



TREAVOR ROAD  
SEWER MAIN PLOTTED FROM STOKES WATER DIAGRAM APPROXIMATE POSITION ONLY  
(BITUMEN FORMATION)

TITLE INDICATES THAT LOT 26 IN D.P.19380 IS SUBJECT TO:  
RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S).

- 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 HOLLY O'NEILL.
  - 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.beyda.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.
  - 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 LEARMONT  
REGISTERED SURVEYOR BOSSI NUMBER 1462

1 FIRST ISSUE 22/03/2023



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

**VERTICAL DATUM:**  
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)  
B.M. ADOPTED: PM 6895  
R.L. 5,886 (CLASS L)  
SOURCE: S.C.J.M.S. (17/03/2023)

**CLIENT:**  
HOLLY O'NEILL

**LGA: NORTHERN BEACHES**

**BOUNDARY IDENTIFICATION AND DETAIL & LEVEL SURVEY OVER LOT 26 IN DP19380**  
No.26 TREAVOR ROAD  
NEWPORT, NSW, 2106

**CMS SURVEYORS PTY LTD**  
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SURVEYED SCM	DRAWN SCM	CHECKED SCM	APPROVED RM
SURVEY INSTRUCTION 22293	SCALE 1:100@A1	DATE OF SURVEY 20/03/2023	
DRAWING NAME 22293detail	SHEET 1 OF 1	ISSUE 1	
CAD FILE 22293detail 1.dwg			

- LEGEND:**
- AW = AWNING
  - BAL = BALCONY
  - BW = BOTTOM WALL
  - CHI = CHIMNEY
  - CL = CENTRELINE
  - CON = CONCRETE
  - DD = DISH DRAIN
  - DK = DECK
  - DS = DOOR SILL LEVEL
  - ELO = ELECTRICITY LINE OVERHEAD
  - GAFL = GARAGE FLOOR LEVEL
  - GF = GUTTER LEVEL
  - GH = GAS METER
  - GR = GRATE
  - HL = HOOD LEVEL
  - LIN = LINTEL
  - NS = NATURAL SURFACE
  - PTH = PATH
  - RF = TOP OF ROOF
  - RR = ROOF RIDGE
  - SCN = SCREEN
  - SL = SILL LEVEL
  - STR = STAIRS
  - TAP = TAP
  - TER = TERRACE
  - TG = TOP OF GUTTER
  - TIL = TILE
  - TKB = TOP OF KERB
  - TLE = TREE LINE
  - TPIT = TELSTRA PIT
  - TR = TREE
  - TW = TOP OF WALL
  - VC = VEHICLE CROSSING
  - VER = VERANDAH
- = ELECTRICITY OVERHEAD  
—S— = SEWER UNDERGROUND
- TREE  
SPREAD-DIAMETER-HEIGHT