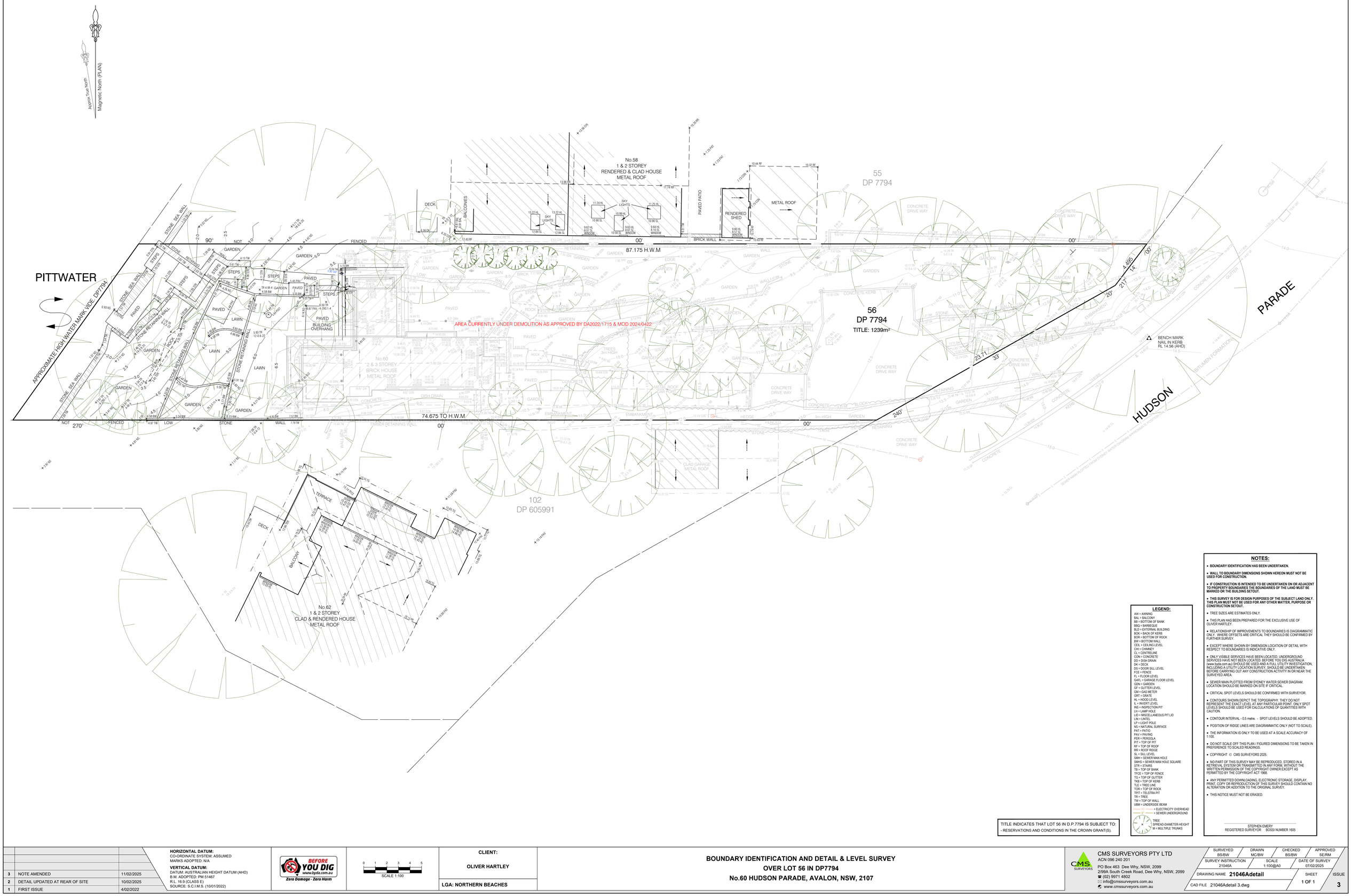
A0



LEGEND:

AW = AWNING
BAL = BALCONY
BB = BOTTOM OF BANK
BBQ = BARBEQUE
BLD = EXTERNAL BUILDING
BOK = BACK OF KERB
BOR = BOTTOM OF ROCK
BW = BOTTOM WALL
CEIL = CEILING LEVEL
CH = CHIMNEY
CL = CENTRELINE
CON = CONCRETE
DD = DISH DRAIN
DK = DECK
DS = DOOR SILL LEVEL
FCE = FENCE
FL = FLOOR LEVEL
GARL = GARAGE FLOOR LEVEL
GDN = GARDEN
GF = GUTTER LEVEL
GM = GAS METER
GRT = GRATE
HL = HOOD LEVEL
IL = INVERT LEVEL
INS = INSPECTION PIT
LH = LAMP HOLE
LID = MISCELLANEOUS PIT LID
LIN = LINTEL
LP = LIGHT POLE
NS = NATURAL SURFACE
PAT = PATIO
PAV = PAVING
PER = PERGOLA
PIT = TOP OF PIT
RF = TOP OF ROOF
RR = ROOF RIDGE
SL = SILL LEVEL
SMH = SEWER MAN HOLE
SMHS = SEWER MAN HOLE SQUARE
STR = STAIRS
TB = TOP OF BANK
TFCE = TOP OF FENCE
TG = TOP OF GUTTER
TKB = TOP OF KERB
TLE = TREE LINE
TOR = TOP OF ROCK
TPIT = TELSTRA PIT
TR = TREE
TW = TOP OF WALL
UBM = UNDERSIDE BEAM
E/ = ELECTRICITY OVERHEAD
S/ = SEWER UNDERGROUND
TREE
SPREAD-DIAMETER-HEIGHT
M = MULTIPLE TRUNKS

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 OLIVER HARTLEY.
- 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 2025.
- 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.

STEPHEN EMERY
REGISTERED SURVEYOR BOSSI NUMBER 1605

3	NOTE AMENDED	11/02/2025
2	DETAIL UPDATED AT REAR OF SITE	10/02/2025
1	FIRST ISSUE	4/02/2022

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

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: PM 51467
R.L. 16.9 (CLASS E)
SOURCE: S.C.I.M.S. (10/01/2022)

BEFORE YOU DIG www.byda.com.au Zero Damage - Zero Harm

0 1 2 3 4 5
SCALE 1:100

CLIENT:
OLIVER HARTLEY

LGA: NORTHERN BEACHES

BOUNDARY IDENTIFICATION AND DETAIL & LEVEL SURVEY OVER LOT 56 IN DP7794
No.60 HUDSON PARADE, AVALON, NSW, 2107

CMS SURVEYORS PTY LTD
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☎ (02) 9971 4802
✉ info@cmssurveyors.com.au
www.cmssurveyors.com.au

SURVEYED	DRAWN	CHECKED	APPROVED
BS/BW	MC/BW	BS/BW	SE/RM

SURVEY INSTRUCTION	SCALE	DATE OF SURVEY
21046A	1:100@A0	07/02/2025

DRAWING NAME **21046Adetail** SHEET 1 OF 1 ISSUE **3**

CAD FILE 21046Adetail 3.dwg