



**LEGEND:**

- BAL = BALCONY
- BB = BOTTOM OF BANK
- BOR = BOTTOM OF ROCK
- BW = BOTTOM WALL
- CL = CENTRELINE
- CON = CONCRETE
- DK = DECK
- DS = DOOR SILL LEVEL
- FCE = FENCE
- FL = FLOOR LEVEL
- GM = GAS METER
- GR = GRATE
- HL = HEAD LEVEL
- LAN = LANDING
- NS = NATURAL SURFACE
- PAT = PATIO
- PAV = PAVING
- PER = PERGOLA
- RF = TOP OF ROOF
- RR = ROOF RIDGE
- SIP = SEWER INSPECTION PIT
- SL = SILL LEVEL
- SMH = SEWER MAN HOLE
- STR = STAIRS
- TB = TOP OF BANK
- TG = TOP OF GUTTER
- TIL = TILE
- TKB = TOP OF KERB
- TOR = TOP OF ROCK
- TPIT = TELSTRA PIT
- TR = TREE
- TW = TOP OF WALL
- WM = WATER METER

—○— = ELECTRICITY OVERHEAD  
—S— = SEWER UNDERGROUND

TREE  
SPREAD-DIAMETER-HEIGHT

- NOTES**
- A BOUNDARY SURVEY 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 BARRY MOLONY
  - 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 (BY T100) 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 2022.
  - 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.

**STEPHEN EMERY**  
REGISTERED SURVEYOR  
BOSS NUMBER 1605

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

VERTICAL DATUM:  
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)  
B.M. ADOPTED: SSM 802  
R.L. 26.757 (CLASS L2)  
SOURCE: S.C.I.M.S. (25/05/2020)

2	DETAIL UPDATED	10/06/2022
1	FIRST ISSUE	02/06/2020

**CLIENT:**

**BARRY MOLONY**

**61 WYADRA AVENUE  
NORTH MANLY, NSW, 2100**

**BOUNDARY IDENTIFICATION  
AND DETAIL & LEVEL SURVEY  
OVER LOT 60 IN DP21576  
61 WYADRA AVENUE  
NORTH MANLY, NSW, 2100**

**C.M.S. Surveyors  
Pty Limited**

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LGA: NORTHERN BEACHES	SHEET 1 OF 1		
SURVEYED HC/LJ	DRAWN ABS/LJ	CHECKED HC/LJ	APPROVED AF/LJ
SURVEY INSTRUCTION 19391A	SCALE 1:100 1:200	DATE OF SURVEY 27/05/20-9/06/22	ISSUE 2
DRAWING NAME <b>19391Adetail</b>			CAD FILE 19391Adetail 2.dwg

TITLE INDICATES THAT LOT 60 IN D.P.21576 IS SUBJECT TO:  
- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)  
- G291867 COVENANT (NOT INVESTIGATED)

