



- **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 PROPOSED 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 ANGEL WHEELER.
- 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 SERVICES (gh 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.**
- 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.

Kel RA

.....KARL ROBERTSON.....  
REGISTERED SURVEYOR BOSS NUMBER 7835..

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

VERTICAL DATUM:  
 DATUM: AUSTRALIAN HEIGHT DATUM (AHD)  
 B.M. ADOPTED: PM 482  
 R.L. 89.391 (CLASS LB)  
 SOURCE: S.C.I.M.S. (4/03/2022)

I	FIRST ISSUE	16/03/2024

CLIENT:  
ANGELA WHEELER  
No.4 EURELLA AVENUE  
NORTH BALGOWLAH, NSW, 2093

BOUNDARY IDENTIFICATION  
AND DETAIL & LEVEL SURVEY  
OVER LOT 89 IN DP13871  
No.4 EURELLA AVENUE  
NORTH BALGOWLAH, NSW, 2093

 C.M.S. Surveyors  
Pty Limited

ACN: 096 240 201

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LGA: NORTHERN BEACHES SHEET 1 OF 1

SURVEYED HC	DRAWN GP	CHECKED HC	APPROVED LJ
SURVEY INSTRUCTION 21179		SCALE 1:100 高 AI 1:200 地 A3	DATE OF SURVEY 09/03/2022
DRAWING NAME <b>21179detail</b>			ISSUE <b>I</b>
CAD FILE 21179detail I.dwg			

LEGEND:

BW = BOTTOM WALL  
CL = CENTRELINE  
CON = CONCRETE  
DK = DECK  
DRN = DRAIN  
DS = DOOR SILL LEVEL  
FCE = FENCE  
FL = FLOOR LEVEL  
GAPL = GARAGE FLOOR LEVEL  
GM = GAS METER  
GRF = GRATE  
HL = HOOD LEVEL  
NS = NATURAL SURFACE  
PAV = PAVING  
PER = PERGOLA  
PP = POWER POLE  
RF = TOP OF ROOF  
RR = ROOF RIDGE  
SIP = SEWER INSPECTION PIT  
SL = SILL LEVEL  
STR = STAIRS  
TER = TERRACE  
TG = TOP OF GUTTER  
TKB = TOP OF KERB  
TR = TREE  
TW = TOP OF WALL  
VC = VEHICLE CROSSING  
WM = WATER METER

— EO — = ELECTRICITY OVERHEAD  
— S — = SEWER UNDERGROUND



TREE  
SPREAD-DIAMETER-HEIGHT