

• A BASIC BOUNDARY SURVEY HAS BEEN UNDERTAKEN SUITABLE FOR COUNCIL DA SUBMISSION (TITLE DIMENSIONS ONLY) - BOUNDARY DEFINITION IS SUBJECT TO FURTHER SURVEY.

• IF CONSTRUCTION ON OR NEAR BOUNDARIES IS REQUIRED IT IS RECOMMENDED THAT THE BOUNDARIES OF THE LAND BE MARKED.

• THIS DETAIL SURVEY IS NOT A "SURVEY" AS DEFINED BY THE SURVEYING AND SPATIAL INFORMATION ACT, 2002.

• TREE SIZES ARE ESTIMATES ONLY.

• THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF GEORGINA ASHBY & JONATHAN ASHBY.

• 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 1000) 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.

• 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.

• 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.

HORIZONTAL DATUM:
CO-ORDINATE SYSTEM: ASSUMED

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: PM 2230
R.L. 20.79 (ORDER L2)
SOURCE: S.C.I.M.S. (30/07/19)

1 FIRST ISSUE 05/08/19

CLIENT:
JONATHAN & GEORGINA ASHBY
99 WYNDORA AVENUE
FRESHWATER NSW 2096

SURVEY PLAN
SHOWING DETAIL & LEVELS
OVER LOT 36 IN D.P.8389
No.99 WYNDORA AVENUE
FRESHWATER NSW 2096

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 1 OF 1

SURVEYED PB/NS DRAWN CJR/NS CHECKED NS APPROVED AF

SURVEY INSTRUCTION 12138A SCALE 1:100 DATE OF SURVEY 30/08/19

DRAWING NAME 12138Adetail

CAD FILE 12138Adetail I.dwg

ISSUE 1

TITLE INDICATES THAT LOT 36 IN D.P.8389 IS SUBJECT TO:
- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S).

WYNDORA (BITUMEN FORMATION) AVENUE

RAFFO (BITUMEN FORMATION) LANE

LEGEND:

BAL = BALCONY
BIT = BITUMEN
BLD = EXTERNAL BUILDING
BW = BOTTOM OF WALL
CL = CENTRELINE
CP = CARPORT
DK = DECK
DS = DOOR SILL LEVEL
FL = FLOOR LEVEL
HL = WINDOW HEAD LEVEL
LAN = LANDING
NS = NATURAL SURFACE
PAT = PATIO
PAV = PAVING
PP = POWER POLE
REND = RENDERED
RET = RETAINING
RR = ROOF RIDGE
SL = WINDOW SILL LEVEL
STR = STEPS
TEL = TELSTRA
TFCE = TOP OF FENCE
TIL = TILE
TG = TOP OF GUTTER
TKB = TOP OF KERB
TR = TREE
TW = TOP OF WALL
E = ELECTRICITY

TREE
○ = TRUNK DIAMETER
H = HEIGHT
S = SPREAD DIAMETER

0 1 2 3 4 5 6 7 8 9 10
SCALE 1:100

