

AVENUE

X211 TL

(BITUMEN SURFACE)

LAUDERDALE

X235 BL

TITLE INDICATES THAT LOT 1 IN S.P.71076 IS SUBJECT TO:  
- INTERESTS RECORDED ON REGISTER FOLIO CP/SP71076

TITLE INDICATES THAT LOT CP IN S.P.71076 IS SUBJECT TO:  
- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)  
- ATTENTION IS DIRECTED TO THE RESIDENTIAL SCHEMES MODEL BY-LAWS CONTAINED IN THE STRATA SCHEMES MANAGEMENT REGULATION APPLICABLE AT THE DATE OF REGISTRATION OF THE SCHEME  
- KEEPING OF ANIMALS - OPTION B HAS BEEN ADOPTED  
- SP71076 POSITIVE COVENANT

S.P.1286

S.P.71076  
PART LOT 2

1  
D.P.815380

B  
D.P.334640

0 1 2 3 4 5 6 7 8 9 10  
SCALE 1:100

MGA (Approx. true)

LEGEND  
BL BALCONY  
CL CENTERLINE  
CON CONCRETE  
DK DECK  
DS DOOR SILL LEVEL  
HL HOOD LEVEL  
LAN LANDING  
NS NATURAL SURFACE  
PAR PARAPET  
PAV PAVING  
PL POOL  
PP POWER POLE NETWORK  
RF ROOF  
RR ROOF RIDGE  
SL SILL LEVEL  
STR STAIRS  
TEL TELSTRA  
TER TERRACE  
TG TOP OF GUTTER  
THOB TOP OF HOB  
TIL TILE  
TKB TOP OF KERB  
TRW TOP OF RETAINING WALL  
TW TOP OF WALL

A FIELD SURVEY OF THE BOUNDARIES HAS BEEN UNDERTAKEN. 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.  
THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF ANTHONY MELLOWES & JANE WILLIAMS  
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 (db 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.  
THIS PLAN IS ONLY TO BE USED FOR THE PURPOSE OF DESIGNING NEW CONSTRUCTIONS.  
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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MICHAEL K JOYCE  
REGISTERED SURVEYOR I.D. 8268

Waterview  
SURVEYING SERVICES

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Vertical Datum  
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)  
B.M. PM 978  
R.L. 28.198  
SOURCE: S.C.I.M.S. 20/7/2023

Client Details  
ANTHONY MELLOWES & JANE WILLIAMS  
184 LAUDERDALE AVE  
FAIRLIGHT NSW 2107

Drawing Title  
DETAIL AND LEVELS OVER  
PART OF 184 LAUDERDALE AVE  
FAIRLIGHT NSW 2107  
BEING LOT 1 AND PART  
COMMON PROPERTY IN SP.71076

PROJECT: 1746  
Date of survey: 13/07/2023  
Scale: 1:100 @ A1  
PAGE 1 OF 1  
Drawing No. 1746detail 1  
Rev. B