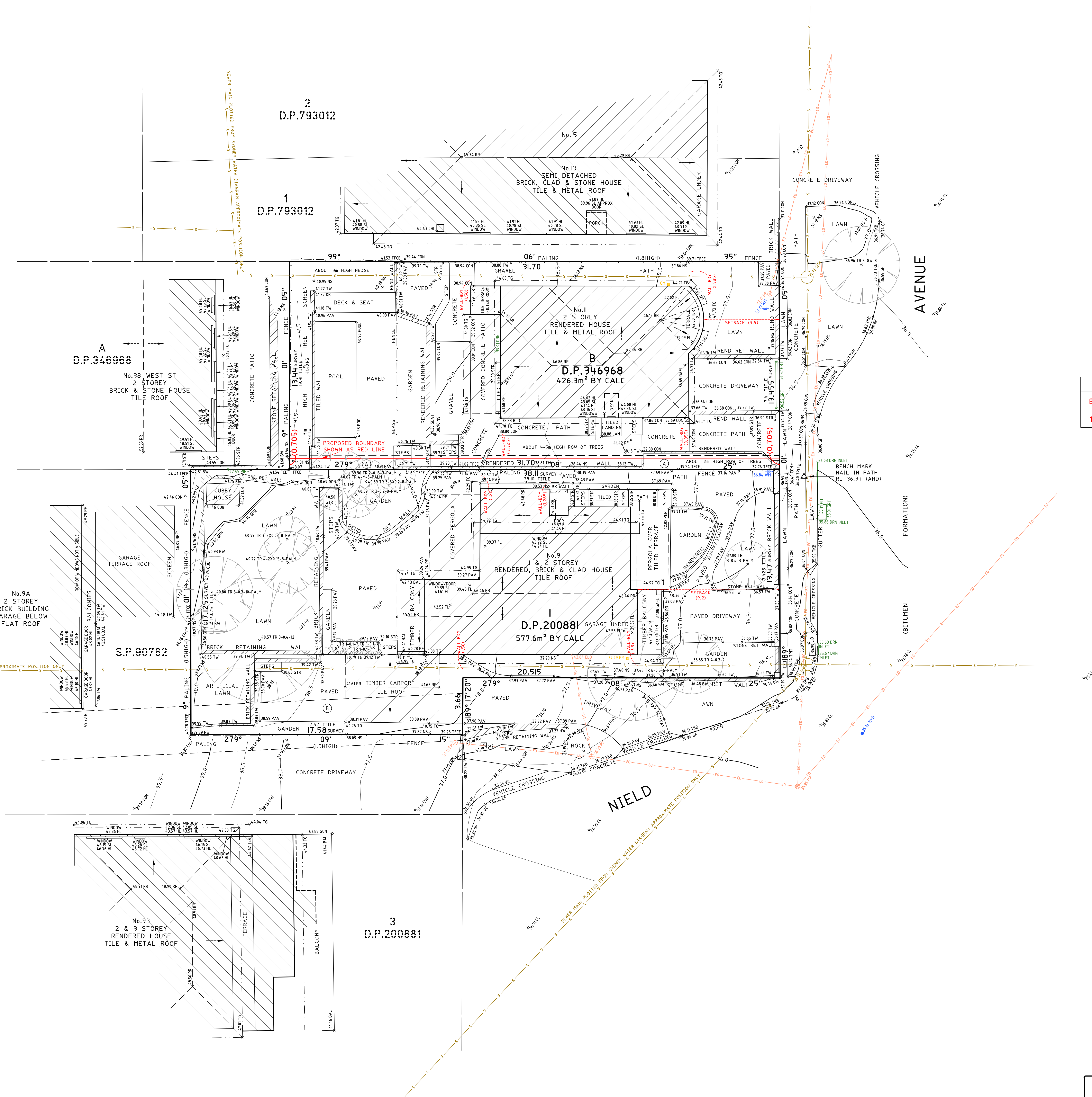
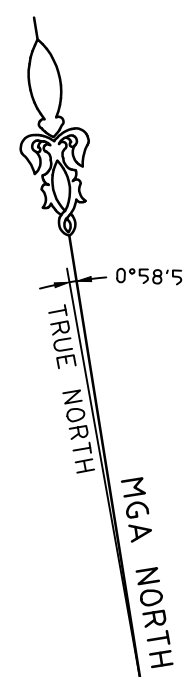




PROPOSED LOT AREAS	
B/346968	403.9m ²
1/200881	600.0m ²

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 YOU DO AUSTRALIA. ONLY VISIBLE SERVICES 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 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 - (BUSINESS 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
GAF = GARAGE FLOOR LEVEL
GDN = GARDEN
GF = GUTTER LEVEL
GM = GAS METER
GR = 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
TCE = TOP OF FENCE
TG = TOP OF GUTTER
TKB = TOP OF KERB
TPT = TELSTRA PIT
TR = TREE
TW = TOP OF WALL
UBAL = UNDERSIDE OF BALCONY
VC = VEHICLE CROSSING
WM = WATER METER
E = ELECTRICITY OVERHEAD
S = SEWER UNDERGROUND

TREE
Diameter-Height

1 FIRST ISSUE

12/07/2023



HORIZONTAL DATUM:
COORDINATE SYSTEM: ASSUMED
MARKS ADOPTED: N/A

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
D.M. ADOPTED: PM 1106
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
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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
1 OF 1

CAD FILE
pre_22593detail 1.dwg
ISSUE
1

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

- (A) RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- (B) D12839 EASEMENT FOR DRAINAGE AFFECTING THE LAND SHOWN SO SURVEYED IN VOL 5340 FOL 130

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

- (A) RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- (B) H526477 EASEMENT FOR DRAINAGE AFFECTING THE SITE OF EASEMENT 10 FEET WIDE SHOWN IN DP200881

THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT
DA2023/1704

