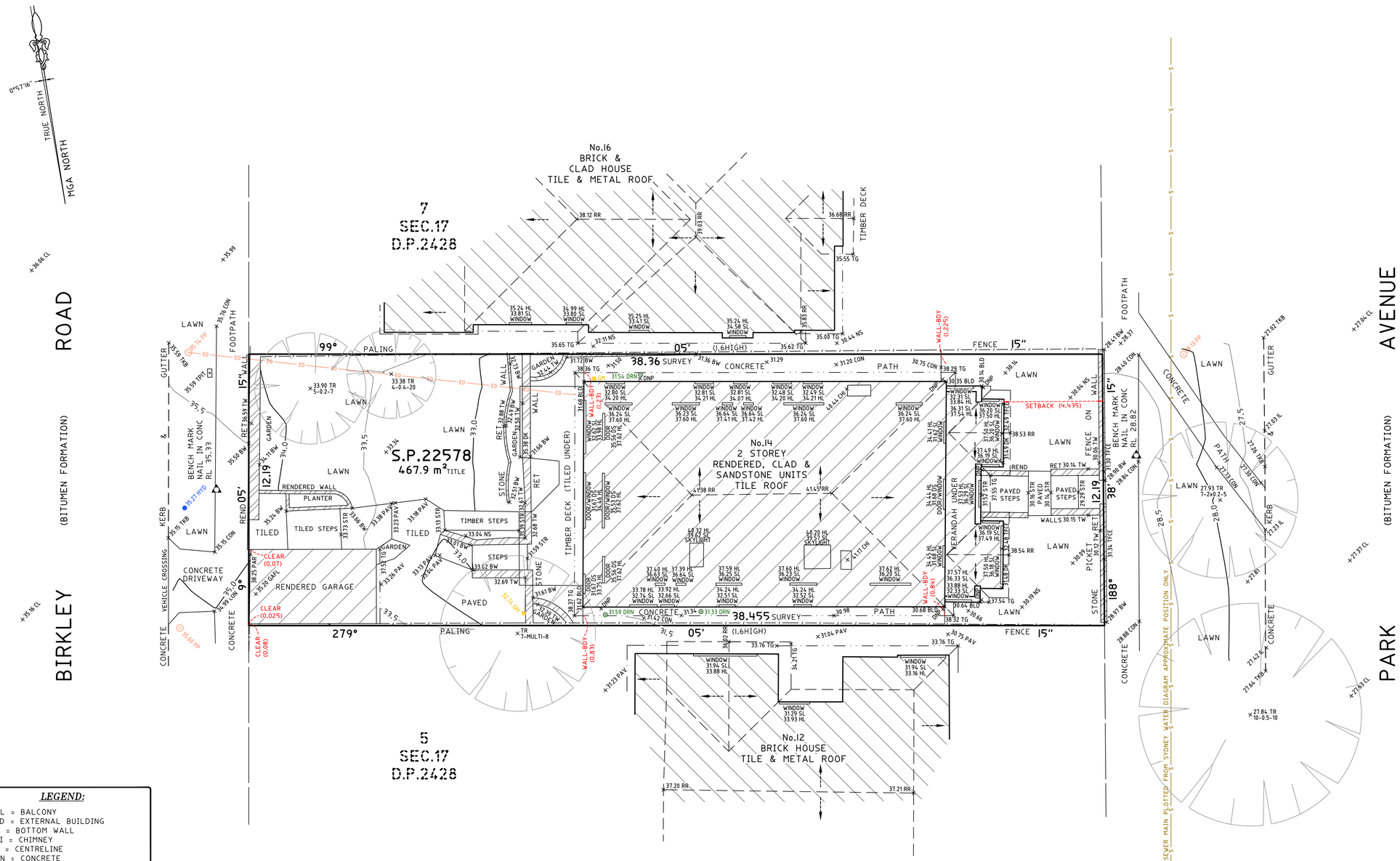
A1



LEGEND:

BAL = BALCONY
BLD = EXTERNAL BUILDING
BW = BOTTOM WALL
CHI = CHIMNEY
CL = CENTRELINE
CON = CONCRETE
DK = DECK
DNP = DOWN PIPE
DS = DOOR SILL LEVEL
GAFL = GARAGE FLOOR LEVEL
GM = GAS METER
HL = HOOD LEVEL
HYD = HYDRANT
NS = NATURAL SURFACE
PAR = PARAPET
PAV = PAVING
RET = RETAINING
RR = ROOF RIDGE
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
—— E0 —— = ELECTRICITY OVERHEAD
—— S —— = SEWER UNDERGROUND
TREE
SPREAD-DIAMETER-HEIGHT

0 1 2 3 4 5 6 7 8 9 10
SCALE 1:100

TITLE INDICATES THAT CP IN STRATA PLAN 22578 IS SUBJECT TO:

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- ATTENTION IS DIRECTED TO BY-LAWS SET OUT IN SCHEDULE 2 STRATA SCHEMES MANAGEMENT REGULATION 2016
- AC947180 CHANGE OF BY-LAWS

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 SARAH CRENNAN.
- 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.byda.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.
- COPYRIGHT © CMS SURVEYORS 2023.
- 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.
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- THIS NOTICE MUST NOT BE ERASED.

STEPHEN EMERY
REGISTERED SURVEYOR BOSSI NUMBER 1605

HORIZONTAL DATUM:
CO-ORDINATE SYSTEM: MGA GDA 94
MARKS ADOPTED: PM 793 - PM 15305

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: PM 793
R.L. 5.724 (ORDER L2)
SOURCE: S.C.I.M.S. (5/06/18)

3	DETAIL UPDATED	24/04/2023
2	SECOND ISSUE DETAIL AMENDED	12/06/2019
1	FIRST ISSUE	24/05/2019

CLIENT:

SARAH CRENNAN
1/14 BIRKLEY ROAD,
MANLY NSW 2095

BOUNDARY IDENTIFICATION AND DETAIL & LEVEL SURVEY OVER STRATA PLAN 22578
1/14 BIRKLEY ROAD,
MANLY NSW 2095

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/HH	GP/HH	HC/HH	LJ/RM

SURVEY INSTRUCTION	SCALE	DATE OF SURVEY
18528A	1:100 @ A1 1:200 @ A3	17/04/2023

DRAWING NAME: **18528Adetail**
CAD FILE: 18528Adetail 3.dwg
ISSUE: **3**