

- **AS WALL TO BOUNDARY SURVEY HAS BEEN UNDERTAKEN.**
- **ALL WALL TO BOUNDARY DIMENSIONS SHOWN HEREON MUST NOT BE USED FOR CONSTRUCTION.**
- **IF CONSTRUCTION ON OR NEAR BOUNDARIES IS REQUIRED IT IS RECOMMENDED THAT THE BOUNDARIES OF THE LAND BE MARKED OR THE BUILDING SETOUT.**
- TREE SIZES ARE ESTIMATES ONLY.
- THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF STEWART DESIGN PTY. LTD.
- **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 (pb 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 ADOPED.**
- **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.**
- **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.**
- **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.**

*James J. B. J.*

JAMES B W BONISCH  
REGISTERED SURVEYOR BOSSI NUMBER 8934

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

**VERTICAL DATUM:**  
**DATUM:** AUSTRALIAN HEIGHT DATUM (AHD)  
**B.M. ADOPTED:** SSM 24927  
**R.L.** 7.467 (CLASS L3)  
**SOURCE:** S.C.I.M.S. (08/01/20)

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| I | FIRST ISSUE | 16/01/20 |

**CLIENT:**  
**STEWART DESIGN PTY LTD**  
**155 WHALE BEACH ROAD**  
**WHALE BEACH NSW 2107**

**SURVEY PLAN  
SHOWING DETAIL & LEVELS  
OVER LOT A IN D.P.348894  
1 ROSS STREET  
NEWPORT NSW 2106**

 **C.M.S. Surveyors**  
Pty Limited

ACN: 096 240 201

P.O. Box 463 Dee Why  
NSW 2099

2/99A South Creek Road,  
Dee Why NSW 2099

Telephone: (02) 9971 4802  
Facsimile: (02) 9971 4822

Facsimile: (02) 9971 4822  
E-mail: [info@cmssurveyors.com](mailto:info@cmssurveyors.com)

LGA: NORTHERN BEACHES | SHEET | OF |

|   |               |                                     |                            |
|---|---------------|-------------------------------------|----------------------------|
| SURVEYED<br>M.E.  | DRAWN<br>R.N. | CHECKED<br>M.E.                     | APPROVED<br>AF             |
| SURVEY INSTRUCTION<br>[906]   |               | SCALE<br>1:100<br>A1<br>1:200<br>A3 | DATE OF SURVEY<br>09/01/20 |
| DRAWING NAME<br><b>I906Idetail</b><br>CAD FILE<br>I906Idetail I.dwg |               |                                     | ISSUE<br><b>I</b>          |

(BITUMEN FORMATION)

STREET  
+286 CL

BENCH MARK  
NAIL IN KERB  
RL 2.75 (AHD)

ROSS

LEGEND:

AW = AWNING  
BLD = EXTERNAL BUILDING  
BL = BOTTOM WALL  
CW = CENTRELINE  
CON = CONCRETE  
DK = DECK  
DS = DOOR SILL LEVEL  
FL = FLOOR LEVEL  
GAPL = GARAGE FLOOR LEVEL  
LVL = LEVEL  
NS = NATURAL SURFACE  
PA = PRIVATE POST  
PAV = PAVING  
RF = TOP OF ROOF  
RR = ROOF RIDGE  
SL = SILL LEVEL  
STR = STAIRS  
TER = TERRACE  
TFCE = TOP OF FENCE  
TG = TOP OF GUTTER  
TKB = TOP OF KERB  
TPIT = TELSTRA PIT  
TR = TREE  
TRB = TREE WALL

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



TREE  
SPREAD-DIAMETER-HEIGHT

TITLE INDICATES THAT LOT A IN D.P.348894 IS SUBJECT TO:

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- Ⓐ H171662 EASEMENT FOR DRAINAGE AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN VOL 5488 FOL 81
- H171662 COVENANT (NOT INVESTIGATED)

A horizontal number line with tick marks labeled 0 through 10. Below the line, there are alternating black and white squares. The squares are positioned between the tick marks: a black square between 0 and 1, a white square between 1 and 2, a black square between 2 and 3, a white square between 3 and 4, a black square between 4 and 5, a white square between 5 and 6, a black square between 6 and 7, a white square between 7 and 8, a black square between 8 and 9, and a white square between 9 and 10.

SCALE 1:100