

ROAD

ADDISON

188° 31' 20"

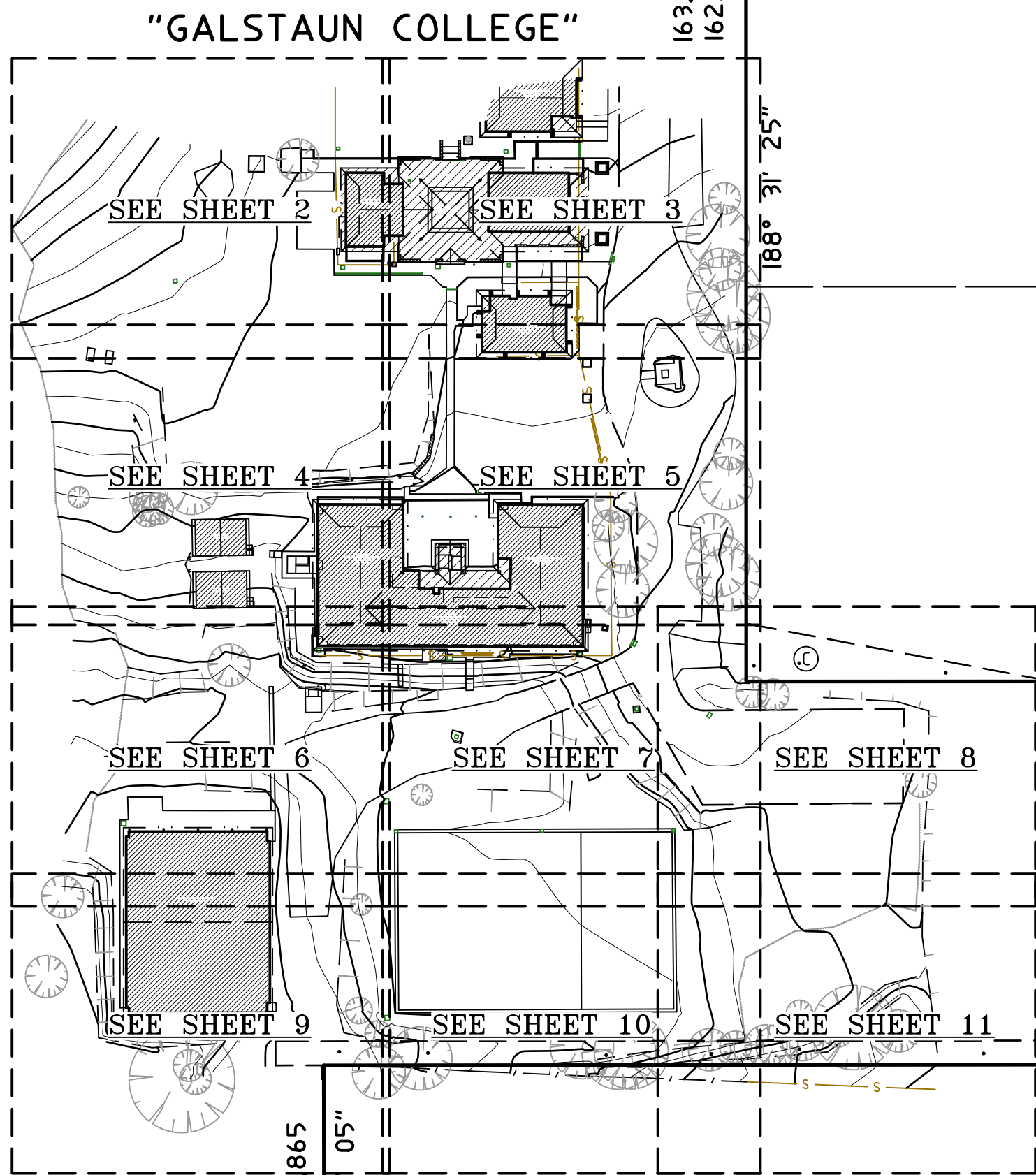
188° 29' 30"

292.895 TITLE
293.03 SURVEY

I
D.P.808703

185.015 SURVEY
184.525 TITLE
278° 31' 25"

2
D.P.213794



3
D.P.25951

278° 31' 25"
608.865 TITLE
609.37 SURVEY

I
D.P.808703

D
D.P.33150

A
D.P.410011

278° 31' 25"

191.76 TITLE
191.745 SURVEY

I
D.P.808703

282.04

278° 28' 55"

201
D.P.1054875

2
D.P.565232

ROAD

8° 31' 55"

CHILTERN

ROAD

VALE

MONA

NOTE: BOUNDARIES SUBJECT TO REGISTRATION OF PLAN OF SUBDIVISION
DP117242 BY SURVEYOR MR COPLAND LETHBRIDGE AS NOTED ON TITLE.

TITLE INDICATES THAT LOT I IN D.P.808703 IS SUBJECT TO:

- LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND
CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)

(B)- G972770 RIGHT OF CARRIAGEWAY APPURTENANT TO PART OF THE
LAND ABOVE DESCRIBED SHOWN SO BENEFITED IN THE TITLE DIAGRAM.
NOTE: APPURTENANT EASEMENT LOCATION REQUIRES FURTHER INVESTIGATION.

(B)- G972770 RIGHT OF CARRIAGEWAY AFFECTING PART OF THE LAND
ABOVE DESCRIBED SHOWN SO BURDENED IN THE TITLE DIAGRAM

- H76691 COVENANT AFFECTING THE PART SHOWN SO BURDENED IN
THE TITLE DIAGRAM (NOT INVESTIGATED)

(C)- H79906 RIGHT OF WAY APPURTENANT TO PART OF THE LAND ABOVE
DESCRIBED SHOWN SO BENEFITED IN THE TITLE DIAGRAM

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 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 RAFFI PAILAGIAN.
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- 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 2023.
- 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.
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- THIS NOTICE MUST NOT BE ERASED.

Karl Robertson

KARL ROBERTSON
REGISTERED SURVEYOR
BOSSI NUMBER 7835

HORIZONTAL DATUM:
CO-ORDINATE SYSTEM: MGA 94
SOURCE: BEE & LETHBRIDGE SURVEY REF:16391

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: PM 48557
R.L. 167.170 (CLASS LB)
SOURCE: S.C.I.M.S. (20/12/2022)

I FIRST ISSUE 01/02/2023

CLIENT:
RAFFI PAILAGIAN
No.5 CHILTERN ROAD
INGLESIDE, NSW, 2101

**BOUNDARY IDENTIFICATION
AND DETAIL & LEVEL SURVEY
OVER LOT 1 IN DP808703**
No.5 CHILTERN ROAD
INGLESIDE, NSW, 2101

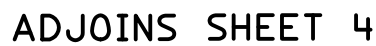
**C.M.S. Surveyors
Pty Limited**

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

LGA: NORTHERN BEACHES SHEET I OF II

SURVEYED HH	DRAWN GP	CHECKED HH	APPROVED NS
SURVEY INSTRUCTION 22105		SCALE 1:1000 A1 1:2000 A3	DATE OF SURVEY 18/01/2023
DRAWING NAME 22105detail			ISSUE I
CAD FILE 22105detail 1.dwg			



BAL = BALCONY
 BB = BOTTOM OF BANK
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 BW = BOTTOM OF ROCK
 BW = BOTTOM WALL
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 EC = ELECTRICITY KIOSK
 FCE = FENCE
 FL = FLOOR LEVEL
 FG = FLAG POLE
 GDN = GARDEN
 GU = GUTTER LEVEL
 GRT = GRAVEL
 GR = GRATE
 HYD = HYDRANT
 LV = INVERT LEVEL
 INS = INSPECTION PIT
 LND = LANDING
 LH = LAMP HOLE
 LID = MISCELLANEOUS PIT LID
 LINT = LINTEL
 LP = LIGHT POLE
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 PATT = PATIO
 PF = PAVER
 RP = TOP OF RAMP
 RN = ROCK
 RR = RIDGE ROSE
 SGN = SIGN
 SML = SEWER MAIN HOLE
 STR = STAIRS
 TB = TOP OF BANK
 TG = TOP OF GUTTER
 TKB = TOP OF KERB
 TL = TREE LINE
 TOR = TOP OF ROCK
 TR = TREE
 TW = TOP OF WALL
 UG = UNDERGROUND ELECTRICITY OVERHEAD

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- **THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF RAFFI PAALIGALAN.**
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- **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 ADDED.**
- **POSITION OF RIDGE LINES ARE DIAGRAMMATIC ONLY (NOT TO SCALE).**
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HORIZONTAL DATUM:
CO-ORDINATE SYSTEM: MGA 94
SOURCE: BEE & LETHBRIDGE SURVEY REF:1639

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: PM 48557
R.L. 167.170 (CLASS LB)
SOURCE: S.C.I.M.S. (20/12/2022)

1	FIRST ISSUE	01/02/202
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**BOUNDARY IDENTIFICATION
AND DETAIL & LEVEL SURVEY
OVER LOT 1 IN DP808703
No.5 CHILTERN ROAD
INGLESIDE, NSW, 2101**

 **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

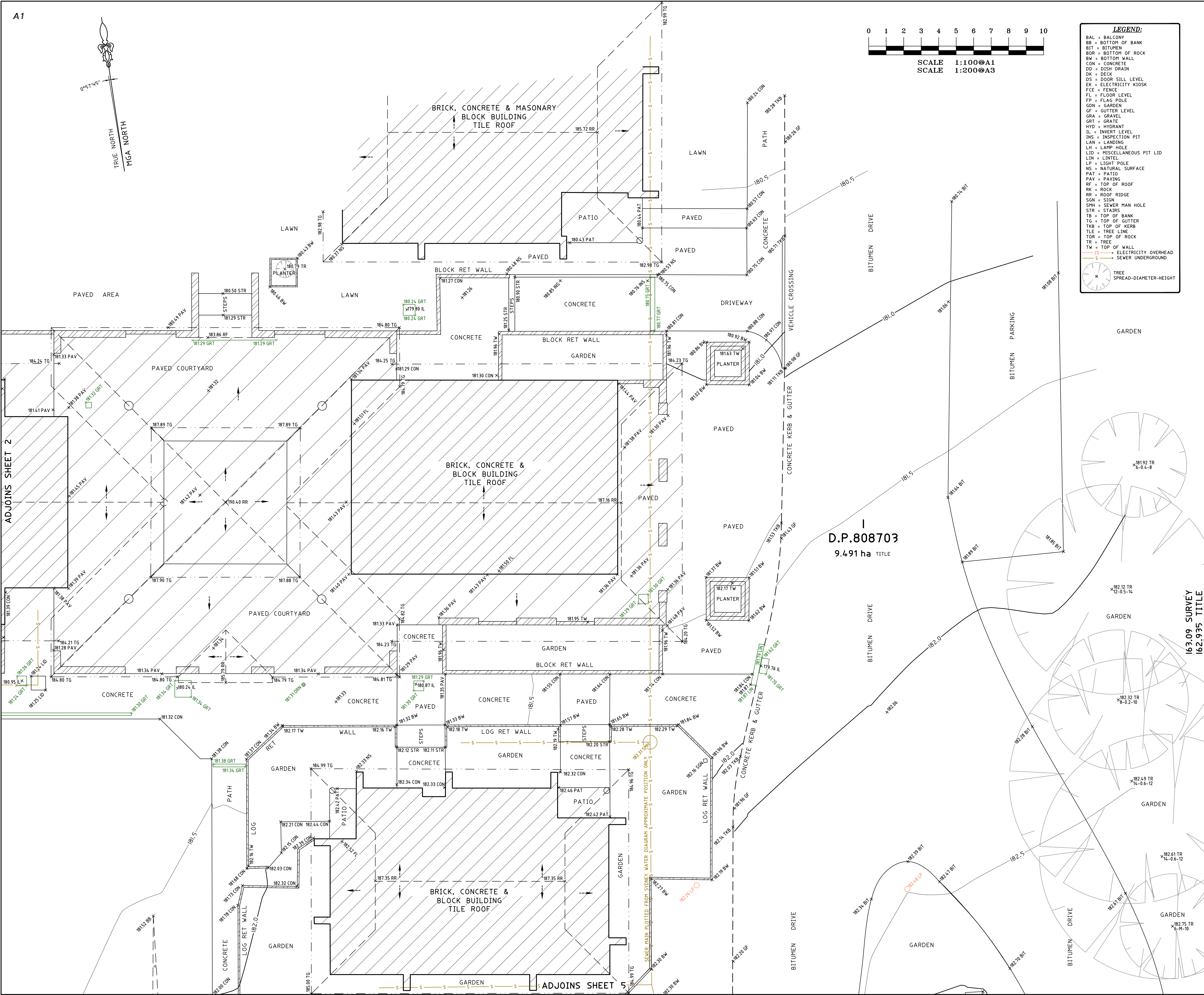
Facsimile: (02) 9971 4822

E-mail: info@cmsurveyors.com.au

GA: NORTHERN BEACHES SHEET 2 OF 1

SURVEYED HH	DRAWN GP	CHECKED HH	APPROVED NS
SURVEY INSTRUCTION 22105		SCALE 1:100 A1 1:200 A3	DATE OF SURVEY 18/01/2023
DRAWING NAME 22105detail			ISSUE I
CAD FILE 22105detail.dwg			

A1



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Karl Robertsson

KARL ROBERTSSON
REGISTERED SURVEYOR
BOSSI NUMBER 7835

HORIZONTAL DATUM:
CO-ORDINATE SYSTEM: MGA 94
SOURCE: BEE & LETHBRIDGE SURVEY REF:16391
VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: PM 48557
R.L. 167.170 (CLASS LB)
SOURCE: S.C.I.M.S. (20/12/2022)

I FIRST ISSUE 01/02/2023

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No.5 CHILTERN ROAD
INGLESIDE, NSW, 2101

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AND DETAIL & LEVEL SURVEY
OVER LOT 1 IN DP808703
No.5 CHILTERN ROAD
INGLESIDE, NSW, 2101

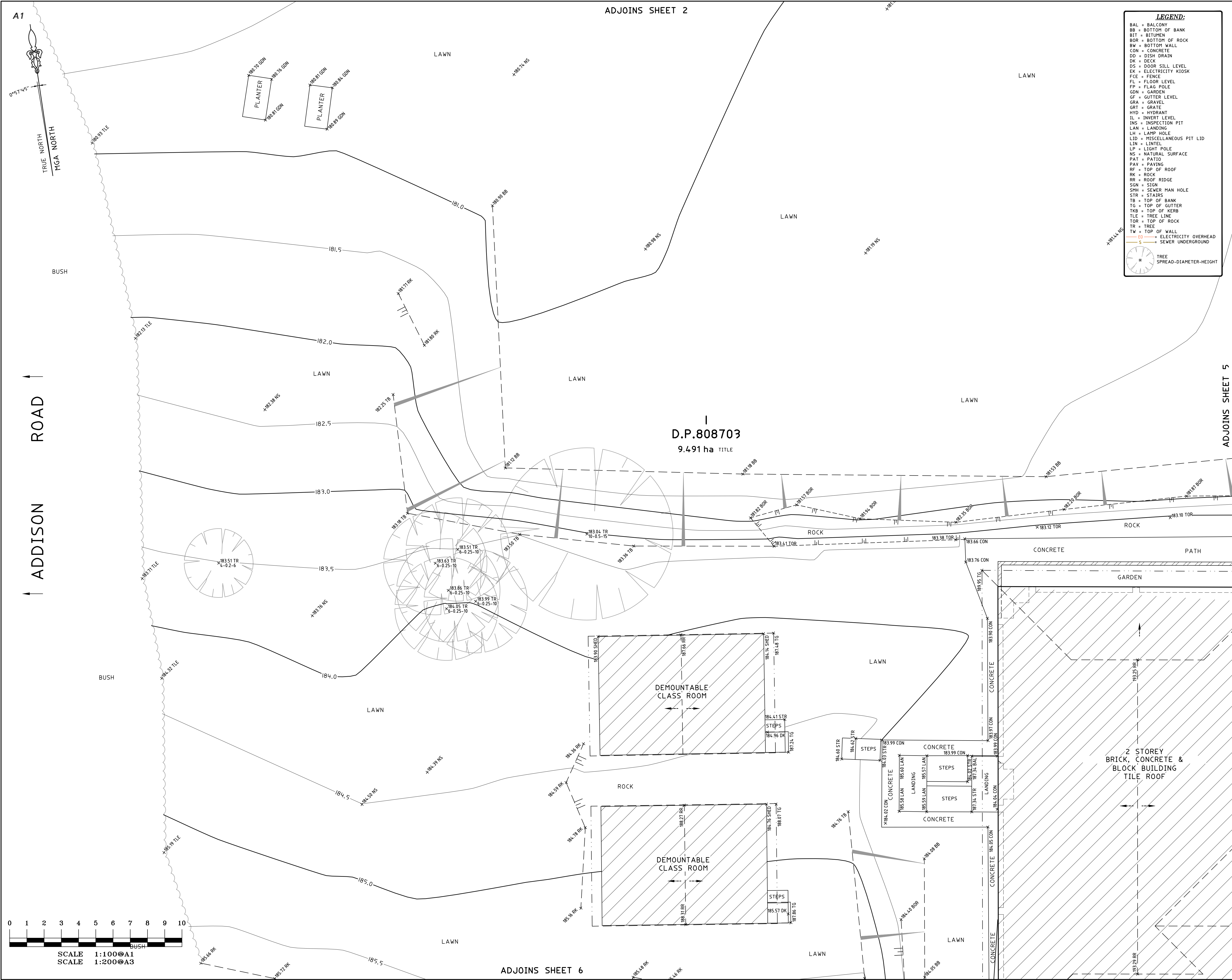
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LGA: NORTHERN BEACHES SHEET 3 OF 11

SURVEYED HH	DRAWN GP	CHECKED HH	APPROVED NS
SURVEY INSTRUCTION 22105	SCALE 1:100 A1 1:200 A3	DATE OF SURVEY 18/01/2023	DRAWING NAME 22105detail
CAD FILE 22105detail 1.dwg	ISSUE 1		



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Karl Robertson

REGISTERED SURVEYOR

BOSS1 NUMBER 7835

HORIZONTAL DATUM:

CO-ORDINATE SYSTEM: MGA 94

SOURCE: BEE & LETHBRIDGE SURVEY REF:16391

VERTICAL DATUM:

DATUM: AUSTRALIAN HEIGHT DATUM (AHD)

B.M. ADOPTED: PM 48557

R.L. 167.170 (CLASS LB)

SOURCE: S.C.I.M.S. (20/12/2022)

I

FIRST ISSUE

01/02/2023

CLIENT:

RAFFI PAILAGIAN

No.5 CHILTERN ROAD

INGLESIDE, NSW, 2101

BOUNDARY IDENTIFICATION AND DETAIL & LEVEL SURVEY OVER LOT 1 IN DP808703

No.5 CHILTERN ROAD

INGLESIDE, NSW, 2101

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

LGA: NORTHERN BEACHES

SHEET 4 OF 11

SURVEYED HH

HH

DRAWN GP

GP

CHECKED HH

HH

APPROVED NS

NS

SURVEY INSTRUCTION 22105

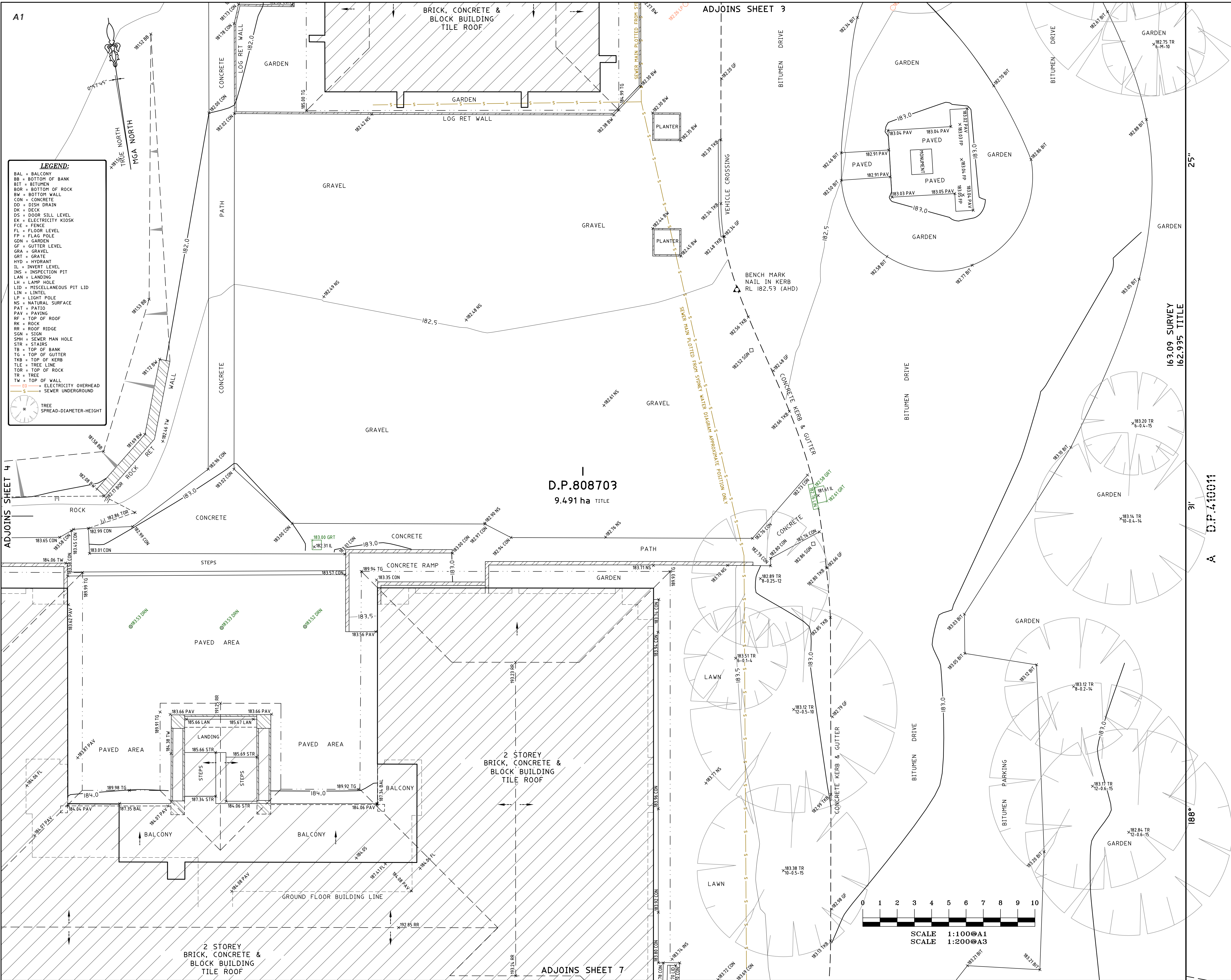
SCALE 1:100 @ A1 1:200 @ A3

DATE OF SURVEY 18/01/2023

DRAWING NAME 22105detail

CAD FILE 22105detail 1.dwg

ISSUE I



LEGEND:

- BAL = BALCONY
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- BOR = BOTTOM OF ROCK
- BW = BOTTOM WALL
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- DD = DISH DRAIN
- DK = DECK
- DS = DOOR SILL LEVEL
- EX = ELECTRICITY KIOSK
- FCE = FENCE
- FL = FLOOR LEVEL
- FP = FLAG POLE
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- GRA = GRAVEL
- GRT = GRATE
- HYD = HYDRANT
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- INS = INSPECTION PIT
- LAN = LANDING
- LN = LAMP HOLE
- LID = MISCELLANEOUS PIT LID
- LIN = LINTEL
- LP = LIGHT POLE
- NS = NATURAL SURFACE
- PAT = PATIO
- PAV = PAVING
- RF = TOP OF ROOF
- RK = ROCK
- RR = ROOF RIDGE
- SGN = SIGN
- SMH = SEWER MAN HOLE
- STR = STAIRS
- TB = TOP OF BANK
- TG = TOP OF GUTTER
- TWB = TOP OF KERB
- TLE = TREE LINE
- TOR = TOP OF ROCK
- TR = TREE
- TW = TOP OF WALL

— E.O — ELECTRICITY OVERHEAD
— S — SEWER UNDERGROUND

TREE
SPREAD-DIAMETER-HEIGHT

NOTES

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KARL ROBERTSON
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DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: PM 48557
R.L. 167,170 (CLASS LB)
SOURCE: S.C.I.M.S. (20/12/2022)

I FIRST ISSUE		01/02/2023
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CLIENT:
RAFFI PAILAGIAN
No.5 CHILTERN ROAD
INGLESIDE, NSW, 2101

BOUNDARY IDENTIFICATION AND DETAIL & LEVEL SURVEY OVER LOT 1 IN DP808703 No.5 CHILTERN ROAD INGLESIDE, NSW, 2101

C.M.S. Surveyors Pty Limited
ACN: 096 240 201
PO Box 463 Dee Why NSW 2099
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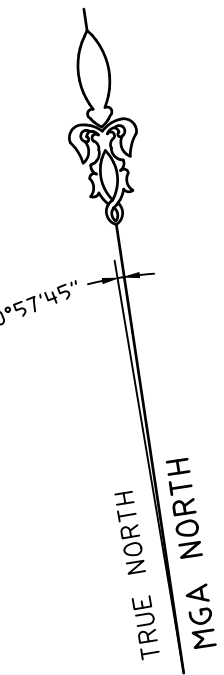
LGA: NORTHERN BEACHES SHEET 5 OF 11

SURVEYED HH	DRAWN GP	CHECKED HH	APPROVED NS
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SURVEY INSTRUCTION 22105 SCALE 1:100 @ A1 1:200 @ A3 DATE OF SURVEY 18/01/2023

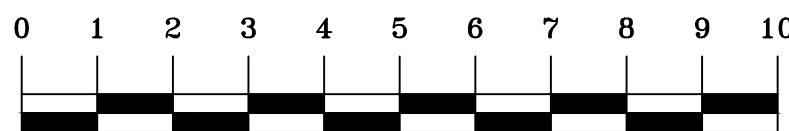
DRAWING NAME 22105detail CAD FILE 22105detail 1.dwg ISSUE 1

A1



ROAD

ADDISON



SCALE 1:100@A1
SCALE 1:200@A3

LEGEND:

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GP = GUTTER LEVEL
GRA = GRAVEL
GRT = GRATE
HYD = HYDRANT
IL = INVERT LEVEL
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NS = NATURAL SURFACE
PAT = PATIO
PAV = PAVING
RF = TOP OF ROOF
RK = ROCK
RR = ROOF RIDGE
SON = SIGN
SHM = SEWER MAN HOLE
STR = STAIRS
TB = TOP OF BANK
TG = TOP OF GUTTER
TKB = TOP OF KERB
TLE = TREE LINE
TOR = TOP OF ROCK
TR = TREE
TW = TOP OF WALL
ELECTRICITY OVERHEAD
SEWER UNDERGROUND



ADJOINS SHEET 4

D.P.808703
9.491 ha TITLE

ADJOINS SHEET 9

NOTES

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- THIS NOTICE MUST NOT BE ERASED.

Karl Robertson

KARL ROBERTSON
REGISTERED SURVEYOR
BOSSI NUMBER 7835

HORIZONTAL DATUM:
CO-ORDINATE SYSTEM: MGA 94
SOURCE: BEE & LETHBRIDGE SURVEY REF:16391
VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: PM 48557
R.L. 167.170 (CLASS LB)
SOURCE: S.C.I.M.S. (20/12/2022)

FIRST ISSUE 01/02/2023

CLIENT:
RAFFI PAILAGIAN
No.5 CHILTERN ROAD
INGLESIDE, NSW, 2101

BOUNDARY IDENTIFICATION
AND DETAIL & LEVEL SURVEY
OVER LOT 1 IN DP808703
No.5 CHILTERN ROAD
INGLESIDE, NSW, 2101

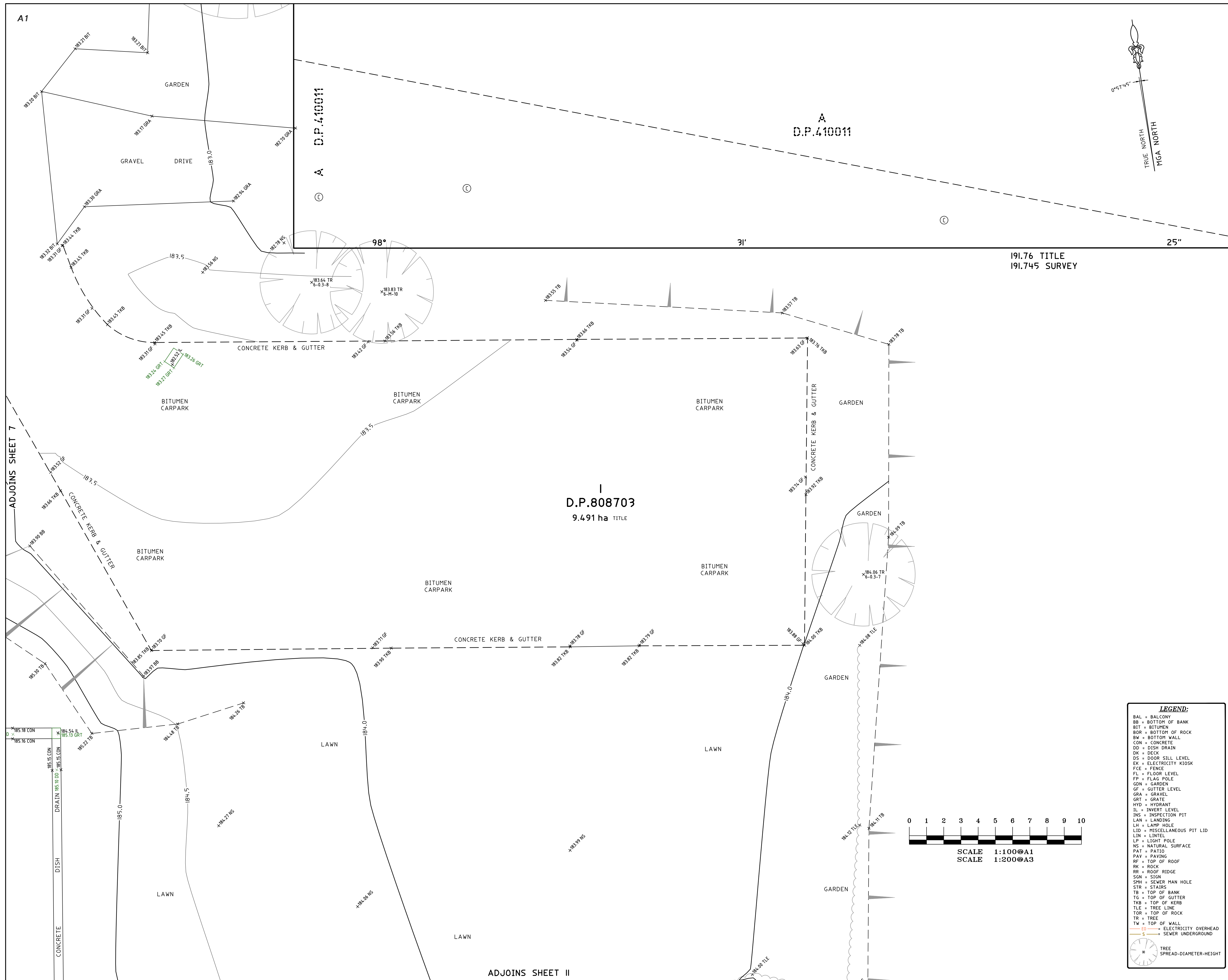
C.M.S. Surveyors
Pty Limited

ACN: 096 240 201

PO Box 463 Dee Why
NSW 2099
2/90A South Creek Road,
Dee Why NSW 2099
Telephone: (02) 9971 4802
Facsimile: (02) 9971 4822
E-mail: info@cmsurveyors.com.au

LGA: NORTHERN BEACHES SHEET 6 OF 11

SURVEYED HH	DRAWN GP	CHECKED HH	APPROVED NS
SURVEY INSTRUCTION 22105	SCALE 1:100 @ A1 1:200 @ A3	DATE OF SURVEY 18/01/2023	DRAWING NAME 22105detail
	CAD FILE 22105detail 1.dwg		ISSUE 1



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KARL ROBERTSON
REGISTERED SURVEYOR BOSSI NUMBER 783

HORIZONTAL DATUM: CO-ORDINATE SYSTEM: MGA 94 SOURCE: BEE & LETHBRIDGE SURVEY REF:16391
VERTICAL DATUM: DATUM: AUSTRALIAN HEIGHT DATUM (AHD) B.M. ADOPTED: PM 48557 R.L. 167.170 (CLASS LB) SOURCE: S.C.I.M.S. (20/12/2022)

I	FIRST ISSUE	01/02/2023

CLIENT:

RAFFI PAILAGIAN
No.5 CHILTERN ROAD
INGLESIDE, NSW, 2101

**BOUNDARY IDENTIFICATION
AND DETAIL & LEVEL SURVEY
OVER LOT 1 IN DP808703
No.5 CHILTERN ROAD
INGLESIDE, NSW, 2101**

 C.M.S. Surveyors
Pty Limited

ACN: 096 240 201

PO Box 463 Dee Why
NSW 2099

2/99A South Creek Road,
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Telephone: (02) 9971 4802

Facsimile: (02) 9971 4822

E-mail: info@cmssurveyors.com.au

LGA: NORTHERN BEACHES SHEET 8 OF 11

SURVEYED HH	DRAWN GP	CHECKED HH	APPROVED NS
SURVEY INSTRUCTION 22105		SCALE 1:100 A1 1:200 A3	DATE OF SURVEY 18/01/2023
DRAWING NAME 22105detail			ISSUE I
CAD FILE 22105detail I.dwg			

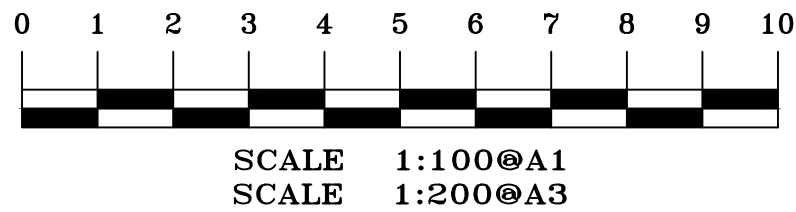
A1

ROAD
ADDISON

LEGEND:

BAL = BALCONY
BB = BOTTOM OF BANK
BIT = BITUMEN
BOR = BOTTOM OF ROCK
BW = BOTTOM WALL
CON = CONCRETE
DD = DISH DRAIN
DK = DECK
DS = DOOR SILL LEVEL
EK = ELECTRICITY KIOSK
FCE = FENCE
FL = FLOOR LEVEL
FP = FLAG POLE
GDN = GARDEN
GF = GUTTER LEVEL
GRA = GRAVEL
GRT = GRATE
HYD = HYDRANT
IL = INVERT LEVEL
INS = INSPECTION PIT
LAN = LANDING
LH = LAMP HOLE
LID = MISCELLANEOUS PIT LID
LIN = LINTEL
LP = LIGHT POLE
NS = NATURAL SURFACE
PAT = PATIO
PAY = PAVING
RF = TOP OF ROOF
RK = ROCK
RR = ROOF RIDGE
SGN = SIGN
SMH = SEWER MAN HOLE
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TKB = TOP OF KERB
TLE = TREE LINE
TOR = TOP OF ROCK
TR = TREE
TW = TOP OF WALL
EO = ELECTRICITY OVERHEAD
S = SEWER UNDERGROUND

TREE
SPREAD-DIAMETER-HEIGHT



ADJOINS SHEET 6

BLOCK & METAL GYMNASIUM
METAL ROOF

GRAVEL DRIVE

LAWN

LAWN

D.P.808703
9.491 ha TITLE

201
D.P.1054875

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ADJOINS SHEET 10

KARL ROBERTSON
REGISTERED SURVEYOR BOSSI NUMBER 7835

HORIZONTAL DATUM:
CO-ORDINATE SYSTEM: MGA 94
SOURCE: BEE & LETHBRIDGE SURVEY REF:16391

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
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LGA: NORTHERN BEACHES SHEET 9 OF 11

SURVEYED HH	DRAWN GP	CHECKED HH	APPROVED NS
SURVEY INSTRUCTION 22105	SCALE 1:100 A1 1:200 A3	DATE OF SURVEY 18/01/2023	ISSUE 1
DRAWING NAME 22105detail			
CAD FILE 22105detail 1.dwg			

