

AVENUE

(BITUMEN FORMATION)

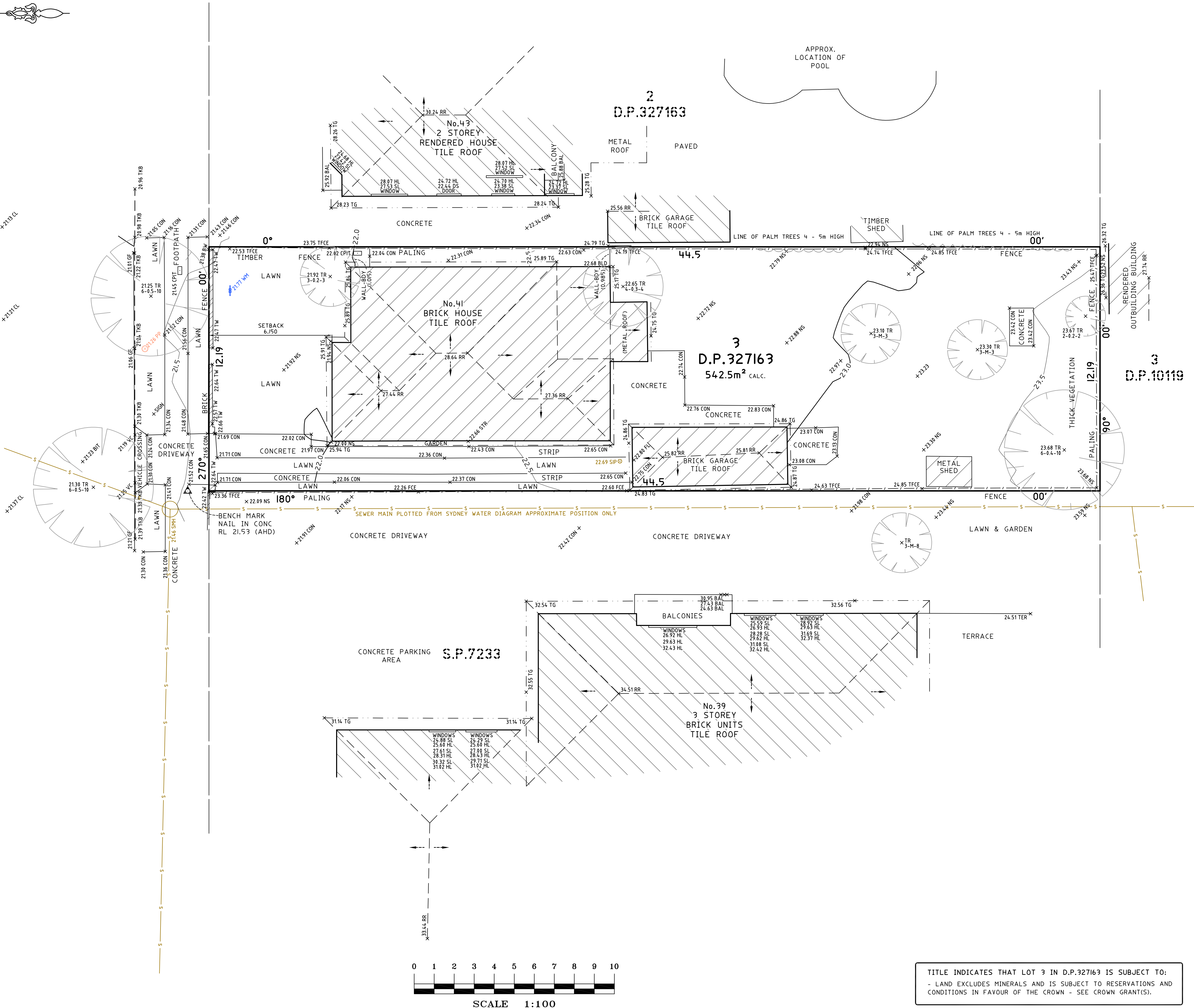
WYUNA

LEGEND:

BAL = BALCONY
BIT = BITUMEN
BLD = EXTERNAL BUILDING
BW = BOTTOM WALL
CL = CENTRELINE
CON = CONCRETE
CPIT = COMMUNICATIONS PIT
DS = DOOR SILL LEVEL
FCE = FENCE
FL = FLOOR LEVEL
GF = GUTTER LEVEL
HL = HEAD LEVEL
NS = NATURAL SURFACE
RR = ROOF RIDGE
SIP = SEWER INSPECTION PIT
SL = SILL LEVEL
SMH = SEWER MAN HOLE
STR = STAIRS
TELB = TELEPHONE BOX
TER = TERRACE
TFCE = TOP OF FENCE
TG = TOP OF GUTTER
TKB = TOP OF KERB
TR = TREE
TW = TOP OF WALL
WM = WATER METER

—E— = ELECTRICITY OVERHEAD
—S— = SEWER UNDERGROUND

TREE
SPREAD-DIAMETER-HEIGHT



TITLE INDICATES THAT LOT 3 IN D.P.327163 IS SUBJECT TO:
- LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND
CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S).

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 SCOTT THORNTON.
- 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 (dn100) 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 2020.
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- THIS NOTICE MUST NOT BE ERASED.



STUART McEVY
REGISTERED SURVEYOR BOSSI NUMBER 265

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

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: PM 2230
R.L. 20.790 (CLASS LB)
SOURCE: S.C.I.M.S. (29/09/2020)

1 FIRST ISSUE 09/10/2020

CLIENT:
SCOTT THORNTON
41 WYUNA AVENUE
FRESHWATER, NSW, 2096

SURVEY PLAN
SHOWING DETAIL & LEVELS
OVER LOT 3 IN DP327163
41 WYUNA AVENUE
FRESHWATER, NSW, 2096

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LGA: NORTHERN BEACHES SHEET 1 OF 1

SURVEYED JN	DRAWN GP	CHECKED JN	APPROVED AF
SURVEY INSTRUCTION 19704	SCALE 1:100 A1 1:200 A3	DATE OF SURVEY 30/09/2020	ISSUE 1
DRAWING NAME 19704detail			
CAD FILE 19704detail 1.dwg			