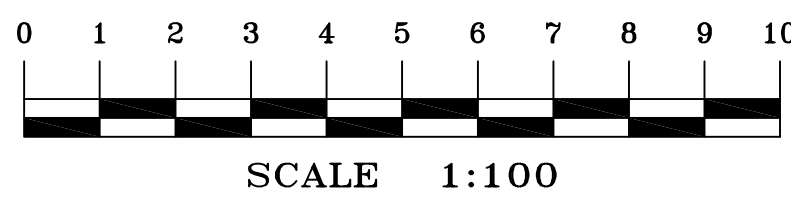


PROPOSED DRAINAGE EASEMENT VIDE D.P.11899 AFFECTING LOT 13

TITLE INDICATES THAT LOT 13 SEC.9 IN D.P.11899 IS SUBJECT TO:
- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- B193075 COVENANT (NOT INVESTIGATED)

TITLE INDICATES THAT LOT 15 SEC.9 IN D.P.11899 IS SUBJECT TO:
- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- B195234 COVENANT (NOT INVESTIGATED)



NOTES

- A BASIC BOUNDARY SURVEY HAS BEEN UNDERTAKEN SATISFACTORY FOR COUNCIL DA SUBMISSION (TITLE DIMENSIONS ONLY) - BOUNDARY DEFINITION IS SUBJECT TO FURTHER SURVEY.
- IF CONSTRUCTION ON OR NEAR BOUNDARIES IS REQUIRED IT IS RECOMMENDED THAT THE BOUNDARIES OF THE LAND BE MARKED.
- THIS DETAIL SURVEY IS NOT A "SUBVEY" AS DEFINED BY THE SURVEYING AND SPATIAL INFORMATION ACT, 2002.
- AREA IS APPROXIMATE ONLY AND HAS BEEN CALCULATED BY TITLE DIMENSIONS. ALL TITLE DIMENSIONS OF THE LAND HAVE NOT BEEN CONFIRMED BY SURVEY IF AREAS ARE CRITICAL WE RECOMMEND A BOUNDARY SURVEY FOR PUBLIC RECORD.
- TREE SIZES ARE ESTIMATES ONLY.
- THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF PRO AV SOLUTIONS C/- MARSTON ARCHITECTS.
- 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 (DA 1189) 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.
- COPYRIGHT © CMS SURVEYORS 2018.
- 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 1969.
- 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.

LEGEND:

- BAL = BALCONY
- BLD = EXTERNAL BUILDING
- BW = BOTTOM WALL
- CE = CHIMNEY
- CL = CENTRELINE
- COL = COLUMN
- CON = CONCRETE
- DK = DECK
- DS = DOOR SILL LEVEL
- FCE = FENCE
- FL = FLOOR LEVEL
- GAPL = GARAGE FLOOR LEVEL
- GAR = GARAGE
- GM = GAS METER
- GRA = GRAVEL
- GRT = GRATE
- HL = HOOD LEVEL
- LID = MISCELLANEOUS PIT LID
- LIN = LINTEL
- NS = NATURAL SURFACE
- PAV = PAVING
- PER = PERGOLA
- POOL = POOL
- PP = POWER POLE
- RF = TOP OF ROOF
- RR = ROOF RIDGE
- SCN = SCREEN
- SHED = SHED
- SL = SILL LEVEL
- SHI = SEWER MAN HOLE
- SMHS = SEWER MAN HOLE SQUARE
- STR = STAIRS
- TER = TERRACE
- TFCE = TOP OF FENCE
- TG = TOP OF GUTTER
- TWB = TOP OF KERB
- TR = TREE
- TW = TOP OF WALL
- VC = VEHICLE CROSSING
- = ELECTRICITY OVERHEAD
- = SEWER UNDERGROUND
- TREE SPREAD-DIAMETER-HEIGHT

HORIZONTAL DATUM:
CO-ORDINATE SYSTEM: ASSUMED

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: PM 3945
R.L. -48.527 (ORDER L3)
SOURCE: S.C.1.M.S. 19/05/18

I FIRST ISSUE 09/08/19

CLIENT:
PRO AV SOLUTIONS
C/- MARSTON ARCHITECTS,
45 PITTWATER ROAD, DEE WHY

SURVEY PLAN SHOWING
DETAIL & LEVELS OVER LOTS
14 & 15 SEC.9 IN D.P.11899
22 HAY STREET,
COLLAROY NSW 2097

C.M.S. Surveyors
Pty Limited
ACN: 096 240 201
PO Box 463 Dee Why
NSW 2098
2/29A South Creek Road,
Dee Why NSW 2099
Telephone: (02) 9971 4802
Facsimile: (02) 9971 4822
E-mail: info@cmsurveyors.com.au

LGA: NORTHERN BEACHES SHEET 1 OF 1

SURVEYED	DRAWN	CHECKED	APPROVED
BS/HH	GP/MC	HH	DR
SURVEY INSTRUCTION	SCALE	DATE OF SURVEY	ISSUE
17755	1:100	9/05/18 & 01/08/19	2
DRAWING NAME	CAD FILE		
17755Adetail	17755Adetail.dwg		