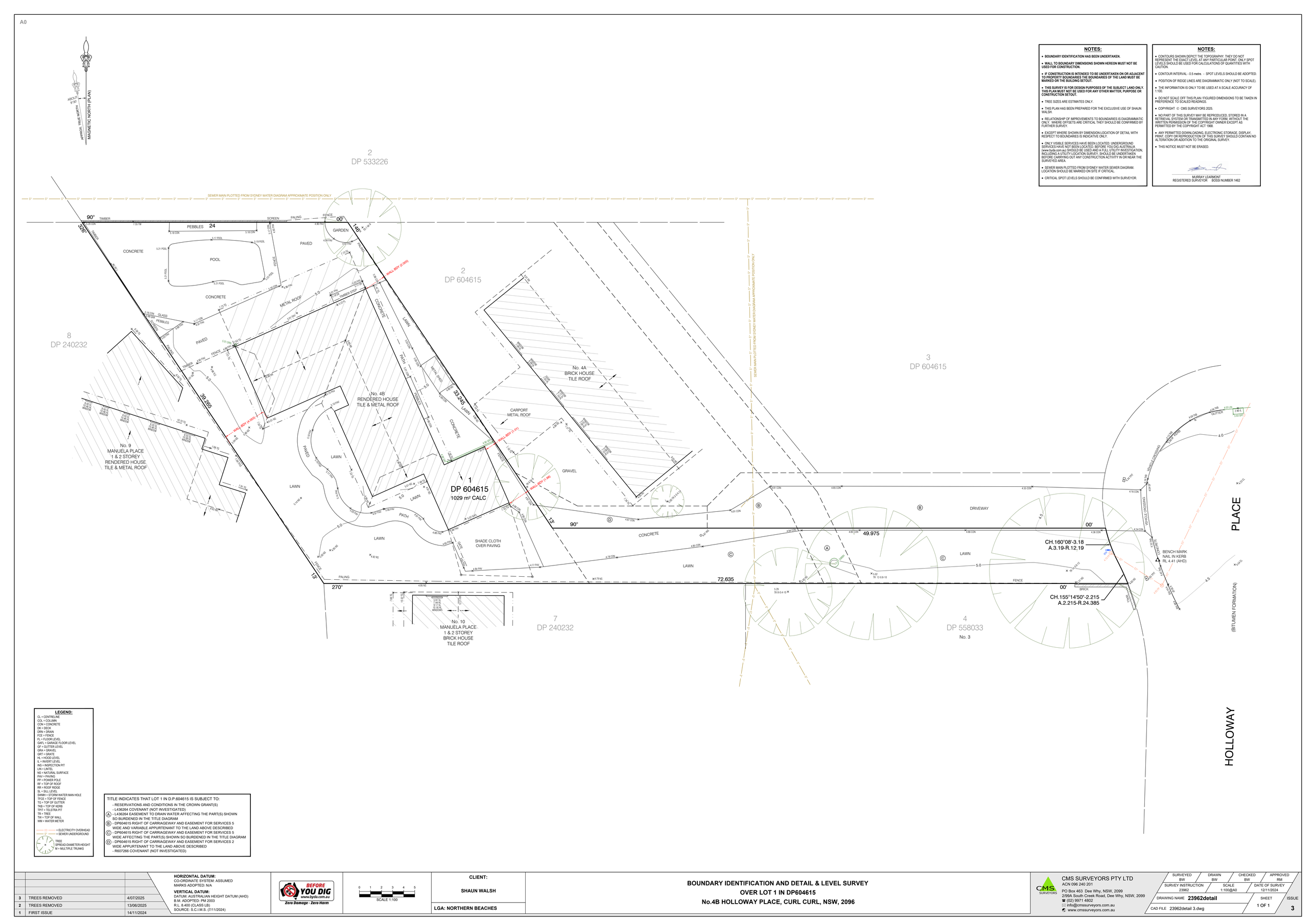
A0



NOTES:

- **BOUNDARY IDENTIFICATION 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 SHAUN WALSH.
- 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 AUSTRALIA (www.byda.com.au) SHOULD BE USED AND A FULL UTILITY INVESTIGATION, INCLUDING 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.

NOTES:

- 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 1:500.
- DO NOT SCALE OFF THIS PLAN / FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS.
- COPYRIGHT © CMS SURVEYORS 2025.
- 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.

MURRAY LEARMONT
REGISTERED SURVEYOR BOSSI NUMBER 1462

LEGEND:

CL = CENTRELINE
COL = COLUMN
CON = CONCRETE
DK = DECK
DRN = DRAIN
FCE = FENCE
FL = FLOOR LEVEL
GAR. = GARAGE FLOOR LEVEL
GF = GUTTER LEVEL
GRA = GRAVEL
GRT = GRATE
HL = HOOD LEVEL
IL = INVERT LEVEL
INS = INSPECTION PIT
LIN = LINTEL
NS = NATURAL SURFACE
PAV = PAVING
PP = POWER POLE
RF = TOP OF ROOF
RR = ROOF RIDGE
SL = SILL LEVEL
SWMH = STORM WATER MAN HOLE
TFCE = TOP OF FENCE
TG = TOP OF GUTTER
TKB = TOP OF KERB
TPIT = TELSTRA PIT
TR = TREE
TW = TOP OF WALL
WM = WATER METER

OHE = ELECTRICITY OVERHEAD
SEW = SEWER UNDERGROUND
TREE
SPREAD-DIAMETER-HEIGHT
M = MULTIPLE TRUNKS

TITLE INDICATES THAT LOT 1 IN D.P.604615 IS SUBJECT TO:
- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
(A) - L436264 COVENANT (NOT INVESTIGATED)
- L436264 EASEMENT TO DRAIN WATER AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
(B) - DP604615 RIGHT OF CARRIAGEWAY AND EASEMENT FOR SERVICES 5 WIDE AND VARIABLE APPURTENANT TO THE LAND ABOVE DESCRIBED
(C) - DP604615 RIGHT OF CARRIAGEWAY AND EASEMENT FOR SERVICES 5 WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
(D) - DP604615 RIGHT OF CARRIAGEWAY AND EASEMENT FOR SERVICES 2 WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
- R607266 COVENANT (NOT INVESTIGATED)

3	TREES REMOVED	4/07/2025
2	TREES REMOVED	13/06/2025
1	FIRST ISSUE	14/11/2024

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

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: PM 2003
R.L. 8.400 (CLASS LB)
SOURCE: S.C.I.M.S. (7/11/2024)

BEFORE YOU DIG www.byda.com.au Zero Damage - Zero Harm

0 1 2 3 4 5
SCALE 1:100

CLIENT:
SHAUN WALSH

LGA: NORTHERN BEACHES

BOUNDARY IDENTIFICATION AND DETAIL & LEVEL SURVEY
OVER LOT 1 IN DP604615
No.4B HOLLOWAY PLACE, CURL CURL, NSW, 2096

CMS SURVEYORS PTY LTD
ACN 096 240 201
PO Box 463 Dee Why, NSW, 2099
2/99A South Creek Road, Dee Why, NSW, 2099
☎ (02) 9971 4802
✉ info@cmssurveyors.com.au
www.cmssurveyors.com.au

SURVEYED	DRAWN	CHECKED	APPROVED
BW	BW	BW	RM

SURVEY INSTRUCTION	SCALE	DATE OF SURVEY
23962	1:100@A0	12/11/2024

DRAWING NAME **23962detail** SHEET 1 OF 1 ISSUE 3
CAD FILE 23962detail 3.dwg