

LEGEND:

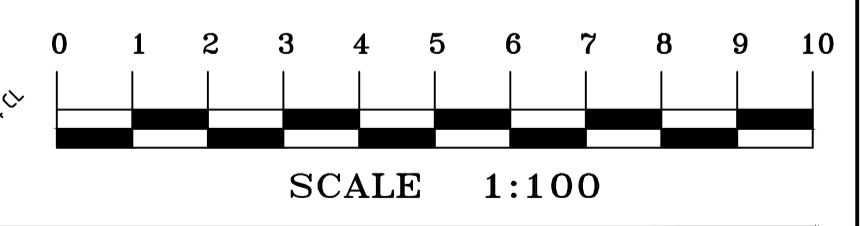
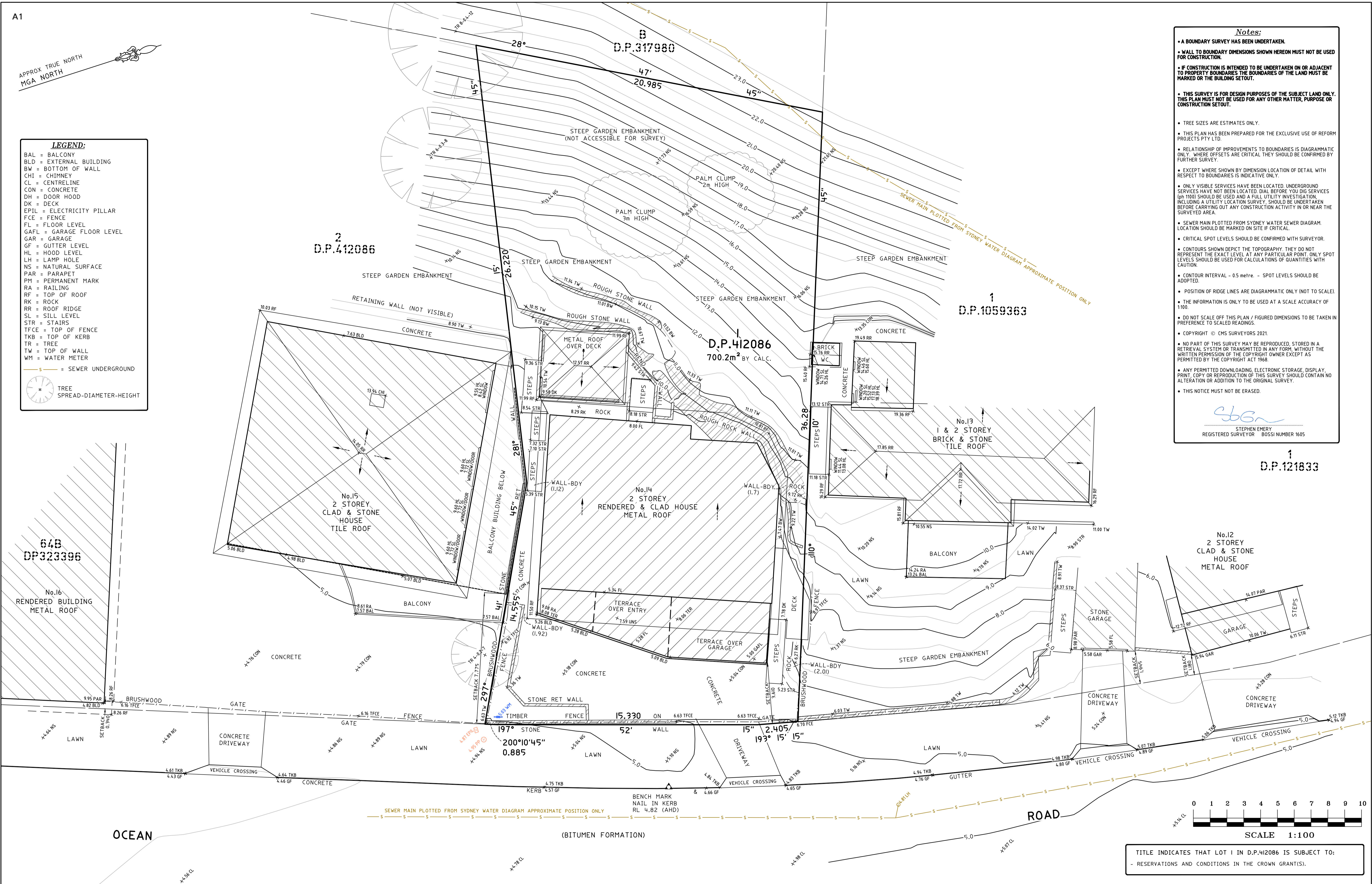
BAL = BALCONY
 BLD = EXTERNAL BUILDING
 BW = BOTTOM OF WALL
 CHI = CHIMNEY
 CL = CENTRELINE
 CON = CONCRETE
 DH = DOOR HOOD
 DK = DECK
 EPIL = ELECTRICITY PILLAR
 FCE = FENCE
 FL = FLOOR LEVEL
 GAFL = GARAGE FLOOR LEVEL
 GAR = GARAGE
 GF = GUTTER LEVEL
 HL = HOOD LEVEL
 LH = LAMP HOLE
 NS = NATURAL SURFACE
 PAR = PARAPET
 PM = PERMANENT MARK
 RA = RAILING
 RF = TOP OF ROOF
 RK = ROCK
 RR = ROOF RIDGE
 SL = SILL LEVEL
 STR = STAIRS
 TFCE = TOP OF FENCE
 TKB = TOP OF KERB
 TR = TREE
 TW = TOP OF WALL
 WM = WATER METER

= SEWER UNDERGROUND

TREE
 SPREAD-DIAMETER-HEIGHT

Notes:

- A BOUNDARY SURVEY 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 REFORM PROJECTS 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. 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 PREFERENCE TO SCALED READINGS.
- COPYRIGHT © CMS SURVEYORS 2021.
- 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.



TITLE INDICATES THAT LOT 1 IN D.P.412086 IS SUBJECT TO:
 - RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S).

HORIZONTAL DATUM: CO-ORDINATE SYSTEM: MGA (GDA 2020) MARKS ADOPTED: PM16903 - SSM 38189		VERTICAL DATUM: DATUM: AUSTRALIAN HEIGHT DATUM (AHD) B.M. ADOPTED: SSM 38189 R.L. 5.683 (CLASS LC) SOURCE: S.C.I.M.S. (14/04/2021)		CLIENT: REFORM PROJECTS PTY LTD SUITE 15, 108 DUNNING AVENUE ROSEBERY, NSW, 2018		SURVEY PLAN SHOWING DETAIL & LEVEL OVER LOT 1 IN DP412086 No.14 OCEAN ROAD PALM BEACH, NSW, 2108		 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: HH,TC DRAWN: ABS CHECKED: PB APPROVED: TC	
LGA: NORTHERN BEACHES		DATE OF SURVEY: 15/04/2021		DRAWING NAME: 20223detail		SCALE: 1:100		DATE OF SURVEY: 15/04/2021		SHEET: 1 OF 1	
FIRST ISSUE		27/04/2021		CAD FILE		20223detail.dwg					