


- 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 ON THE BUILDING SURVEY.**
 - **THIS SURVEY IS FOR DESIGN PURPOSES OF THE SUBJECT LAND ONLY. THIS PLAN MUST NOT BE USED FOR ANY OTHER MATTER, PURPOSE OR CONSTRUCTION SURVEY.**
 - **TREE SIZES ARE ESTIMATES ONLY.**
 - **THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF JAN BEACH.**
 - **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 REFERENCE TO BOUNDARIES IS INDICATIVE ONLY.**
 - **ONLY VISIBLE SERVICES HAVE BEEN LOCATED. UNDERGROUND SERVICES HAVE NOT BEEN LOCATED. DIAL BEFORE YOU DIG SERVICES (6m 1100) 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 SCALE READINGS.**
 - **COPYRIGHT © CMS SURVEYORS 2022.**
 - **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.

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

VERTICAL DATUM:
 DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
 B.M. ADOPTED: SSM 765
 R.L. 36.564 (CLASS LB)
 SOURCE: S.C.I.M.S. (10/06/2022)


I	FIRST ISSUE	6/07/2022

CLIENT:

JAN BEACH

**No.34 PAVILION STREET
QUEENSCLIFF, NSW, 2096**

**BOUNDARY IDENTIFICATION
AND DETAIL & LEVEL SURVEY
OVER LOT 2 IN DP622394
No.34 PAVILION STREET
QUEENSCLIFF, NSW, 2096**

 **C.M.S. Surveyors**
Pty Limited

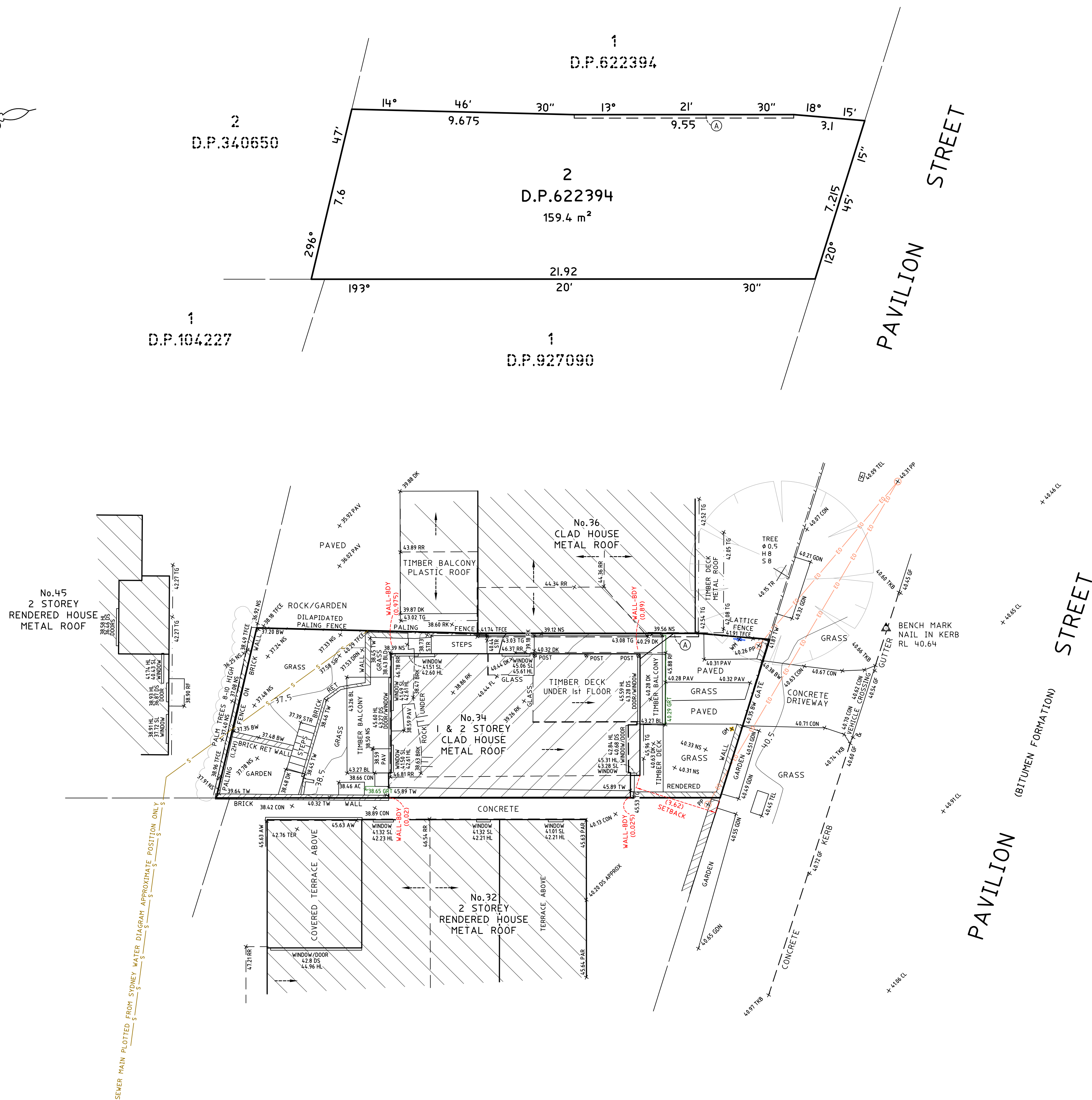
ACN: 096 240 201

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GA: NORTHERN BEAC



SHEET | OF |


SURVEYED MB/TH		DRAWN GP/MC		CHECKED TH		APPROVED RM	
SURVEY INSTRUCTION 12615A				SCALE 1:100 @ A1 1:200 @ A3		DATE OF SURVEY 31/10/14&24/06/2022	
DRAWING NAME 12615A detail						ISSUE 1	
CAD FILE 12615Adetail 1.dwg							

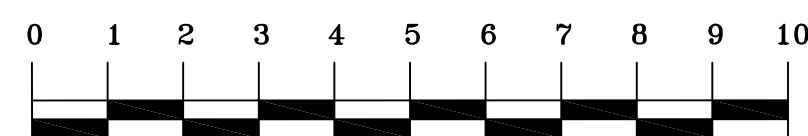


LEGEND:

AC = AIR CONDITIONER
AW = AWNING
BL = BALCONY
BRK = BOTTOM OF ROCK
BW = BOTTOM WALL
CL = CENTRELINE
CON = CONCRETE
DK = DECK
DS = DOOR SILL LEVEL
DM = DRAIN
FL = FLOOR LEVEL
GM = GAS METER
GF = GUTTER LEVEL
GRT = GRATE
HL = HOOD LEVEL
PIT = MISCELLANEOUS PIT LID
NS = NATURAL SURFACE
PAR = PARAPET
PAY = PAVING
PP = POWER POLE
RK = ROCK
RF = TOP OF ROOF
RR = ROOF RIDGE
SCN = TOP OF SCREEN
SIP = SEWER INSPECTION POINT
SL = SILL LEVEL
STR = STAIRS
RET = RETAINING
TEL = TELSTRA PIT
TER = TERRACE
TG = TOP OF GUTTER
TFCE = TOP OF FENCE
TKB = TOP OF KERB
TW = TOP WALL
TR = TREE
WM = WATER METER

 = ELECTRICITY OVERHEAD
 = SEWER UNDERGROUND

 TREE
Ø = TRUNK DIAMETER
H = HEIGHT
S = SPREAD DIAMETER



SCALE 1:100

TITLE INDICATES THAT LOT 2 IN D.P.622394 IS SUBJECT TO:

- (A) - RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
T417755 EASEMENT FOR OVERHANGING EAVES AND GUTTER AFFECTING
THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM