

SEE SHEET 2

SEE SHEET 3

TITLE INDICATES THAT LOT 1 IN D.P.1271591 IS SUBJECT TO:

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- LAND EXCLUDES MINERALS WITHIN THE PART(S) SHOWN SO INDICATED IN THE TITLE DIAGRAM - SEE CROWN GRANT(S)
- M761275 COVENANT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM. (NOT INVESTIGATED)
- A0719486 PLANNING AGREEMENT PURSUANT TO SECTION 7.6 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979
- DP1271591 RESTRICTION(S) ON THE USE OF LAND
- A- AS493623 EASEMENT TO DRAIN WATER 1 WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE PART DESIGNATED (A) IN PLAN WITH AS493623
- B- AS493624 EASEMENT FOR SERVICES 1 WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE PART DESIGNATED (B) IN PLAN WITH AS493624

TITLE INDICATES THAT LOT 35 SEC 1 IN D.P.6462 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 ERIC SANDERSON
- 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.byda.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.

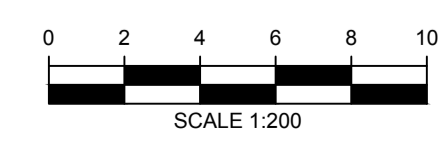
Notes:

- 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.
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- THIS NOTICE MUST NOT BE ERASED.

MURRAY LEARMONT
REGISTERED SURVEYOR BOSSI NUMBER 1462

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

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: FM 5285
R.L. 47.685 (CLASS LC)
SOURCE: S.C.I.M.S. (06/04/2023)



CLIENT:
ERIC SANDERSON

LGA: NORTHERN BEACHES

BOUNDARY IDENTIFICATION AND DETAIL & LEVEL SURVEY OVER LOT 35 SECTION 1 IN DP6462 & LOT 1 IN DP1271591 No.64 POWDERWORKS ROAD & No.32 BELLARA AVENUE NORTH NARRABEEN, NSW, 2101

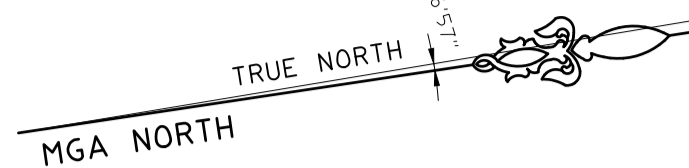
CMS SURVEYORS PTY LTD
ACN 096 240 201
PO Box 463 Dee Why, NSW, 2099
2/99A South Creek Road, Dee Why, NSW, 2099
(02) 9971 4802
info@cmsurveyors.com.au
www.cmsurveyors.com.au

SURVEYED L/J/L	DRAWN MC	CHECKED JL	APPROVED RM
SURVEY INSTRUCTION 10814C	SCALE 1:200@A1	DATE OF SURVEY 11/04/2023	
DRAWING NAME 10814Cdetail		SHEET 1 OF 3	ISSUE 1
CAD FILE 10814Cdetail 1.dwg			

LEGEND:

- BB = BOTTOM OF BANK
- BBR = BOTTOM OF ROCK
- BW = BOTTOM WALL
- CL = CENTRELINE
- CON = CONCRETE
- DK = DECK
- DS = DOOR SILL LEVEL
- ELO = ELECTRICITY LINE OVERHEAD
- FCE = FENCE
- GF = GUTTER LEVEL
- HL = HOOD LEVEL
- LAN = LANDING
- NS = NATURAL SURFACE
- PAV = PAVING
- PER = PERGOLA
- RF = TOP OF ROOF
- RR = ROOF RIDGE
- STR = STAIRS
- TB = TOP OF BANK
- TG = TOP OF GUTTER
- TKB = TOP OF KERB
- TOR = TOP OF ROCK
- TPIIT = TELSTRA PIT
- TR = TREE
- TW = TOP OF WALL
- VC = VEHICLE CROSSING

- EO = ELECTRICITY OVERHEAD
- S = SEWER UNDERGROUND
- TREE = TREE SPREAD-DIAMETER-HEIGHT



16
DP 11356

8
DP 11356

BELLARA AVENUE
(BITUMEN FORMATION)

1
DP 1271591
TITLE: 1516m²

35
SEC 1
DP 6462
1745.5m² CALC

1
DP 305247

17
DP 11356

18
DP 11356

JOINS SHEET 3

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

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: FM 5285
R.L. 47.685 (CLASS LC)
SOURCE: S.C.I.M.S. (06/04/2023)



CLIENT:
ERIC SANDERSON

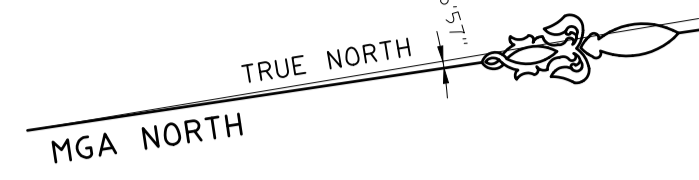
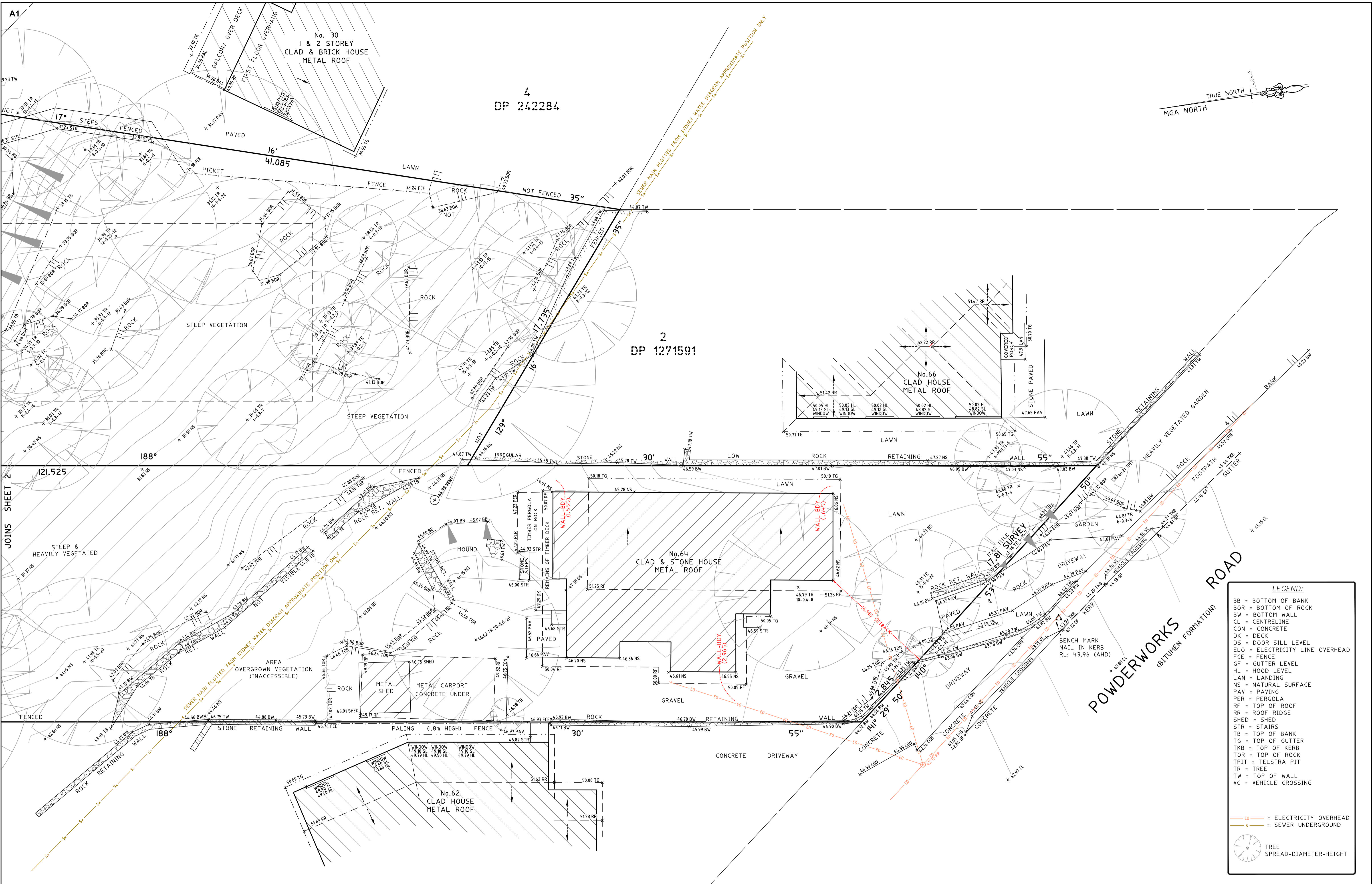
LGA: NORTHERN BEACHES

SURVEY PLAN SHOWING DETAIL & LEVELS
OVER LOT 35 SECTION 1 IN DP6462
& LOT 1 IN DP1271591
No.66 POWDERWORKS ROAD
NORTH NARRABEEN, NSW, 2101



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SURVEYED L/J/L	DRAWN MC	CHECKED JL	APPROVED RM
SURVEY INSTRUCTION 10814C	SCALE 1:100@A1	DATE OF SURVEY 11/04/2023	ISSUE 1
DRAWING NAME 10814Cdetail		SHEET 2 OF 3	
CAD FILE 10814Cdetail 1.dwg			

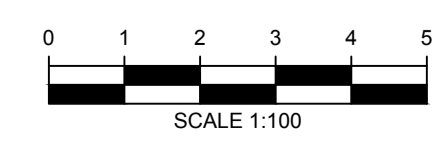


A1

JOINS SHEET 2

1 FIRST ISSUE 02/05/2023

HORIZONTAL DATUM:
 CO-ORDINATE SYSTEM: ASSUMED
 MARKS ADOPTED: N/A
VERTICAL DATUM:
 DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
 B.M. ADOPTED: FM 5285
 R.L. 47.685 (CLASS LC)
 SOURCE: S.C.I.M.S. (06/04/2023)



CLIENT:
 ERIC SANDERSON
 LGA: NORTHERN BEACHES

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OVER LOT 35 SECTION 1 IN DP6462
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SURVEY INSTRUCTION 10814C	SCALE 1:100@A1	DATE OF SURVEY 11/04/2023	
DRAWING NAME 10814Cdetail		SHEET 3 OF 3	ISSUE 1
CAD FILE 10814Cdetail 1.dwg			

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- TW = TOP OF WALL
- VC = VEHICLE CROSSING

EO = ELECTRICITY OVERHEAD
 S = SEWER UNDERGROUND

Tree symbol: X
 SPREAD-DIAMETER-HEIGHT