

SEE SHEET 2 FOR ELEVATIONS

TITLE INDICATES THAT LOT 5 IN D.P.228603 IS SUBJECT TO:
 - RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
 - DP228603 RIGHT OF FOOTWAY APPURTENANT TO THE LAND ABOVE DESCRIBED
 - K54306 COVENANT (NOT INVESTIGATED)



LEGEND:

- AW = AWNING
- BAL = BALCONY
- BB = BOTTOM OF BANK
- BLD = EXTERNAL BUILDING
- BW = BOTTOM WALL
- CL = CENTRELINE
- CON = CONCRETE
- DK = DECK
- DS = DOOR SILL LEVEL
- EPIL = ELECTRICITY PILLAR
- GAFI = GARAGE FLOOR LEVEL
- GDN = GARDEN
- GF = GUTTER LEVEL
- GRT = GRATE
- HL = HOOD LEVEL
- HYD = HYDRANT
- LH = LAMP HOLE
- LIN = LINTEL
- NS = NATURAL SURFACE
- PAV = PAVING
- PER = PERGOLA
- RF = TOP OF ROOF
- RR = ROOF RIDGE
- SL = SILL LEVEL
- SMHS = SEWER MAN HOLE SQUARE
- STR = STAIRS
- TB = TOP OF BANK
- TG = TOP OF GUTTER
- TIL = TILE
- TKB = TOP OF KERB
- TLE = TREE LINE (TOP OF HEDGE)
- TPIT = TELSTRA PIT
- TR = TREE
- TW = TOP OF WALL
- WM = WATER METER
- WT = WATER TANK
- EO = ELECTRICITY OVERHEAD
- S = SEWER UNDERGROUND

TREE
 SPREAD-DIAMETER-HEIGHT
 M = MULTI

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 ALISON & KEVIN HAYES.
- 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.you.dig.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.
- 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 2024.
- 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

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

VERTICAL DATUM:
 DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
 B.M. ADOPTED: PM 241
 R.L. 2.308 (ORDER L4)
 SOURCE: S.C.I.M.S. (27/05/09)

2	LEVELS, WALLS & TREES ADDED	20/02/2024
1	FIRST ISSUE	30/08/2022

CLIENT:
ALISON & KEVIN HAYES
No.9 CAREEL BAY CRESCENT
AVALON BEACH, NSW, 2107

BOUNDARY IDENTIFICATION,
ELEVATIONS & DETAIL & LEVEL
SURVEY OVER LOT 5 IN DP228603
No.9 CAREEL BAY CRESCENT
AVALON BEACH, NSW, 2107

C.M.S. Surveyors
Pty Limited
 ACN: 096 240 201
 PO Box 463 Dee Why
 NSW 2099
 27/99A South Creek Road,
 Dee Why NSW 2099
 Telephone: (02) 9071 4822
 Facsimile: (02) 9071 4822
 E-mail: info@cmsurveyors.com.au

LGA: NORTHERN BEACHES		SHEET 1 OF 2	
SURVEYED	DRAWN	CHECKED	APPROVED
GP	GP	KK	RM
SURVEY INSTRUCTION	SCALE	DATE OF SURVEY	
6817A	1:100 A1 1:200 A3	18/08/2022	
DRAWING NAME			ISSUE
6817Adetail			2
CAD FILE			
6817Adetail 2.dwg			

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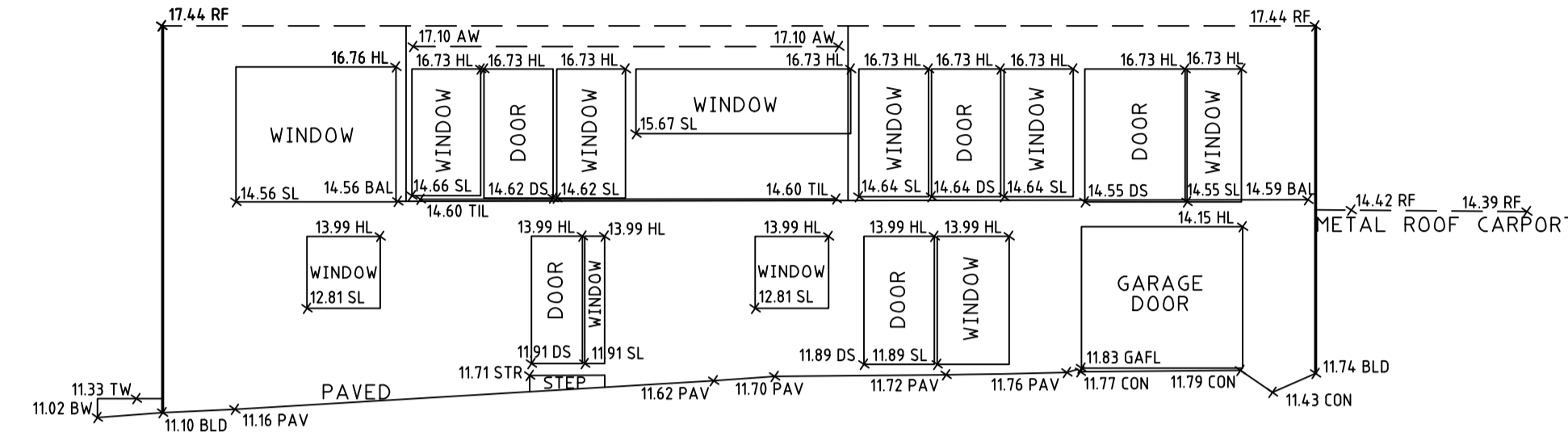
CLIENT:
ALISON & KEVIN HAYES
No.9 CAREEL BAY CRESCENT
AVALON BEACH, NSW, 2107

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ELEVATIONS & DETAIL & LEVEL
SURVEY OVER LOT 5 IN DP228603
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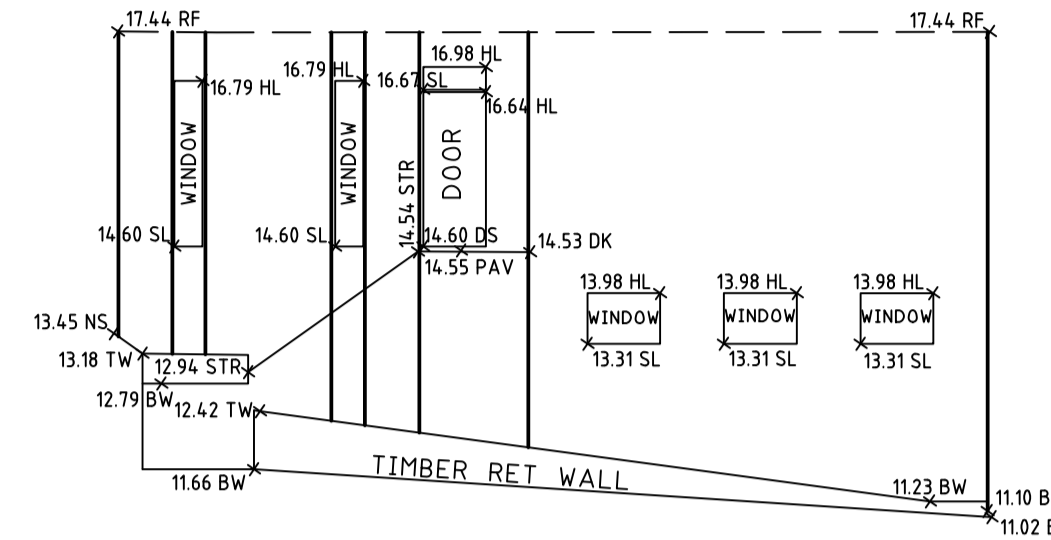
LGA: NORTHERN BEACHES SHEET 2 OF 2

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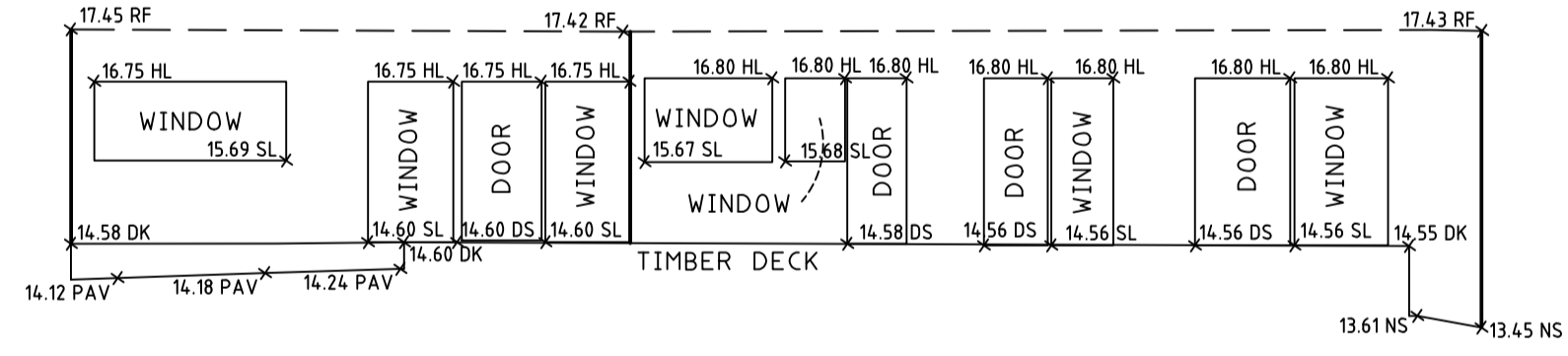
DATUM 10.000

NORTH ELEVATION



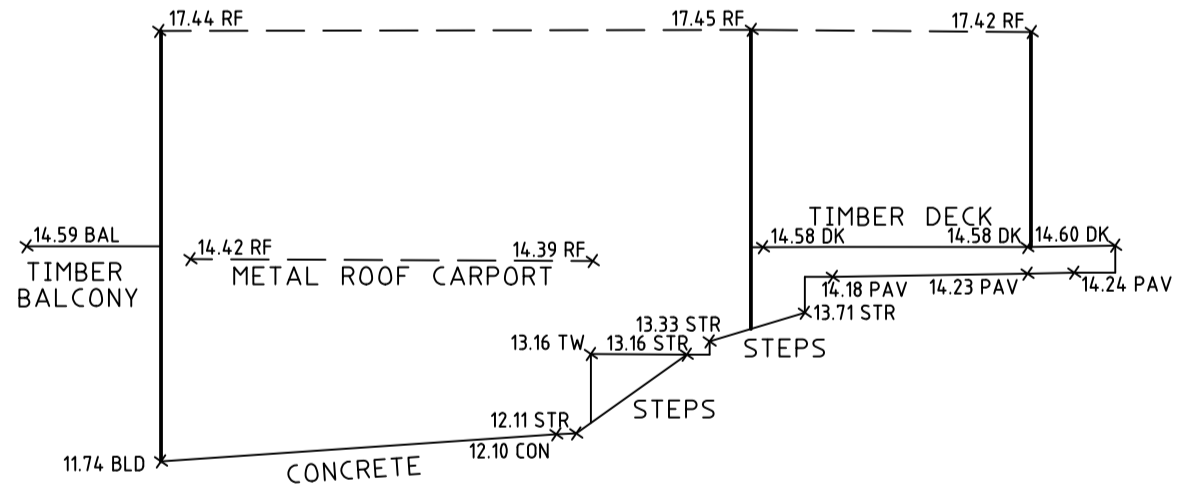
DATUM 10.000

EAST ELEVATION



DATUM 10.000

SOUTH ELEVATION



DATUM 10.000

WEST ELEVATION

LEGEND:

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SEE SHEET 1 FOR DETAIL