



LEGEND:

AW = AWNING
BAL = BALCONY
BLD = EXTERNAL BUILDING
BOR = BOTTOM OF ROCK
BW = BOTTOM WALL
CHI = CHIMNEY
CL = CENTRELINE
CON = CONCRETE
DK = DECK
DS = DOOR SILL LEVEL
FCE = FENCE
GAR = GARAGE
HL = HOOD LEVEL
LID = MISCELLANEOUS PIT LID
NS = NATURAL SURFACE
PAV = PAVING
PTH = PATH
RF = TOP OF ROOF
RR = ROOF RIDGE
SCN = SCREEN
SL = SILL LEVEL
STR = STAIRS
TER = TERRACE
TG = TOP OF GUTTER
TKB = TOP OF KERB
TOR = TOP OF ROCK
TPIT = TELSTRA PIT
TR = TREE
TW = TOP OF WALL
WM = WATER METER

5 = SEWER UNDERGROUND

TREE
SPREAD-DIAMETER-HEIGHT

NO.259 PROPERTY WESTERN ELEVATION

NO.259 PROPERTY SOUTHERN ELEVATION

NO.259 PROPERTY EASTERN ELEVATION

172
D.P.15376

171
D.P.15376
1027 m² BY SURVEY
1031 m² BY TITLE

170
D.P.15376

NO.255 PROPERTY WESTERN ELEVATION

NO.255 PROPERTY EAST ELEVATION

NO.255 PROPERTY NORTH ELEVATION

NO.228 PROPERTY EASTERN ELEVATION

TITLE INDICATES THAT LOT 171 IN D.P.15376 IS SUBJECT TO:
- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- CHAINING COVENANT (NOT INVESTIGATED)
- AM640789 CAVEAT BY JENNIFER ELIZABETH DAVIES (NOT INVESTIGATED)

NOTES

- BOUNDARIES HAVE NOT BEEN OPENED (TITLE DIMENSIONS ONLY) - BOUNDARY DEFINITION IS SUBJECT TO FURTHER SURVEY.
- A BASIC BOUNDARY SURVEY HAS BEEN UNDERTAKEN SUITABLE FOR COUNCIL, DA SUBMISSION (TITLE DIMENSIONS ONLY) - BOUNDARY DEFINITION IS SUBJECT TO FURTHER SURVEY.
- IF CONSTRUCTION ON OR NEAR BOUNDARIES IS REQUIRED IT IS RECOMMENDED THAT THE BOUNDARIES OF THE LAND BE MARKED.
- THIS DETAIL SURVEY IS NOT A "SURVEY" AS DEFINED BY THE SURVEYING AND SPATIAL INFORMATION ACT, 2002.
- AREA IS APPROXIMATE ONLY AND HAS BEEN CALCULATED BY TITLE DIMENSIONS. ALL TITLE DIMENSIONS OF THE LAND HAVE NOT BEEN CONFIRMED BY SURVEY. IF AREAS ARE CRITICAL WE RECOMMEND A BOUNDARY SURVEY FOR PUBLIC RECORD.
- TREE SIZES ARE ESTIMATES ONLY.
- THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF HAMISH MITCHELL.
- 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 (DR 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.
- THIS PLAN IS ONLY TO BE USED FOR THE PURPOSE OF DESIGNING NEW CONSTRUCTIONS.
- CONTOURS SHOWN DEPICT THE TOPOGRAPHY. THEY DO NOT REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATION OF QUANTITIES WITH CAUTION.
- CONTOUR INTERVAL - 0.5 metre. SPOT LEVELS SHOULD BE ADJUSTED.
- 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 2017.
- 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.

HORIZONTAL DATUM:
CO-ORDINATE SYSTEM: ASSUMED

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: PM 6902
R.L. 5.412 (ORDER 2)
SOURCE: S.C.1.M.S. (22/05/06)

I FIRST ISSUE 19/09/17

CLIENT:

HAMISH MITCHELL
14/47 FRANCIS STREET
BONDI BEACH NSW 2026

SURVEY PLAN
SHOWING DETAIL & LEVELS
OVER LOT 171 IN D.P.15376
257 WHALE BEACH ROAD
WHALE BEACH NSW 2107

C.M.S. Surveyors
Pty Limited

ACN: 096 240 201

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Dee Why NSW 2099
Telephone: (02) 9971 4802
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LG: NORTHERN BEACHES SHEET 1 OF 1

SURVEYED ME DRAWN ABS CHECKED ME APPROVED DR

SURVEY INSTRUCTION 17245 SCALE 1:100 DATE OF SURVEY 07/09/17

DRAWING NAME 17245detail ISSUE 1

CAD FILE 17245detail.dwg

