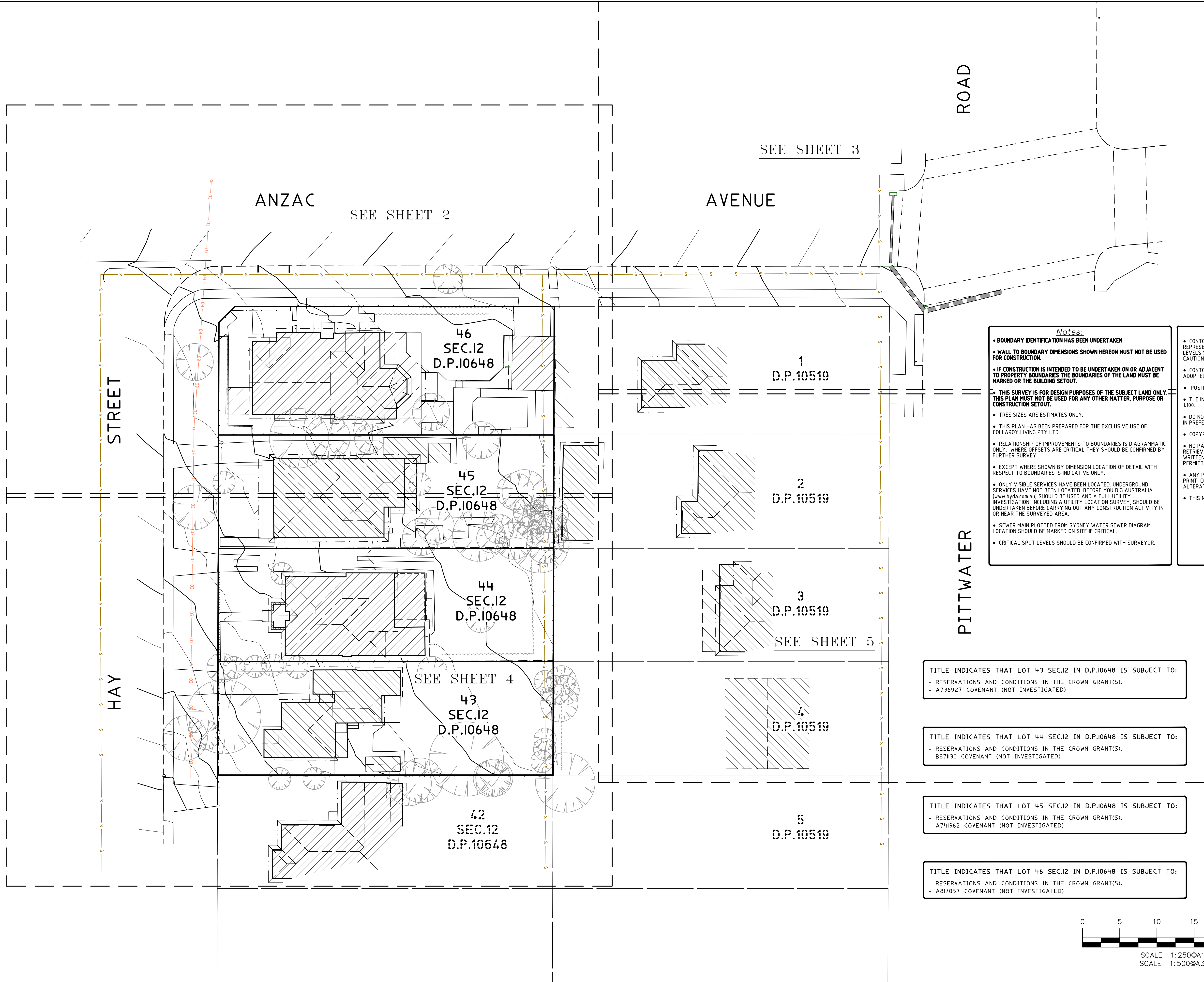
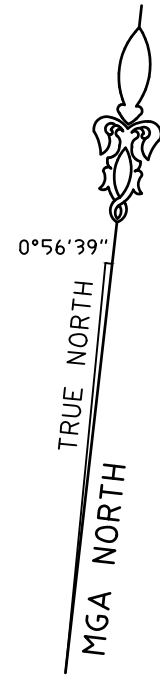




Notes:

- 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 COLLAROY LIVING PTY LTD.
- 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.bvda.com.au) 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.

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 1:100.
- DO NOT SCALE OFF THIS PLAN / FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS.
- COPYRIGHT © CMS SURVEYORS 2023.
- 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.

Karl Robertson
KARL ROBERTSON
REGISTERED SURVEYOR BOSSI NUMBER 7835

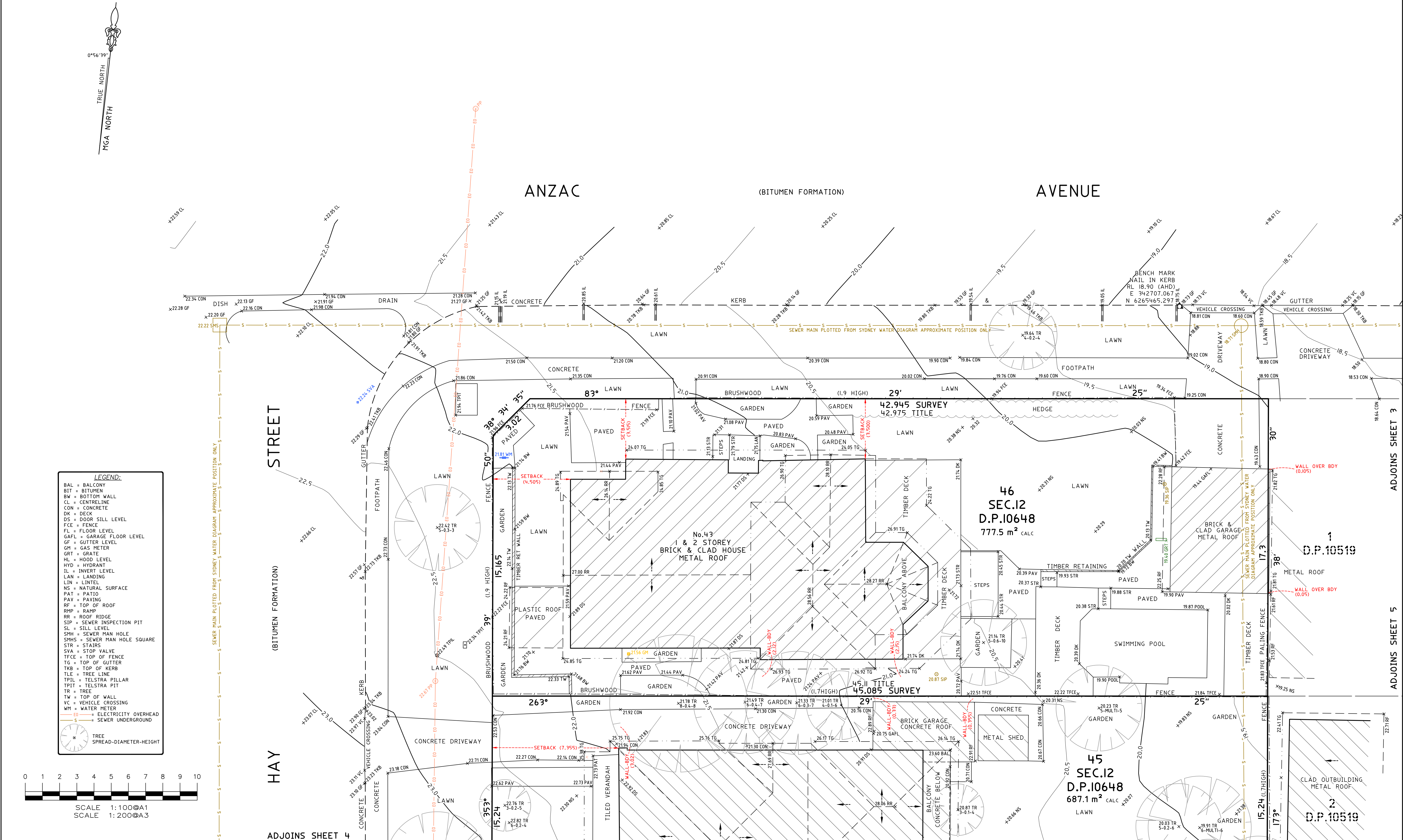
TITLE INDICATES THAT LOT 43 SEC.12 IN D.P.10648 IS SUBJECT TO:
- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S).
- A736927 COVENANT (NOT INVESTIGATED)

TITLE INDICATES THAT LOT 44 SEC.12 IN D.P.10648 IS SUBJECT TO:
- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S).
- B871130 COVENANT (NOT INVESTIGATED)

TITLE INDICATES THAT LOT 45 SEC.12 IN D.P.10648 IS SUBJECT TO:
- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S).
- A741362 COVENANT (NOT INVESTIGATED)

TITLE INDICATES THAT LOT 46 SEC.12 IN D.P.10648 IS SUBJECT TO:
- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S).
- A817057 COVENANT (NOT INVESTIGATED)

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0°56'39"

TRUE NORTH

MGA NORTH

LEGEND:

BAL = BALCONY
BIT = BITUMEN
BW = BOTTOM WALL
CL = CENTRELINE
CON = CONCRETE
DK = DECK
DS = DOOR SILL LEVEL
FCE = FENCE
FL = FLOOR LEVEL
GAFL = GARAGE FLOOR LEVEL
GF = GUTTER LEVEL
GM = GAS METER
GRT = GRATE
HL = HOOD LEVEL
HYD = HYDRANT
IL = INVERT LEVEL
LAN = LANDING
LIN = LINTEL
NS = NATURAL SURFACE
PAT = PATIO
PAV = PAVING
RF = TOP OF ROOF
RMP = RAMP
RR = ROOF RIDGE
SIP = SEWER INSPECTION PIT
SL = SILL LEVEL
SMH = SEWER MAN HOLE
SMHS = SEWER MAN HOLE SQUARE
STR = STAIRS
SVA = STOP VALVE
TFCE = TOP OF FENCE
TG = TOP OF GUTTER
TKB = TOP OF KERB
TLE = TREE LINE
TPIL = TELSTRA PILLAR
TPIT = TELSTRA PIT
TR = TREE
TW = TOP OF WALL
VC = VEHICLE CROSSING
WM = WATER METER

EO

S

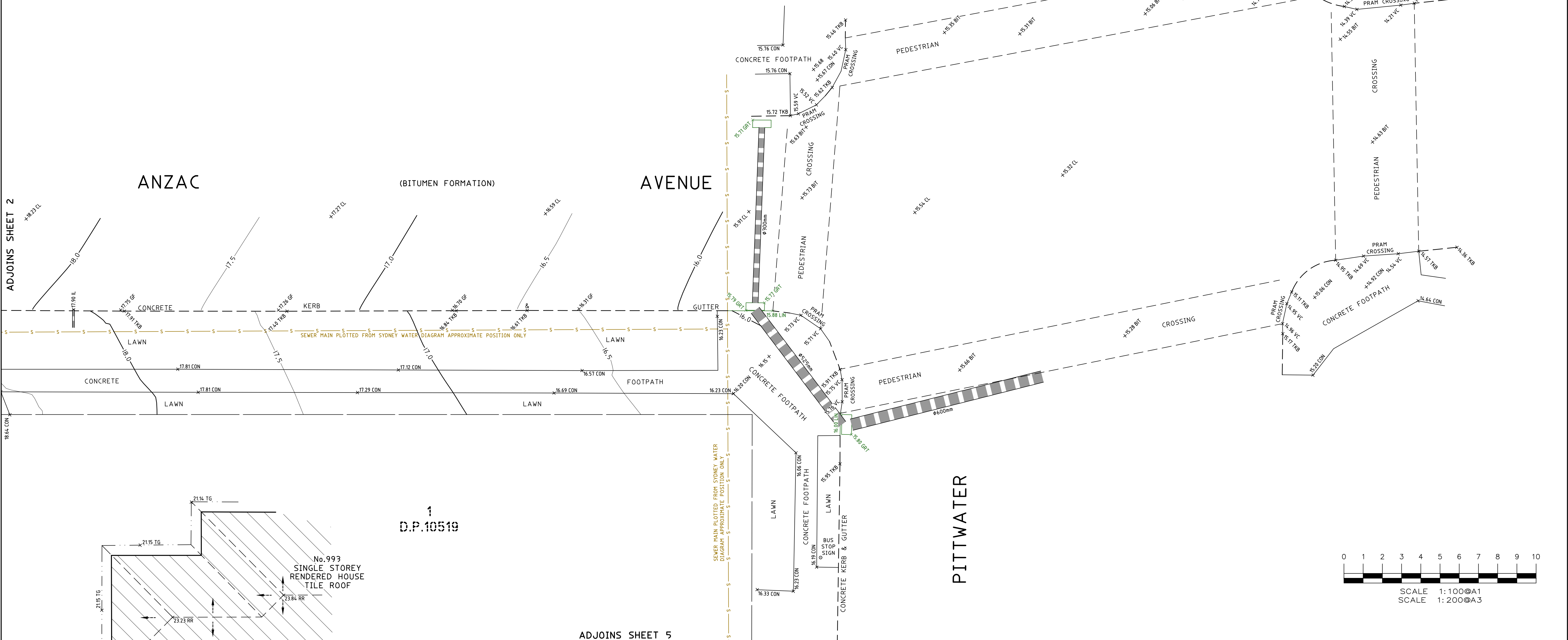
ELECTRICITY OVERHEAD

SEWER UNDERGROUND

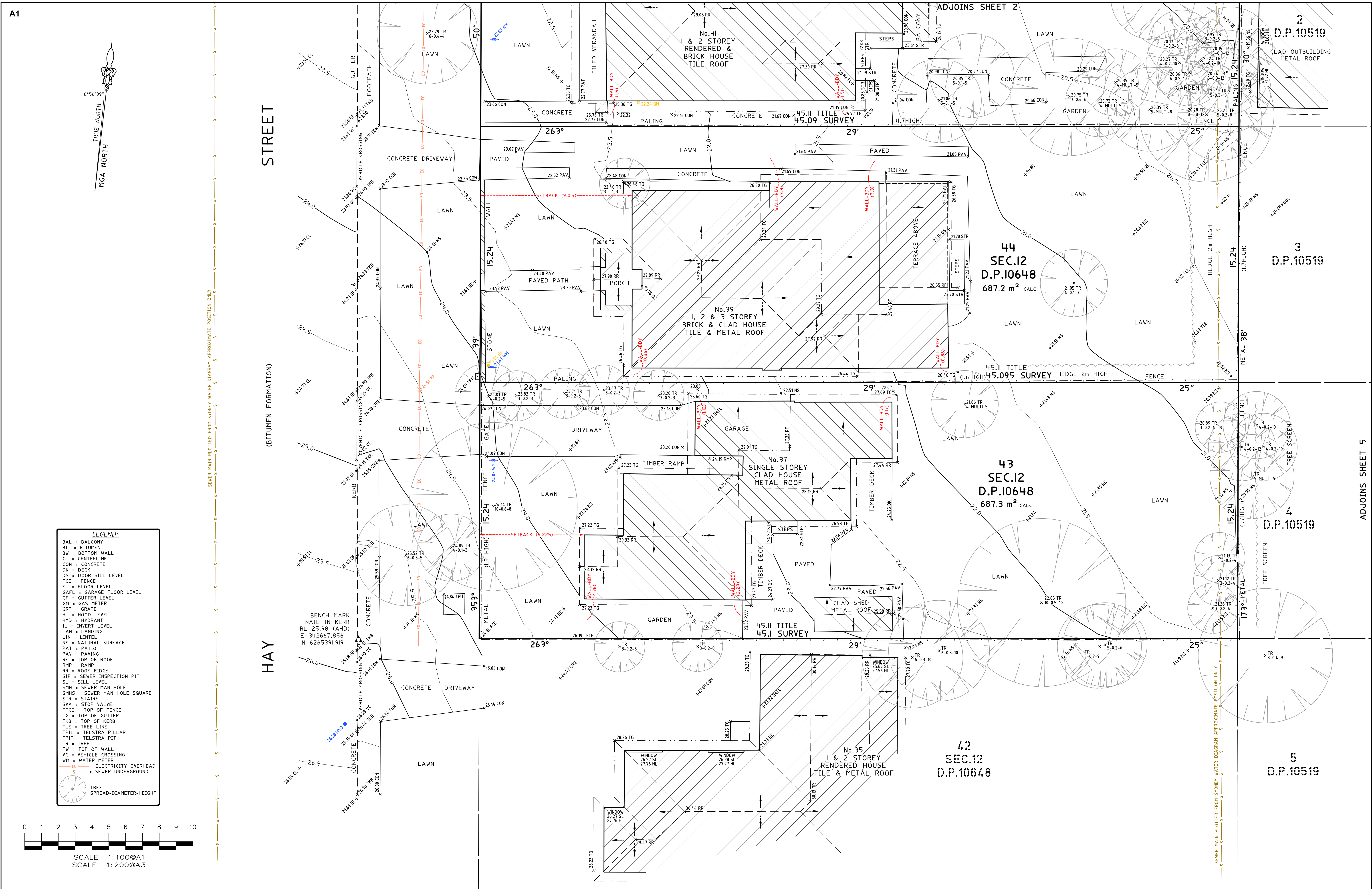
⊗

TREE

SPREAD-DIAMETER-HEIGHT



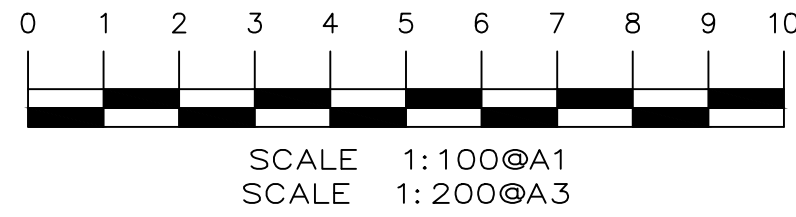
		HORIZONTAL DATUM: CO-ORDINATE SYSTEM: MGA 2020 MARKS ADOPTED: PM 10114 & PM 41889 VERTICAL DATUM: DATUM: AUSTRALIAN HEIGHT DATUM (AHD) B.M. ADOPTED: PM 41889 R.L. 28.512 (CLASS LC) SOURCE: S.C.I.M.S. (20/02/2023)		BEFORE YOU DIG www.youdig.com.au Zero Damage - Zero Harm		CLIENT: COLLARROY LIVING PTY LTD LGA: NORTHERN BEACHES		BOUNDARY IDENTIFICATION AND DETAIL & LEVEL SURVEY OVER LOTS 43, 44, 45 & 46 OF SEC.12 IN DP10648 No.37-43 HAY STREET COLLARROY, NSW, 2097		CMS SURVEYORS 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@cmsurveyors.com.au www.cmsurveyors.com.au		<table><tr><td>SURVEYED HC</td><td>DRAWN GP</td><td>CHECKED HC</td><td>APPROVED RM</td></tr><tr><td>SURVEY INSTRUCTION 22206</td><td>SCALE 1:100@A1</td><td>DATE OF SURVEY 21-22/02/2023</td><td>SHEET 3 OF 5</td></tr><tr><td>DRAWING NAME 22206detail</td><td>CAD FILE 22206detail 1.dwg</td><td>ISSUE 1</td><td></td></tr></table>			SURVEYED HC	DRAWN GP	CHECKED HC	APPROVED RM	SURVEY INSTRUCTION 22206	SCALE 1:100@A1	DATE OF SURVEY 21-22/02/2023	SHEET 3 OF 5	DRAWING NAME 22206detail	CAD FILE 22206detail 1.dwg	ISSUE 1	
SURVEYED HC	DRAWN GP	CHECKED HC	APPROVED RM																							
SURVEY INSTRUCTION 22206	SCALE 1:100@A1	DATE OF SURVEY 21-22/02/2023	SHEET 3 OF 5																							
DRAWING NAME 22206detail	CAD FILE 22206detail 1.dwg	ISSUE 1																								
1	FIRST ISSUE	28/02/2023																								



LEGEND:

- BAL = BALCONY
- BIT = BITUMEN
- BW = BOTTOM WALL
- CL = CENTRELINE
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- DK = DECK
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- WM = WATER METER
- EO = ELECTRICITY OVERHEAD
- ES = SEWER UNDERGROUND

TREE
SPREAD-DIAMETER-HEIGHT



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PITTWATER



SCALE 1:100@A1
SCALE 1:200@A3

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