT OF CARRIAGEWAY 4.5 WIDE
 (B) PROPOSED EASEMENT FOR SERVICES 4.5 WIDE

PLEASE NOTE:
BOUNDARY DIMENSIONS AND THE POSITION OF BOUNDARIES ARE SUBJECT TO FINAL SURVEY

NOTE:

1. LEVELS SHOWN THUS ^{4.5} ARE BASED ON AUSTRALIAN HEIGHT DATUM
2. ORIGIN OF LEVELS - PM 499 R.L. 56.37 A.H.D. LOCATED NEAR NORTH WESTERN CORNER OF BANGAROO STREET & MORROOL STREET
3. LEVELS SHOWN THUS A.B.T. 54.5 HAVE BEEN DETERMINED BY REMOTE METHODS AND ARE ACQUATE TO +/- 100mm
4. NO BOUNDARY INVESTIGATION HAS BEEN CARRIED OUT AND THEREFORE THIS PLAN DOES NOT DEFINE BOUNDARIES. TITLE DIMENSIONS ONLY SHOWN.
5. DO NOT SCALE - USE FIGURED BEARINGS & DISTANCES ONLY
6. CONTOURS ARE AT 0.5 METRE INTERVALS AND ARE APPROXIMATE ONLY. SPOT LEVELS SHOULD BE USED IN PREFERENCE TO CONTOUR VALUES.
7. BASIC LEVEL AND DETAIL SURVEY ONLY - UNLESS OTHERWISE SHOWN, THE POSITION OF IMPROVEMENTS ARE APPROXIMATE. THE INFORMATION SHOWN HEREON IS ONLY TO BE USED AT AN ACCURACY OF 1:100
8. FEATURES & LEVELS CRITICAL TO DESIGN SHOULD BE LOCATED BY A MORE ACCURATE SURVEY
9. ALL SET OUT WITH REGARD TO LEVELS SHOULD BE REFERRED TO THE BENCH MARK
10. NO SERVICES SEARCH HAS BEEN CARRIED OUT FOR THIS SURVEY
11. EXISTING SERVICES MAY IMPACT ON DESIGN/CONSTRUCTION - IT IS ADVISED THAT A COMPREHENSIVE SERVICES SEARCH BE CARRIED OUT PRIOR TO COMMENCEMENT OF DESIGN/CONSTRUCTION REFER TVAL BEFORE YOU DIG - DETAILS ON THIS PLAN
12. ORIGIN OF THE NORTH POINT IS D.P. 873792. THE POSITION OF TRUE NORTH IS APPROXIMATE ONLY. A MORE ACCURATE SURVEY WOULD BE REQUIRED TO DETERMINE ITS EXACT POSITION.
13. PART OF LOT 2 IN D.P. 873792 IS AFFECTED BY A COVENANT CREATED BY THE REGISTRATION OF TRANSFER No.4496754. PART OF LOT 1 IN D.P. 130467 IS AFFECTED BY A COVENANT CREATED BY THE REGISTRATION OF TRANSFER No.498729.

LEGEND

40KSL	40 KILOMETRE SPEED LIMIT
DL	SCHOOL ZONE SIGN
DL	DECK LEVEL
GFL	GROUND FLOOR LEVEL
H	HORIZONTAL
HD	HEAD
S	SIDE
TOE	TOP OF EAVE
TOG	TOP OF GUTTER
TOF	TOP OF ROOF
TOP	UNKNOWN PIT
UNP	UNKNOWN PIT
W	WINDOW



BYRNE & ASSOCIATES PTY LIMITED
 CONSULTING SURVEYORS & ENGINEERS
 63 WATERLOO STREET
 MARRABEEEN 2101
 Ph: (02) 9913 7110 Fax: (02) 9913 1533
 Email: survey@byrnedassociates.com.au

PLAN OF PROPOSED SUBDIVISION OF LOT 1 IN D.P. 130467 & LOT 2 IN D.P. 873792 No.2 BANGAROO STREET, NORTH BALGOWLAH

Issue of	17/02/2014
Revised by	2
Plan No.	A1 - 1086091

NOTE:

1. LEVELS SHOWN THUS $+^{approx}$ ARE BASED ON AUSTRALIAN HEIGHT DATUM
2. ORIGIN OF LEVELS - PW 499 R.L. 56.32 A.H.D. LOCATED NEAR NORTH WESTERN CORNER OF BANGAROO STREET & WOROOL STREET
3. LEVELS SHOWN THUS ABT. 54.5 HAVE BEEN DETERMINED BY REMOTE METHODS AND ARE ACCURATE TO $\pm 100mm$
4. NO BOUNDARY INVESTIGATION HAS BEEN CARRIED OUT AND THEREFORE THIS PLAN DOES NOT DEFINE BOUNDARIES. TITLE DIMENSIONS ONLY SHOWN.
5. DO NOT SCALE - USE FIGURED BEARINGS & DISTANCES ONLY
6. CONTOURS ARE AT 0.5 METRE INTERVALS AND ARE APPROXIMATE ONLY. SPOT LEVELS SHOULD BE USED IN PREFERENCE TO CONTOUR VALUES.
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9. ALL SET OUT WITH REGARD TO LEVELS SHOULD BE REFERRED TO THE BENCH MARK
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12. ORIGIN OF THE NORTH POINT IS D.P. 873792. THE POSITION OF TRUE NORTH IS APPROXIMATE ONLY. A MORE ACCURATE SURVEY WOULD BE REQUIRED TO DETERMINE ITS EXACT POSITION.
13. PART OF LOT 2 IN D.P. 873792 IS AFFECTED BY A COMMENT ORIGINATED BY THE REGISTRATION OF TRANSFER NO. H498794. PART OF LOT 1 IN D.P. 130467 IS AFFECTED BY A COMMENT CREATED BY THE REGISTRATION OF TRANSFER NO. 498739.

- BE DENOTES BUILDING ENVELOPE (150m²)
- DENOTES COUNCIL OPERATIONAL LINE
- (B) PROPOSED RIGHT OF CARRIAGEWAY 4.5 WIDE
- (B) PROPOSED EASEMENT FOR SERVICES 4.5 WIDE

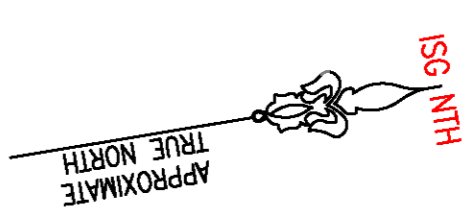
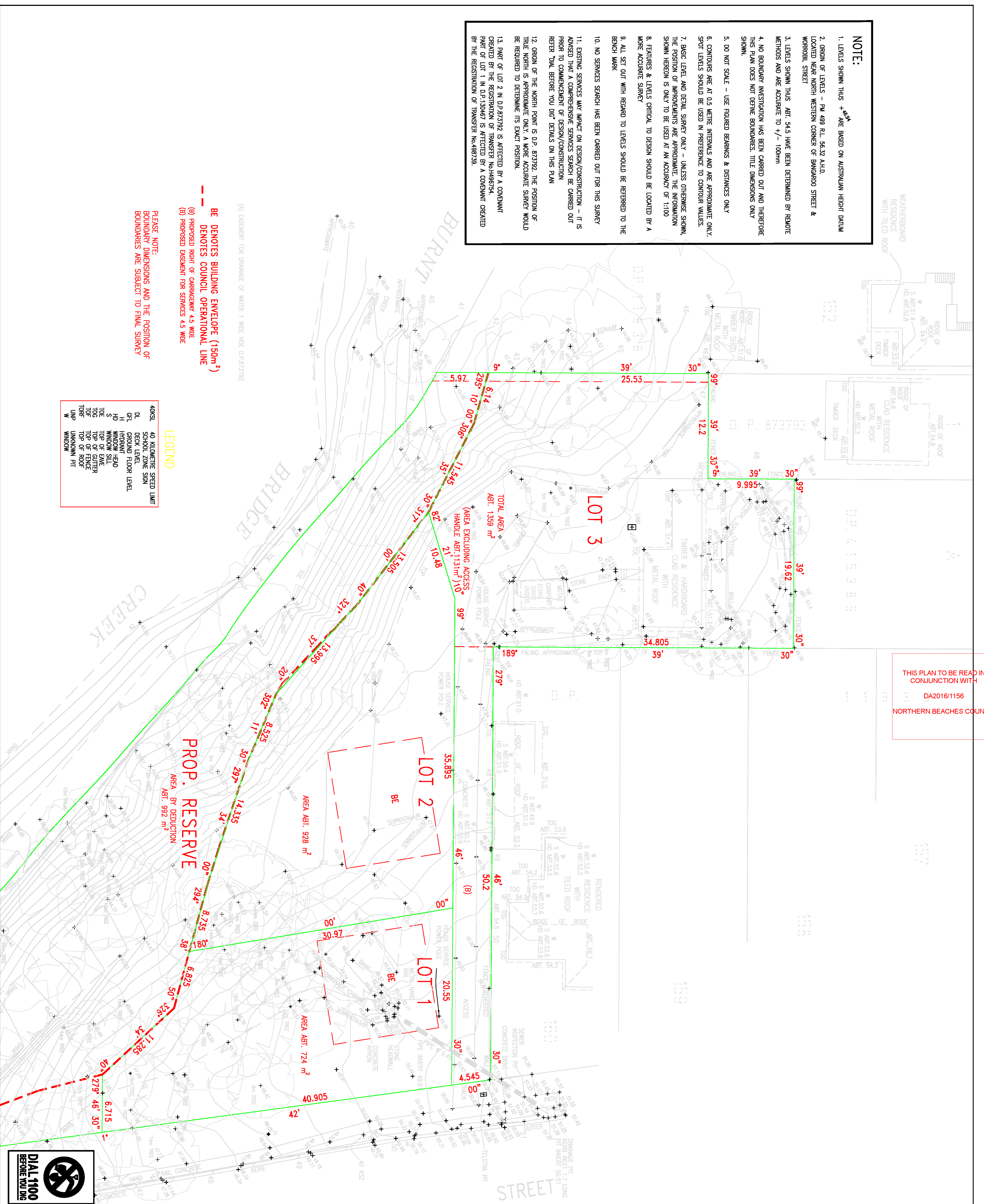
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LEGEND

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DL	DECK LEVEL
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<p>PLAN OF PROPOSED SUBDIVISION OF LOT 1 IN D.P. 130467 & LOT 2 IN D.P. 873792 No. 2 BANGAROO STREET, NORTH BALGOWLAH</p>										
<p>BYRNE & ASSOCIATES PTY LIMITED CONSULTING SURVEYORS & ENGINEERS 63 WATERLOO STREET MARRABEE 2101 Ph: (02) 9913 7110 Email: survey@byrneandassociates.com.au</p>	<p>Ph: (02) 9913 7110 Fax: (02) 9913 1583 Email: survey@byrneandassociates.com.au</p>									
<p>ISSUE</p> <table border="1"> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> <tr> <td>1</td> <td>PROPOSED RESERVE ADDED TO PLAN</td> <td>16/01/16</td> </tr> <tr> <td>2</td> <td>INITIAL</td> <td>10/05/15</td> </tr> </table>	NO.	DESCRIPTION	DATE	1	PROPOSED RESERVE ADDED TO PLAN	16/01/16	2	INITIAL	10/05/15	<p>DATE OF SURVEY: 17/02/2014 DRAWN BY: [Name] CHECKED BY: [Name] SCALE: 1:500</p>
NO.	DESCRIPTION	DATE								
1	PROPOSED RESERVE ADDED TO PLAN	16/01/16								
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