



NOTES

- A BOUNDARY IDENTIFICATION SURVEY HAS BEEN UNDERTAKEN
- IF CONSTRUCTION ON OR NEAR BOUNDARIES IS REQUIRED IT IS RECOMMENDED THAT THE BOUNDARIES OF THE LAND BE MARKED.
- TREE SIZES ARE ESTIMATES ONLY.
- THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF PAUL VOLCK & LINDA LEA.
- 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. BEFORE YOU DO SERVICES FOR YOU 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 ADAPTED.
- 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 © C.M.S. 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.

STEPHEN EMERY  
REGISTERED SURVEYOR BOSSU NUMBER 1605

LEGEND:	
BAL	= BALCONY
BB	= BOTTOM OF BANK
BOR	= BOTTOM OF ROCK
BW	= BOTTOM WALL
CHI	= CHIMNEY
CL	= CENTRELINE
CON	= CONCRETE
DS	= DOOR SILL LEVEL
ELO	= ELECTRICITY LINE OVERHEAD
GP	= GUTTER LEVEL
GRT	= GRATE
HL	= HOOD LEVEL
HYD	= HYDRANT
LH	= LAMP HOLE
LID	= MISCELLANEOUS PIT LID
NS	= NATURAL SURFACE
PP	= POWER POLE
RET	= RETRO TARGETS
RK	= ROCK
RR	= ROOF RIDGE
SL	= SILL LEVEL
SMH	= SEWER MAIN HOLE
STR	= STAIRS
SVE	= SEWER VENT
TB	= TOP OF BANK
TG	= TOP OF GUTTER
TKB	= TOP OF KERB
TLE	= TREE LINE EDGE
TOR	= TOP OF ROCK
TPT	= TELSTRA PIT
TR	= TREE
TW	= TOP OF WALL
WC	= WATER COURSE
WM	= WATER METER
EO	= ELECTRICITY OVERHEAD
S	= SEWER UNDERGROUND

HORIZONTAL DATUM:  
CO-ORDINATE SYSTEM: ASSUMED  
MARKS: ADOPTED: N/A

VERTICAL DATUM:  
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)  
B.M. ADOPTED: SM 3607  
R.L. 50.18 (ORDER 4)  
SOURCE: S.C.I.M.S. (1/07/19)

2	BOUNDARY IDENTIFICATION	11/08/2021
1	FIRST ISSUE	05/07/19

CLIENT:  
PAUL VOLCK & LINDA LEA,  
C/-BRENCHELEY ARCHITECTS,  
L1, 46-48 DUNNING AVENUE,  
ROSEBERY, NSW 2018

BOUNDARY IDENTIFICATION  
& DETAIL & LEVEL SURVEY  
OVER LOT 16 IN D.P.200638  
60 CASTLE CIRCUIT,  
SEAFORTH, NSW 2092

C.M.S. Surveyors  
Pty Limited  
ACN: 096 240 201  
PO Box 463 Dee Why  
NSW 2099  
2/39A 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	DRAWN	CHECKED	APPROVED
MB	GP	MB	AF
SURVEY INSTRUCTION		SCALE	DATE OF SURVEY
18614		1:100 AS AD	21/06/19
DRAWING NAME		ISSUE	
18614detail		2	
CAD FILE		18614detail_2.dwg	

NOTE:  
THE LOCATION OF EASEMENT (2) SHOWN HEREON IS APPROXIMATE ONLY DUE TO ERRORS IN THE DEFINITION SHOWN ON D.P.200638. SHOULD ANY STRUCTURE BE INTENDED TO BE DESIGNED ADJACENT TO THIS EASEMENT THEN THE LAND REGISTRY SERVICE SHOULD BE CONTACTED TO ASCERTAIN ITS CORRECT LOCATION.

TITLE INDICATES THAT LOT 16 IN D.P.200638 IS SUBJECT TO:  
RESERVATIONS AND CONDITIONS IN THE CROWN GRANTS  
(1) DP200638 EASEMENT FOR SUPPORT AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM  
(2) HERBY'S RIGHT OF CARRIAGEWAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE PART OF LOT 12 SHOWN AS PROPOSED COMMON RIGHT OF WAY IS FEET WIDE AND VARIABLE IN DP200638  
(3) JOHN'S RIGHT OF CARRIAGEWAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING SITE OF PROPOSED COMMON RIGHT OF WAY SHOWN WITHIN LOTS 13, 14 AND 15 IN DP200638