L.G.A. OF BAYSIDE

LEGEND

- SUBJECT BOUNDARY
- BUILDING/STRUCTURE
- #1 360° PHOTO & NUMBER
- #2 PHOTO DIRECTION & NUMBER

GN
MM
MGA
11° 45'

THIS PLAN IS PREPARED FROM A FIELD SURVEY FOR THE PURPOSE OF DESIGNING NEW CONSTRUCTIONS ON THE LAND AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.

SURVEY HAS BEEN CARRIED OUT ON ADJOINING RESIDENCES ONLY FOR THE PURPOSE OF PRODUCING CROSS SECTIONAL VIEWS.

EXISTING SURVEY DATA COMPLETED BY CARDNO ON THE 21/02/2014 HAS BEEN SUPPLIED BY L.H.A.C AND IS SHOWN IN GREY.

CO-ORDINATES (X-Y-Z) OF THE SURVEY MATCH THE CO-ORDINATES OF THE EXISTING SURVEY CARRIED OUT BY CARDNO .

PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT AUTHORITY SHOULD BE CONTACTED FOR LOCATION OF FURTHER UNDERGROUND SERVICES AND DETAILED LOCATIONS OF ALL SERVICES.

DIAL BEFORE YOU DIG
www.1100.com.au

No.	DATE	NOTATION/AMENDMENT
A	16-06-2022	ORIGINAL ISSUE

No.	DATE	NOTATION/AMENDMENT

FILE	FILE SIZE (MB)	CHECKED BY
322183-01A-DS01-DS02.dwg		WARREN SAUNDERS

CONTOUR INTERVAL: 0.25m
DATUM: A.H.D.
ORIGIN OF DATUM: PM 29705 RL 23.032
100 YEAR FLOOD RL: N/A
RECOMMENDED MINIMUM FLOOR RL: N/A
SOURCE OF FLOOD INFO: N/A

LEGEND OF COMMONLY USED SYMBOLS
WATER — WMB, W, H, SV
SEWER — S, MH, LH
ELECTRICITY — O/H, U/G, E, PP, Street Light, Consumer Connection Box, Joint Pit, Distribution Pillar
TELECOM — O/H, U/G, T, Identification Plate
GAS — G, Valve, Pit, 18
DRAINAGE – Common — D, 150 dia, Junction
– Main — 525 dia, JP
BENCH MARK, SURVEY CONTROL MARK, PM SSM

REDUCTION RATIO 1 : 200 (A1) / 400 (A3)
0 5 10 15 20
LAND AND TITLE INFORMATION
LOTS: 3 & 4
PLAN NOs: DP 35317
OTHER:
AREA: 633.4m² & 646.7 m²

DATE OF SURVEY: 31 / 05 /2022
SURVEY CONSULTANT:
Premise
SURVEYING, ENGINEERING, ENVIRONMENTAL & TOWN PLANNING CONSULTANTS
Registered Surveyor
SURVEYORS REF : 322183.

NSW GOVERNMENT
Family & Community Services
Land & Housing Corporation

DRAWING TITLE
DETAIL SURVEY
ADJOINING PROPERTIES

LOCATION
PAGEWOOD

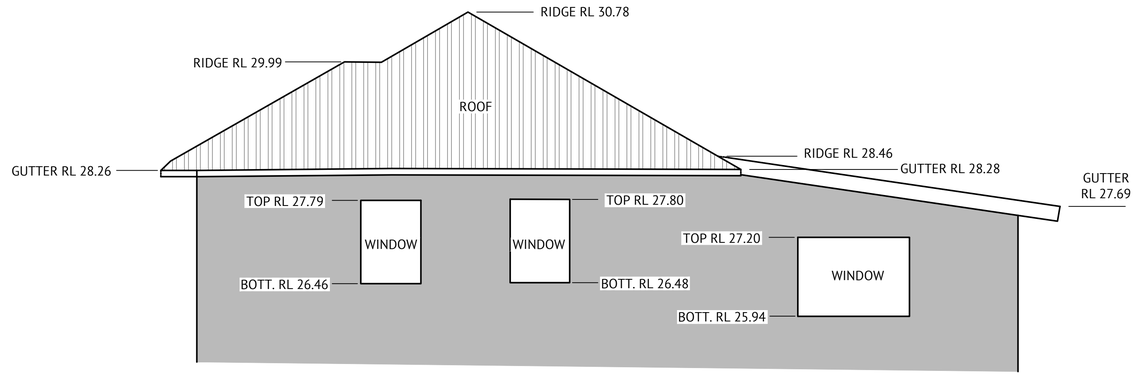
STREET ADDRESS
36-38 BIRDWOOD AVENUE

TYPE
S

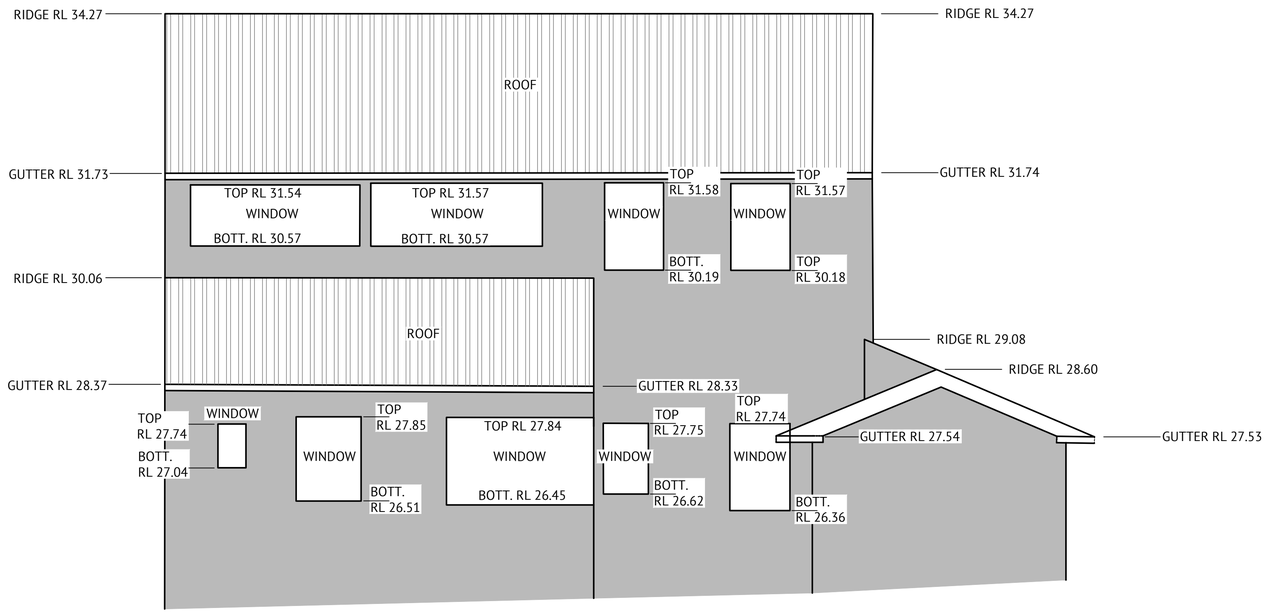
SITE	LAYOUT	JOB
N/A	/ N/A	/ BGYGN

SHT. 1
OF 2

L.G.A. OF BAYSIDE



SIDE ELEVATION
34 BIRDWOOD AVENUE
(FACING SUBJECT PROPERTY)



SIDE ELEVATION
32 BANKS AVENUE
(FACING SUBJECT PROPERTY)

No.	DATE	NOTATION/AMENDMENT
A	16-06-2022	ORIGINAL ISSUE

No.	DATE	NOTATION/AMENDMENT

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322183-01A-DS01-DS02.dwg		WARREN SAUNDERS

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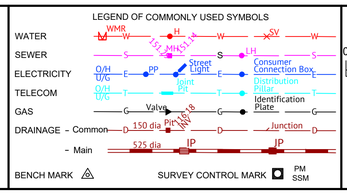
DATUM: A.H.D.
ORIGIN OF DATUM: PM 29705 RL 23.032
100 YEAR FLOOD RL: N/A
RECOMMENDED MINIMUM FLOOR RL: N/A
SOURCE OF FLOOD INFO: N/A

LEGEND OF COMMONLY USED SYMBOLS



REDUCTION RATIO 1 : 50 (A1) / 100 (A3)

0 5 10 15 20

LAND AND TITLE INFORMATION
LOTS: 3 & 4
PLAN NOs: DP 35317
OTHER:
AREA: 633.4m² & 646.7 m²

DATE OF SURVEY: 31 / 05 /2022
SURVEY CONSULTANT:
Premise
SURVEYING, ENGINEERING, ENVIRONMENTAL & TOWN PLANNING CONSULTANTS
Registered Surveyor
SURVEYORS REF : 322183

NSW GOVERNMENT
Family & Community Services
Land & Housing Corporation

DRAWING TITLE
DETAIL SURVEY
ADJOINING PROPERTIES

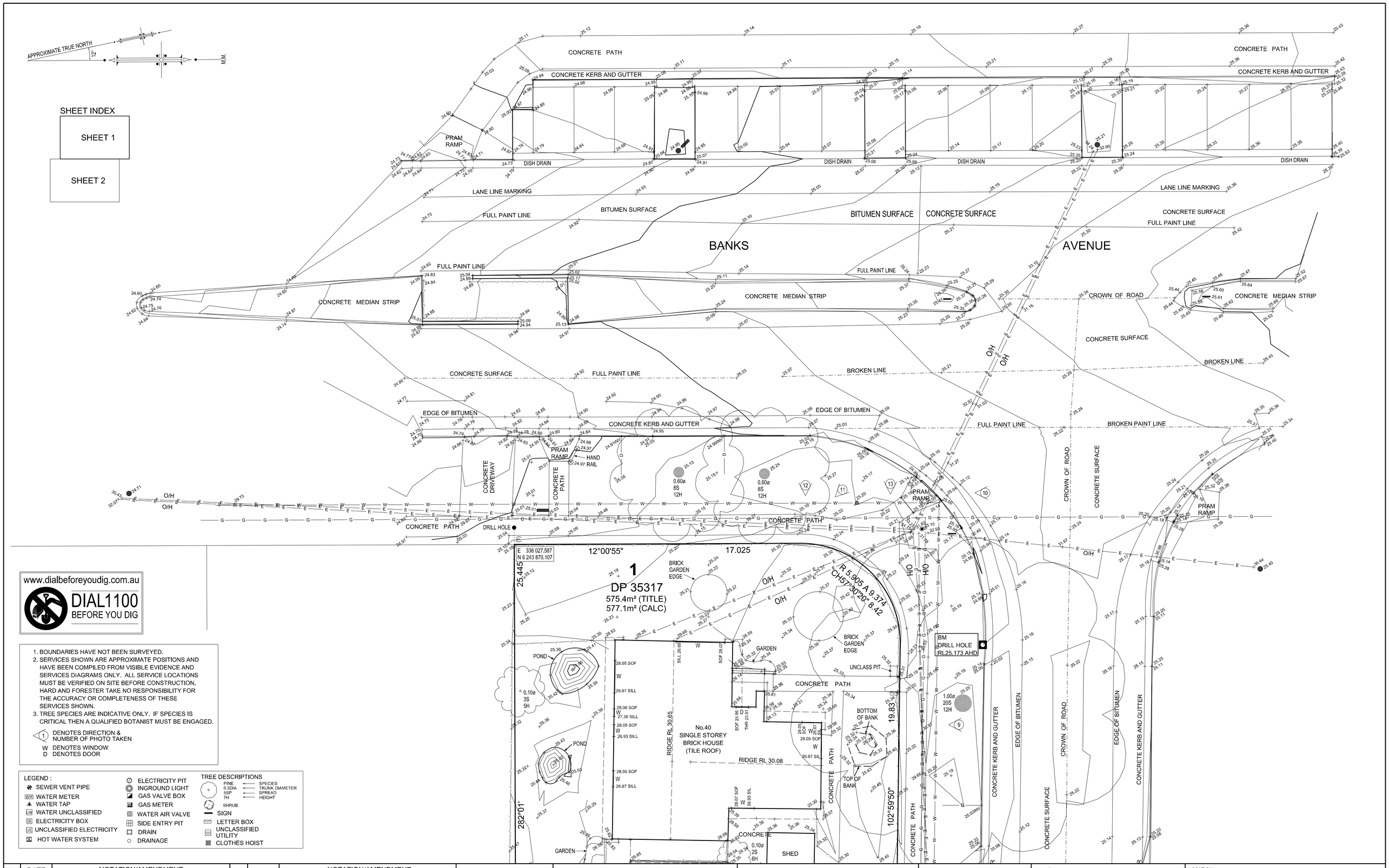
LOCATION
PAGEWOOD

STREET ADDRESS
36-38 BIRDWOOD AVENUE

TYPE
S

SITE LAYOUT JOB
N/A / N/A. / BGYGN

SHT. 2
OF 2



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DIAL1100
BEFORE YOU DIG

1. BOUNDARIES HAVE NOT BEEN SURVEYED.
2. SERVICES SHOWN ARE APPROXIMATE POSITIONS AND HAVE BEEN COMPILED FROM VISIBLE EVIDENCE AND SERVICES DIAGRAMS ONLY. ALL SERVICE LOCATIONS MUST BE VERIFIED ON SITE BEFORE CONSTRUCTION. HARD AND FORESTER TAKE NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THESE SERVICES SHOWN.
3. TREE SPECIES ARE INDICATIVE ONLY. IF SPECIES IS CRITICAL THEN A QUALIFIED BOTANIST MUST BE ENGAGED.

(1) DENOTES DIRECTION & NUMBER OF PHOTO TAKEN
W DENOTES WINDOW
D DENOTES DOOR

LEGEND :
- SEWER VENT PIPE
- WM WATER METER
- WATER TAP
- UW WATER UNCLASSIFIED
- EB ELECTRICITY BOX
- UE UNCLASSIFIED ELECTRICITY
- HOT WATER SYSTEM
- ELECTRICITY PIT
- INGROUND LIGHT
- GAS VALVE BOX
- GAS METER
- WATER AIR VALVE
- SIDE ENTRY PIT
- DRAIN
- DRAINAGE

TREE DESCRIPTIONS
- PINE — SPECIES
- 0.3DIA — TRUNK DIAMETER
- 5SP — SPREAD
- 7H — HEIGHT
- SHRUB
- SIGN
- LETTER BOX
- UNCLASSIFIED UTILITY
- CLOTHES HOIST

No.	DATE	NOTATION/AMENDMENT	No.	DATE	NOTATION/AMENDMENT

FILE	FILE SIZE (MB)	CHECKED BY

CONTOUR INTERVAL: 0.1m
DATUM: A.H.D.
ORIGIN OF DATUM: P.M. 29705 R.L. 23.032
100 YEAR FLOOD RL:
RECOMMENDED MINIMUM FLOOR RL:
SOURCE OF FLOOD INFO:

LEGEND OF COMMONLY USED SYMBOLS
WATER, SEWER, ELECTRICITY, TELECOM, GAS, DRAINAGE – Common, – Main
Street Light, Consumer Connection Box, Joint Pit, Distribution Pillar, Valve, Identification Plate, Junction
BENCH MARK, SURVEY CONTROL MARK, PM SSM

REDUCTION RATIO 1 : 100 @ A1 / 200 @ A3
0 5 10

LAND TITLE INFORMATION
LOTS: 1, 3 & 4
PLAN NOs : DP 35317
OTHER:
AREA: SEE ABOVE

DATE OF SURVEY: 21/ 02 /2014
SURVEY CONSULTANT:
Cardno Hard&Forester
Shaping the Future
23-25 Frederick Street
PO Box 1166 NSW 2216
t: (02) 9597 9700
f: (02) 9599 2140
e: survey@hardforester.com.au w: www.hardforester.com.au
SURVEYORS REF: 116793001 REV.00
Registered Surveyor

NSW GOVERNMENT
Family & Community Services
Land & Housing Corporation

DRAWING TITLE
BOUNDARY MARKING + CONTOUR & DETAIL

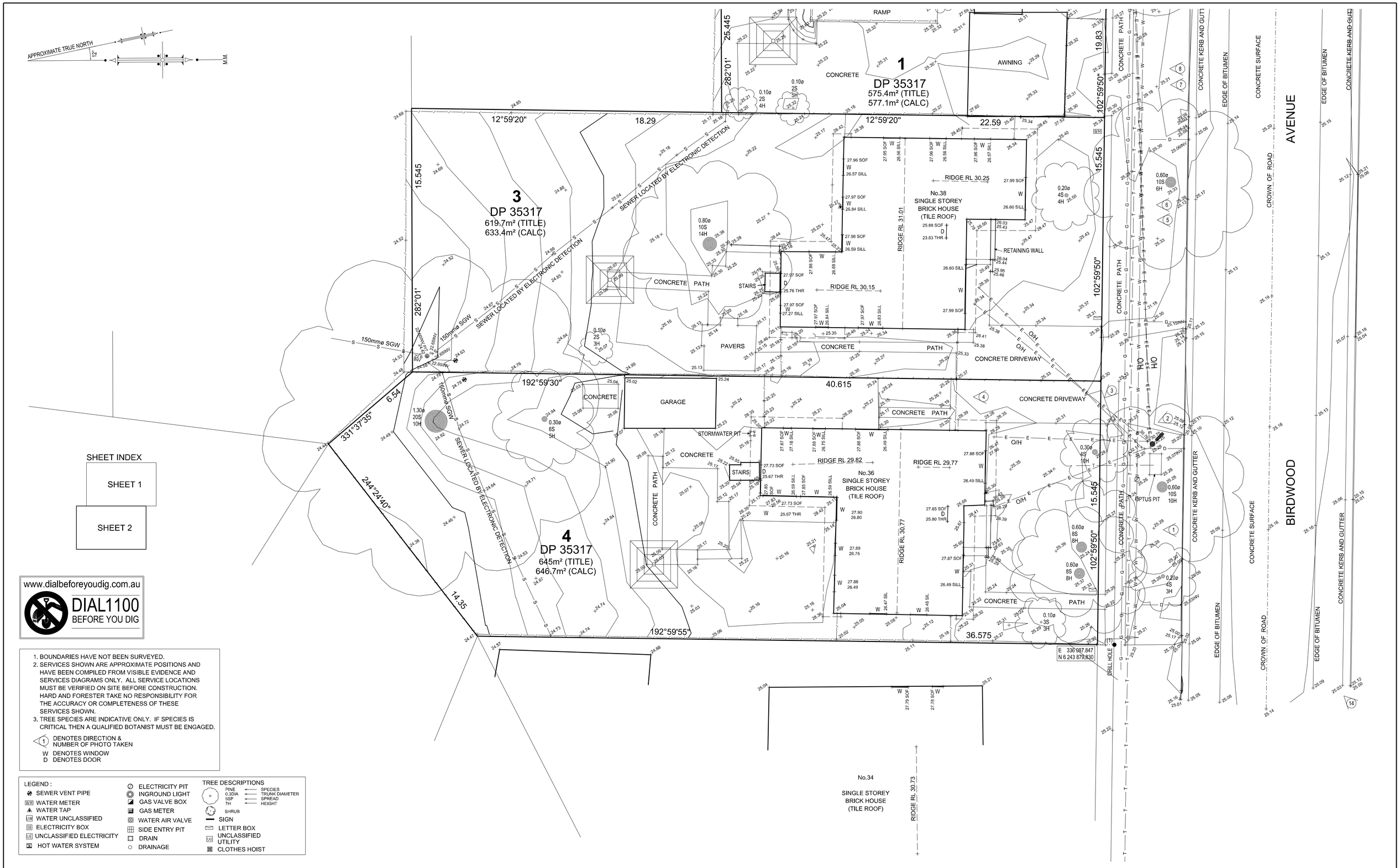
LOCATION
PAGEWOOD

STREET ADDRESS
36-40 BIRDWOOD AVE

TYPE
S

JOB NUMBER
BGGHY

SHT. 1 OF 6



SHEET INDEX

SHEET 1

SHEET 2

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DIAL1100 BEFORE YOU DIG

1. BOUNDARIES HAVE NOT BEEN SURVEYED.
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3. TREE SPECIES ARE INDICATIVE ONLY. IF SPECIES IS CRITICAL THEN A QUALIFIED BOTANIST MUST BE ENGAGED.

(1) DENOTES DIRECTION & NUMBER OF PHOTO TAKEN
W DENOTES WINDOW
D DENOTES DOOR

LEGEND :

- SEWER VENT PIPE
- WATER METER
- WATER TAP
- WATER UNCLASSIFIED
- ELECTRICITY BOX
- UNCLASSIFIED ELECTRICITY
- HOT WATER SYSTEM
- ELECTRICITY PIT
- INGROUND LIGHT
- GAS VALVE BOX
- GAS METER
- WATER AIR VALVE
- SIDE ENTRY PIT
- DRAIN
- DRAINAGE

TREE DESCRIPTIONS

PINE — SPECIES
0.3DIA — TRUNK DIAMETER
5SP — SPREAD
7H — HEIGHT

- SHRUB
- SIGN
- LETTER BOX
- UNCLASSIFIED UTILITY
- CLOTHES HOIST

No.	DATE	NOTATION/AMENDMENT	No.	DATE	NOTATION/AMENDMENT

FILE	FILE SIZE (MB)	CHECKED BY

CONTOUR INTERVAL: 0.1m

DATUM: A.H.D.

ORIGIN OF DATUM: P.M. 29705 R.L. 23.032

100 YEAR FLOOD RL:

RECOMMENDED MINIMUM FLOOR RL:

SOURCE OF FLOOD INFO;

LEGEND OF COMMONLY USED SYMBOLS

WATER, SEWER, ELECTRICITY, TELECOM, GAS, DRAINAGE – Common, – Main, BENCH MARK, SURVEY CONTROL MARK, PM SSM, Street Light, Joint Pit, Valve, Consumer Connection Box, Distribution Pillar, Identification Plate, Junction

REDUCTION RATIO 1 : 100 @ A1, 200 @ A3

0 5 10

LAND TITLE INFORMATION

LOTS: 1, 3 & 4

PLAN NOs : DP 35317

OTHER:

AREA: SEE ABOVE

DATE OF SURVEY: 21/ 02 /2014

SURVEY CONSULTANT:

Cardno Hard & Forester
Shaping the Future
23-25 Frederick Street
PO Box 175
Rockdale NSW 2216
t: (02) 9597 5700
f: (02) 9599 3146
e: survey@hardforester.com.au w: www.hardforester.com.au

SURVEYORS REF : 116793001 REV.00

Registered Surveyor

NSW GOVERNMENT

Family & Community Services
Land & Housing Corporation

DRAWING TITLE

BOUNDARY MARKING + CONTOUR & DETAIL

LOCATION

PAGEWOOD

STREET ADDRESS

36-40 BIRDWOOD AVE

TYPE

S

JOB NUMBER

BGGHY

SHT. 2 OF 6

LOCALITY DIAGRAM
(NOT TO SCALE)

No.	DATE	NOTATION/AMENDMENT	No.	DATE	NOTATION/AMENDMENT

FILE	FILE SIZE (MB)	CHECKED BY

CONTOUR INTERVAL: 0.1m

DATUM: A.H.D.

ORIGIN OF DATUM: P.M. 29705 R.L. 23.032

100 YEAR FLOOD RL:

RECOMMENDED MINIMUM FLOOR RL:

SOURCE OF FLOOD INFO:

LEGEND OF COMMONLY USED SYMBOLS

WATER, SEWER, ELECTRICITY, TELECOM, GAS, DRAINAGE – Common, – Main, BENCH MARK, SURVEY CONTROL MARK, Street Light, Consumer Connection Box, Distribution Pillar, Identification Plate, Joint Pit, Valve, Junction, 150 dia, 525 dia, PM SSM

REDUCTION RATIO 1 : 100 @ A1, 200 @ A3

0 5 10

LAND TITLE INFORMATION

LOTS: 1, 3 & 4

PLAN NOs : DP 35317

OTHER:

AREA: SEE ABOVE

DATE OF SURVEY: 21 / 02 / 2014

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Shaping the Future
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SURVEYORS REF : 116793001 REV.00

Registered Surveyor

NSW GOVERNMENT Family & Community Services Land & Housing Corporation

DRAWING TITLE

LONGSECTION SECTION
ROUTE TO BUS STOP

LOCATION

PAGEWOOD

STREET ADDRESS

36-40 BIRDWOOD AVE

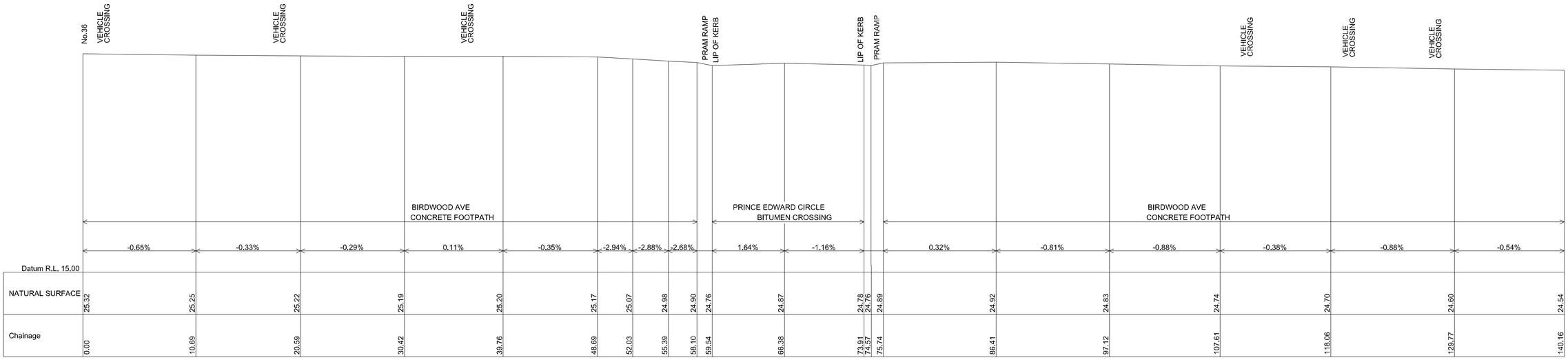
TYPE

S

JOB NUMBER

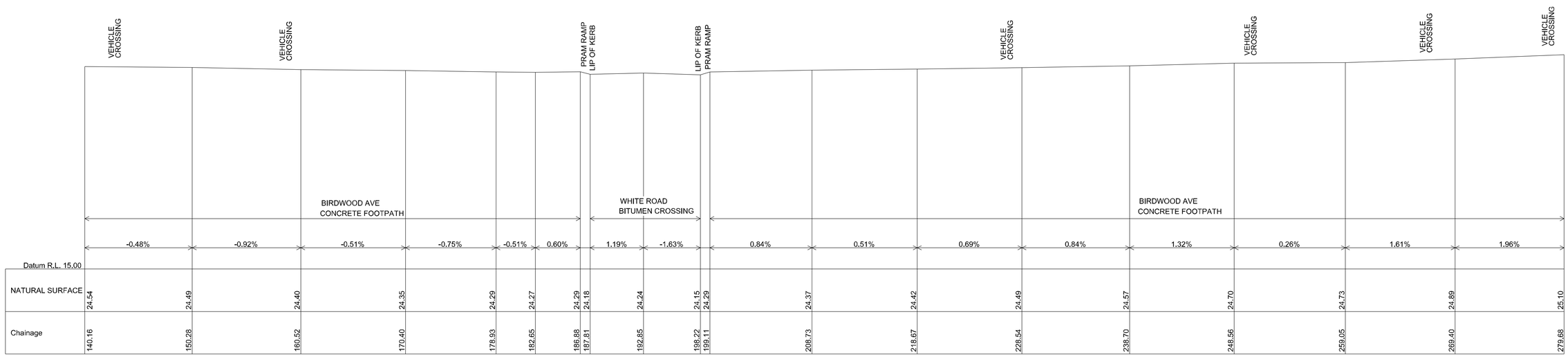
BGGHY

SHT. 3 OF 6



LONGITUDINAL SECTION 1
ROUTE TO BUS STOP

(CH 0.00 - CH 140.16)
SCALE: HORIZONTAL 1:200
VERTICAL 1:100



LONGITUDINAL SECTION 1
ROUTE TO BUS STOP

(CH 140.16 - CH 279.68)
SCALE: HORIZONTAL 1:200
VERTICAL 1:100

No.	DATE	NOTATION/AMENDMENT	No.	DATE	NOTATION/AMENDMENT

FILE	FILE SIZE (MB)	CHECKED BY

CONTOUR INTERVAL: 0.1m
DATUM: A.H.D.
ORIGIN OF DATUM: P.M. 29705 R.L. 23.032
100 YEAR FLOOD RL:
RECOMMENDED MINIMUM FLOOR RL:
SOURCE OF FLOOD INFO:

LEGEND OF COMMONLY USED SYMBOLS

WATER, SEWER, ELECTRICITY, TELECOM, GAS, DRAINAGE – Common, – Main, BENCH MARK, SURVEY CONTROL MARK, Consumer Connection Box, Distribution Pillar, Identification Plate, Junction, Street Light, Joint Pit, Valve, PM SSM

REDUCTION RATIO 1 : SEE ABOVE

LAND TITLE INFORMATION
LOTS: 1, 3 & 4
PLAN NOs : DP 35317
OTHER:
AREA: SEE ABOVE

DATE OF SURVEY: 21/ 02 /2014
SURVEY CONSULTANT:
Cardno Hard & Forester
Shaping the Future
23-25 Frederick Street PO Box 175 Rockdale NSW 2216 T : (02) 9599 2000 F : (02) 9599 2146 e: survey@hardforester.com.au w: www.hardforester.com.au
SURVEYORS REF : 116793001 REV.00
Registered Surveyor

NSW GOVERNMENT
Family & Community Services
Land & Housing Corporation

DRAWING TITLE
LONGSECTION SECTION
ROUTE TO BUS STOP

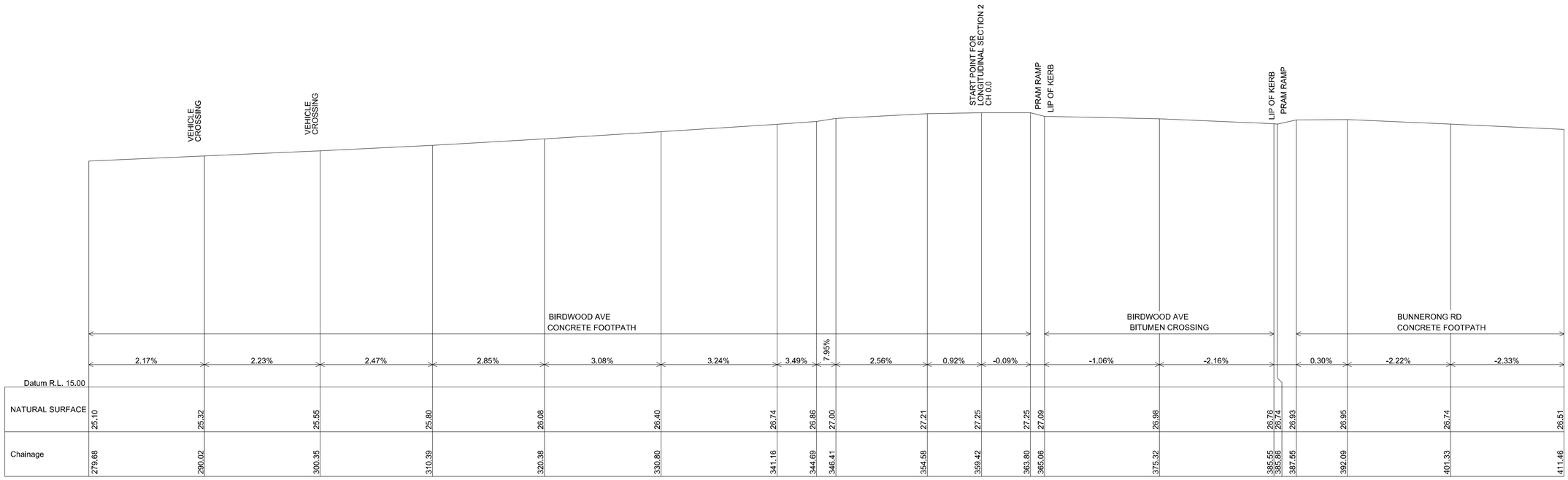
LOCATION
PAGEWOOD

STREET ADDRESS
36-40 BIRDWOOD AVE

TYPE
S

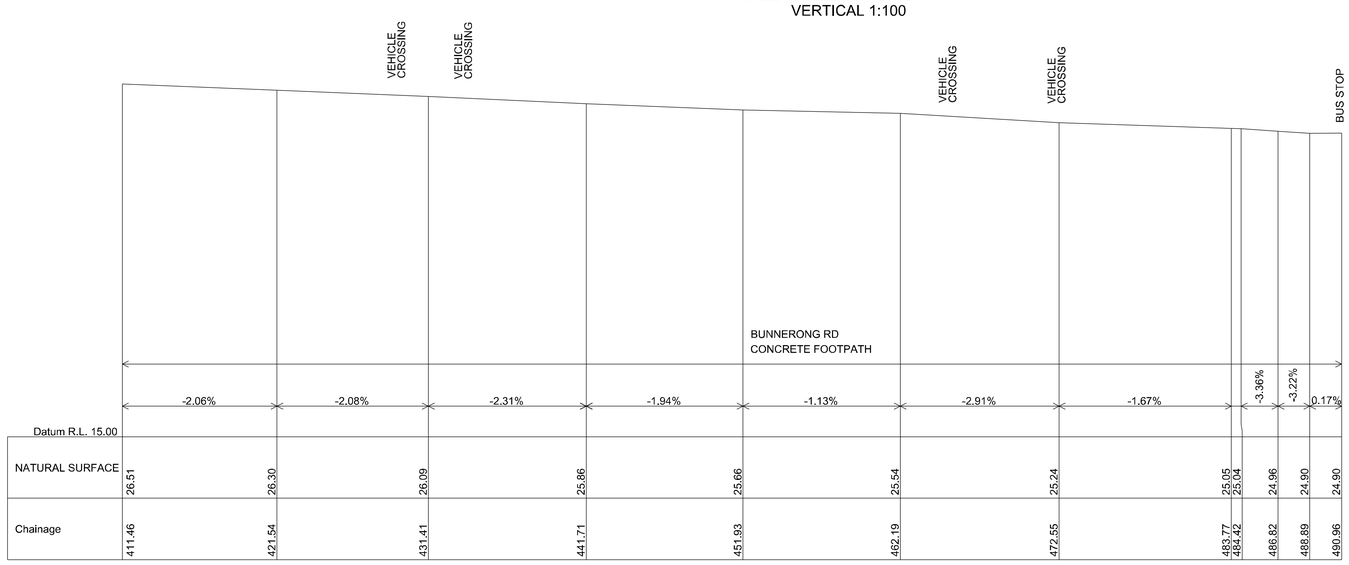
JOB NUMBER
BGGHY

SHT. 4
OF 6



LONGITUDINAL SECTION 1
ROUTE TO BUS STOP

(CH 279.68 - CH 411.46)
SCALE: HORIZONTAL 1:200
VERTICAL 1:100



LONGITUDINAL SECTION 1
ROUTE TO BUS STOP

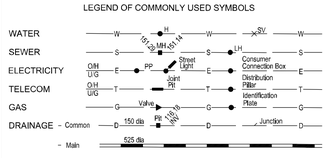
(CH 411.46 - CH 490.96)
SCALE: HORIZONTAL 1:200
VERTICAL 1:100

No.	DATE	NOTATION/AMENDMENT	No.	DATE	NOTATION/AMENDMENT

FILE	FILE SIZE (MB)	CHECKED BY

CONTOUR INTERVAL: 0.1m
DATUM: A.H.D.
ORIGIN OF DATUM: P.M. 29705 R.L. 23.032
100 YEAR FLOOD RL:
RECOMMENDED MINIMUM FLOOR RL:
SOURCE OF FLOOD INFO:

LEGEND OF COMMONLY USED SYMBOLS



REDUCTION RATIO 1 : SEE ABOVE
0

LAND TITLE INFORMATION

LOTS: 1, 3 & 4
PLAN NOs : DP 35317
OTHER:
AREA: SEE ABOVE

DATE OF SURVEY: 21 / 02 / 2014
SURVEY CONSULTANT:
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Registered Surveyor

NSW GOVERNMENT
Family & Community Services
Land & Housing Corporation

DRAWING TITLE
LONGSECTION SECTION
ROUTE TO BUS STOP

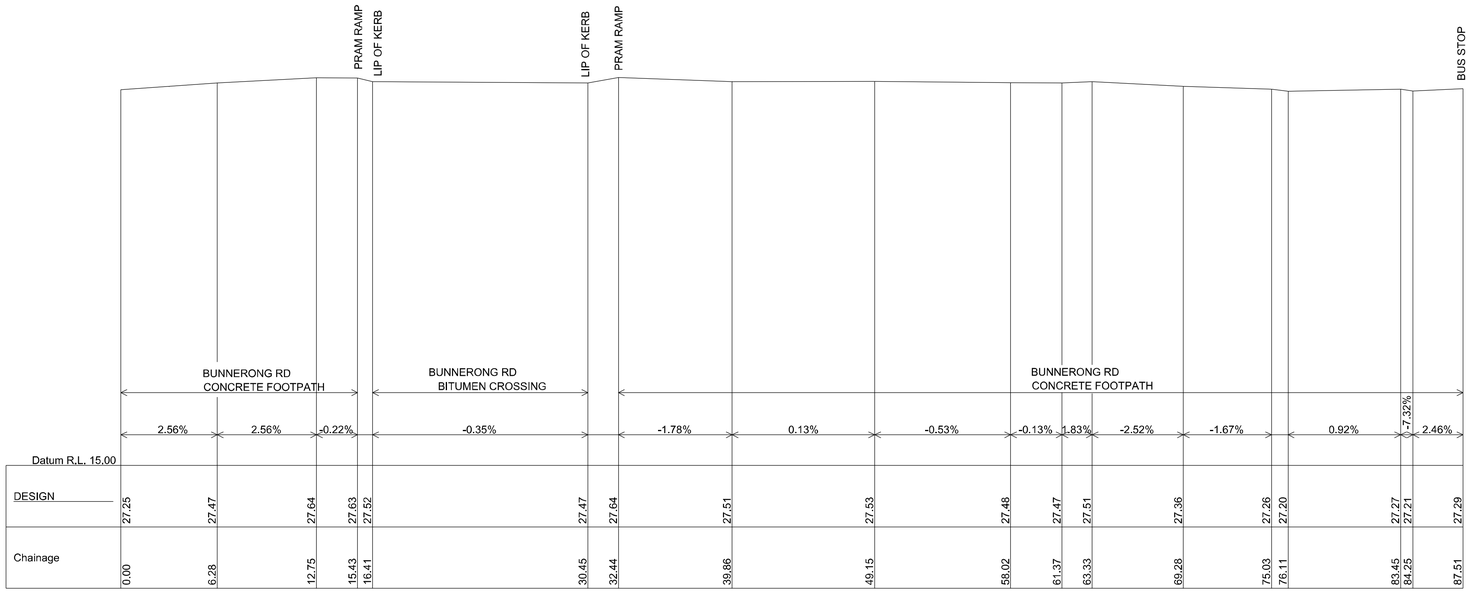
LOCATION
PAGEWOOD

STREET ADDRESS
36-40 BIRDWOOD AVE

TYPE
S

JOB NUMBER
BGGHY

SHT. 5
OF 6



LONGITUDINAL SECTION 2
ROUTE TO BUS STOP

(CH 0.00 - CH 87.51)
SCALE: HORIZONTAL 1:200
VERTICAL 1:100

No.	DATE	NOTATION/AMENDMENT	No.	DATE	NOTATION/AMENDMENT

FILE	FILE SIZE (MB)	CHECKED BY

CONTOUR INTERVAL: 0.1m
DATUM: A.H.D.
ORIGIN OF DATUM: P.M. 29705
R.L. 23.032

100 YEAR FLOOD RL:

RECOMMENDED MINIMUM FLOOR RL:

SOURCE OF FLOOD INFO:

LEGEND OF COMMONLY USED SYMBOLS

WATER — W — H — W — SV — W
SEWER — S — MH — S — LH — S
ELECTRICITY — O/H U/G — E — PP — Street Light — E — Consumer Connection Box — E
TELECOM — O/H U/G — T — Joint Pit — T — Distribution Pillar — T
GAS — G — Valve — G — Identification Plate — G
DRAINAGE – Common — D — 150 dia — PIT — D — Junction — D
– Main — 525 dia
BENCH MARK — SURVEY CONTROL MARK — PM SSM

REDUCTION RATIO 1 : SEE ABOVE
0

LAND TITLE INFORMATION

LOTS: 1, 3 & 4

PLAN NOs : DP 35317

OTHER:

AREA: SEE ABOVE

DATE OF SURVEY: 21 / 02 / 2014
SURVEY CONSULTANT:

Cardno Hard & Forester
Shaping the Future
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SURVEYORS REF : 116793001 REV.00
Registered Surveyor

NSW GOVERNMENT
Family & Community Services
Land & Housing Corporation

DRAWING TITLE
LONGSECTION SECTION
ROUTE TO BUS STOP

LOCATION
PAGEWOOD

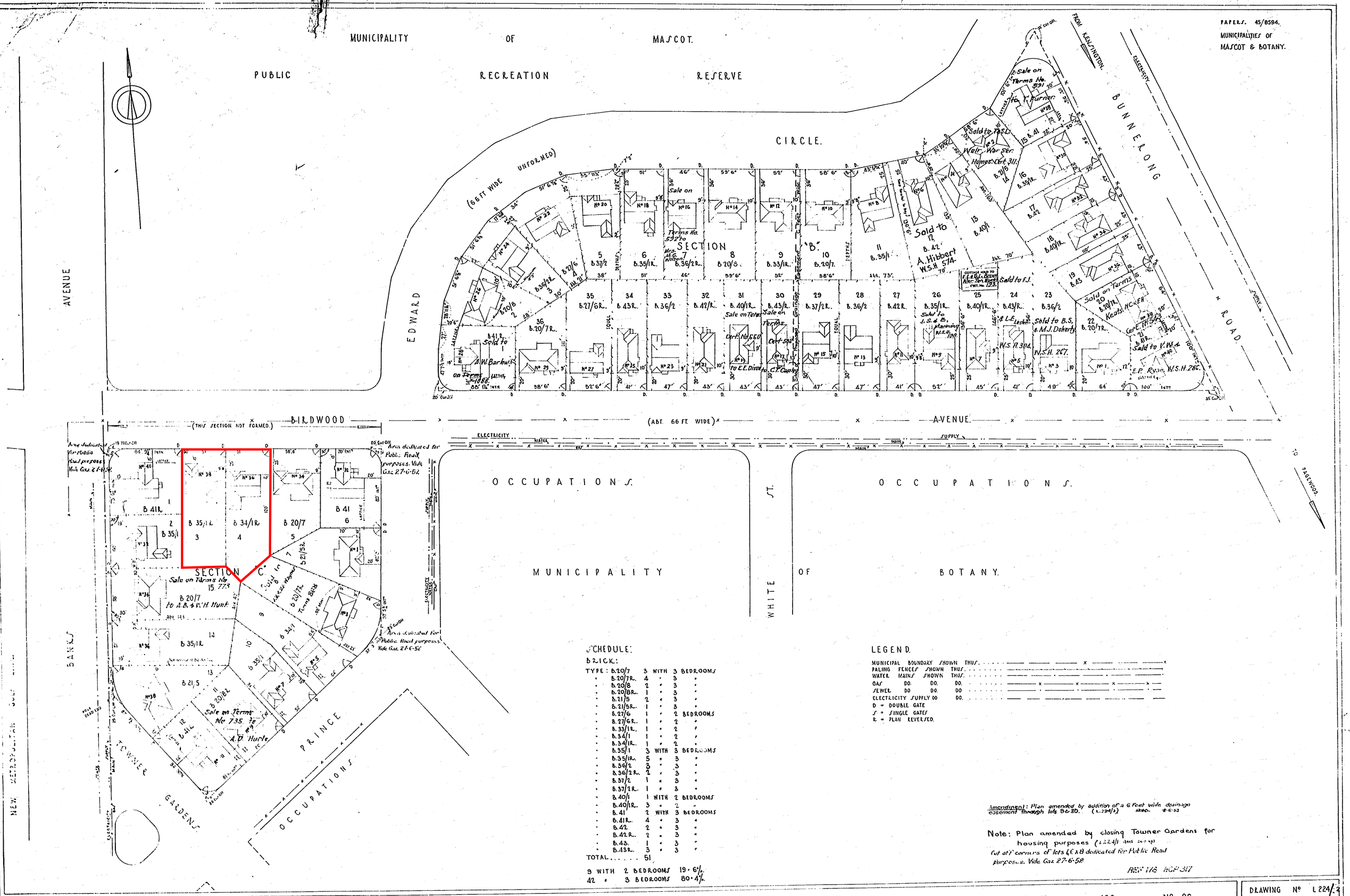
STREET ADDRESS
36-40 BIRDWOOD AVE

TYPE
S

JOB NUMBER
BGGHY

SHT. 6
OF 6

PAPERS. 45/8594.
MUNICIPALITIES OF
MASCOT & BOTANY.



SCHEDULE:

BRICK:

TYPE : B.20/7	3	WITH	3 BEDROOMS
" B.20/7R.	4	"	3 "
" B.20/8	2	"	3 "
" B.20/8R.	1	"	3 "
" B.21/5	2	"	3 "
" B.21/5R.	1	"	3 "
" B.27/6	1	"	2 BEDROOMS
" B.27/6R.	1	"	2 "
" B.33/1R.	1	"	2 "
" B.34/1	1	"	2 "
" B.34/1R.	1	"	2 "
" B.35/1	3	WITH	3 BEDROOMS
" B.35/1R.	5	"	3 "
" B.36/2	3	"	3 "
" B.36/2R.	2	"	3 "
" B.37/2	1	"	3 "
" B.37/2R.	1	"	3 "
" B.40/1	1	WITH	2 BEDROOMS
" B.40/1R.	3	"	2 "
" B.41	2	WITH	3 BEDROOMS
" B.41R.	4	"	3 "
" B.42	2	"	3 "
" B.42R.	2	"	3 "
" B.43.	1	"	3 "
" B.43R.	3	"	3 "
TOTAL.....	51		

9 WITH 2 BEDROOMS 19·6%
42 " 3 BEDROOMS 80·4%

LEGEND.

MUNICIPAL BOUNDARY SHOWN THUS.
PALING FENCES SHOWN THUS.
WATER MAINS SHOWN THUS.
GAS DO. DO. DO.
SEWER DO DO. DO
ELECTRICITY SUPPLY DO DO.
D = DOUBLE GATE
S = SINGLE GATES
R = PLAN REVERSED.

Amendment: Plan amended by addition of a 6 Feet wide drainage easement through lots 9 & 30. (L.224/2) 8-6-53

Note: Plan amended by closing Towner Gardens for housing purposes (L.224/1) 1945
Cut off corners of lots 6 & 8 dedicated for Public Road purposes. Vide Gaz 27-6-52

REF 176 HCP 317

PREPARED BY A.M.R.	WARTIME	PERMANENT	HOUSING	AT	BIRDWOOD	&	BANKS	AVENUES,	MASCOT	&	BOTANY:	JOB	Nº 92.	DRAWING Nº L 224/2
CHECKED BY V.J.	THE	HOUSING	COMMISSION	OF	N.	S.	WALES.							DATE : 29TH AUGUST, 1945
SENIOR ARCHITECT.														SCALE : 40' = 1".