A0

Magnetic North (PLAN)
Approx.True North

No.3
1 & 2 STOREY
CLAD HOUSE
METAL ROOF

17
SEC.A
D.P.2545

20FT FENCED

DP 1299366

ELVINA BAY
PITTWATER

107.755 TO M.H.W.M

NOT 135°

NOT 333°

79.19 TO M.H.W.M

FENCED PALING (1.8 HIGH) FENCE

26.955

LANE

(UNFORMED)

STURDEE

1
D.P.1299366
3783 m²
(approx)

No.5
1 & 2 STOREY
CLAD & STONE HOUSE
METAL ROOF

No.7
1 & 2 STOREY
CLAD HOUSE
METAL ROOF

121
D.P.600228

BENCH MARK
NAIL IN PAVING
RL 14.34 (AHD)

WATER TANK

SEWER

TIMBER BOAT SHED
TIMBER ROOF

TIMBER JETTY

PONTOON

BY

M.H.W.M

THICK VEGETATION

GARDEN

GRASS

PAVED

STEPS

TIMBER DECK

STONE RET.WALL

RETAINING WALL

PATH

DECK

FENCED

LEGEND:

BAL = BALCONY
BB = BOTTOM OF BANK
BW = BOTTOM OF WALL
DK = DECK
DS = DOOR SILL LEVEL
FL = FLOOR LEVEL
FP = FLAG POLE
GRT = GRATE
HL = HOOD LEVEL
JET = JETTY
LID = MISCELLANEOUS PIT LID
NS = NATURAL SURFACE
PAV = PAVING
PP = POWER POLE
RF = TOP OF ROOF
RR = ROOF RIDGE
SL = SILL LEVEL
STR = STAIRS
TB = TOP OF BANK
TG = TOP OF GUTTER
TOR = TOP OF ROCK
TR = TREE
TW = TOP OF WALL
E/O = ELECTRICITY OVERHEAD
S/O = SEWER UNDERGROUND
TREE SPREAD-DIAMETER-HEIGHT
M = MULTIPLE TRUNKS

M.H.W.M- DENOTES MEAN HIGH WATER MARK (DP1299366)

TITLE INDICATES THAT LOT 1 IN D.P.1299366 IS SUBJECT TO:
- LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S).

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 HANAH GRAY.
- 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.

NOTES:

- 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.

KARL ROBERTSON
REGISTERED SURVEYOR BOSSI NUMBER 7835

3	DETAIL UPDATED	15/07/2025
2	BOUNDARIES AMENDED TO LOT 1 IN DP1299366	30/11/2023
1	FIRST ISSUE	25/10/2022

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

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: PM 27879
R.L. 1.542 (CLASS LB)
SOURCE: S.C.I.M.S. (29/02/12)

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

0 1 2 3 4 5
SCALE 1:100

CLIENT:
HANAH GRAY

LGA: NORTHERN BEACHES

BOUNDARY IDENTIFICATION AND DETAIL & LEVEL SURVEY
OVER LOT 1 IN DP1299366
No.5 STURDEE LANE, ELVINA BAY, NSW, 2105

CMS SURVEYORS PTY LTD
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🌐 www.cmssurveyors.com.au

SURVEYED	DRAWN	CHECKED	APPROVED
HC/BW	GP	HC/BW	RM

SURVEY INSTRUCTION	SCALE	DATE OF SURVEY
3979C	1:100@A0	13/10/22 & 8/07/25

DRAWING NAME **3979Cdetail** SHEET 1 OF 1 ISSUE **3**

CAD FILE 3979Cdetail 3.dwg