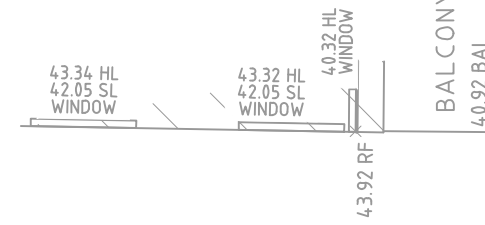
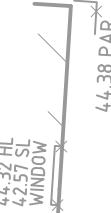


No. 39A
1 & 2 STOREY
RENDERED & METAL HOUSE
METAL ROOF



1
D.P.527793

No. 41
2 STOREY
METAL HOUSE
METAL ROOF



3
SEC H
D.P.2610

2
SEC H
D.P.2610

3
D.P.210657

UNABLE TO ACCESS 600ø PIPE
POSSIBLE BURIED PIT
(SPP42260)
UNDER NEIGHBOURS DECK

PIPE EXPOSED AND
LOCATED ON TOP

43.33 By Survey
43.375 By Title

No. 24
1, 2 & SPLIT LEVEL
BRICK & CLAD HOUSE
TILE ROOF

2
D.P.210657
470.1m² BY CALC

2
D.P.502088

No. 26
1, 2 & 3 STOREY
BRICK & CLAD HOUSE
TILE ROOF

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 DAVID LA ROSE.
- 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 DIG AUSTRALIA (www.byou.com.au) 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.
- 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 2024.
- 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.

KARL ROBERTSON
REGISTERED SURVEYOR - BOSS NUMBER 7835

NOTE:
PIPE WAS NOT VISIBLE AT TIME OF
SURVEY AND HAS BEEN LOCATED
USING ELECTRONIC TRACING
METHODS - LOCATION IS
APPROXIMATE ONLY - WE
RECOMMEND POT-HOLING TO
CONFIRM EXACT LOCATION AND
DEPTH

SUBSURFACE UTILITY INFORMATION

SUBSURFACE UTILITY INFORMATION (SU) ASS408 CLASSIFICATION
QUALITY LABELING UTILITY INFORMATION BY A CLASSIFICATION CODE ALLOWS THE USER OF THIS INFORMATION TO UNDERSTAND CLEARLY HOW THE INFORMATION WAS COLLECTED AND THEN PLACE AN APPROPRIATE AMOUNT OF RELIANCE ON IT. PROJECT RISKS RELATED TO UNDERGROUND UTILITIES CAN THEN BE PROPERLY MANAGED.

QUALITY A:
INFORMATION IS THE HIGHEST POSSIBLE LEVEL OF ACCURACY AND IS OBTAINED EXPOSING THE UNDERGROUND UTILITY USING A NON-DESTRUCTIVE EXCAVATION (POT-HOLING) TECHNIQUE. THE VERTICAL INFORMATION FOR THIS LOCATING METHOD IS TO THE TOP OF THE SHALLOWEST PART OF THE LOCATED SERVICE. THE 3D LOCATION IS RECORDED AS AN X, Y, Z COORDINATE. EXPECTED HORIZONTAL AND VERTICAL ACCURACY IS +/- 50MM.

QUALITY B:
INFORMATION IS COLLECTED BY DESIGNATING THE HORIZONTAL AND VERTICAL LOCATION OF UNDERGROUND UTILITIES BY USING ELECTROMAGNETIC PIPE AND CABLE LOCATORS, SONDES OR FLEXI TRACE, GROUND PENETRATING RADAR AND ACOUSTIC PULSE EQUIPMENT. THIS IS THE MOST COMMON FORM OF UTILITY LOCATING AND ALTHOUGH AN X, Y, AND Z AXIS CAN BE ESTABLISHED IT IS NOT ALWAYS ENTIRELY ACCURATE DUE TO DIFFERING ELECTROMAGNETIC FIELDS, SOIL CONDITIONS AND MULTIPLE BANKS OF CABLES AFFECTING THE LOCATING SIGNAL. EXPECTED HORIZONTAL ACCURACY IS +/- 300MM. VERTICAL ACCURACY +/- 500MM.

QUALITY C:
INFORMATION IS COLLECTED BY CORRELATING THE SURVEY OF VISIBLE UTILITY SURFACE FEATURES SUCH AS MARKER PLATES OR WATER HEADRANTS AND ACQUIRED BEFORE YOU DIG AUSTRALIA PLANS TO DRAW A STRING WHICH SHOWS THE APPROXIMATE POSITION OF SERVICES. THIS METHOD DOES NOT USUALLY SHOW MULTIPLE BANKS OF CABLES AND DOES NOT ALWAYS SHOW THREE-DIMENSIONAL INFORMATION. EXPECTED HORIZONTAL ACCURACY (SURFACE FEATURES ONLY) IS +/- 300MM.

DETECTION DISCLAIMER:
ELECTROMAGNETIC LOCATING TECHNIQUES AS WELL AS GROUND PENETRATING RADAR HAVE BEEN UTILISED IN THE LOCATION OF UNDERGROUND SERVICES. THESE RESULTS ARE NOT INFALLIBLE AND A NON-DESTRUCTIVE DIG PROCESS SHOULD BE CARRIED OUT TO CONFIRM SERVICE IDENTIFICATION POSITIONS AND PARTICULARLY HEIGHTS, WHERE THESE ARE CRITICAL. ALTHOUGH ALL REASONABLE EFFORT HAS BEEN MADE IN LOCATING AND MAPPING THE UNDERGROUND SERVICES, THE COMPLETE EXTENTS OF THE THIS UTILITY SURVEY INFORMATION CANNOT BE GUARANTEED.

TITLE INDICATES THAT LOT 2 IN D.P.210657 IS SUBJECT TO:

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- J994918 EASEMENT FOR DRAINAGE AFFECTING THE PROPOSED DRAINAGE EASEMENT SHOWN IN DP210657

CLIENT:

DAVID LA ROSE

LGA: NORTHERN BEACHES

BOUNDARY IDENTIFICATION
AND DETAIL & LEVEL SURVEY
OVER LOT 2 IN DP210657
No.24 OGILVY ROAD
CLONTARF, NSW, 2093



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www.cmsurveyors.com.au

SURVEYED	DRAWN	CHECKED	APPROVED
KK	ABS	KK	MB
SURVEY INSTRUCTION 23315A	SCALE 1:100@A1	DATE OF SURVEY 28/03/24 & 21/06/24	
DRAWING NAME 23315detail		SHEET 1 OF 1	ISSUE 1
CAD FILE 23315Adetail 3.dwg			

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

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: PM 53493
R.L. 40.355 (CLASS LB)
SOURCE: S.C.I.M.S. (16/08/2023)



3	STORMWATER WITHIN EASEMENT ADDED	24/06/2024
2	STORMWATER NOTES ADDED	10/04/2024
1	FIRST ISSUE	04/04/2024