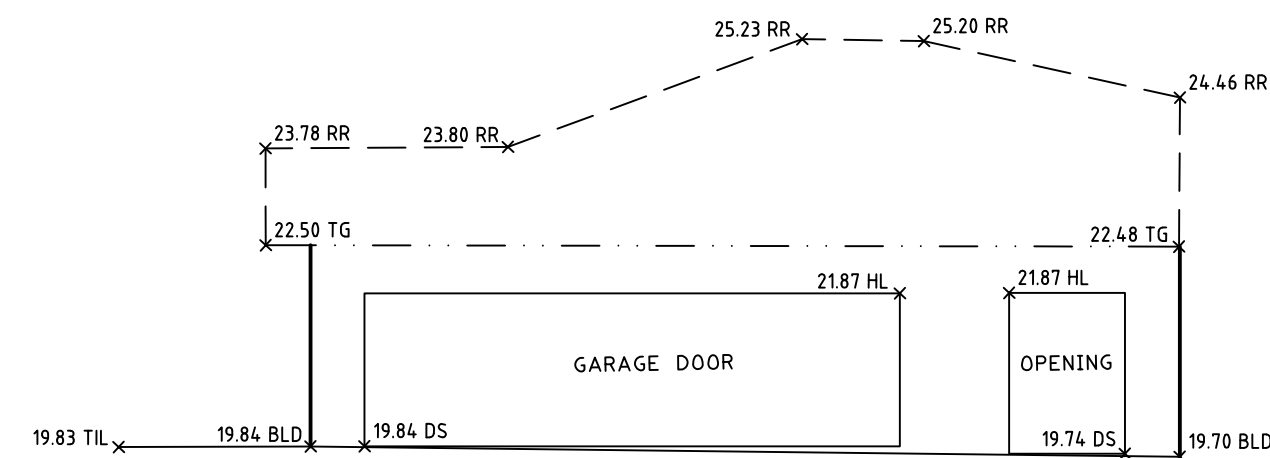


BEATTY

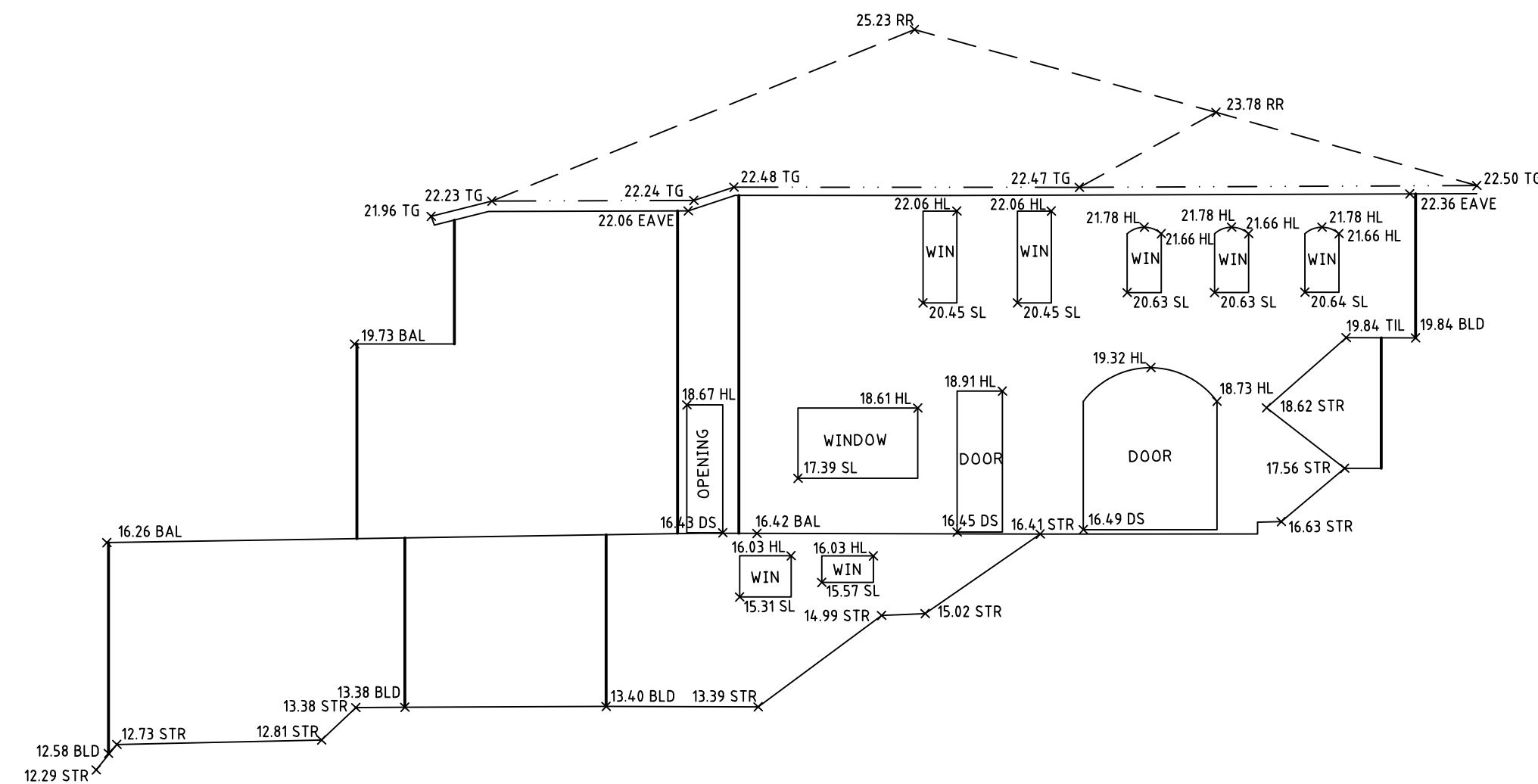
(BITUMEN FORMATION)

STREET

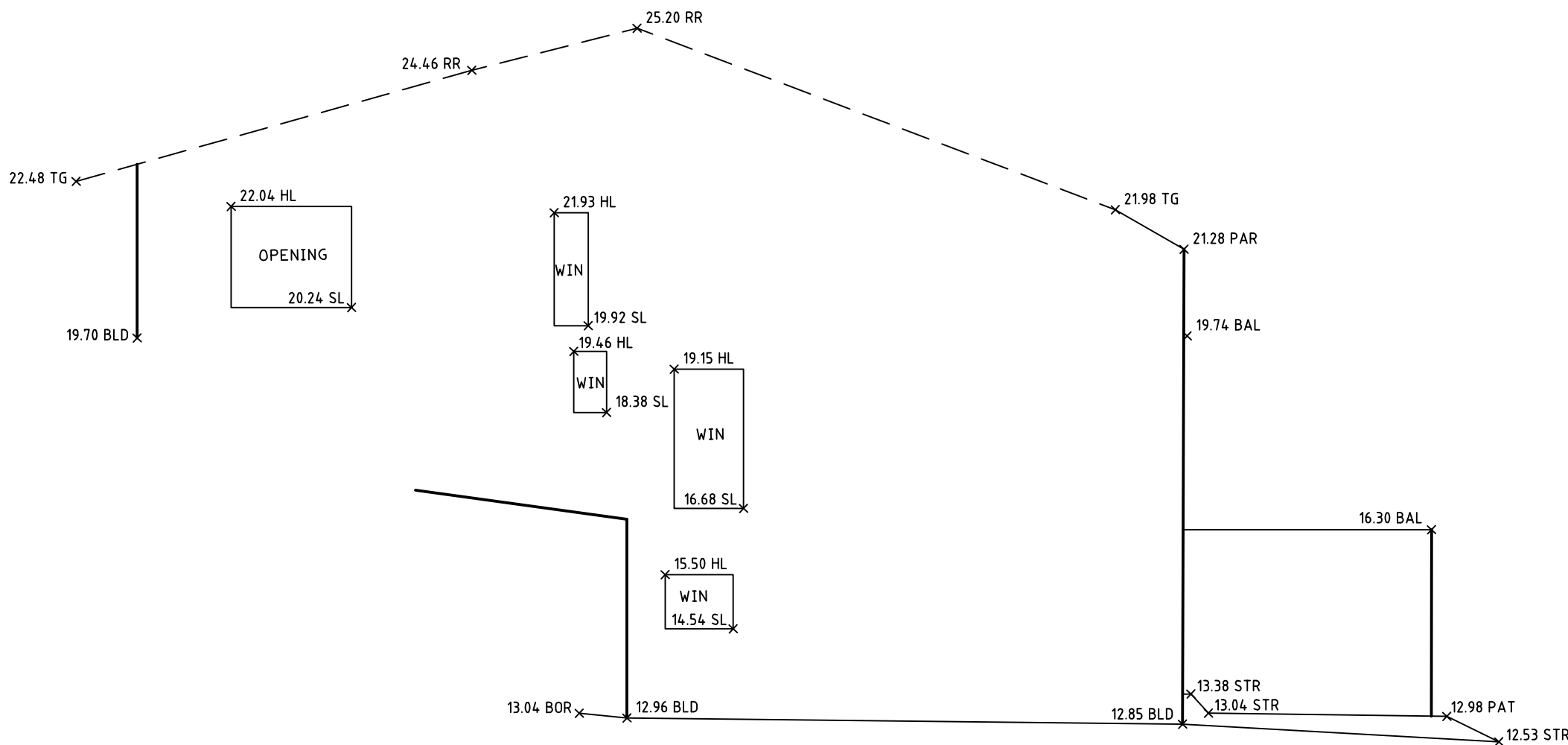
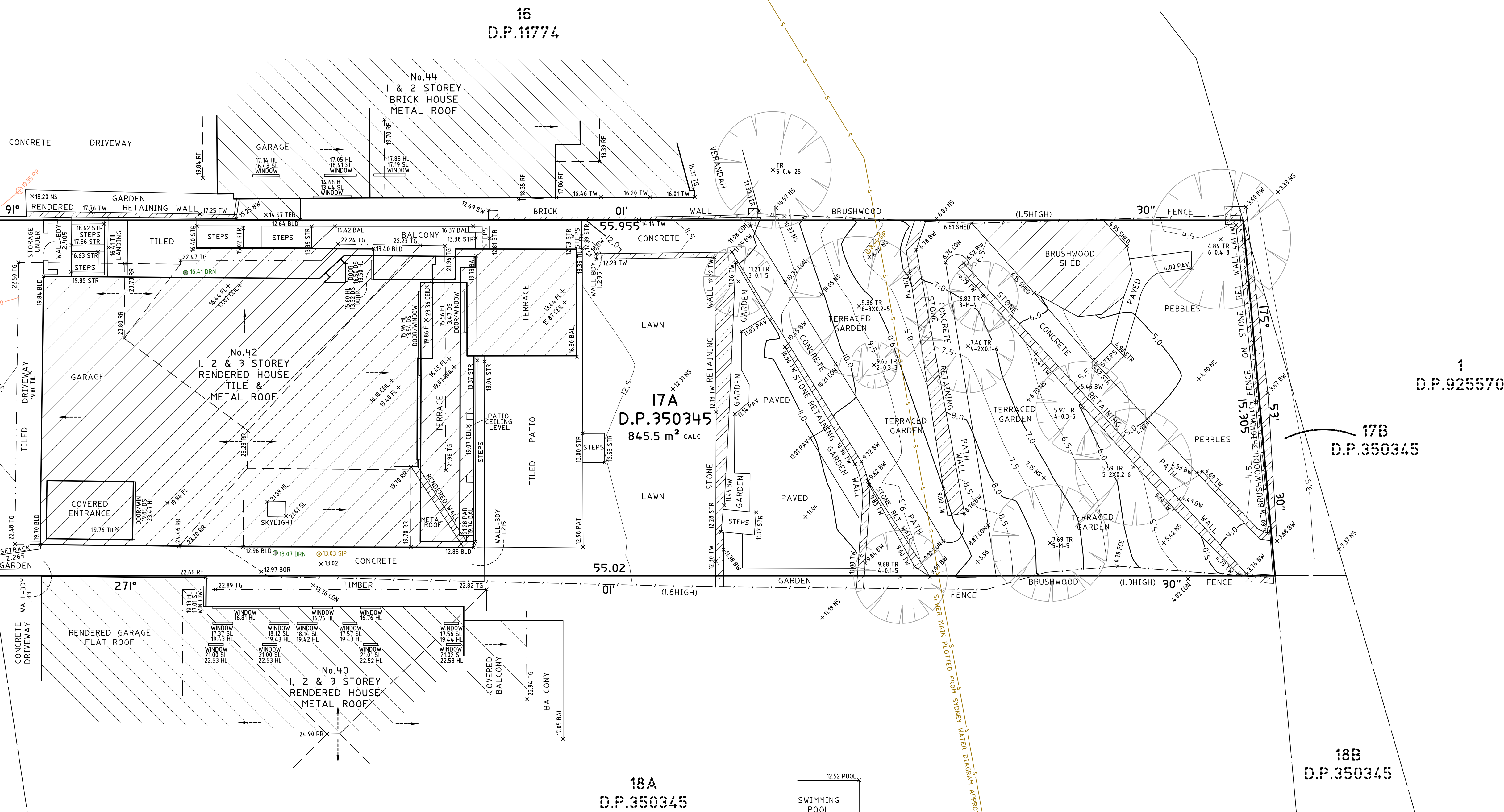
NORTH
S
HARBOUR



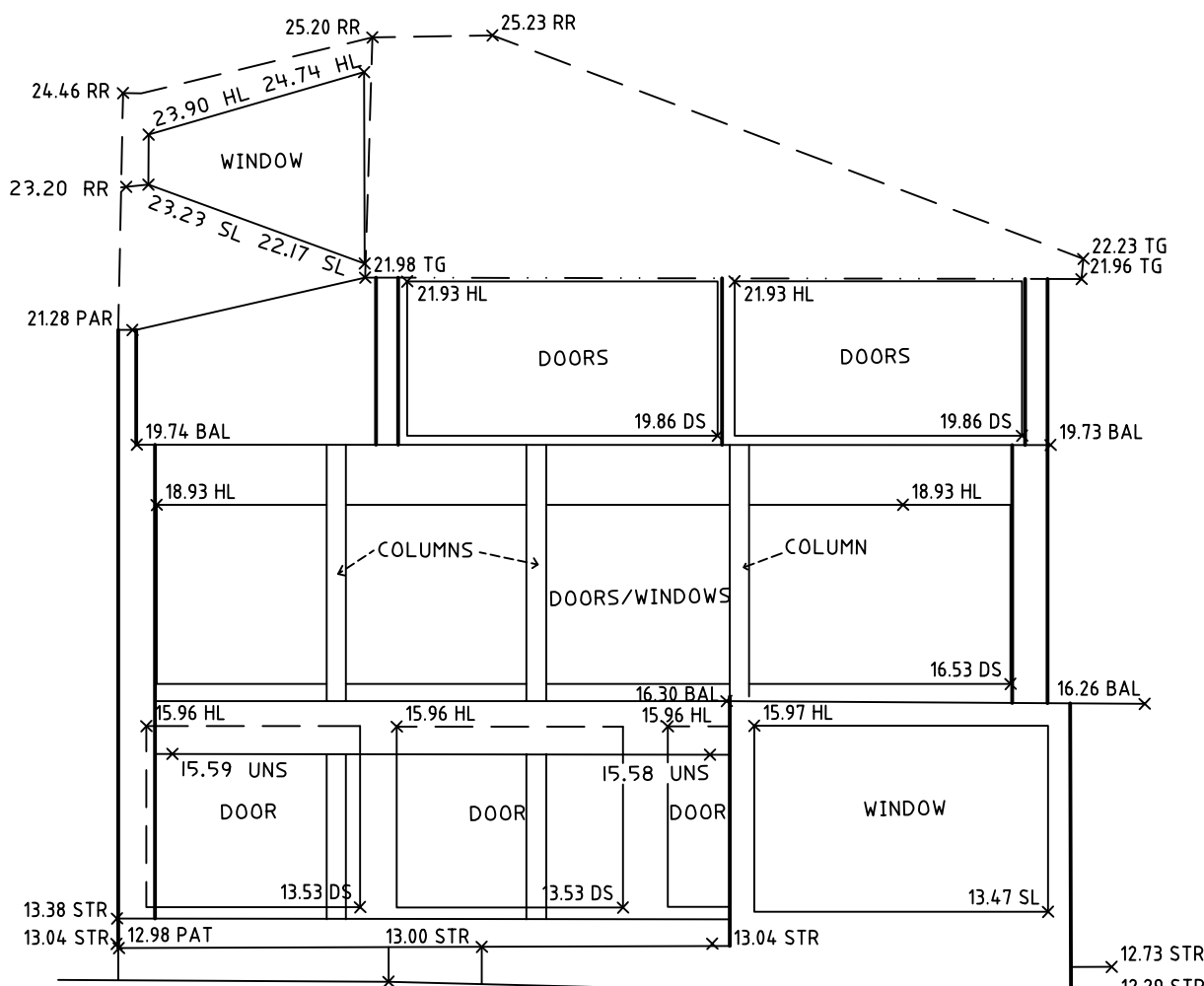
WEST ELEVATION



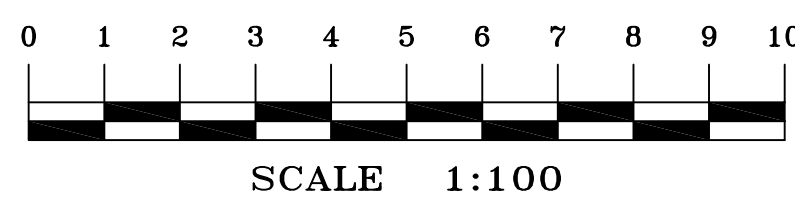
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



TITLE INDICATES THAT LOT 17A IN D.P.350345 IS SUBJECT TO:
- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S).

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 ON THE BUILDING SETOUT.
- TREE SIZES ARE ESTIMATES ONLY.
- THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF TY HUANG.
- 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 (DBYD) 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 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 2020.
- 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.

STEPHEN EMERY
REGISTERED SURVEYOR - BOSS NUMBER 1605

LEGEND:

BAL	= BALCONY
BIT	= BITUMEN
BLD	= EXTERNAL BUILDING
BOR	= BOTTOM OF ROCK
BW	= BOTTOM WALL
CL	= CENTRELINE
COL	= COLUMN
CON	= CONCRETE
DRN	= DRAIN
DS	= DOOR SILL LEVEL
EAVE	= EAVE
FCE	= FENCE
FL	= FLOOR LEVEL
GDN	= GARDEN
HL	= HEAD LEVEL
LAN	= LANDING
NS	= NATURAL SURFACE
PAR	= PARAPET
PAT	= PATIO
PAV	= PAVING
PP	= POWER POLE
RF	= TOP OF ROOF
RR	= ROOF RIDGE
SIP	= SEWER INSPECTION PIT
SL	= SILL LEVEL
STR	= STAIRS
TER	= TERRACE
TG	= TOP OF GUTTER
TIL	= TILE
TR	= TREE
TW	= TOP OF WALL
VER	= VERANDAH
	= ELECTRICITY OVERHEAD
	= SEWER UNDERGROUND

TREE
SPREAD-DIAMETER-HEIGHT

HORIZONTAL DATUM:
CO-ORDINATE SYSTEM: ASSUMED
MARKS: ADOPTED: N/A

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: SSM 14422
R.L. 1133 (CLASS LB)
SOURCE: S.C.I.M.S. (22/01/2020)

2	EXTRA DETAIL ADDED	17/02/2020
1	FIRST ISSUE	9/01/2020

CLIENT:
TY HUANG
c/- BREAKSPEAR ARCHITECTS,
LEVEL 1, 13 THE CORSO,
MANLY NSW 2095

SURVEY PLAN
SHOWING DETAIL & LEVELS
OVER LOT 17A IN D.P.350345
42 BEATTY STREET,
BALGOWLAH HEIGHTS NSW 2093

C.M.S. Surveyors
Pty Limited
ACN: 096 240 201
PO Box 463 Dee Why
NSW 2099
2/29A South Creek Road,
Dee Why NSW 2099
Telephone: (02) 9971 4802
Facsimile: (02) 9971 4822
E-mail: info@cmsurveyors.com.au

LGA: NORTHERN BEACHES		SHEET 1 OF 1	
SURVEYED HC	DRAWN GP	CHECKED HC	APPROVED AF
SURVEY INSTRUCTION 19074	SCALE 1:100 @ A0	DATE OF SURVEY 21/01/2020, 17/02/2020	
DRAWING NAME 19074detail			ISSUE 2
CAD FILE 19074detail2.dwg			