

ROAD

(BITUMEN FORMATION)

BIRKLEY

PLACE

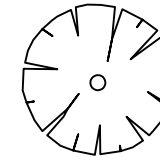
(BITUMEN FORMATION)

LAWSON

TITLE INDICATES THAT LOT 15 IN D.P.667425 IS SUBJECT TO:  
- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S).

LEGEND:

BLD = EXTERNAL BUILDING  
BS = BOTTOM STEPS  
BW = BOTTOM OF WALL  
CL = CENTRELINE  
DK = DECK  
DSL = DOOR SILL LEVEL  
EC = EDGE OF CONCRETE  
FCE = FENCE  
FL = FLOOR LEVEL  
GAR = GARAGE  
GAS = GAS  
HL = WINDOW HOOD LEVEL  
NS = NATURAL SURFACE  
PAV = PAVING  
PER = PERGOLA  
PP = POWER POLE  
REND = RENDERED  
ROOF = TOP OF ROOF  
RR = ROOF RIDGE  
SHD = SHED  
SIP = SEWER INSPECTION PIT  
SL = WINDOW SILL LEVEL  
TEL = TELSTRA  
TER = TERRACE  
TG = TOP OF GUTTER  
TKB = TOP OF KERB  
TR = TREE  
TS = TOP STEPS  
TW = TOP OF WALL  
VERG = VERGOLA  
WM = WATER METER  
E = ELECTRICITY



TREE TYPE  
Φ = TRUNK DIAMETER  
H = HEIGHT  
S = SPREAD DIAMETER

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 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 ROLF WEBER.
- 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 (db1100) 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.
- 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.
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- THIS NOTICE MUST NOT BE ERASED.

MURRAY LEARMONT  
REGISTERED SURVEYOR BOSSI NUMBER 1462

HORIZONTAL DATUM:  
CO-ORDINATE SYSTEM: ASSUMED

VERTICAL DATUM:  
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)  
B.M. ADOPTED: PM 1007  
R.L.: 45.93 (ORDER 4)  
SOURCE: S.C.I.M.S. (13/05/2021)

3	DETAIL UPDATED	17/05/21
2	ADDED DETAIL OF EXTENSION	12/03/14
1	FIRST ISSUE	16/06/10

LGA: NORTHERN BEACHES SHEET 1 OF 1

CLIENT:

ROLF WEBER  
62 BIRKLEY ROAD  
MANLY NSW 2095

PLAN  
SHOWING DETAIL & LEVELS  
OVER LOT 15 IN DP.667425  
BEING 62 BIRKLEY ROAD,  
MANLY NSW 2095

C.M.S. Surveyors  
Pty Limited

ACN: 096 240 201

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1/32 Campbell Avenue,  
Dee Why NSW 2099  
Telephone: (02) 9971 4802  
Facsimile: (02) 9971 4822  
E-mail: info@cmsurveyors.com.au

SURVEYED SB/MB/NS	DRAWN GP/NS	CHECKED SB/MB/NS	APPROVED PB
SURVEY INSTRUCTION 6818A			SCALE 1:100
DRAWING NAME 6818detail			DATE OF SURVEY 02/06/10, 07/03/14 & 07/05/21
CAD FILE 6818Adetail 3.dwg			ISSUE 3

