

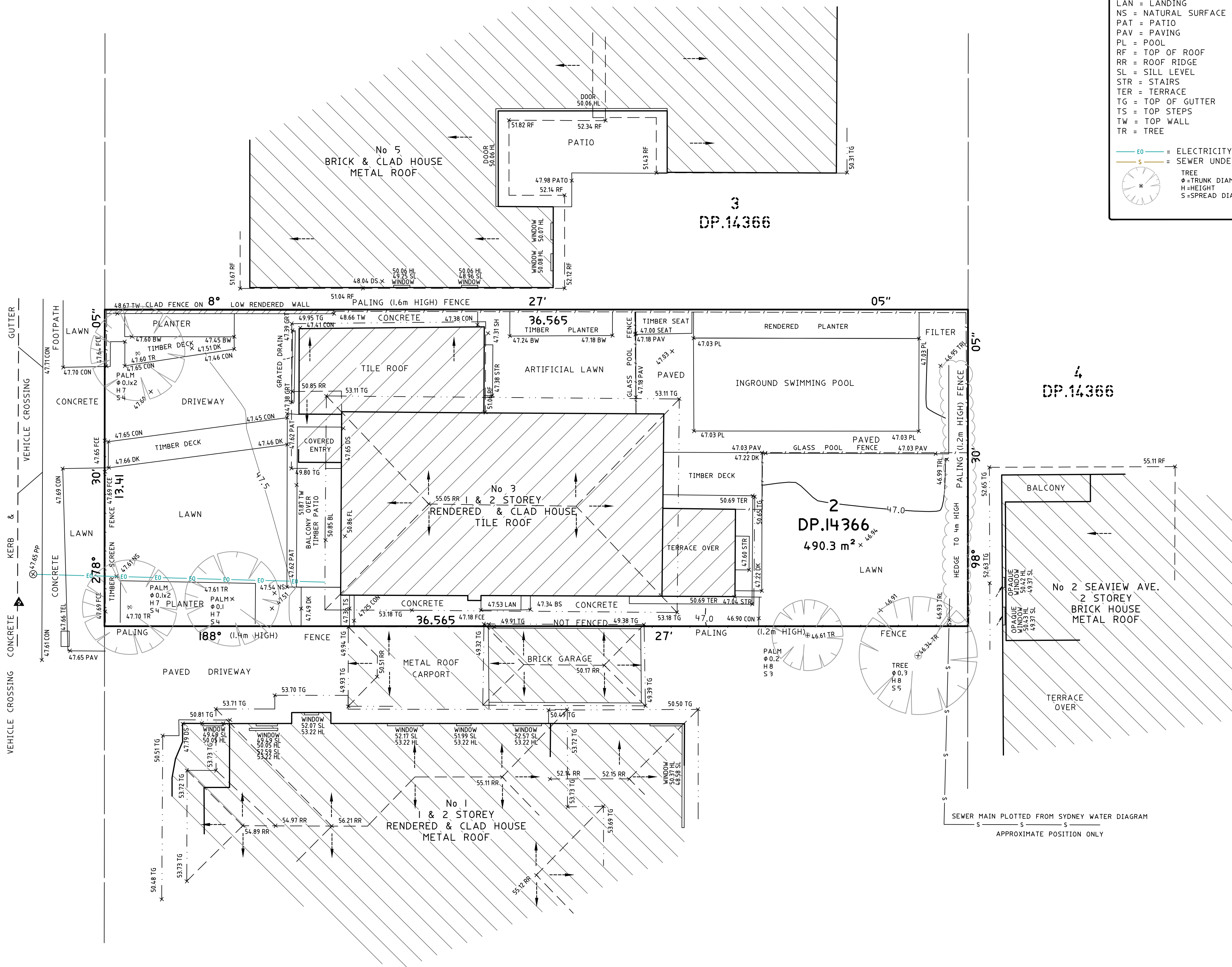
M.G.A
(APPROX. TRUE NORTH)

AVENUE

(BITUMEN SURFACE)

WYADRA

BENCH MARK
NAIL ON KERB
RL 47.64 (AHD)

**LEGEND:**

BL = BALCONY
BS = BOTTOM OF STEP
BW = BOTTOM WALL
CON = CONCRETE
DK = DECK
DS = DOOR SILL LEVEL
FCE = FENCE
FL = FLOOR LEVEL
GRT = GRATE
HL = HOOD LEVEL
LAN = LANDING
NS = NATURAL SURFACE
PAT = PATIO
PAV = PAVING
PL = POOL
RF = TOP OF ROOF
RR = ROOF RIDGE
SL = SILL LEVEL
STR = STAIRS
TER = TERRACE
TG = TOP OF GUTTER
TS = TOP STEPS
TW = TOP WALL
TR = TREE

—E— = ELECTRICITY OVERHEAD
—S— = SEWER UNDERGROUND

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

NOTES

• BOUNDARIES HAVE NOT BEEN DEFINED (TITLE DIMENSIONS ONLY) - BOUNDARY DEFINITION IS SUBJECT TO FURTHER SURVEY.

• 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 JAMES MOONEY

• 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 (91100) 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 2016.

• 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 2252
R.L. 47.574 (ORDER L2)
SOURCE: S.C.I.M.S. (23/11/06)

2	GARAGE ROOF TYPE AMENDED	23/03/16
1	FIRST ISSUE	21/03/16

CLIENT:

JAMES MOONEY
3 WYADRA AVENUE
FRESHWATER NSW 2096

SURVEY PLAN
SHOWING DETAIL & LEVELS
OVER LOT 2 IN D.P.14366
3 WYADRA AVENUE
FRESHWATER NSW 2096

C.M.S. Surveyors
Pty Limited

ACN: 096 240 201

PO Box 463 Dee Why
NSW 2099
1/32 Campbell Avenue,
Dee Why NSW 2099
Telephone: (02) 9971 4802
Facsimile: (02) 9971 4822
E-mail: info@cmsurveyors.com.au

LGA: WARRINGAH		SHEET 1 OF 1	
SURVEYED AM/MJ	DRAWN MC/V/S	CHECKED AM	APPROVED DR
SURVEY INSTRUCTION 5460		SCALE 1:100	DATE OF SURVEY 15/03/16
DRAWING NAME 5460Adetail 2			ISSUE 2
CAD FILE 5460Adetail 2.dwg			

TITLE INDICATES THAT LOT 2 IN D.P.14366 IS SUBJECT TO:

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