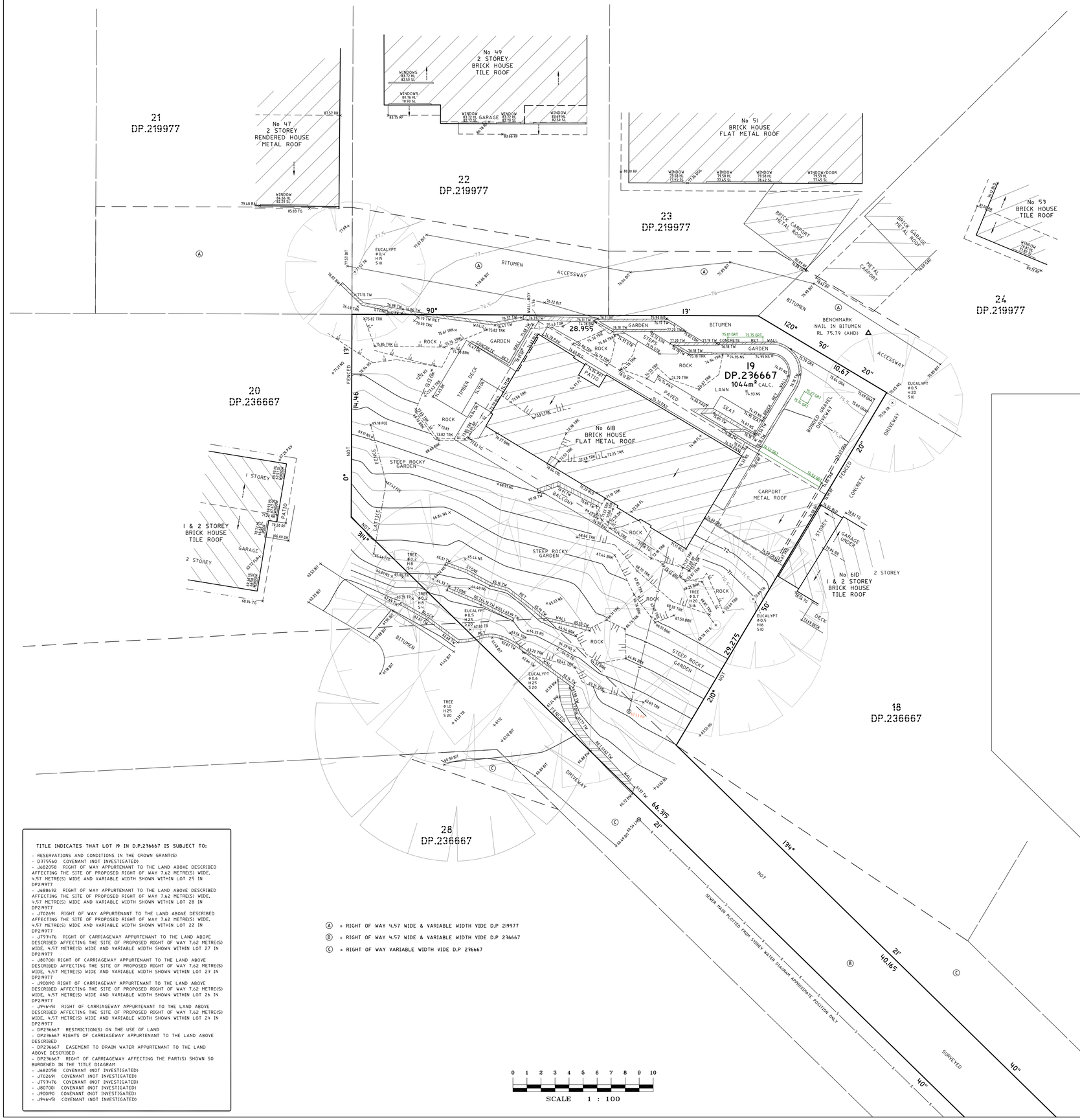
A0



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 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 MARK TYRRELL
- 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 (ph 1100) 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 2020.
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- 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.

MURRAY LEARMONT
REGISTERED SURVEYOR BOSSI NUMBER 1462

LEGEND:

BAL = BALCONY
BIT = BITUMEN
BLD = EXTERNAL BUILDING
BRK = BOTTOM OF ROCK
BW = BOTTOM OF WALL
COL = COLUMN
CON = CONCRETE
CP = CARPORT
DK = DECK
DSIL = DOOR SILL LEVEL
FCE = FENCE
FL = FLOOR LEVEL
GAR = GARAGE
GRA = GRAVEL
GRT = GRATE
HL = WINDOW HEAD LEVEL
LH = LAMP HOLE
NS = NATURAL SURFACE
PAV = PAVING
PP = POWER POLE
RET = RETAINING
RF = TOP OF ROOF
RR = ROOF RIDGE
SIP = SEWER INSPECTION PIT
SL = WINDOW SILL LEVEL
STR = STEPS
TG = TOP OF GUTTER
TKB = TOP OF KERB
TR = TREE
TRK = TOP OF ROCK
TW = TOP OF WALL
——E——— = ELECTRICITY

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

HORIZONTAL DATUM:
CO-ORDINATE SYSTEM: ASSUMED

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: PM 51464
R.L. 38.970 (ORDER L2)
SOURCE: S.C.I.M.S. (26/03/10)

4	LABELLING AMENDED	28/09/20
3	FRONT YARD UPDATED	22/09/20
2	DETAIL UPDATED	2/07/18
1	FIRST ISSUE	22/09/10

LGA: NORTHERN BEACHES SHEET 1 OF 1

CLIENT:
MARK TYRRELL
61B WANDEEN ROAD
CLAREVILLE NSW 2107

PLAN SHOWING
DETAIL & LEVEL OVER PART
OF LOT 19 IN D.P.236667
BEING 61B WANDEEN ROAD
CLAREVILLE NSW 2107

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@cmssurveyors.com.au

SURVEYED	DRAWN	CHECKED	APPROVED
SK/PB	YS/GP	SK/PB	DT/AF

SURVEY INSTRUCTION	SCALE	DATE OF SURVEY
66945C	1:100	09/09/10-7/06/18 22/09/2020

DRAWING NAME: **66945detail** ISSUE: **3**
CAD FILE: 66945Cdetail 3.dwg

TITLE INDICATES THAT LOT 19 IN D.P.236667 IS SUBJECT TO:

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- D375960 COVENANT (NOT INVESTIGATED)
- J682098 RIGHT OF WAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE SITE OF PROPOSED RIGHT OF WAY 7.62 METRE(S) WIDE, 4.57 METRE(S) WIDE AND VARIABLE WIDTH SHOWN WITHIN LOT 25 IN DP219977
- J688632 RIGHT OF WAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE SITE OF PROPOSED RIGHT OF WAY 7.62 METRE(S) WIDE, 4.57 METRE(S) WIDE AND VARIABLE WIDTH SHOWN WITHIN LOT 28 IN DP219977
- J702691 RIGHT OF WAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE SITE OF PROPOSED RIGHT OF WAY 7.62 METRE(S) WIDE, 4.57 METRE(S) WIDE AND VARIABLE WIDTH SHOWN WITHIN LOT 22 IN DP219977
- J793476 RIGHT OF CARRIAGEWAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE SITE OF PROPOSED RIGHT OF WAY 7.62 METRE(S) WIDE, 4.57 METRE(S) WIDE AND VARIABLE WIDTH SHOWN WITHIN LOT 27 IN DP219977
- J807001 RIGHT OF CARRIAGEWAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE SITE OF PROPOSED RIGHT OF WAY 7.62 METRE(S) WIDE, 4.57 METRE(S) WIDE AND VARIABLE WIDTH SHOWN WITHIN LOT 23 IN DP219977
- J900190 RIGHT OF CARRIAGEWAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE SITE OF PROPOSED RIGHT OF WAY 7.62 METRE(S) WIDE, 4.57 METRE(S) WIDE AND VARIABLE WIDTH SHOWN WITHIN LOT 26 IN DP219977
- J946451 RIGHT OF CARRIAGEWAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE SITE OF PROPOSED RIGHT OF WAY 7.62 METRE(S) WIDE, 4.57 METRE(S) WIDE AND VARIABLE WIDTH SHOWN WITHIN LOT 24 IN DP219977
- DP236667 RESTRICTION(S) ON THE USE OF LAND
- DP236667 RIGHTS OF CARRIAGEWAY APPURTENANT TO THE LAND ABOVE DESCRIBED
- DP236667 EASEMENT TO DRAIN WATER APPURTENANT TO THE LAND ABOVE DESCRIBED
- DP236667 RIGHT OF CARRIAGEWAY AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM

- J682098 COVENANT (NOT INVESTIGATED)
- J702691 COVENANT (NOT INVESTIGATED)
- J793476 COVENANT (NOT INVESTIGATED)
- J807001 COVENANT (NOT INVESTIGATED)
- J900190 COVENANT (NOT INVESTIGATED)
- J946451 COVENANT (NOT INVESTIGATED)

Ⓐ = RIGHT OF WAY 4.57 WIDE & VARIABLE WIDTH VIDE D.P 219977
Ⓑ = RIGHT OF WAY 4.57 WIDE & VARIABLE WIDTH VIDE D.P 236667
Ⓒ = RIGHT OF WAY VARIABLE WIDTH VIDE D.P 236667

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

LOCALITY SKETCH
NOT TO SCALE