

2
D.P.2220411
D.P.22204115
D.P.592217D.P.712236
2097 m² CALC2
D.P.113478113
D.P.232460B
D.P.35718915
D.P.6285181
D.P.7936666
D.P.23586

SCALE 1:100

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 ON 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 CADENCE & CO PTY LTD.
- 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 BUT BEFORE YOU DIG SERVICES (H100) 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 © C.M.S. SURVEYORS 2022.
- 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.

STEPHEN EMERY
REGISTERED SURVEYOR BOSS1 NUMBER 1695

LEGEND:

BAL	=	BALCONY
BB	=	BOTTOM OF BANK
BIT	=	BITUMEN
BLD	=	EXTERNAL BUILDING
BOR	=	BOTTOM OF ROCK
BW	=	BOTTOM WALL
CAR	=	CARPORIT
CH	=	CHIMNEY
CL	=	CENTRELINE
COL	=	COLUMN
CON	=	CONCRETE
CPT	=	COMMUNICATIONS PIT
DD	=	DISH DRAIN
DK	=	DECK
DS	=	DOOR SILL LEVEL
ELO	=	ELECTRICITY LINE OVERHEAD
EPIL	=	ELECTRICITY PILLAR
FCE	=	FENCE
GAF	=	GARAGE FLOOR LEVEL
GAR	=	GARAGE
GDN	=	GARDEN
GM	=	GAS METER
GPI	=	GAS PLIQUE
GRT	=	GRATE
HL	=	HOOD LEVEL
HYD	=	HYDRANT
LH	=	LAMP HOLE
LID	=	MISCELLANEOUS PIT LID
NS	=	NATURAL SURFACE
PAV	=	PAVING
PP	=	POWER POLE
RF	=	TOP OF ROOF
RR	=	ROOF RIDGE
SIP	=	SEWER INSPECTION PIT
SL	=	SILL LEVEL
SMH	=	SEWER MAN HOLE
STR	=	STAIRS
TAP	=	TAP
TB	=	TOP OF BANK
TER	=	TERRACE
TFCE	=	TOP OF FENCE
TG	=	TOP OF GUTTER
TLE	=	TREE LINE
TOP	=	TOP OF PIPE
TOR	=	TOP OF ROCK
TPIT	=	TELSTRA PIT
TR	=	TREE
TW	=	TOP OF WALL
UBAL	=	UNDERSIDE OF BALCONY
UEV	=	UNDERSIDE OF EAVE
UNS	=	UNDERSIDE LEVEL
WM	=	WATER METER
WUP	=	WALL UPPER
---	=	ELECTRICITY OVERHEAD
---	=	SEWER UNDERGROUND

TREE
SPREAD-DIAMETER-HEIGHTHORIZONTAL DATUM:
CO-ORDINATE SYSTEM: MGAVERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: SSM 38197
R.L. +0.2 (ORDER 5)
SOURCE: S.C.I.M.S. (15/03/19)

I FIRST ISSUE 09/02/22

CLIENT:
CADENCE & CO DESIGN PTY LTD
SUITE 7, 287 MONA VALE ROAD,
TERREY HILLS NSW 2084BOUNDARY IDENTIFICATION
AND DETAIL & LEVEL SURVEY
OVER LOT 1 IN D.P.712236
398 OCEAN ROAD,
PALM BEACH NSW 2108C.M.S. Surveyors
Pty Limited

ACN: 096 240 201

PO Box 463 Dee Why
NSW 2099
2/39A South Creek Road,
Dee Why NSW 2099
Telephone: (02) 9971 4802
Facsimile: (02) 9971 4822
E-mail: info@cmsurveyors.com.au

LGA: NORTHERN BEACHES SHEET 1 OF 1

SURVEYED MB/LJ DRAWN GP/LJ CHECKED MB/LJ APPROVED AF

SURVEY INSTRUCTION SCALE DATE OF SURVEY

18446A 1:100 M AD 21/03/19-8/02/22

DRAWING NAME ISSUE

18446Adetail I

CAD FILE 18446Adetail.dwg

TITLE INDICATES THAT LOT 1 IN D.P.712236 IS SUBJECT TO:

- (A) - RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- (B) - EASEMENT RIGHT OF CARRIAGEWAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE LAND SHOWN SO BURDENED IN THE TITLE DIAGRAM
- (C) - EASEMENT RIGHT OF CARRIAGEWAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE LAND SHOWN SO BURDENED IN THE TITLE DIAGRAM
- (D) - DP232460 EASEMENT TO DRAIN WATER 4.57 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- (E) - DP232460 EASEMENT TO DRAIN WATER 4.57 METRE(S) WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
- (F) - DP232460 EASEMENT TO DRAIN WATER 5.95 METRE(S) WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
- (G) - K660397 COVENANT AFFECTING THE PARTS DESIGNATED (X) AND (Y) RESPECTIVELY IN THE TITLE DIAGRAM - ALSO SEE K720592
- (H) - WHH997 EASEMENT FOR SERVICES APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE LAND SHOWN SO BURDENED IN THE TITLE DIAGRAM
- (I) - P837023 EASEMENT FOR SUPPORT AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN THE TITLE DIAGRAM
- (J) - DP18725 EASEMENT TO DRAIN SEWAGE OVER EXISTING LINE OF PIPES AFFECTING THE PART(S) SHOWN SO BURDENED IN DP18725