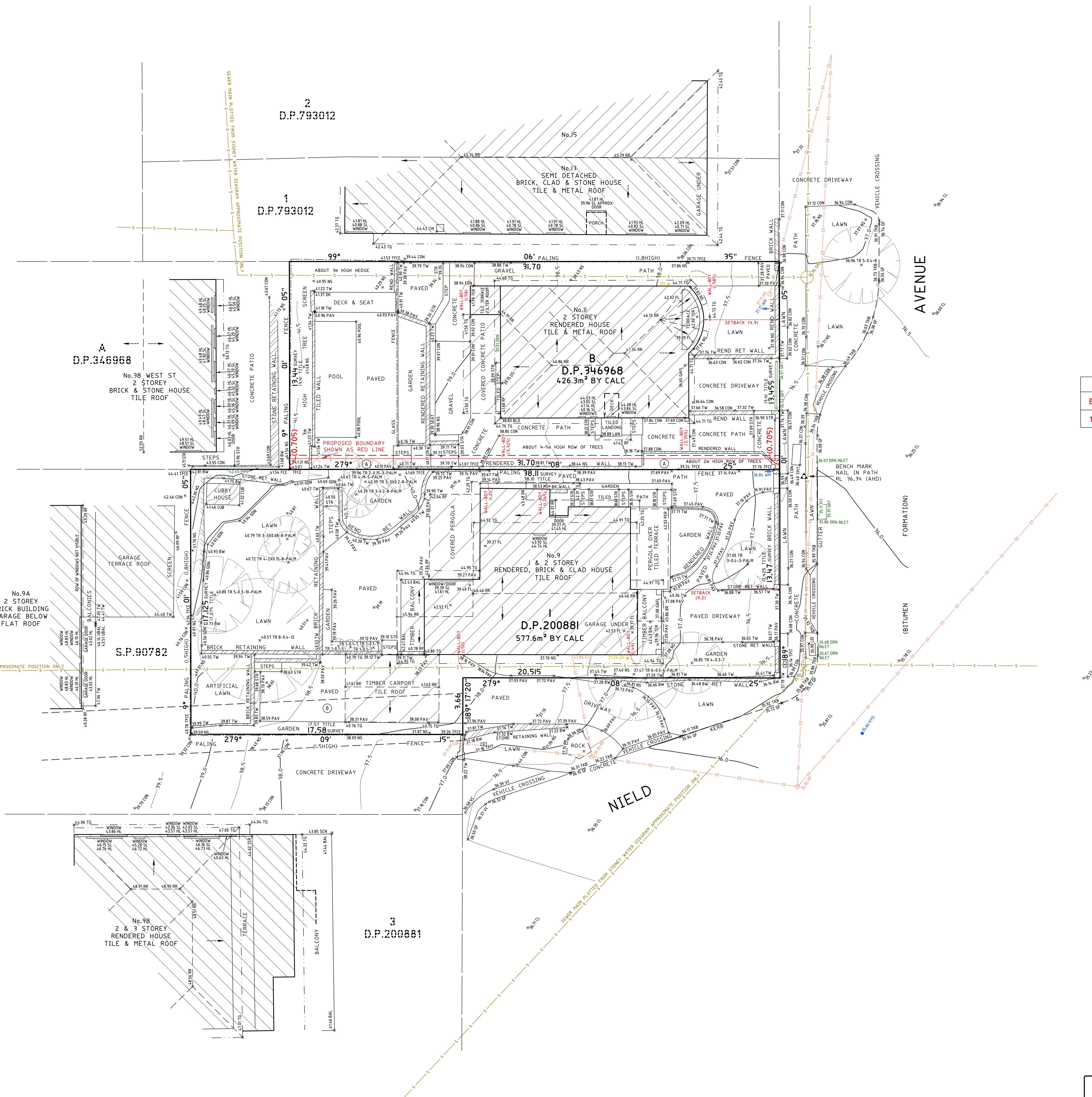
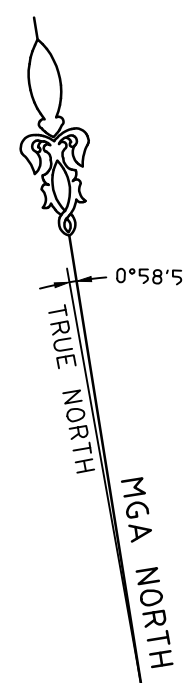




PROPOSED LOT AREAS	
B/346968	403.9m ²
1/200881	600.0m ²

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 ON 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 FRAMED FUTURE PTY LTD.
- 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 THIS SURVEY. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.
- 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 2023.
- 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.

MURRAY LEARNER

REGISTERED SURVEYOR - (SUS) NUMBER 1462

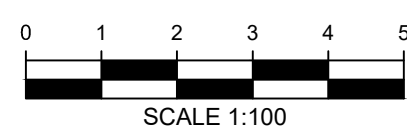
LEGEND:

- BAL = BALCONY
- BLD = EXTERNAL BUILDING
- BW = BOTTOM WALL
- CHI = CHIMNEY
- CL = CENTRELINE
- CON = CONCRETE
- CUB = CUBBY HOUSE
- DK = DECK
- DS = DOOR SILL LEVEL
- ELO = ELECTRICITY LINE OVERHEAD
- FCE = FENCE
- FL = FLOOR LEVEL
- GARL = GARAGE FLOOR LEVEL
- GDN = GARDEN
- GF = GUTTER LEVEL
- GM = GAS METER
- GRT = GRATE
- HL = HOOD LEVEL
- HYD = HYDRANT
- LAN = LANDING
- LID = MISCELLANEOUS PIT LID
- NS = NATURAL SURFACE
- PAV = PAVING
- PER = PERGOLA
- PIT = TOP OF PIT
- RF = TOP OF ROOF
- RK = ROCK
- RR = ROOF RIDGE
- SCN = SCREEN
- SL = SILL LEVEL
- SHH = SEWER MAN HOLE
- STR = STAIRS
- TER = TERRACE
- TCCE = TOP OF FENCE
- TG = TOP OF GUTTER
- TKB = TOP OF KERB
- TYIT = TELSTRA PIT
- TR = TREE
- TW = TOP OF WALL
- UBAL = UNDERSIDE OF BALCONY
- VC = VEHICLE CROSSING
- WM = WATER METER
- YIT = YELSTRA PIT

TREE
Diameter-Height

1 FIRST ISSUE

12/07/2023



SCALE 1:100

HORIZONTAL DATUM:

COORDINATE SYSTEM: ASSUMED

MARKS ADOPTED: N/A

VERTICAL DATUM:

DATUM: AUSTRALIAN HEIGHT DATUM (AHD)

B.M. ADOPTED: PM1106

R.L. 88.013 (CLASS LB)

SOURCE: S.C.I.M.S. (04/07/2023)

CLIENT:

FRAMED FUTURE PTY LTD

LGA: NORTHERN BEACHES

BOUNDARY IDENTIFICATION
AND DETAIL & LEVEL SURVEY OVER
LOT 1 IN DP200881 & LOT B IN DP346968
No.9 & 11 NIELD AVENUE
BALGOWLAH, NSW, 2093

CMS SURVEYORS PTY LTD
ACN 096 240 201
PO Box 463 Dee Why, NSW, 2099
299A South Creek Road, Dee Why, NSW, 2099
(02) 9971 4802
info@cmsurveyors.com.au
www.cmsurveyors.com.au

SURVEYED
LJ
DRAWN
ABS
CHECKED
LJ
APPROVED
RM

SURVEY INSTRUCTION
22593
SCALE
1:100@A0
DATE OF SURVEY
05/07/2023

DRAWING NAME
22593detail
SHEET
ISSUE

CAD FILE
pre_22593detail 1.dwg
1 OF 1
1

TITLE INDICATES THAT LOT B IN D.P.346968 IS SUBJECT TO:

- (A) RESERVATIONS AND CONDITIONS IN THE CROWN GRANTS)

(A) D12839 EASEMENT FOR DRAINAGE AFFECTING THE LAND SHOWN SO
SURPENDED IN VOL 5340 FOL 130

TITLE INDICATES THAT LOT 1 IN D.P.200881 IS SUBJECT TO:

- (B) RESERVATIONS AND CONDITIONS IN THE CROWN GRANTS)

(B) H526477 EASEMENT FOR DRAINAGE AFFECTING THE SITE OF
EASEMENT 10 FEET WIDE SHOWN IN DP200881