

**LEGEND:**

BB = BOTTOM OF BANK  
BK = BRICK  
BW = BOTTOM WALL  
CHI = CHIMNEY  
CL = CENTRELINE  
COG = CHANGE OF GRADE  
CON = CONCRETE  
DD = DISH DRAIN  
DK = DECK  
DNV = DRAIN  
DS = DOOR SILL LEVEL  
EB = EDGE OF BITUMEN  
FL = FLOOR LEVEL  
GDN = GARDEN  
GF = GUTTER LEVEL  
GM = GAS METER  
HL = HOOD LEVEL  
LAN = LANDING  
NS = NATURAL SURFACE  
PAR = PARAPET  
PAY = PAVING  
RF = TOP OF ROOF  
RR = ROOF RIDGE  
SL = SILL LEVEL  
STR = STAIRS  
TB = TOP OF BANK  
TFC = TOP OF FENCE  
TG = TOP OF GUTTER  
TR = TREE  
TW = TOP OF WALL  
VC = VEHICLE CROSSING

— = ELECTRICITY OVERHEAD  
— = SEWER UNDERGROUND

TREE  
SPREAD-DIAMETER-HEIGHT

**LEGEND 2: (SEE NOTES 2)**

PLOTTED FROM BEFORE YOU DIG AUSTRALIA (BYDA) PLANS

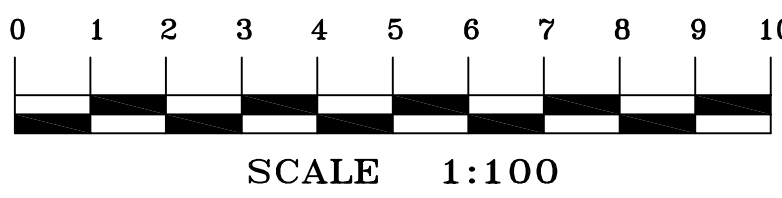
— = ELECTRICITY LINE (UNDERGROUND) QUALITY D  
— = GAS LINE (UNDERGROUND) QUALITY D  
— = NBN CO LINE (UNDERGROUND) QUALITY D  
— = SEWER LINE (UNDERGROUND) QUALITY D  
— = TELESTRALIA LINES (UNDERGROUND) QUALITY D  
— = WATER DISTRIBUTION LINE (UNDERGROUND) QUALITY D

**NOTES 2**

• THE PURPOSE OF THIS PLAN IS FOR DESIGN ONLY. CURRENT PLANS ISSUED BY SERVICE PROVIDERS THROUGH "BEFORE YOU DIG AUSTRALIA" ARE STILL REQUIRED. CONTRACTORS AND SUBCONTRACTORS WILL NEED TO EXERCISE THEIR OWN "DUTY OF CARE" AND SHOULD HAVE THEIR OWN BEFORE YOU DIG AUSTRALIA ENQUIRY BEFORE EXCAVATION/CONSTRUCTION. YOU MUST ENSURE BEFORE YOU DO ANYTHING ARE CURRENT AS THEY HAVE VARYING EXPIRATION DATES, AND MAY REQUIRE RE-ISSUE OTHERWISE THE INFORMATION ON THIS PLAN MAY NO LONGER BE CURRENT.

• WARNING: THE DIAGRAMS OF THE SERVICE PROVIDER MAY NOT DEPICT ALL ASSETS WITHIN THEIR NETWORK AND SERVICE PROVIDERS MAY SHARE CONDUITS AND/OR TRENCHES. SINGLE MARKED LINES MAY REPRESENT MULTIPLE CONDUITS, PIPES AND/OR CABLES AT THIS LOCATION. WE RECOMMEND NON-DESTRUCTIVE DIGGING/POTHOLING TO EXPOSE SERVICES FOR ACCURATE IDENTIFICATION AND DEPTH.

CAUTION: UTILITIES PLOTTED ON THE PLAN THAT TERMINATE IN THE SPECIFIED AREA MAY GO TO FEATURES THAT HAVE NOT BEEN SHOWN ON THE BYDA DIAGRAMS. THE RISK REMAINS WITH THE CLIENT AND/OR SUB CONTRACTOR AND THEIR RESPONSIBILITY TO EXERCISE CAUTION AT ALL TIMES.



TITLE INDICATES THAT LOT 26 IN D.P.8698 IS SUBJECT TO:  
- RESERVATIONS AND CONDITIONS IN THE CROWN GRANTS;  
- ANY RIGHTS APPURTENANT TO THE LAND DESCRIBED AFFECTING THE LAND SHOWN AS DRAINAGE EASEMENT IN DP869324 (REMOTE FROM SITE)

- 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 ON 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 WILLIAM ALLEN.
  - 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.youdig.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 © CHS 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.

**Stephen Emery**  
REGISTERED SURVEYOR - BOSS NUMBER 1695



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

**VERTICAL DATUM:**  
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)  
B.M. ADOPTED: 55M 38009  
R.L. 17.8 (CLASS E)  
SOURCE: S.C.I.M.S. (10/08/2022)

I FIRST ISSUE 29/08/2022

**CLIENT:**  
**WILLIAM ALLEN**  
**NO.71 SHELLCOVE ROAD**  
**NEUTRAL BAY, NSW, 2098**

**BOUNDARY IDENTIFICATION AND DETAIL & LEVEL SURVEY OVER LOT 26 IN DP8698**  
**No.93 CENTRAL ROAD**  
**AVALON BEACH, NSW, 2107**

**C.M.S. Surveyors Pty Limited**  
ACN: 096 240 201  
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2/29A South Creek Road, Dee Why NSW 2099  
Telephone: (02) 9971 4802  
Facsimile: (02) 9971 4822  
E-mail: info@cmsurveyors.com.au

**LG&A: NORTHERN BEACHES** **SHEET 1 OF 1**

SURVEYED	DRAWN	CHECKED	APPROVED
SCH	GP	SCH	RM
SURVEY INSTRUCTION	SCALE	DATE OF SURVEY	
21705	1:100 @ AD	23/08/2022	
DRAWING NAME			ISSUE
21705detail			1
CAD FILE			
21705detail_1.dwg			