



TITLE INDICATES THAT LOT 7 IN D.P.224946 IS SUBJECT TO:
- LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND
CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- K74679 COVENANT (NOT INVESTIGATED)



LEGEND:

BAL = BALCONY
BB = BOTTOM OF BANK
BOR = BOTTOM OF ROCK
BW = BOTTOM WALL
CL = CENTRELINE
COL = COLUMN
CON = CONCRETE
DS = DOOR SILL LEVEL
EB = EDGE OF BITUMEN
FL = FLOOR LEVEL
GAPL = GARAGE FLOOR LEVEL
HL = HOOD LEVEL
NS = NATURAL SURFACE
PAV = PAVING
RF = TOP OF ROOF
RR = ROOF RIDGE
SIP = SEWER INSPECTION PIT
SL = SILL LEVEL
TER = TERRACE
TFCE = TOP OF FENCE
TG = TOP OF GUTTER
TKB = TOP OF KERB
TOR = TOP OF ROCK
TPIT = TELSTRA PIT
TW = TOP OF WALL
WM = WATER METER

— E0 — = 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 EMMA LAMBERT.
- 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.bdda.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.
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- THIS NOTICE MUST NOT BE ERASED.

MURRAY LEARMONT
REGISTERED SURVEYOR BOSSI NUMBER 1462

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

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: SSM 99860
R.L. 43.69 (CLASS D)
SOURCE: S.C.I.M.S. (6/09/2022)

2	DETAIL UPDATED	7/02/2025
1	FIRST ISSUE	26/09/2022

CLIENT:

EMMA LAMBERT
No.6 KENT STREET
COLLAROY, NSW, 2097

**BOUNDARY IDENTIFICATION
AND DETAIL & LEVEL SURVEY
OVER LOT 7 IN DP224946**
No.12 MOLONG STREET
NORTH CURL CURL, NSW, 2099

**C.M.S. Surveyors
Pty Limited**
ACN: 096 240 201

101 Fox Rd
NSW 2099
2/998 South Creek Road,
Dee Why NSW 2099
Telephone: (02) 9971 4802
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E-mail: info@cmsurveyors.com.au

LGA: NORTHERN BEACHES		SHEET 1 OF 1	
SURVEYED JK/LJ	DRAWN GP/LJ	CHECKED JK/LJ	APPROVED RM
SURVEY INSTRUCTION 21772A	SCALE 1:100 @ A1 1:200 @ A3	DATE OF SURVEY 9/09/2022-07/02/2025	
DRAWING NAME 21772Adetail			ISSUE 2
CAD FILE 21772Adetail 2.dwg			