



ROAD

(BITUMEN FORMATION)

SYDNEY

LEGEND:

- BAL = BALCONY
BK = BRICK
BW = BOTTOM WALL
CEIL = CEILING LEVEL
CL = CENTRELINE
CON = CONCRETE
DK = DECK
ELO = ELECTRICITY LINE OVERHEAD
FCE = FENCE
FL = FLOOR LEVEL
FP = FLAG POLE
GRA = GRAVEL
GRT = GRATE
HL = HOOD LEVEL
INS = INSPECTION PIT
NS = NATURAL SURFACE
PAT = PATIO
PAV = PAVING
PER = PERGOLA
RF = TOP OF ROOF
RR = ROOF RIDGE
SL = SILL LEVEL
STR = STAIRS
TG = TOP OF GUTTER
TKB = TOP OF KERB
TPIT = TELSTRA PIT
TR = TREE
TW = TOP OF WALL
UNS = UNDERSIDE LEVEL
EO = ELECTRICITY OVERHEAD
S = SEWER UNDERGROUND
- TREE
SPREAD-DIAMETER-HEIGHT



SCALE 1:100

SEWER MAIN PLOTTED FROM SYDNEY WATER DIAGRAM APPROXIMATE POSITION ONLY

SEWER MAIN PLOTTED FROM SYDNEY WATER DIAGRAM APPROXIMATE POSITION ONLY

- 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.
 - 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 GARY ANDREWS
 - 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 (0-100) 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 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 R EMERY
REGISTERED SURVEYOR BOSSI NUMBER 1605

TITLE INDICATES THAT LOT 45 IN D.P.15763 IS SUBJECT TO:
- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- D619973 COVENANT (NOT INVESTIGATED)

SEE 19773elevations I.dwg FOR ELEVATIONS PLANS

				HORIZONTAL DATUM:	VERTICAL DATUM:	CLIENT:	SURVEY PLAN	 C.M.S. Surveyors Pty Limited ACN: 096 240 201 PO Box 463 Dee Why NSW 2099 2/99A South Creek Road, Dee Why NSW 2099 Telephone: (02) 9971 4802 Facsimile: (02) 9971 4822 E-mail: info@cmsurveyors.com.au	<table><tr><td>SURVEYED PB</td><td>DRAWN ABS</td><td>CHECKED PB</td><td>APPROVED DR</td></tr><tr><td colspan="2">SURVEY INSTRUCTION 19773</td><td>SCALE 1:100 A1 1:200 A3</td><td>DATE OF SURVEY 30/10/2020</td></tr><tr><td colspan="3">DRAWING NAME 19773detail</td><td>SHEET 1 OF 1</td></tr><tr><td colspan="3">CAD FILE 19773detail I.dwg</td><td>ISSUE 1</td></tr></table>	SURVEYED PB	DRAWN ABS	CHECKED PB	APPROVED DR	SURVEY INSTRUCTION 19773		SCALE 1:100 A1 1:200 A3	DATE OF SURVEY 30/10/2020	DRAWING NAME 19773detail			SHEET 1 OF 1	CAD FILE 19773detail I.dwg			ISSUE 1
SURVEYED PB	DRAWN ABS	CHECKED PB	APPROVED DR																						
SURVEY INSTRUCTION 19773		SCALE 1:100 A1 1:200 A3	DATE OF SURVEY 30/10/2020																						
DRAWING NAME 19773detail			SHEET 1 OF 1																						
CAD FILE 19773detail I.dwg			ISSUE 1																						
				CO-ORDINATE SYSTEM: ASSUMED	DATUM: AUSTRALIAN HEIGHT DATUM (AHD)	GARY ANDREWS	SHOWING DETAIL & LEVEL																		
					B.M. ADOPTED: SSM 11093	No.15 SYDNEY ROAD	OVER LOT 45 IN DP15763																		
					R.L. 17.46 (ORDER L3)	No.15 SYDNEY ROAD	No.15 SYDNEY ROAD																		
I	FIRST ISSUE	4/11/2020	LGA: NORTHERN BEACHES		SOURCE: S.C.I.M.S. (28-10-2020)	WARRIEWOOD, NSW, 2102	WARRIEWOOD, NSW, 2102																		