A0

Approx. True North

Magnetic North (PLAN)

No. 7
BRICK HOUSE
TILE ROOF

PATIO
TIMBER PERGOLA OVER

B
DP 101653

SEWER MAIN PLOTTED FROM SYDNEY WATER DIAGRAM APPROXIMATE POSITION ONLY

BRICK GARAGE
TILE ROOF

GARAGE
METAL ROOF

No. 2IA
WANDELLA ROAD
HOUSE
TILE ROOF

APPROXIMATE LOCATION ONLY. PLOTTED FROM AERIAL IMAGERY

CONCRETE DRIVEWAY

SETBACK
5.64

PALING

(1.8m HIGH)

FENCE

CONCRETE PATH

LAWN

GARAGE

CARPORT
METAL ROOF

No. 7A
BRICK HOUSE
TILE ROOF

CONCRETE PATH

CONCRETE PATIO

STEPS

BRICK RETAINING WALL

INGROUND
SWIMMING POOL

TIMBER SCREEN ON BRICK WALL

CONCRETE PATIO
METAL ROOF

No. 9
BRICK & CLAD HOUSE
TILE ROOF

No. IIA
RENDERED HOUSE
METAL ROOF

INGROUND
SWIMMING POOL

2
DP 588372
TITLE: 1077m²

1
DP 588372

2
DP 527480

A
DP 365232

2
DP 532274

1
DP 532274

A
DP 365232

03' 78.840

NOT

03' 43.86

180° 00"

90° 00"

270° 00"

00" 4.575

93° 13' 00"

25.5

20.69

26.0

25.26

34.71

CONCRETE

DRIVEWAY

FENCED

WIRE FENCE

BENCH MARK
NAIL IN DRIVEWAY
RL:25.31 (AHD)

VEHICLE CROSSING

AVENUE

BATE

(BITUMEN FORMATION)

SEWER MAIN PLOTTED FROM SYDNEY WATER DIAGRAM APPROXIMATE POSITION ONLY

TITLE INDICATES THAT LOT 2 IN D.P.588372 IS SUBJECT TO:
- LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- EXCEPTING LAND BELOW A DEPTH FROM THE SURFACE OF 15.24 METRES
(X) - DP588372 EASEMENT TO DRAIN WATER APPURTENANT TO THE LAND ABOVE DESCRIBED

0 1 2 3 4 5 6 7 8 9 10

SCALE 1:100

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.**
- TREE SIZES ARE ESTIMATES ONLY.
- THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF CATHERINE HEWITT
- 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 (ph 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.
- THIS PLAN HAS BEEN PREPARED UNDER THE SUPERVISION OF A REGISTERED SURVEYOR, S B McEVOY, BOSSI NUMBER 265.
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- THIS NOTICE MUST NOT BE ERASED.

LEGEND:

BLD = EXTERNAL BUILDING
BW = BOTTOM WALL
CON = CONCRETE
DS = DOOR SILL
FCE = FENCE
FL = FLOOR LEVEL
GAFL = GARAGE FLOOR LEVEL
GM = GAS METER
HL = HEAD LEVEL
MHU = MANHOLE UNKNOWN
NS = NATURAL SURFACE
PAT = PATIO
PAV = PAVING
PER = PERGOLA
RF = TOP OF ROOF
RR = ROOF RIDGE
SCN = SCREEN
SIP = SEWER INSPECTION PIT
SL = SILL LEVEL
STR = STAIRS
TFCE = TOP OF FENCE
TG = TOP OF GUTTER
TKB = TOP OF KERB
TPIT = TELSTRA PIT
TR = TREE
TW = TOP OF WALL
VC = VEHICLE CROSSING
WM = WATER METER
ED = ELECTRICITY OVERHEAD
S = SEWER UNDERGROUND
TREE
SPREAD-DIAMETER-HEIGHT

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: PM 525
R.L. 31.067 (ORDER L2)
SOURCE: S.C.I.M.S. (26/11/19)

2	REAR ADJOINING INFORMATION ADDED UPDATE FOR COUNCIL REQUIREMENTS	03/02/2020
1	FIRST ISSUE	13/12/2019

CLIENT:
CATHERINE HEWITT
7A BATE AVENUE
ALLAMBIE HEIGHTS NSW 2100

SURVEY PLAN
SHOWING DETAIL & LEVELS
OVER LOT 2 IN D.P.588372
7A BATE AVENUE
ALLAMBIE HEIGHTS NSW 2100

C.M.S. Surveyors Pty Limited
ACN: 096 240 201
PO Box 463 Dee Why NSW 2099
2/99A South Creek Road, Dee Why NSW 2099
Telephone: (02) 9971 4802
Facsimile: (02) 9971 4822
E-mail: info@cmssurveyors.com.au

LGA: NORTHERN BEACHES | SHEET 1 OF 1

SURVEYED	DRAWN	CHECKED	APPROVED
HC	MC	HC	AF/MDL

SURVEY INSTRUCTION	SCALE	DATE OF SURVEY
18997	1:100 @ A0	02/12/19

DRAWING NAME: **18997detail** | ISSUE: 2
CAD FILE: 18997detail 2.dwg