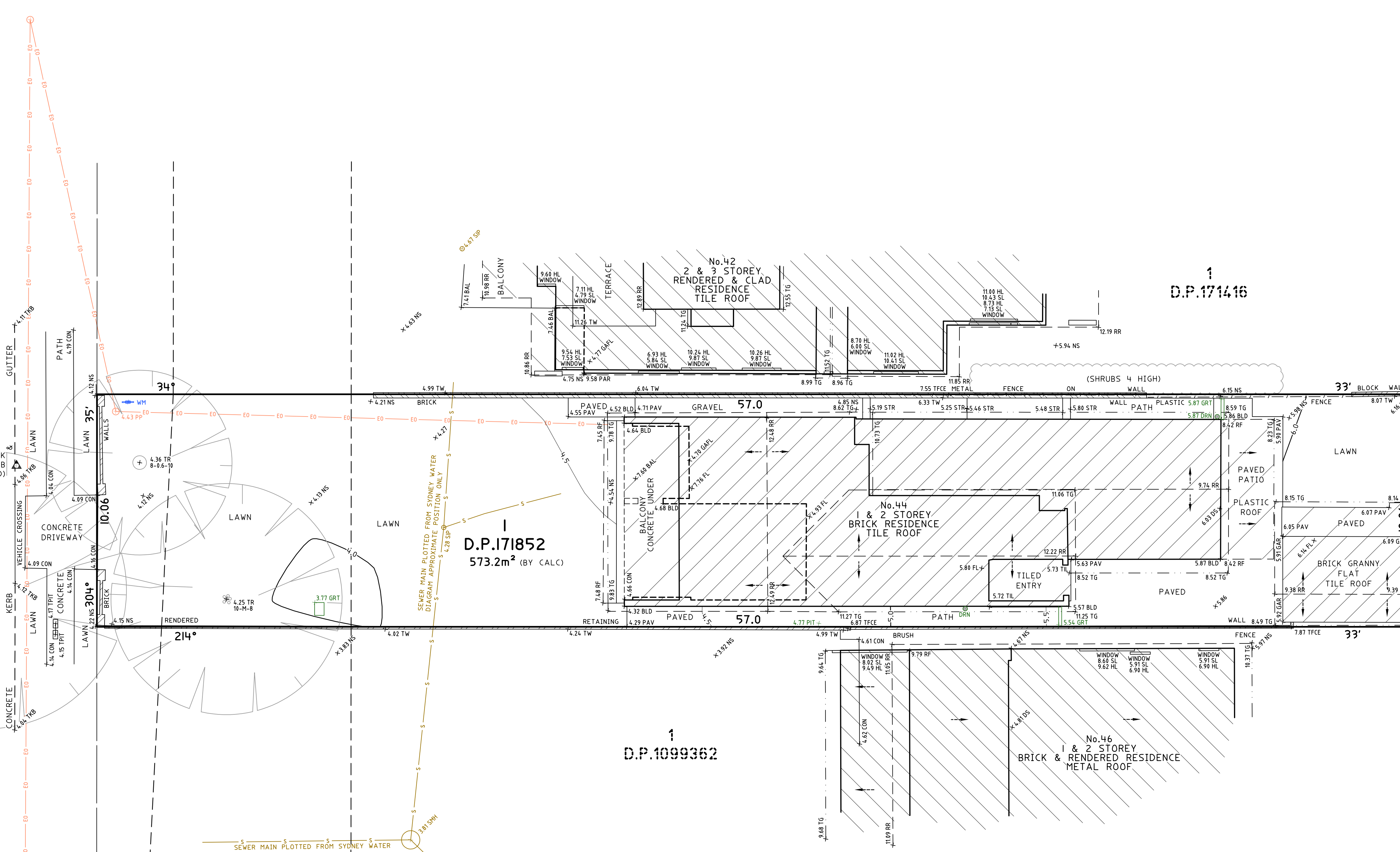


AVENUE  
KOOLOORA



**LEGEND:**

- BAL = BALCONY
- BLD = EXTERNAL BUILDING
- CL = CENTRELINE
- CON = CONCRETE
- DS = DOOR SILL LEVEL
- FL = FLOOR LEVEL
- GAFI = GARAGE FLOOR LEVEL
- GAR = GARAGE
- GRT = GRATE
- HL = HOOD LEVEL
- NS = NATURAL SURFACE
- PAR = PARAPET
- PAV = PAVING
- PIT = TOP OF PIT
- RF = TOP OF ROOF
- RR = ROOF RIDGE
- SIP = SEWER INSPECTION PIT
- SL = SILL LEVEL
- SMH = SEWER MAN HOLE
- STR = STAIRS
- TFCE = TOP OF FENCE
- TG = TOP OF GUTTER
- TIL = TILE
- TKB = TOP OF KERB
- TPIT = TELSTRA PIT
- TR = TREE
- TW = TOP OF WALL
- WM = WATER METER

= ELECTRICITY OVERHEAD  
 = SEWER UNDERGROUND

TREE  
 SPREAD-DIAMETER-HEIGHT

PROPOSED EASEMENT TO DRAIN WATER 6m to 7.7m WIDE & VARIABLE WIDTH BY DP636528.  
 NORTHERN BEACHES COUNCIL'S MAPPING WEBSITE SHOWS A Ø1650mm STORMWATER PIPE THROUGH THIS EASEMENT.

TITLE INDICATES THAT LOT 1 IN D.P.171852 IS SUBJECT TO:  
 - RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S).



**Notes:**

- A BASIC BOUNDARY SURVEY HAS BEEN UNDERTAKEN SUITABLE FOR COUNCIL DA SUBMISSION (TITLE 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.
- AREA IS APPROXIMATE ONLY AND HAS BEEN CALCULATED BY TITLE DIMENSIONS. ALL TITLE DIMENSIONS OF THE LAND HAVE NOT 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 ADRIAN & NICOLE STEWART.
- 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.

**Notes:**

- SEWER MAIN PLOTTED FROM SYDNEY 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 PREFERENCE TO SCALED READINGS.
- COPYRIGHT © CMS SURVEYORS 2019.
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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.

	<b>HORIZONTAL DATUM:</b> CO-ORDINATE SYSTEM: ASSUMED	<b>VERTICAL DATUM:</b> DATUM: AUSTRALIAN HEIGHT DATUM (AHD) B.M. ADOPTED: 55M 772 R.L. 4.254 (ORDER L2) SOURCE: S.C.I.M.S. (07/02/19)	<b>CLIENT:</b> <b>ADRIAN &amp; NICOLE STEWART</b> c/- WALTER BARDA DESIGN 2.04/13-15 WENTWORTH AVENUE SYDNEY NSW 2000	<b>SURVEY PLAN</b> <b>SHOWING DETAIL &amp; LEVELS</b> <b>OVER LOT 1 IN D.P.171852</b> <b>No. 44 KOOLOORA AVENUE</b> <b>FRESHWATER NSW 2096</b>	 <b>C.M.S. Surveyors</b> <b>Pty Limited</b> 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@cmsurveyors.com.au	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>SURVEYED H.H.</td> <td>DRAWN R.N.</td> <td>CHECKED H.H.</td> <td>APPROVED A.F.</td> </tr> <tr> <td>18354</td> <td>18354</td> <td>18354</td> <td>18354</td> </tr> <tr> <td colspan="2">DRAWING NAME <b>18354detail</b></td> <td colspan="2">DATE OF SURVEY 08/02/19</td> </tr> <tr> <td colspan="2">CAD FILE 18354detail.dwg</td> <td>SHEET 1 OF 1</td> <td>ISSUE 1</td> </tr> </table>	SURVEYED H.H.	DRAWN R.N.	CHECKED H.H.	APPROVED A.F.	18354	18354	18354	18354	DRAWING NAME <b>18354detail</b>		DATE OF SURVEY 08/02/19		CAD FILE 18354detail.dwg		SHEET 1 OF 1	ISSUE 1
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1	FIRST ISSUE	15/02/19	LGA: NORTHERN BEACHES																			