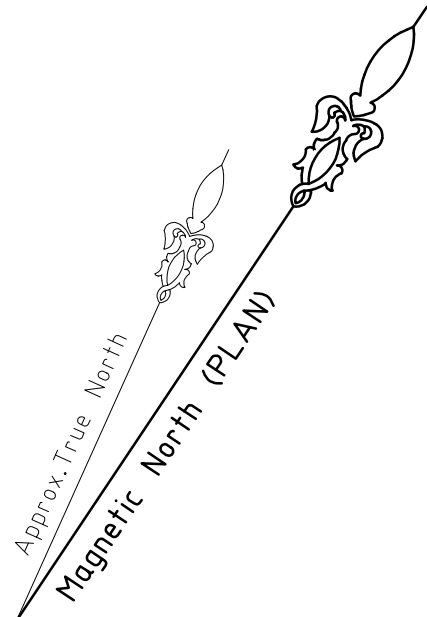




B
D.P.335323

F
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E
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627.0m² BY CALC
+20.12 NS

D
D.P.344350



				HORIZONTAL DATUM:		VERTICAL DATUM:		CLIENT:		BOUNDARY IDENTIFICATION AND DETAIL & LEVEL SURVEY		C.M.S. Surveyors Pty Limited ACN: 096 240 201 PO Box 463, Dee Why NSW 2099 2/99A South Creek Road, Dee Why NSW 2099 Telephone: (02) 9971 4802 Facsimile: (02) 9971 4822 E-mail: info@cmsurveyors.com.au	SURVEYED TH		DRAWN ABS		CHECKED TH		APPROVED PB	
				CO-ORDINATE SYSTEM: ASSUMED		DATUM: AUSTRALIAN HEIGHT DATUM (AHD)		BROKEN HILL INVESTMENTS PTY LTD		OVER LOT E IN D.P.344350			SURVEY INSTRUCTION		SCALE 1:100 @ A3		DATE OF SURVEY			
				MARKS ADOPTED: N/A		B.M. ADOPTED: PM 6903		No.60 SALISBURY ROAD		No.105 FLORIDA ROAD			20467				07/07/2021			
						R.L. 4.271 (CLASS LB)		BELLEVUE HILL, NSW, 2023		PALM BEACH, NSW, 2108			DRAWING NAME				SHEET		ISSUE	
				LGA: NORTHERN BEACHES		SOURCE: S.C.I.M.S. (22/06/2021)							20467detail				1 OF 1		1	
I	FIRST ISSUE	16/07/2021										CAD FILE		pre 20467detail.ldwg						

- Notes:**
- A FIELD SURVEY OF THE BOUNDARIES HAS BEEN CONDUCTED.
 - 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 BROKEN HILL INVESTMENTS 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. DIAL BEFORE YOU DIG SERVICES (ph 1100) 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 REFERENCE TO SCALED READINGS.
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 - THIS NOTICE MUST NOT BE ERASED.

Karl Robertson
REGISTERED SURVEYOR BOSSI NUMBER 7835.....

LEGEND:

- BAL = BALCONY
BW = BOTTOM WALL
CL = CENTRELINE
CON = CONCRETE
DK = DECK
DS = DOOR SILL LEVEL
GAFI = GARAGE FLOOR LEVEL
GDN = GARDEN
GF = GUTTER LEVEL
GM = GAS METER
GRA = GRAVEL
GRT = GRATE
HL = HOOD LEVEL
INS = INSPECTION PIT
LAN = LANDING
LIN = LINTEL
NS = NATURAL SURFACE
PAT = PATIO
PAV = PAVING
POST = TOP OF FLAG POLE
RF = TOP OF ROOF
RR = ROOF RIDGE
SCN = TOP OF SCREEN
SL = SILL LEVEL
SMH = SEWER MAN HOLE
STR = STAIRS
TERR = TERRACE
TFCE = TOP OF FENCE
TG = TOP OF GUTTER
TPIT = TELSTRA PIT
TR = TREE
TW = TOP OF WALL
UEV = TOP OF EAVE
VC = VEHICLE CROSSING
WM = WATER METER

- 0 — = ELECTRICITY OVERHEAD
— S — = SEWER UNDERGROUND



TITLE INDICATES THAT LOT E IN D.P.344350 IS SUBJECT TO:
- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S).