



TITLE INDICATES THAT LOT A IN D.P.331035 IS SUBJECT TO:  
- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S).

**LEGEND:**

BLD = EXTERNAL BUILDING  
BS = BOTTOM STEPS  
BW = BOTTOM OF WALL  
CH = CHIMNEY  
CL = CENTRELINE  
CON = CONCRETE  
DK = DECK  
DSIL = DOOR SILL LEVEL  
FCE = FENCE  
FLR = FLOOR LEVEL  
GAR = GARAGE  
GAS = GAS METER  
GFL = GARAGE FLOOR LEVEL  
HL = WINDOW HEAD LEVEL  
NS = NATURAL SURFACE  
PL = POOL  
PP = POWER POLE  
RF = TOP OF ROOF  
RR = ROOF RIDGE  
TEL = TELSTRA  
TG = TOP OF GUTTER  
TKB = TOP OF KERB  
TR = TREE  
TS = TOP STEPS  
TW = TOP OF WALL  
VER = VERANDAH  
WM = WATER METER  
= ELECTRICITY

**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 TODD WELLARD
- 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 (on 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.
- THIS PLAN IS ONLY TO BE USED FOR THE PURPOSE OF DESIGNING NEW CONSTRUCTIONS.
- 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.
- IF ACCURATE TRUE NORTH IS REQUIRED A FURTHER SURVEY WOULD BE NECESSARY.
- COPYRIGHT © CMS SURVEYORS 2020.
- 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 BOSSI NUMBER 1605

HORIZONTAL DATUM:  
CO-ORDINATE SYSTEM: ASSUMED

VERTICAL DATUM:  
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)  
B.M. ADOPTED: PM 2009  
R.L. 20.554 (ORDER L2)  
SOURCE: S.C.I.M.S. (21/02/2020)

1 FIRST ISSUE 27/02/2020

**CLIENT: TODD WELLARD**  
**C/- A 11 Z PTY LTD**  
**TRADING AS RAISE THE ROOF**  
**PO BOX 1147**  
**MONA VALE NSW 2103**

**SURVEY PLAN**  
**SHOWING DETAIL & LEVELS**  
**OVER LOT A IN D.P.331035**  
**No. 13 STERLAND AVENUE**  
**NORTH MANLY, NSW, 2100**

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

ACN: 096 240 201

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LGA: NORTHERN BEACHES SHEET 1 OF 1

SURVEYED HC DRAWN MC CHECKED HC APPROVED AF

SURVEY INSTRUCTION 9151A SCALE 1:100 DATE OF SURVEY 26/02/2020

DRAWING NAME 9151Adetail

CAD FILE 9151Adetail.ldwg

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