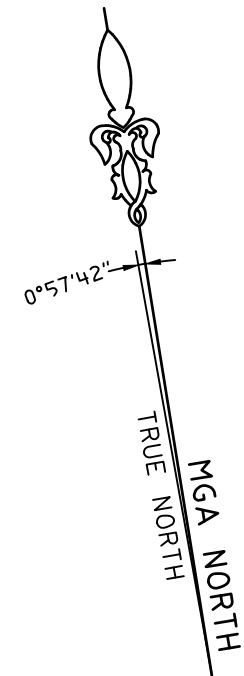


ROAD

(BITUMEN FORMATION)

CONSUL



NOTES:

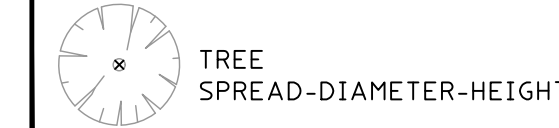
- BOUNDARY IDENTIFICATION HAS BEEN UNDERTAKEN.
- WALL TO BOUNDARY DIMENSIONS SHOWN HEREON MUST NOT BE USED FOR CONSTRUCTION.
- IF CONSTRUCTION IS INTENDED TO BE UNDERTAKEN ON OR ADJACENT TO PROPERTY BOUNDARIES THE BOUNDARIES OF THE LAND MUST BE MARKED OR THE BUILDING SETOUT.
- THIS SURVEY IS FOR DESIGN 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 MATTHEW RICE & ELISSA BAILLIE.
- RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY. WHERE OBJECTS 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.youdig.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 & 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 ADDED.
- 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 1969.
- 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.

K.R.B.

KARL ROBERTSON
REGISTERED SURVEYOR - BOSS NUMBER 7835

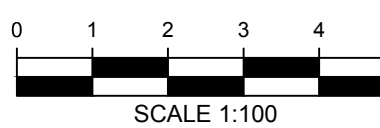
LEGEND:

- BAL = BALCONY
- BB = BOTTOM OF BANK
- BLD = EXTERNAL BUILDING
- BOR = BOTTOM OF ROCK
- BW = BOTTOM WALL
- CHI = CHIMNEY
- CL = CENTRELINE
- CON = CONCRETE
- DS = DOOR SILL LEVEL
- FL = FLOOR LEVEL
- GF = GUTTER LEVEL
- GM = GAS METER
- HL = HOOD LEVEL
- NS = NATURAL SURFACE
- PAV = PAVING
- RF = TOP OF ROOF
- RR = ROOF RIDGE
- SIP = SEWER INSPECTION PIT
- SL = SILL LEVEL
- STR = STAIRS
- SMH = SEWER MAN HOLE
- TSR = TOP OF GUTTER
- TFCE = TOP OF FENCE
- TG = TOP OF GUTTER
- TKB = TOP OF KERB
- TOR = TOP OF ROCK
- TR = TREE
- TW = TOP OF WALL
- VC = VEHICLE CROSSING
- EL = ELECTRICITY OVERHEAD
- SW = SEWER UNDERGROUND



1 FIRST ISSUE

22/03/2023



SCALE 1:100

HORIZONTAL DATUM:

COORDINATE SYSTEM ASSUMED

MARKS ADOPTED: N/A

VERTICAL DATUM:

DATUM: AUSTRALIAN HEIGHT DATUM (AHD)

B.M. ADOPTED: PM 8227

R.L. 32.827 (CLASS LB)

SOURCE: S.C.I.M.S. (13/03/2023)

CLIENT:

MATTHEW RICE & ELISSA BAILLIE

LGA: NORTHERN BEACHES

**BOUNDARY IDENTIFICATION
AND DETAIL & LEVEL SURVEY
OVER LOT 15 IN DP5830
No.8 CONSUL ROAD
BROOKVALE, NSW, 2100**

CMS SURVEYORS PTY LTD
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(02) 9971 4802
info@cmsurveyors.com.au
www.cmsurveyors.com.au

SURVEYED LP	DRAWN ABS	CHECKED LP	APPROVED MB
SURVEY INSTRUCTION 22273	SCALE 1:100/A0	DATE OF SURVEY 14/03/2023	SHEET 1 OF 1
DRAWING NAME 22273detail			ISSUE 1
CAD FILE 22273detail 1.dwg			

TITLE INDICATES THAT LOT 15 IN D.P.5830 IS SUBJECT TO:
- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S).