



BOUNDARIES HAVE NOT BEEN DEFINED [1] DIMENSIONS ONLY] -
BOUNDARY DEFINITION IS SUBJECT TO FURTHER SURVEY.

• A BASIC BOUNDARY SURVEY HAS BEEN UNDERTAKEN SUITABLE FOR
COUNCIL DATA SUBMISSION [1] 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
LAND SURVEYING AND SPATIAL INFORMATION ACT, 2002.

• AREA IS APPROXIMATE ONLY AND HAS BEEN CALCULATED BY TITLE
DIMENSIONS. ALL TITLE DIMENSIONS OF THE LAND HAVE BEEN
CONFIRMED BY SURVEY. IF AREAS ARE CRITICAL WE RECOMMEND A
BOUNDARY SURVEY FOR PUBLIC RECORD.

• TREE SIZES ARE ESTIMATES ONLY.

• THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF
MR J E KUHNAST.

• THE 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 (pb
100) 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 SWYNDER 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
REFERENCE TO SCALE READINGS.

• COPYRIGHT © CMS SURVEYORS 2018.

• 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
MARKS ADOPTED:

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: PM 5254
R.L. 73.187 (ORDER L3)
SOURCE: S.C.I.M.S. (12/06/18)

[illegible]

1	FIRST ISSUE	10/07/18
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CLIENT:
ANTJE KUEHNAST
9 WAKOOKA AVENUE
ELANORA HEIGHTS NSW 2101

**SURVEY PLAN
SHOWING DETAIL & LEVELS
OVER LOT 1 IN D.P.243271
9 WAKOOKA AVENUE
ELANORA HEIGHTS NSW 2101**

 C.M.S. Surveyors
Pty Limited

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LGA: NORTHERN BEACHES | SHEET | OF |

SURVEYED H.C.	DRAWN R.N.	CHECKED H.C.	APPROVED M.E.
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SURVEY INSTRUCTION	SCALE	DATE OF SURVEY
17845	1:100 @ A1	25/06/18

DRAWING NAME 17845detail	ISSUE
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CAD FILE
17845detail 1.dwg