A0

TITLE INDICATES THAT LOT 2 IN D.P.407432 IS SUBJECT TO:
- LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- DP1138695 EASEMENT TO DRAIN WATER 1 METRE(S) WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED (REMOTE TO SITE)
(A) - AU789043 EASEMENT TO DRAIN WATER 1 WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE PART DESIGNATED (A) IN PLAN WITH AU789043
(B) - AU789043 EASEMENT TO DRAIN SEWAGE 1 WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE PART DESIGNATED (B) IN PLAN WITH AU789043

LEGEND:
CHI = CHIMNEY
CL = CENTRELINE
CON = CONCRETE
DS = DOOR SILL LEVEL
FCE = FENCE
GF = GUTTER LEVEL
HL = HOOD LEVEL
NS = NATURAL SURFACE
RF = TOP OF ROOF
RR = ROOF RIDGE
SHED = SHED
SL = SILL LEVEL
TAP = TAP
TG = TOP OF GUTTER
TKB = TOP OF KERB
TLE = TREE LINE
TPIT = TELSTRA PIT
TR = TREE
TW = TOP OF WALL
VC = VEHICLE CROSSING
VER = VERANDAH
WM = WATER METER
= ELECTRICITY OVERHEAD
= SEWER UNDERGROUND
TREE
SPREAD-DIAMETER-HEIGHT
M = MULTIPLE TRUNKS

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 JAN & LANDON WATTS.
- 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.byda.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.

NOTES:
- 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 2025.
- 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.

KARL ROBERTSON
REGISTERED SURVEYOR BOSSI NUMBER 7835

PARADE

WARATAH

(BITUMEN FORMATION)

TRUE NORTH
MGA NORTH
0°57'30"

BENCH MARK
NAIL IN KERB
RL 81.30 (AHD)

1
DP407432

No. 49
2 STOREY
BRICK & CLAD HOUSE
METAL ROOF

RENDERED BUILDING
METAL ROOF

CLAD BUILDING
METAL ROOF

2
DP407432
1376m² CALC
No.51
VACANT

3
DP407432

No. 53
1 & 2 STOREY
BRICK & CLAD HOUSE
TILE ROOF

7
DP737267

17A
DP367118

17B
DP367118

No. 47B
1 & 2 STOREY
STONE & BRICK HOUSE
TILE ROOF

FIBRO SHED

BRICK SHED

THICK BAMBOO

VERANDAH

CONCRETE

DRIVEWAY

GRASS

GARDEN

PALING FENCE

(1.9 HIGH) FENCE

(1.8 HIGH) FENCE

(1.7 HIGH) FENCE

METAL ROOF

BLOCK WALL

98° 43' 39.625

45° 145° BLOCK 42° 12.505 WALL 10°

278° 43' 30.480

278° NOT FENCED 43' 70.105

45° 98° METAL 43' 52.425

188° 45° 15.240

15' 44' 6.095 8°

18.290

80.5

79.5

80.0

79.0

78.5

SEWER MAIN PLOTTED FROM SYDNEY WATER SEWER DIAGRAM. APPROXIMATE POSITION ONLY

2	TREES REMOVED, TITLE UPDATED & EASEMENT ADDED	21/02/2025
1	FIRST ISSUE	16/04/2024

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

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: SSM1747
R.L. 79.978 (CLASS LC)
SOURCE: S.C.I.M.S. (21/04/2024)

BEFORE YOU DIG www.byda.com.au Zero Damage - Zero Harm

0 1 2 3 4 5
SCALE 1:100

CLIENT:
JAN & LANDON WATTS

LGA: NORTHERN BEACHES

BOUNDARY IDENTIFICATION AND DETAIL & LEVEL SURVEY
OVER LOT 2 IN DP407432
No.51 WARATAH PARADE, NARRAWEENA, NSW, 2099

CMS SURVEYORS PTY LTD
ACN 096 240 201
PO Box 463 Dee Why, NSW, 2099
2/99A South Creek Road, Dee Why, NSW, 2099
☎ (02) 9971 4822
✉ info@cmssurveyors.com.au
www.cmssurveyors.com.au

SURVEYED	DRAWN	CHECKED	APPROVED
HC	CJR	HC	JL

SURVEY INSTRUCTION	SCALE	DATE OF SURVEY
23298	1:100@A0	4/04/2024

DRAWING NAME 23298detail
SHEET 1 OF 1
ISSUE 2
CAD FILE 23298detail 2.dwg