NOTE:

THE BOUNDARY INFORMATION SHOWN ON THIS PLAN REGARDING THE LOCATION OF THE PROPERTY BOUNDARIES HAS BEEN TAKEN FROM THE TITLE DEPOSITED PLAN. IT HAS BEEN PLOTTED AS REQUIRED UNDER *DIVISION 1, SECTION 9.(1)* OF THE "*SURVEYING AND SPATIAL INFORMATION REGULATION 2017*" AND IS ACCURATE TO ABOUT ±0.05m. IT HAS NOT BEEN DETERMINED BY AN ACCURATE BOUNDARY SURVEY.

A DETAIL & LEVEL SURVEY IS NOT A "LAND SURVEY" AS DEFINED BY THE SURVEYING AND SPATIAL INFORMATION ACT, 2002. IF ANY CONSTRUCTION OR DESIGN WORK, WHICH RELIES ON CRITICAL SETBACKS FROM THE STREET OR BOUNDARIES IS PLANNED, IT WOULD BE IMPERATIVE TO CARRY OUT FURTHER SURVEY WORK TO DETERMINE THE BOUNDARY DIMENSIONS.

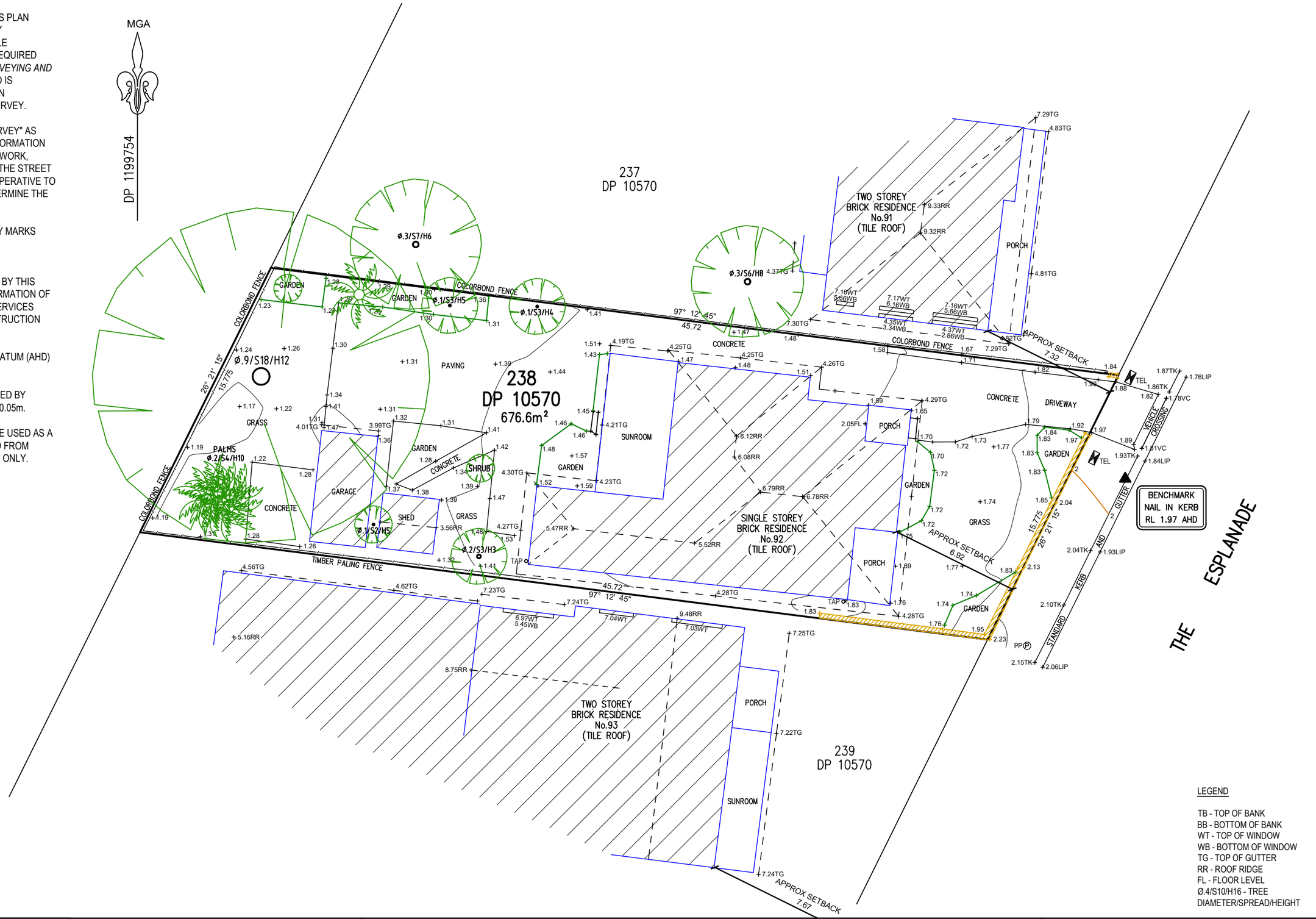
PRIOR TO ANY CONSTRUCTION WORK, SURVEY MARKS SHOULD BE PLACE TO DEFINE THE PROPERTY BOUNDARIES.

ONLY VISIBLE SERVICES HAVE BEEN LOCATED BY THIS SURVEY. OTHER SERVICES MAY EXIST. CONFIRMATION OF THE EXACT LOCATION AND NATURE OF ANY SERVICES SHOULD BE CONFIRMED PRIOR TO ANY CONSTRUCTION WORK.

LEVELS ARE BASED ON AUSTRALIAN HEIGHT DATUM (AHD) USING PM 19639 WITH RL 1.446 (AHD).

RIDGE & GUTTER HEIGHTS HAVE BEEN OBTAINED BY INDIRECT METHOD AND ARE ACCURATE TO ± 0.05m.

CONTOUR LINES ON THIS DRAWING SHOULD BE USED AS A GUIDE ONLY. THEY HAVE BEEN INTERPOLATED FROM ACCURATE SPOT LEVELS AND ARE INDICATIVE ONLY.



LEGEND

BENCH MARK	▲
TELSTRA PIT	TEL
ELECTRIC LIGHT POLE	LP
POWER POLE	PP
SIGN POST	SP
SEWER INSPECTION PIT	SIP
TAP	TAP
MANHOLE	MH
SEWER MANHOLE	SMH
STOP VALVE	SV
WATER HYDRANT	HYD
WATER METER	WM
GAS METER	G
STATE SURVEY MARK	SSM

LEGEND

TB - TOP OF BANK
BB - BOTTOM OF BANK
WT - TOP OF WINDOW
WB - BOTTOM OF WINDOW
TG - TOP OF GUTTER
RR - ROOF RIDGE
FL - FLOOR LEVEL
Ø.4/S10/H16 - TREE DIAMETER/SPREAD/HEIGHT

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THE BOUNDARIES SHOWN ON THIS SURVEY ARE THE TITLE DIMENSIONS AS DERIVED FROM INFORMATION SHOWN ON THE DEPOSITED PLAN, THEY ARE RELATIVE TO THE DETAIL SHOWN ON THIS PLAN. THEY HAVE NOT BEEN DETERMINED BY A SEPARATE BOUNDARY DEFINITION.

0 2 4 6 8 10 20m

BAR SCALE

PLOTTED SCALE 1:200 (A3 SIZE SHEET)

SITE ADDRESS:	CLIENT AND CLIENT REFERENCE NUMBER:			
92 THE ESPLANADE ETTALONG BEACH	MONTGOMERY HOMES			
	SCALE: 1:200@A3	DRAWN: CW	CHECK JD	DATE: 17/08/22
LGA: CENTRAL COAST	DATUM: AHD	PROJECT NO: 32255	SHEET NO: 1	REVISION: 1

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