



TITLE INDICATES THAT LOT 56 IN D.P.7794 IS SUBJECT TO:  
- RESERVATIONS AND CONDITIONS IN THE CROWN GRANTS  
- 978187 THIS EDITION ISSUED PURSUANT TO S.III REAL PROPERTY ACT, 1900

**LEGEND:**

AW	=	AWNING
BAL	=	BALCONY
BB	=	BOTTOM OF BANK
BAR	=	BARBECUE
BOK	=	BACK OF KERB
BOR	=	BOTTOM OF ROCK
BW	=	BOTTOM OF WALL
CEL	=	CEILING LEVEL
CHI	=	CHIMNEY
CL	=	CENTRELINE
CON	=	CONCRETE
DD	=	DISH DRAIN
DK	=	DECK
DS	=	DOOR SILL LEVEL
FCE	=	FENCE
FL	=	FLOOR LEVEL
GAF	=	GARAGE FLOOR LEVEL
GDN	=	GARDEN
GF	=	GUTTER LEVEL
GM	=	GAS METER
GR	=	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
TAP	=	TAP
TB	=	TOP OF BANK
TER	=	TERRACE
TFCE	=	TOP OF FENCE
TG	=	TOP OF GUTTER
TKB	=	TOP OF KERB
TLE	=	TREE LINE
TOL	=	TOP OF LINE
TRP	=	TOP OF ROCK
TRPIT	=	TELSTRA PIT
TR	=	TREE
TW	=	TOP OF WALL
UBM	=	UNDERSIDE BEAM
EH	=	ELECTRICITY OVERHEAD
ES	=	SEWER UNDERGROUND

TREE SPREAD-DIAMETER-HEIGHT

**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 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 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. CALL BEFORE YOU DIG SERVICES (02) 9700 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 ADAPTED.
- 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 DREWY  
REGISTERED SURVEYOR BOSS NUMBER 905

<b>HORIZONTAL DATUM:</b>		<b>VERTICAL DATUM:</b>	
CO-ORDINATE SYSTEM: ASSUMED		DATUM: AUSTRALIAN HEIGHT	
MARKS ADOPTED:		B.M. ADOPTED: PM 5147	
L.G.A. NORTHERN BEACHES		SOURCE: S.C.I.M.S. (10/01/2022)	

<b>CLIENT:</b>
OLIVER HARTLEY
No.44 BERTANA CRESCENT
WARRIEWOOD, NSW, 2102

<b>BOUNDARY IDENTIFICATION AND DETAIL &amp; LEVEL SURVEY</b>
OVER LOT 56 IN DP7794
No.60 HUDSON PARADE
AVALON, NSW, 2107

<b>C.M.S. Surveyors Pty Limited</b>
ACN: 096 240 201
PO Box 463 Dee Why NSW 2099
2/59A South Creek Road, Dee Why NSW 2099
Telephone: (02) 9971 4502 Facsimile: (02) 9971 4822
E-mail: info@cmsurveyors.com.au

SURVEYED BY	DRAWN BY	CHECKED BY	APPROVED BY
BS	MC	BS	SE
SURVEY INSTRUCTION	SCALE	DATE OF SURVEY	
20146	1:100 @ AD	25/01/2022	
DRAWING NAME	SHEET	ISSUE	
21046detail	1 OF 1		
CAD FILE			
21046detail_1.dwg			