



A
DP.960822

SP.49962

2
DP.110238

A
DP.330901

B
DP.330901

No.15
3 STOREY
BRICK UNITS
TILE ROOF

No.35
2 & 3 STOREY
BRICK, RENDERED
& CLAD HOUSE
TILE & METAL ROOF

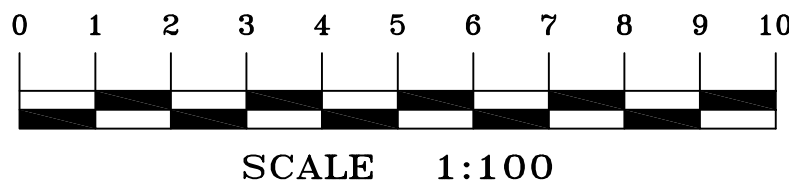
No.33
2 & 3 STOREY
RENDERED HOUSE
TILE ROOF

AVENUE

LAUDERDALE

(BITUMEN FORMATION)

- LEGEND:**
- BL = BALCONY
 - BLD = BUILDING
 - BW = BOTTOM WALL
 - CH = CHIMNEY
 - CL = CENTRELINE
 - CON = CONCRETE
 - DK = DECK
 - DRN = DRAIN
 - DS = DOOR SILL LEVEL
 - FL = FLOOR LEVEL
 - GAR = GARAGE
 - GDN = GARDEN
 - GF = GUTTER LEVEL
 - GFL = GARAGE FLOOR LEVEL
 - GM = GAS METER
 - HL = HOOD LEVEL
 - NS = NATURAL SURFACE
 - PAV = PAVING
 - POST = METAL POST
 - PP = POWER POLE
 - REND = RENDERED
 - RET = RETAINING
 - RF = TOP OF ROOF
 - RMP = RAMP
 - RR = ROOF RIDGE
 - SCN = TOP OF SCREEN
 - SIP = SEWER INSPECTION PIT
 - SL = SILL LEVEL
 - SMH = SEWER MAN HOLE
 - STR = STAIRS
 - TEL = TELSTRA
 - TER = TERRACE
 - TFCE = TOP OF FENCE
 - TG = TOP OF GUTTER
 - TGB = TOP OF KERB
 - TP = TOP OF PIPE
 - TR = TREE
 - TW = TOP WALL
 - VER = VERANDAH
 - EO = ELECTRICITY OVERHEAD
 - S = SEWER UNDERGROUND
 - TREE
 - Ø = TRUNK DIAMETER
 - H = HEIGHT
 - S = SPREAD DIAMETER



TITLE INDICATES THAT LOT 1 IN D.P.110238 IS SUBJECT TO:
- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S).

NOTES

- A BOUNDARY SURVEY 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 ROSS & JULIET GREENAN.
- 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 (p1100) 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 2021
- 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 No.1605

HORIZONTAL DATUM:
CO-ORDINATE SYSTEM: ASSUMED

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: SSM.2905
R.L. 34.409 (ORDER LB)
SOURCE: S.C.I.M.S. (23/04/21)

1 FIRST ISSUE 10/05/21

CLIENT:
ROSS & JULIET GREENAN
No.33 LAUDERDALE AVENUE
FAIRLIGHT NSW 2094

SURVEY PLAN
SHOWING DETAIL & LEVELS
OVER LOT 1 IN D.P.110238
No.33 LAUDERDALE AVENUE
FAIRLIGHT NSW 2094

C.M.S. Surveyors
Pty Limited

ACN: 096 240 201

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NSW 2099
1/32 Campbell Avenue,
Dee Why NSW 2099
Telephone: (02) 9971 4802
Facsimile: (02) 9971 4822
E-mail: info@cmsurveyors.com.au

LGA: NORTHERN BEACHES SHEET 1 OF 1

SURVEYED MB/HH	DRAWN CJR/HH	CHECKED MB/HH	APPROVED MJ/DR
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SURVEY INSTRUCTION 12858	SCALE 1:100	DATE OF SURVEY 26/02/15 & 29/04/21
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DRAWING NAME 12858Adetail	ISSUE 1
CAD FILE 12858Adetail.lwg	