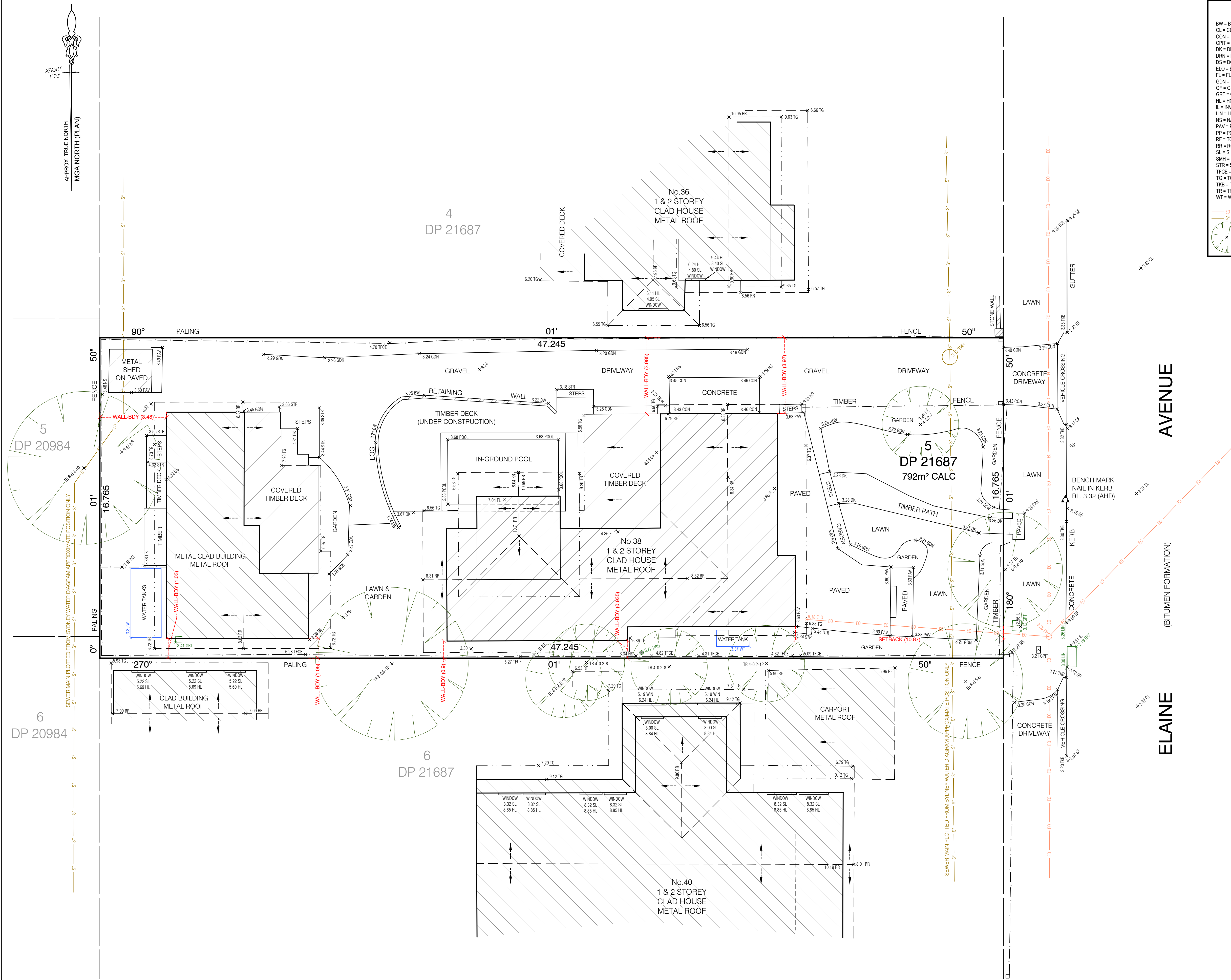




LEGEND:

BW = BOTTOM WALL
CL = CENTRELINE
CON = CONCRETE
CPT = COMMUNICATIONS PIT
DK = DECK
DRN = DRAIN
DS = DOOR SILL LEVEL
ELO = ELECTRICITY LINE OVERHEAD
FL = FLOOR LEVEL
GDN = GARDEN
GF = GUTTER LEVEL
GRT = GRATE
HL = HOOD LEVEL
IL = INVERT LEVEL
LIN = LINTEL
NS = NATURAL SURFACE
PAV = PAVING
PP = POWER POLE
RF = TOP OF ROOF
RR = ROOF RIDGE
SL = SILL LEVEL
SMH = SEWER MAN HOLE
STR = STAIRS
TFCE = TOP OF FENCE
TG = TOP OF GUTTER
TKB = TOP OF KERB
TR = TREE
WT = WATER TANK

— E0 — = ELECTRICITY OVERHEAD
— S0 — = SEWER UNDERGROUND

TREE
SPREAD-DIAMETER-HEIGHT
M = MULTIPLE TRUNKS

- 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 KRAKEN PROJECTS 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.byda.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.
- MARK REID
REGISTERED SURVEYOR BOSSI NUMBER 183

1	FIRST ISSUE	5/03/2025
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BEFORE YOU DIG
www.byda.com.au
Zero Damage - Zero Harm

0 1 2 3 4 5
SCALE 1:100

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

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: SSM 11115 (by GNSS)
R.L. 7.967 (CLASS L2)
SOURCE: S.C.I.M.S. (22/08/2005)

CLIENT:
KRAKEN PROJECTS PTY LTD

LGA: NORTHERN BEACHES

**BOUNDARY IDENTIFICATION
AND DETAIL & LEVEL SURVEY
OVER LOT 5 IN DP21687
No.38 ELAINE AVENUE
AVALON BEACH, NSW, 2107**

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

SURVEYED HH	DRAWN MC	CHECKED HH	APPROVED DT
SURVEY INSTRUCTION 24164	SCALE 1:100@A1	DATE OF SURVEY 19/02/2025	
DRAWING NAME 24164detail		SHEET 1 OF 1	ISSUE 1
CAD FILE 24164detail 1.dwg			

TITLE INDICATES THAT LOT 5 IN D.P.21687 IS SUBJECT TO:
- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S).