

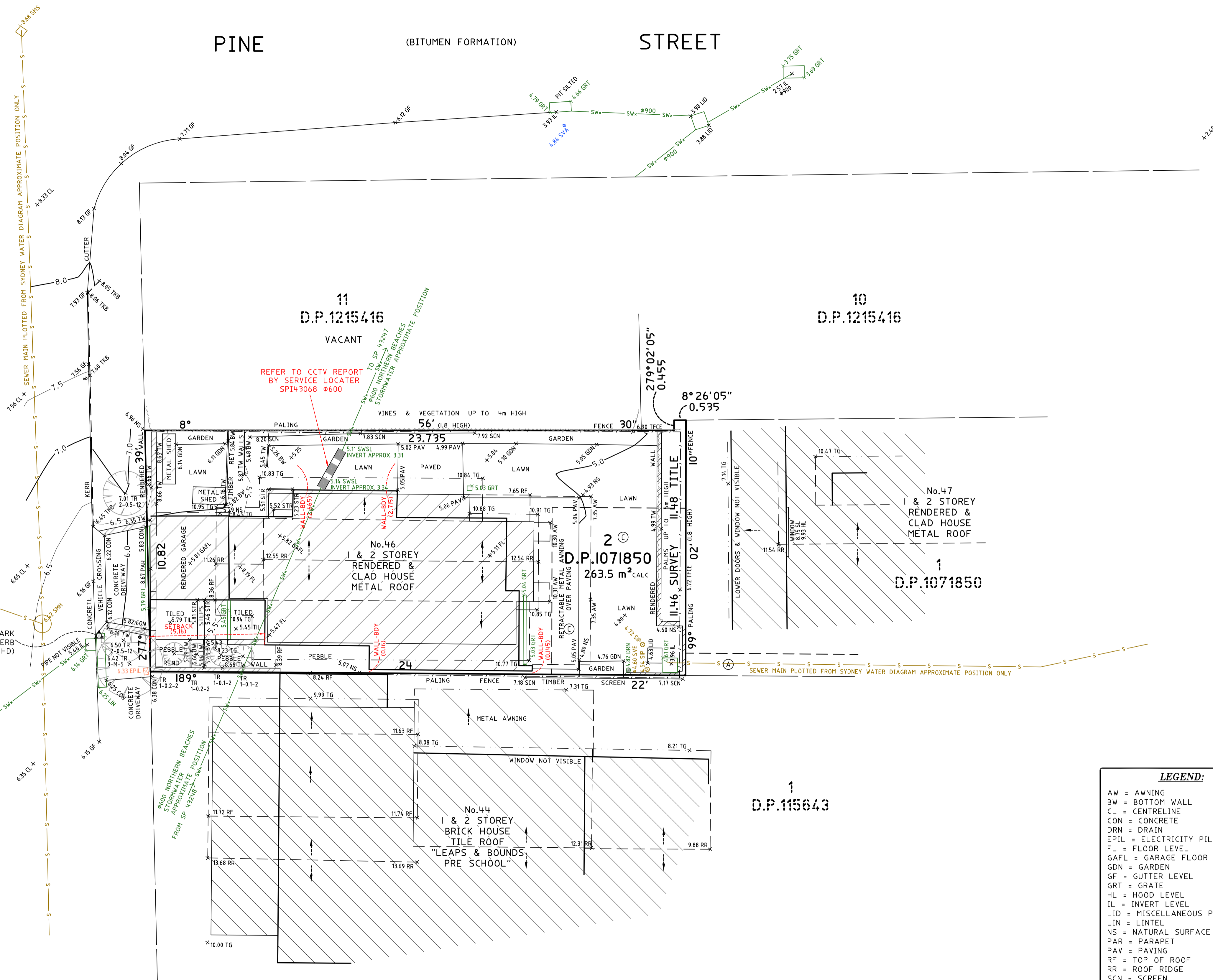
PINE STREET

PINE STREET

PINE STREET (BITUMEN FORMATION)

(BITUMEN FORMATION)

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REFER TO CCTV REPORT BY SERVICE LOCATOR SPI49068 0600

VINES & VEGETATION UP TO 4m HIGH

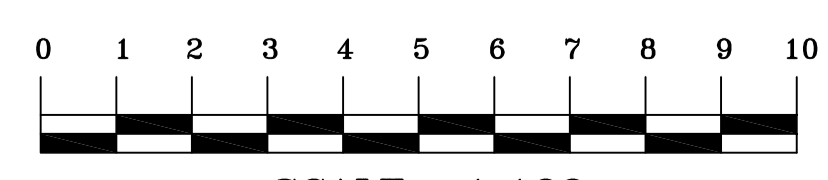
No.46 1 & 2 STOREY RENDERED & CLAD HOUSE METAL ROOF

No.44 1 & 2 STOREY BRICK HOUSE TILE ROOF "LEAPS & BOUNDS PRE SCHOOL"

No.47 1 & 2 STOREY RENDERED & CLAD HOUSE METAL ROOF

TITLE INDICATES THAT LOT 2 IN D.P.1071850 IS SUBJECT TO:

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- DP1071850 EASEMENT TO DRAIN WATER 1 METRE WIDE AND VARIABLE WIDTH DESIGNATED (A) APPURTENANT TO THE LAND ABOVE DESCRIBED
- DP1071850 POSITIVE COVENANT DESIGNATED (C) AS REFERRED TO AND NUMBERED (3) IN THE SECTION 88B INSTRUMENT
- A8560231 COVENANT (NOT INVESTIGATED)



SCALE 1:100

LEGEND:

- AW = AWNING
- BW = BOTTOM WALL
- CL = CENTRELINE
- CON = CONCRETE
- DRN = DRAIN
- EPIL = ELECTRICITY PILLAR
- FL = FLOOR LEVEL
- GAFL = GARAGE FLOOR LEVEL
- GDN = GARDEN
- GF = GUTTER LEVEL
- GRT = GRATE
- HL = HOOD LEVEL
- IL = INVERT LEVEL
- LID = MISCELLANEOUS PIT LID
- LIN = LINTEL
- NS = NATURAL SURFACE
- PAR = PARAPET
- PAV = PAVING
- RF = TOP OF ROOF
- RR = ROOF RIDGE
- SCN = SCREEN
- SIP = SEWER INSPECTION PIT
- SL = SILL LEVEL
- SMH = SEWER MAN HOLE
- SMHS = SEWER MAN HOLE SQUARE
- STR = STAIRS
- SVA = STOP VALVE
- SVE = SEWER VENT
- TFCE = TOP OF FENCE
- TG = TOP OF GUTTER
- TIL = TILE
- TKB = TOP OF KERB
- TR = TREE
- TW = TOP OF WALL
- EO = ELECTRICITY OVERHEAD
- S = SEWER UNDERGROUND

TREE SPREAD-DIAMETER-HEIGHT

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 ANTHONY SIMKINS.
- 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.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 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.
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- THIS NOTICE MUST NOT BE ERASED.

MURRAY LEARMONT
REGISTERED SURVEYOR BOSS1 NUMBER 1462

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

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: PM 715
R.L. 1.851 (CLASS LB)
SOURCE: S.C.I.M.S. (5/04/2022)

2	STORMWATER PIPE ADDED	16/11/2022
1	FIRST ISSUE	9/05/2022

CLIENT:
ANTHONY SIMKINS
No.46 PINE STREET
MANLY, NSW, 2095

BOUNDARY IDENTIFICATION AND DETAIL & LEVEL SURVEY OVER LOT 2 IN DP1071850
No.46 PINE STREET
MANLY, NSW, 2095

C.M.S. Surveyors Pty Limited
ACN: 096 240 201
PO Box 463 Dee Why NSW 2099
2/90A South Creek Road, Dee Why NSW 2099
Telephone: (02) 9971 4802
Facsimile: (02) 9971 4822
E-mail: info@cmsurveyors.com.au

LGA: NORTHERN BEACHES		SHEET 1 OF 1	
SURVEYED BG/JT	DRAWN GP/JT	CHECKED BG	APPROVED MDL
SURVEY INSTRUCTION 1883A	SCALE 1:100 A1 1:200 A3	DATE OF SURVEY 29/05-16/11/2022	
DRAWING NAME 1883Adetail			ISSUE 2
CAD FILE 1883Adetail 2.dwg			