



Notes:

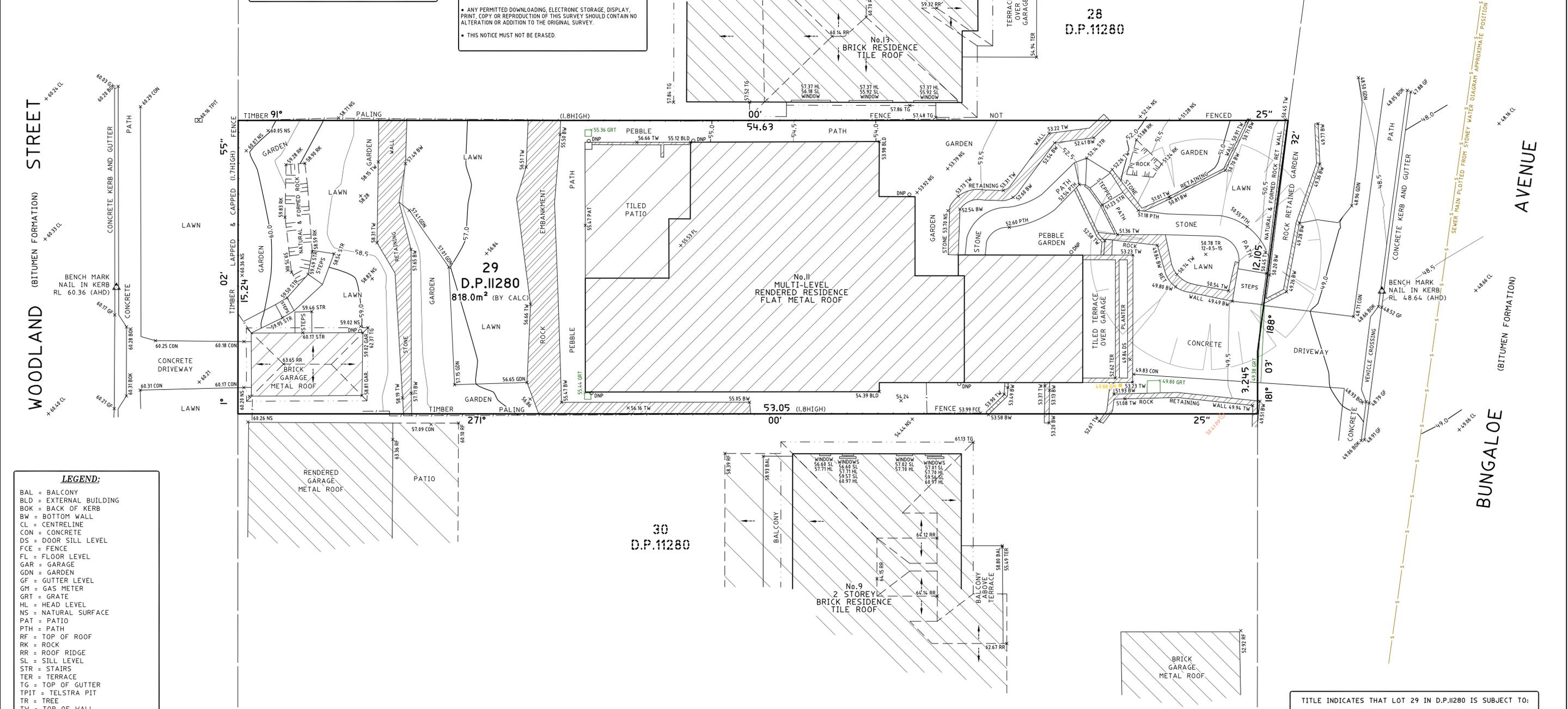
- BOUNDARIES HAVE NOT BEEN DEFINED - BOUNDARY DEFINITION IS SUBJECT TO FURTHER SURVEY.
- A BASIC BOUNDARY SURVEY HAS BEEN UNDERTAKEN SUITABLE FOR COUNCIL DA SUBMISSION (TITLE DIMENSIONS ONLY).
- IF CONSTRUCTION ON OR NEAR BOUNDARIES IS REQUIRED IT IS RECOMMENDED THAT THE BOUNDARIES OF THE LAND BE MARKED.
- AREA IS APPROXIMATE ONLY AND HAS BEEN CALCULATED BY TITLE DIMENSIONS. ALL TITLE DIMENSIONS OF THE LAND HAVE NOT BEEN CONFIRMED BY SURVEY. IF AREAS ARE CRITICAL WE RECOMMEND A BOUNDARY SURVEY FOR PUBLIC RECORD.
- TREE SIZES ARE ESTIMATES ONLY.
- THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF GRANT HARRISON.
- 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 (pb 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.

Notes:

- SEWER MAIN PLOTTED FROM SYDNEY WATER SEWER DIAGRAM. LOCATION SHOULD BE MARKED ON SITE IF CRITICAL.
- CRITICAL SPOT LEVELS SHOULD BE CONFIRMED WITH SURVEYOR.
- THIS PLAN IS ONLY TO BE USED FOR THE PURPOSE OF DESIGNING NEW CONSTRUCTIONS.
- 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.
- THIS PLAN HAS BEEN PREPARED UNDER THE SUPERVISION OF A REGISTERED SURVEYOR, S B McEvoy, BOSSI NUMBER 265.
- COPYRIGHT © CMS SURVEYORS 2019.
- 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.

WOODLAND STREET (BITUMEN FORMATION)

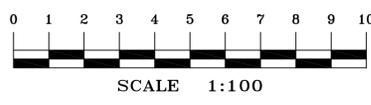
BUNGALOE AVENUE (BITUMEN FORMATION)



LEGEND:

- BAL = BALCONY
- BLD = EXTERNAL BUILDING
- BOK = BACK OF KERB
- BW = BOTTOM WALL
- CL = CENTRELINE
- CON = CONCRETE
- DS = DOOR SILL LEVEL
- FCE = FENCE
- FL = FLOOR LEVEL
- GAR = GARAGE
- GDN = GARDEN
- GF = GUTTER LEVEL
- GM = GAS METER
- GRT = GRATE
- HL = HEAD LEVEL
- NS = NATURAL SURFACE
- PAT = PATIO
- PTH = PATH
- RF = TOP OF ROOF
- RK = ROCK
- RR = ROOF RIDGE
- SL = SILL LEVEL
- STR = STAIRS
- TER = TERRACE
- TG = TOP OF GUTTER
- TPIT = TELSTRA PIT
- TR = TREE
- TW = TOP OF WALL
- EO = ELECTRICITY OVERHEAD
- S = SEWER UNDERGROUND

TREE SPREAD-DIAMETER-HEIGHT



TITLE INDICATES THAT LOT 29 IN D.P.11280 IS SUBJECT TO:
 - RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
 - B956903 COVENANT (NOT INVESTIGATED)

HORIZONTAL DATUM: CO-ORDINATE SYSTEM: ASSUMED MARKS ADOPTED:		VERTICAL DATUM: DATUM: AUSTRALIAN HEIGHT DATUM (AHD) B.M. ADOPTED: PM 1116 R.L. 55.215 (ORDER L2) SOURCE: S.C.I.M.S. (13/11/19)		CLIENT: GRANT HARRISON c/- SPACE LANDSCAPE DESIGNS PO Box 4178, NORTH CURL CURL		SURVEY PLAN SHOWING DETAIL & LEVELS OVER LOT 29 IN D.P.11280 No. 11 BUNGALOE AVENUE, BALGOWLAH HEIGHTS NSW 2093		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@cmssurveyors.com.au		SURVEYED M.E. DRAWN R.N. CHECKED M.E. APPROVED AF SURVEY INSTRUCTION 18957 SCALE 1:100 A1 1:200 A3 DATE OF SURVEY 20/11/19 DRAWING NAME 18957detail SHEET 1 OF 1 CAD FILE 18957detail I.dwg ISSUE 1	
FIRST ISSUE		09/12/19 LGA: NORTHERN BEACHES									