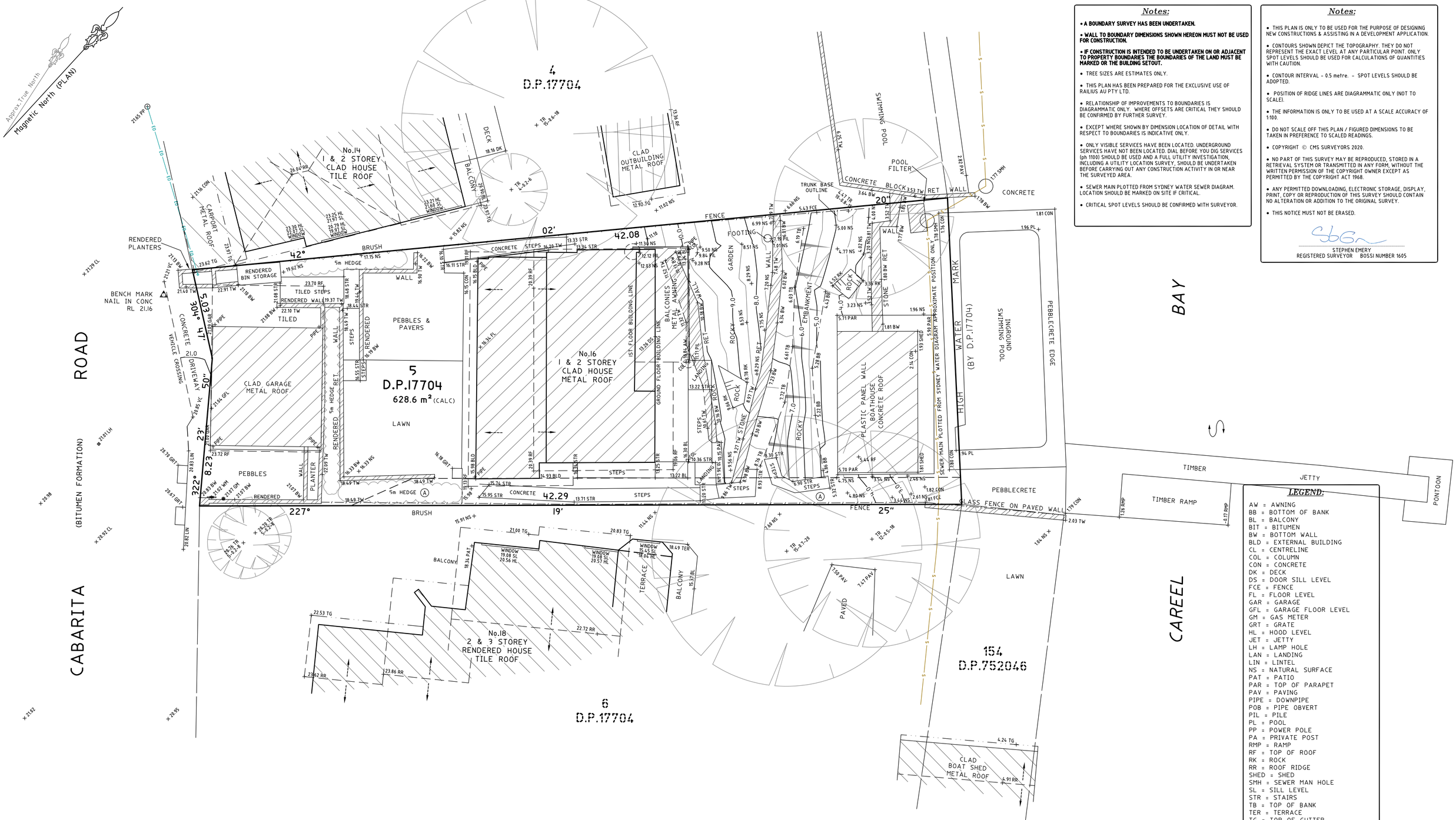
A1



Notes:

- **A BOUNDARY SURVEY 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.**
- TREE SIZES ARE ESTIMATES ONLY.
- THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF RAILIUS AU 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. DIAL BEFORE YOU DIG SERVICES (ph 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.

Notes:

- THIS PLAN IS ONLY TO BE USED FOR THE PURPOSE OF DESIGNING NEW CONSTRUCTIONS & ASSISTING IN A DEVELOPMENT APPLICATION.
- 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 2020.
- 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.

STEPHEN EMERY
REGISTERED SURVEYOR BOSSI NUMBER 1605

LEGEND:

AW = AWNING
BB = BOTTOM OF BANK
BL = BALCONY
BIT = BITUMEN
BW = BOTTOM WALL
BLD = EXTERNAL BUILDING
CL = CENTRELINE
COL = COLUMN
CON = CONCRETE
DK = DECK
DS = DOOR SILL LEVEL
FCE = FENCE
FL = FLOOR LEVEL
GAR = GARAGE
GFL = GARAGE FLOOR LEVEL
GM = GAS METER
GRT = GRATE
HL = HOOD LEVEL
JET = JETTY
LH = LAMP HOLE
LAN = LANDING
LIN = LINTEL
NS = NATURAL SURFACE
PAT = PATIO
PAR = TOP OF PARAPET
PAV = PAVING
PIPE = DOWNPIPE
POB = PIPE OBVERT
PIL = PILE
PL = POOL
PP = POWER POLE
PA = PRIVATE POST
RMP = RAMP
RF = TOP OF ROOF
RK = ROCK
RR = ROOF RIDGE
SHED = SHED
SMH = SEWER MAN HOLE
SL = SILL LEVEL
STR = STAIRS
TB = TOP OF BANK
TER = TERRACE
TG = TOP OF GUTTER
TW = TOP WALL
TR = TREE
VC = VEHICLE CROSSING
WM = WATER METER
E0 = ELECTRICITY OVERHEAD
S = SEWER UNDERGROUND
TREE
SPREAD-DIAMETER-HEIGHT

TITLE INDICATES THAT LOT 5 IN D.P.17704 IS SUBJECT TO:
- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- Z68883 POSITIVE COVENANT (NOT INVESTIGATED)
(A) - Z68884 EASEMENT TO DRAIN WATER AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN PLAN WITH Z68884

0 1 2 3 4 5 6 7 8 9 10
SCALE 1:100

2	DETAIL AT REAR & BOUNDARIES UPDATED	09/04/20
1	FIRST ISSUE	30/03/17

HORIZONTAL DATUM:
CO-ORDINATE SYSTEM: ASSUMED

LGA: NORTHERN BEACHES

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: PM 60568
R.L. 21.86 (ORDER L3)
SOURCE: S.C.I.M.S. (1/10/03)

CLIENT:
RAILIUS AU PTY LTD
c/o CAMERON GILLESPIE
UNIT 8, 9 PONDEROSA PARADE
WARRIEWOOD NSW 2102

SURVEY PLAN
SHOWING DETAIL & LEVELS
OVER LOT 5 IN D.P.17704
16 CABARITA ROAD,
AVALON NSW 2107

C.M.S. Surveyors Pty Limited
ACN: 096 240 201
PO Box 463 Dee Why NSW 2099
1/32 Campbell Avenue, Dee Why NSW 2099
Telephone: (02) 9971 4802 Facsimile: (02) 9971 4822
E-mail: info@cmssurveyors.com.au

SURVEYED	DRAWN	CHECKED	APPROVED
ME	GP	ME	LJ/DR

SURVEY INSTRUCTION	SCALE	DATE OF SURVEY
16853B	1:100 @ A1	27/03/17 & 01/04/20

DRAWING NAME: **16853Bdetail**
CAD FILE: 16853Bdetail 2.dwg
SHEET: 1 OF 1
ISSUE: 2