



- LEGEND
- BB BOTTOM OF BANK
 - BL BALCONY
 - CH CHIMNEY
 - DK DECK
 - DS DOOR SILL LEVEL
 - FL FLOOR LEVEL
 - HL HOOD LEVEL
 - JET JETTY
 - NS NATURAL SURFACE
 - PAV PAVING
 - PLM TREE PALM DIA SPREAD HEIGHT
 - PP POWER POLE NETWORK
 - RF ROOF
 - RR ROOF RIDGE
 - SB SEALED LEVEL
 - SL SILL LEVEL
 - STR STAIRS
 - TB TOP OF BANK
 - TG TOP OF GUTTER
 - TR TREE DIA SPREAD HEIGHT
 - TRW TOP OF RETAINING WALL
 - TW TOP OF WALL

C	NEW RETAINING WALL	4/02/2024
B	NOTES AMENDED	27/05/21
A	FIRST ISSUE	08/11/20

AS REQUIRED BY NORTHERN BEACHES COUNCIL, BOUNDARIES HAVE BEEN DEFINED/IDENTIFIED BY FIELD SURVEY. OFFSETS FROM STRUCTURES TO BOUNDARY SHOULD NOT BE USED FOR CONSTRUCTION SETOUT.

IF CONSTRUCTION ON OR NEAR BOUNDARIES IS UNDERTAKEN THE BOUNDARIES OF THE LAND SHOULD BE MARKED ON THE WORKS SETOUT BY A REGISTERED SURVEYOR.

TREE SIZES ARE ESTIMATES ONLY.

THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF DARREN HOLLAND. 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 (DABYD) 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.

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. EXCEPT AT SPOT LEVELS SHOWN, 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.

IF ACCURATE TRUE NORTH IS REQUIRED A FURTHER SURVEY WOULD BE NECESSARY.

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THIS NOTICE MUST NOT BE ERASED.

.....MICHAEL W. JOYCE
REGISTERED SURVEYOR I.D. 8268

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michael@wvsurveying.com.au
0474 843 180

Vertical Datum
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
BY CORSnet NSW GNSS observation

Client Details
DARREN HOLLAND

Drawing Title
PART DETAIL & LEVELS & BOUNDARY DEFINITION
AT 22 BONA CRESCENT
MORNING BAY NSW 2105
BEING LOT 72 IN DP.558694

PROJECT: 1157A	PAGE 1 OF 2
Date of survey: 29/10/20 & 29/09/23	Drawing No: 1157A/detail 1
Scale: 1:100 @ A1	Rev: C

CLAD
BOAT-SHED

71
D.P.558694

72
D.P.558694
(996m²) BY TITLE

8
D.P.21880

6.38 DK
12.39 RF
TIMBER DECK

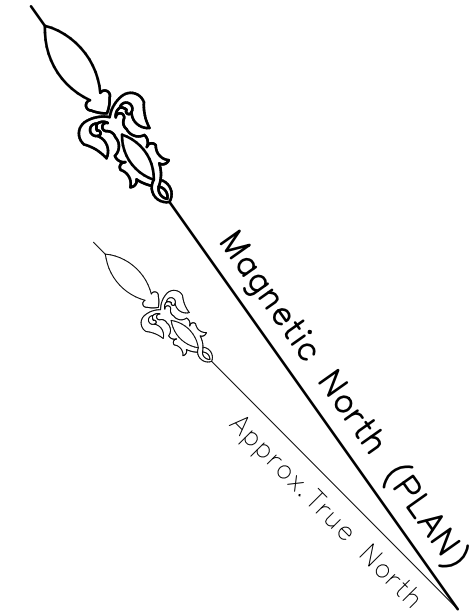
No. 20
TWO STOREY
CLAD RESIDENCE
METAL ROOF

SEPTIC TANK

TIMBER BALCONY

No. 22
SPLIT LEVEL
CLAD RESIDENCE
METAL ROOF

ENCLOSED BALCONY
No. 24
TWO STOREY
METAL CLAD RESIDENCE
METAL ROOF



A FIRST ISSUE 08/11/20

BOUNDARIES SHOWN HEREON HAVE BEEN DEFINED/IDENTIFIED FOR DESIGN AND DA PURPOSES AND ARE MY OPINION ONLY. OFFSETS FROM STRUCTURES TO BOUNDARY SHOULD NOT BE USED FOR CONSTRUCTION SETOUT.

IF CONSTRUCTION ON OR NEAR BOUNDARIES IS UNDERTAKEN THE BOUNDARIES OF THE LAND SHOULD BE MARKED OR THE WORKS SETOUT BY A REGISTERED SURVEYOR.

- TREE SIZES ARE ESTIMATES ONLY.
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- 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 (pb 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.
- CRITICAL SPOT LEVELS SHOULD BE CONFIRMED WITH SURVEYOR.
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- CONTOUR INTERVAL - 0.5 metre. - SPOT LEVELS SHOULD BE ADOPTED.
- POSITION OF RIDGE LINES ARE DIAGRAMMATIC ONLY (NOT TO SCALE).
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- DO NOT SCALE OFF THIS PLAN / FIGURED DIMENSIONS. TO BE TAKEN IN PREFERENCE TO SCALED READINGS.
- IF ACCURATE TRUE NORTH IS REQUIRED A FURTHER SURVEY WOULD BE NECESSARY.
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Vertical Datum
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
BY CORSnet NSW GNSS observation

Client Details
DARREN HOLLAND

Drawing Title
DETAIL AND LEVELS & BOUNDARY DEFINITION
AT 22 BONA CRESCENT
MORNING BAY NSW 2105
BEING LOT 72 IN DP.558694

PROJECT: 1157A
Date of survey: 29/10//2020
Scale: 1:100 @ A1
PAGE 2 OF 2
Drawing No. 1157Adetail 1
Rev. A

TITLE INDICATES THAT LOT 72 IN D.P.558694 IS SUBJECT TO:
1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
2 F123633 COVENANT (NOT INVESTIGATED)

130
D.P.1201052
KU-RING-GAI CHASE NATIONAL PARK



- LEGEND
- | | |
|-----|------------------------------|
| BB | BOTTOM OF BANK |
| BL | BALCONY |
| CH | CHIMNEY |
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