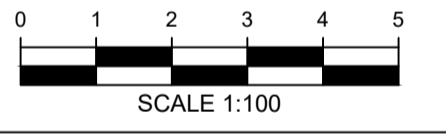


- NOTES:**
- BOUNDARY IDENTIFICATION HAS BEEN UNDERTAKEN.
 - WALL TO BOUNDARY DIMENSIONS SHOWN HEREON MUST NOT BE USED FOR CONSTRUCTION.
 - IF CONSTRUCTION IS INTENDED TO BE UNDERTAKEN ON OR ADJACENT TO PROPERTY BOUNDARIES THE BOUNDARIES OF THE LAND MUST BE MARKED OR THE BUILDING SETOUT.
 - THIS SURVEY IS FOR DESIGN PURPOSES OF THE SUBJECT LAND ONLY. THIS PLAN MUST NOT BE USED FOR ANY OTHER MATTER, PURPOSE OR CONSTRUCTION SETOUT.
 - TREE SIZES ARE ESTIMATES ONLY.
 - THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF TIM DYROFF.
 - RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY. WHERE OFFSETS ARE CRITICAL THEY SHOULD BE CONFIRMED BY FURTHER SURVEY.
 - EXCEPT WHERE SHOWN BY DIMENSION LOCATION OF DETAIL WITH RESPECT TO BOUNDARIES IS INDICATIVE ONLY.
 - ONLY VISIBLE SERVICES HAVE BEEN LOCATED. UNDERGROUND SERVICES HAVE NOT BEEN LOCATED. BEFORE YOU DIG AUSTRALIA (www.youdig.com.au) SHOULD BE USED AND A FULL UTILITY INVESTIGATION, INCLUDING A UTILITY LOCATION SURVEY, SHOULD BE UNDERTAKEN BEFORE CARRYING OUT ANY CONSTRUCTION ACTIVITY IN OR NEAR THE SURVEYED AREA.
 - SEWER MAIN PLOTTED FROM SYDNEY WATER SEWER DIAGRAM. LOCATION SHOULD BE MARKED ON SITE IF CRITICAL.
 - CRITICAL SPOT LEVELS SHOULD BE CONFIRMED WITH SURVEYOR.
 - CONTOURS SHOWN DEPICT THE TOPOGRAPHY. THEY DO NOT REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.
 - CONTOUR INTERVAL - 0.5 metre. SPOT LEVELS SHOULD BE ADOPTED.
 - POSITION OF RIDGE LINES ARE DIAGRAMMATIC ONLY (NOT TO SCALE).
 - THE INFORMATION IS ONLY TO BE USED AT A SCALE ACCURACY OF 1:100.
 - DO NOT SCALE OFF THIS PLAN / FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS.
 - COPYRIGHT © CMS SURVEYORS 2024.
 - NO PART OF THIS SURVEY MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM OR TRANSMITTED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF THE COPYRIGHT OWNER EXCEPT AS PERMITTED BY THE COPYRIGHT ACT 1968.
 - ANY PERMITTED DOWNLOADING, ELECTRONIC STORAGE, DISPLAY, PRINT, COPY OR REPRODUCTION OF THIS SURVEY SHOULD CONTAIN NO ALTERATION OR ADDITION TO THE ORIGINAL SURVEY.
 - THIS NOTICE MUST NOT BE ERASED.

MARK REID
REGISTERED SURVEYOR BOSSI NUMBER 183

1 FIRST ISSUE 9/8/2024



HORIZONTAL DATUM:
CO-ORDINATE SYSTEM: ASSUMED
MARKS ADOPTED: N/A

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: SSM 11124
R.L. 52.788 (CLASS LB)
SOURCE: S.C.I.M.S. (26/07/2024)

CLIENT:
TIM DYROFF

LGA: NORTHERN BEACHES

BOUNDARY IDENTIFICATION AND DETAIL & LEVEL SURVEY OVER LOT 4 IN DP210149 No.146 WHALE BEACH ROAD WHALE BEACH, NSW, 2107

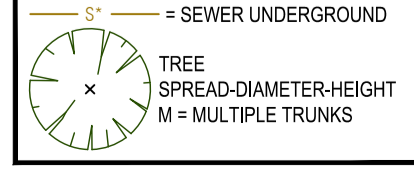
CMS SURVEYORS PTY LTD
ACN 096 240 201
PO Box 463 Dee Why, NSW, 2099
2/99A South Creek Road, Dee Why, NSW, 2099
(02) 9971 4802
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www.cmsurveyors.com.au

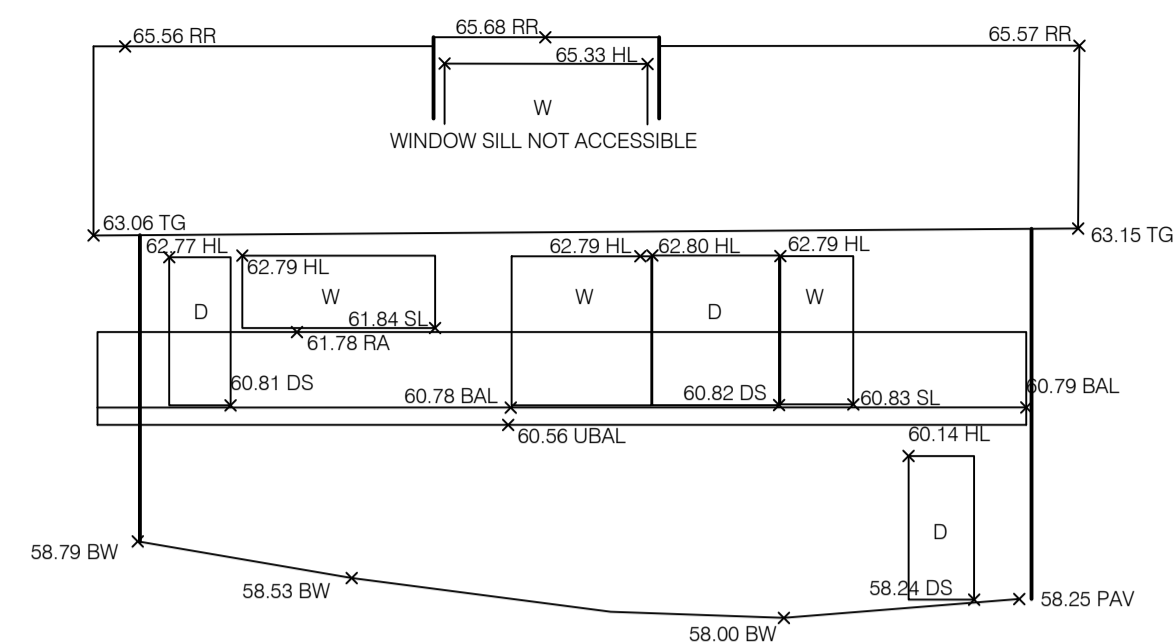
SURVEYED BY	DRAWN BY	CHECKED BY	APPROVED MR
23648	23648	23648	23648
SURVEY INSTRUCTION		SCALE	DATE OF SURVEY
23648		1:100@A1	31/07/2024
DRAWING NAME		SHEET	ISSUE
23648detail		1 OF 1	1
CAD FILE		23648detail 1.dwg	

- LEGEND:**
- BAL = BALCONY
 - BB = BOTTOM OF BANK
 - BIT = BITUMEN
 - BCR = BOTTOM OF ROCK
 - BW = BOTTOM OF WALL
 - CL = CENTRELINE
 - CON = CONCRETE
 - DD = DISH DRAIN
 - DK = DECK
 - ELO = ELECTRICITY LINE OVERHEAD
 - FCE = FENCE
 - GRT = GRATE
 - HL = HOOD LEVEL
 - INS = INSPECTION PIT
 - NS = NATURAL SURFACE
 - PAV = PAVING
 - PP = POWER POLE
 - RA = RAILING
 - RR = ROOF RIDGE
 - SL = SILL LEVEL
 - SMH = SEWER MAN HOLE
 - STR = STAIRS
 - TFCE = TOP OF FENCE
 - TG = TOP OF GUTTER
 - THOB = TOP OF HOBB
 - TOR = TOP OF ROCK
 - TR = TREE
 - TW = TOP OF WALL

TITLE INDICATES THAT LOT 4 IN D.P.210149 IS SUBJECT TO:

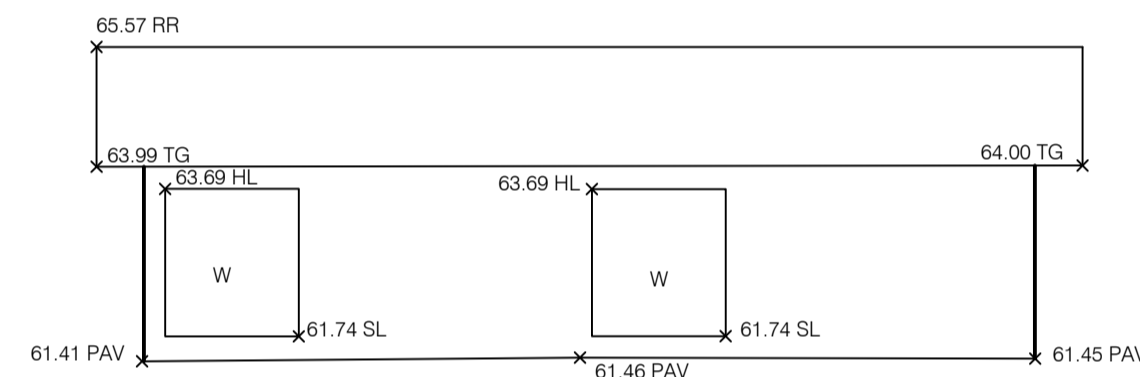
- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- H367120 RIGHT OF FOOTWAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE LAND SHOWN AS SITE OF PROPOSED RIGHT OF WAY 3 FEET WIDE WITHIN LOT 15 IN DP26718
- H830614 COVENANT AFFECTING PART (NOT INVESTIGATED)





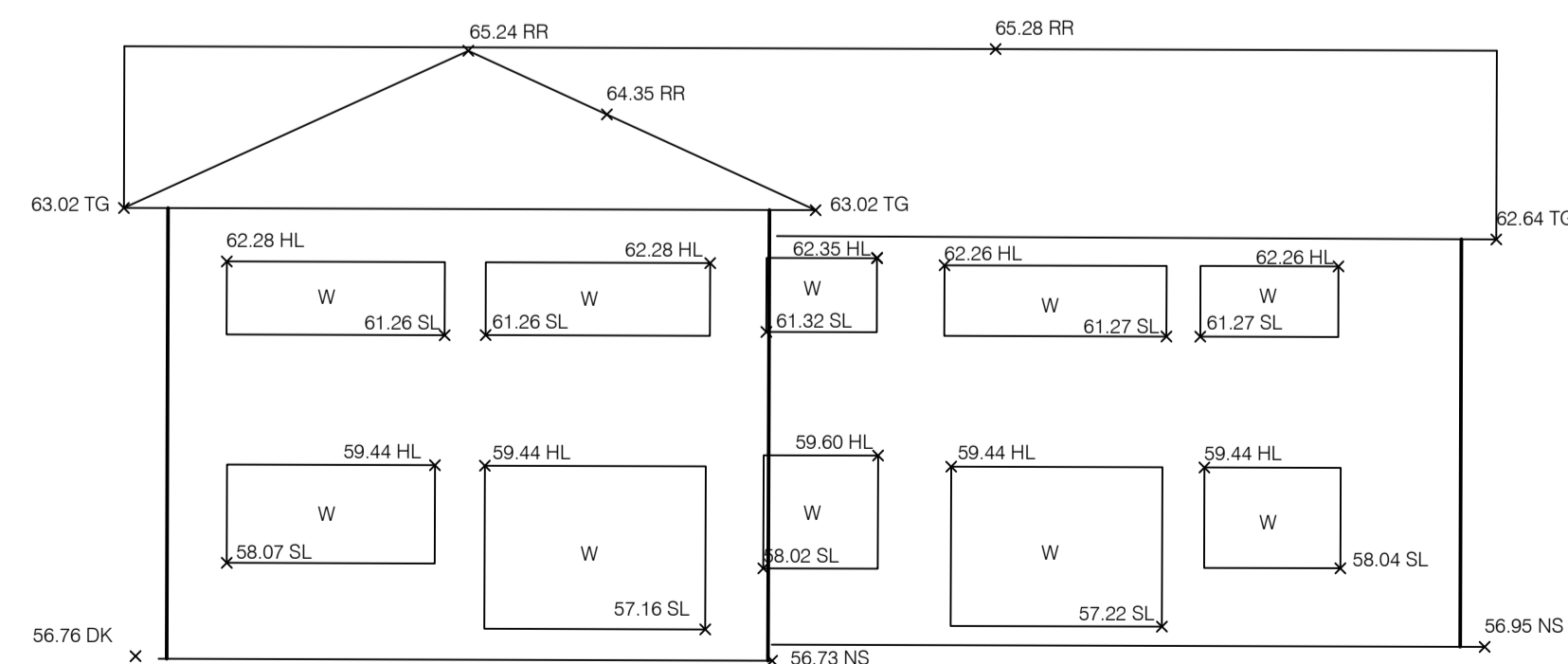
R.L. 55.0

NORTHERN ELEVATION



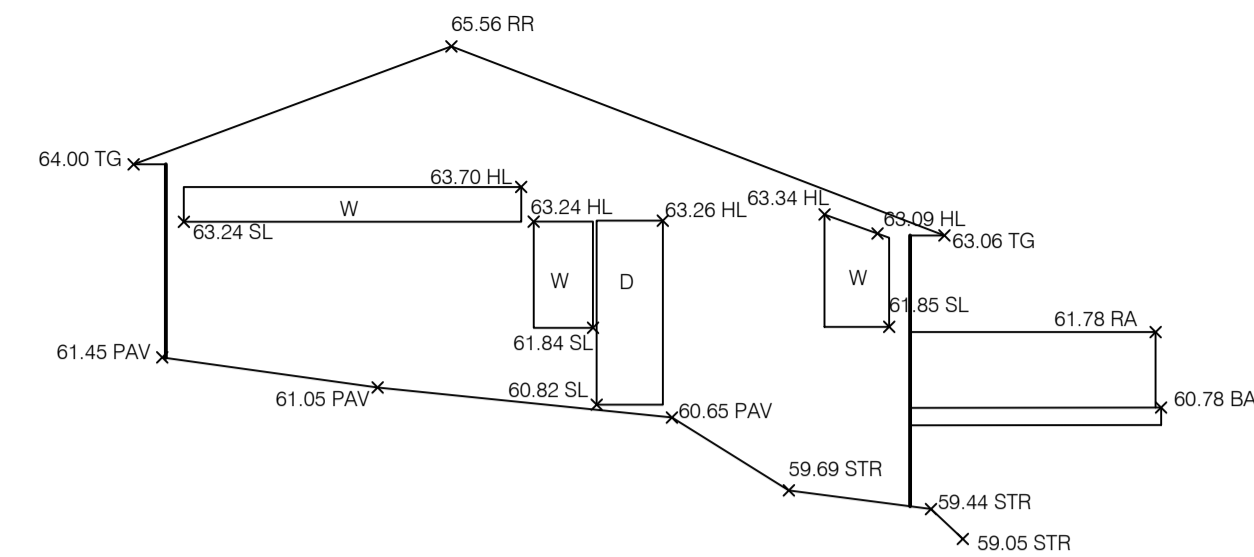
R.L. 55.0

SOUTHERN ELEVATION



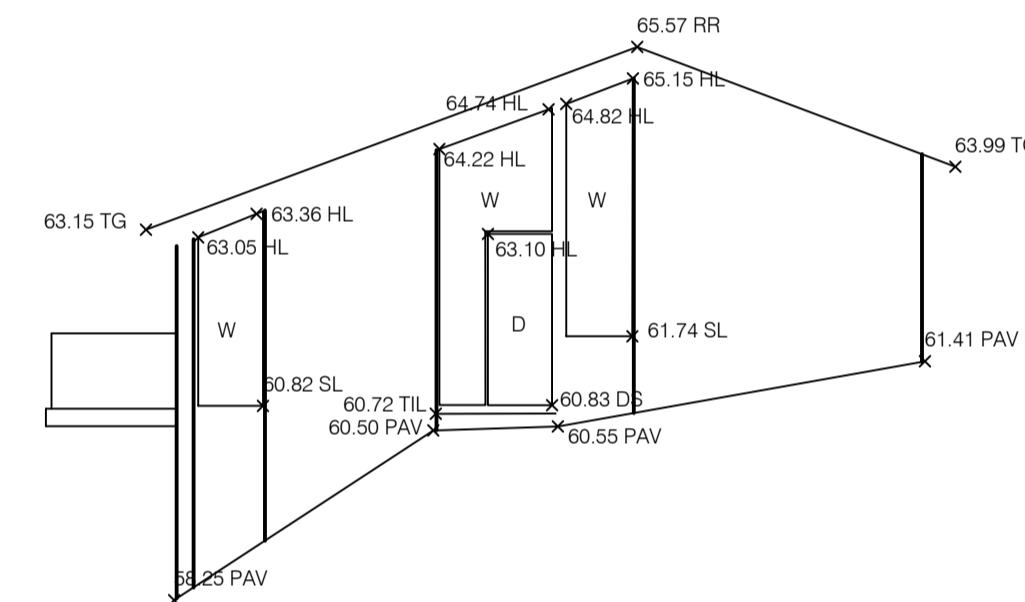
R.L. 55.0

ELEVATION OF No. 144 WHALE BEACH ROAD



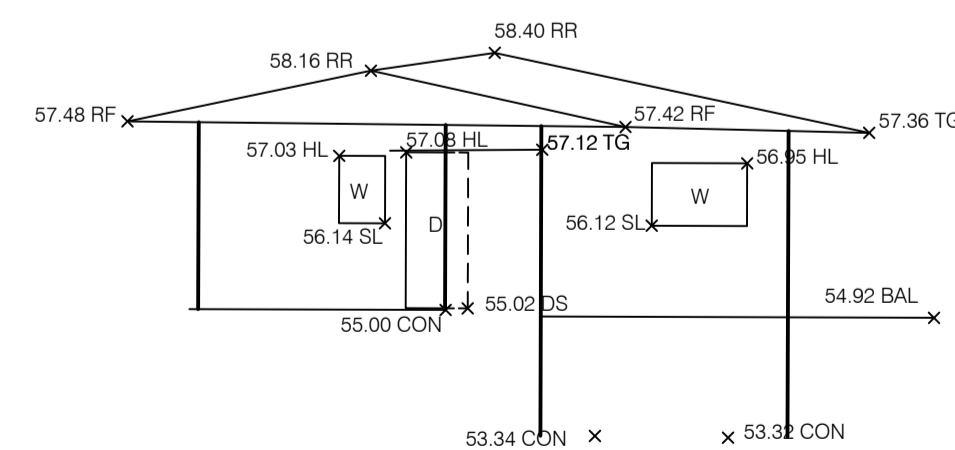
R.L. 55.0

EASTERN ELEVATION



R.L. 55.0

WESTERN ELEVATION



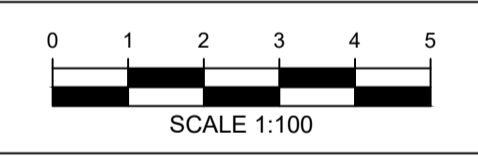
R.L. 50.0

ELEVATION OF No. 148 WHALE BEACH ROAD

LEGEND:
 BAL = BALCONY
 BW = BOTTOM OF WALL
 DS = DOOR SILL LEVEL
 HL = WINDOW HEAD LEVEL
 PAV = PAVING
 RA = TOP OF RAILING
 RF = TOP OF ROOF
 RR = ROOF RIDGE
 SL = WINDOW SILL LEVEL
 STR = STEPS
 TG = TOP OF GUTTER
 TW = TOP OF WALL
 UBAL = UNDERSIDE BALCONY

- NOTES:**
- THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF TIM DYROFF.
 - THE INFORMATION IS ONLY TO BE USED AT A SCALE ACCURACY OF 1:100.
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 - THIS NOTICE MUST NOT BE ERASED.

1	FIRST ISSUE	9/8/2024
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HORIZONTAL DATUM:
 CO-ORDINATE SYSTEM: N/A
 MARKS ADOPTED: N/A

VERTICAL DATUM:
 DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
 B.M. ADOPTED: SSM 11124
 R.L. 52.788 (CLASS LB)
 SOURCE: S.C.I.M.S. (26/07/2024)

CLIENT:
TIM DYROFF

LGA: NORTHERN BEACHES

PLAN SHOWING ELEVATIONS OF No.146 WHALE BEACH ROAD & PART OF No.144 & No.148 WHALE BEACH ROAD WHALE BEACH, NSW, 2107

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 info@cmssurveyors.com.au
 www.cmssurveyors.com.au

SURVEYED BW	DRAWN BW	CHECKED BW	APPROVED BS
SURVEY INSTRUCTION 23648	SCALE 1:100@A1	DATE OF SURVEY 31/7/2024	
DRAWING NAME 23648elevations		SHEET 1 OF 1	ISSUE 1
CAD FILE 23648elevations 1.dwg			