

**LEGEND:**

BAL = BALCONY
BLD = EXTERNAL BUILDING
BOR = BOTTOM OF ROCK
BW = BOTTOM WALL
CL = CENTRELINE
CON = CONCRETE
DS = DOOR SILL LEVEL
ELO = ELECTRICITY LINE OVERHEAD
GM = GAS METER
GRT = GRATE
HL = HOOD LEVEL
NS = NATURAL SURFACE
PAV = PAVING
RF = TOP OF ROOF
RR = ROOF RIDGE
SIP = SEWER INSPECTION PIT
SL = SILL LEVEL
STR = STAIRS
TG = TOP OF GUTTER
TKB = TOP OF KERB
TOR = TOP OF ROCK
TW = TOP OF WALL
UNS = UNDERSIDE LEVEL
WM = WATER METER
ELECTRICITY OVERHEAD
SEWER UNDERGROUND

TREE
SPREAD-DIAMETER-HEIGHT

NOTES

- A FIELD SURVEY OF THE BOUNDARIES HAS BEEN CONDUCTED.
- 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 ON 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 GAVIN WOODS.
- 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.
- 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.
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- THIS NOTICE MUST NOT BE ERASED.

STEPHEN EMERY
REGISTERED SURVEYOR BOSSI NUMBER 1605

HORIZONTAL DATUM:
CO-ORDINATE SYSTEM: ASSUMED

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: PM 3383
R.L. 15.922 (ORDER L2)
SOURCE: S.C.I.M.S. (11/9/17)

2	DETAIL UPDATED	20/07/21
1	FIRST ISSUE	18/09/17

CLIENT:
GAVIN WOODS
14 LILLIHINA AVENUE
CROMER NSW 2099

BOUNDARY IDENTIFICATION
AND DETAIL & LEVEL SURVEY
OVER LOT 8 IN D.P.206838
14 LILLIHINA AVENUE
CROMER NSW 2099

C.M.S. Surveyors
Pty Limited

ACN: 096 240 201

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LGA: NORTHERN BEACHES		SHEET 1 OF 1	
SURVEYED ME/HC	DRAWN MC/HC	CHECKED ME/HC	APPROVED DR/LJ
SURVEY INSTRUCTION 17252		SCALE 1:100 @ 1	DATE OF SURVEY 06/09/17, 16/07/21
DRAWING NAME 17252detail			ISSUE 2
CAD FILE 17252detail 2.dwg			