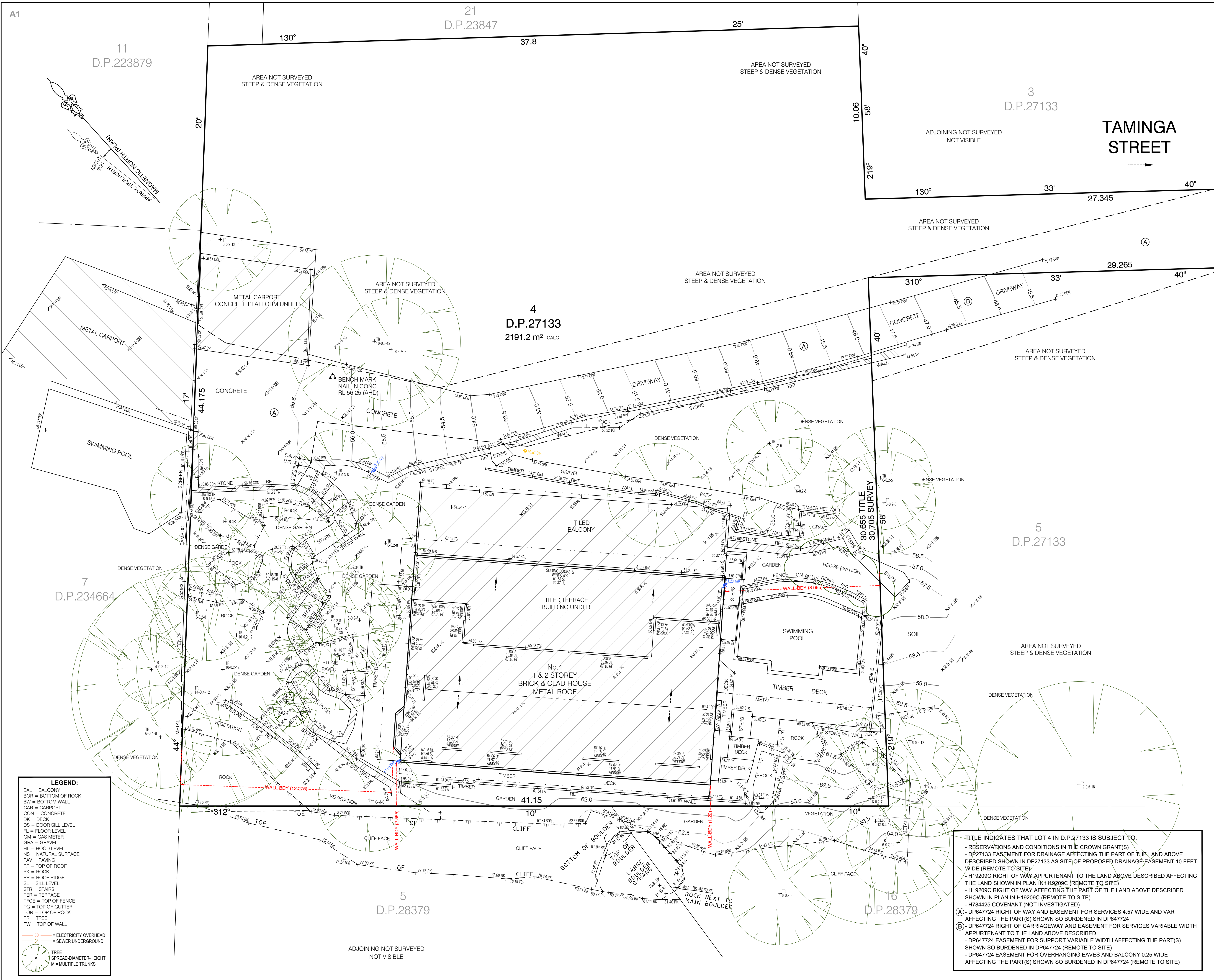




NOTES:

- 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 WES JONES.
- 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.bya.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.
- 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 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.

REGISTERED SURVEYOR

BOSSI NUMBER 183

2	TREES ADDED & AMENDED	19/03/2025
1	FIRST ISSUE	19/06/2024

BEFORE YOU DIG

www.bya.com.au

Zero Damage - Zero Harm

012345

SCALE 1:100

HORIZONTAL DATUM:

CO-ORDINATE SYSTEM: ASSUMED

MARKS ADOPTED: N/A

VERTICAL DATUM:

DATUM: AUSTRALIAN HEIGHT DATUM (AHD)

B.M. ADOPTED: PM 55242

R.L. 48.696 (CLASS LB)

SOURCE: S.C.I.M.S. (30/05/2024)

CLIENT:

WES JONES

LGA: NORTHERN BEACHES

BOUNDARY IDENTIFICATION AND DETAIL & LEVEL SURVEY

OVER LOT 4 IN DP27133

No.4 TAMINGA STREET

BAYVIEW, NSW, 2104

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

SURVEYED LP	DRAWN GP	CHECKED LP	APPROVED MB
SURVEY INSTRUCTION 20171A		SCALE 1:100@A1	DATE OF SURVEY 17/06/24 - 19/03/25
DRAWING NAME 20171Adetail		SHEET 1 OF 1	
CAD FILE 20171Adetail 2.dwg		ISSUE 2	

TITLE INDICATES THAT LOT 4 IN D.P.27133 IS SUBJECT TO:

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- DP27133 EASEMENT FOR DRAINAGE AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN IN DP27133 AS SITE OF PROPOSED DRAINAGE EASEMENT 10 FEET WIDE (REMOTE TO SITE)
- H19209C RIGHT OF WAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE LAND SHOWN IN PLAN IN H19209C (REMOTE TO SITE)
- H19209C RIGHT OF WAY AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN IN PLAN IN H19209C (REMOTE TO SITE)
- H784425 COVENANT (NOT INVESTIGATED)

A

DP647724 RIGHT OF WAY AND EASEMENT FOR SERVICES 4.57 WIDE AND VAR AFFECTING THE PART(S) SHOWN SO BURDENED IN DP647724

B

DP647724 RIGHT OF CARRIAGEWAY AND EASEMENT FOR SERVICES VARIABLE WIDTH APPURTENANT TO THE LAND ABOVE DESCRIBED

C

DP647724 EASEMENT FOR SUPPORT VARIABLE WIDTH AFFECTING THE PART(S) SHOWN SO BURDENED IN DP647724 (REMOTE TO SITE)

D

DP647724 EASEMENT FOR OVERHANGING EAVES AND BALCONY 0.25 WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN DP647724 (REMOTE TO SITE)