



NOTES

- BOUNDARY IDENTIFICATION HAS BEEN UNDERTAKEN.
- WALL TO BOUNDARY DIMENSIONS SHOWN HEREON MUST NOT BE USED FOR CONSTRUCTION.
- IF CONSTRUCTION ON OR NEAR BOUNDARIES IS REQUIRED IT IS RECOMMENDED THAT THE BOUNDARIES OF THE LAND BE MARKED.
- 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 JOE GRECH.
- 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.beyonddig.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 STONEY 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 CALCULATING QUANTITIES WITH CAUTION.
- CONTOUR INTERVAL - 0.5 metre - SPOT LEVELS SHOULD BE ADJUSTED.
- 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 SEALED HEADINGS.
- COPYRIGHT © C.M.S. 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 REPRODUCED DOWN LOADING, ELECTRONIC STORAGE, DISPLAY, PRINT, COPY OR REPRODUCTION OF THIS SURVEY SHOULD CONTAIN AN ALTERATION OR ADDITION TO THE ORIGINAL SURVEY.
- THIS NOTICE MUST NOT BE ERASED.
- THIS PLAN HAS BEEN PREPARED UNDER THE SUPERVISION OF A REGISTERED SURVEYOR.

STEPHEN EHERY
REGISTERED SURVEYOR BOSSI NUMBER 1605

LEGEND:

BAL	= BALCONY
BBW	= BOTTOM WALL
BM	= BENCHMARK
CH	= CHIPNEY
CL	= CENTRELINE
CON	= CONCRETE
DK	= DECK
DRN	= DRAIN
DS	= DOOR SILL LEVEL
ELO	= ELECTRICITY LINE OVERHEAD
FCE	= FENCE
FL	= FLOOR LEVEL
GATL	= GARAGE FLOOR LEVEL
GR	= GRATE
GM	= GAS METER
HL	= HEAD LEVEL
NS	= NATURAL SURFACE
PAV	= PAVING
PP	= POWER POLE
RF	= TOP OF ROOF
RR	= ROOF RIDGE
SL	= SILL LEVEL
SHW	= SEWER MAIN HOLE
STR	= STAIRS
TC	= TOP OF CUTTING
TKS	= TOP OF KERB
TPIL	= TELSTRA PILLAR
TR	= TREE
TW	= TOP OF WALL
WM	= WATER METER
ELO	= ELECTRICITY OVERHEAD
S	= SEWER UNDERGROUND

TREE
SPREAD-DIAMETER-HEIGHT

HORIZONTAL DATUM:

CO-ORDINATE SYSTEM: ASSUMED
MARKS ADOPED: N/A

VERTICAL DATUM:

DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPED: PY 4894
R.L. 9.879 (CLASS LB)
SOURCE: S.C.I.M.S. (06/10/2020)

3	BUILDING DESCRIPTION AMENDED	9/07/2025
2	DETAIL UPDATED	14/03/2025
1	FIRST ISSUE	03/11/2020

CLIENT:

JOE GRECH
31 KEIRLE ROAD
KELLYVILLE, NSW, 2155

BOUNDARY IDENTIFICATION
AND DETAIL & LEVEL SURVEY
OVER LOT 8 IN DP838584
5-7 MARINE PARADE
AVON, NSW, 2107

C.M.S. Surveyors
Pty Limited

ACN: 096 240 201

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USP 2025
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LGA: NORTHERN BEACHES SHEET 1 OF 1

SURVEYED	DRAWN	CHECKED	APPROVED
HC	GP	HC	AF
SURVEY INSTRUCTION	SCALE	DATE OF SURVEY	
1973A	1:100 @ AD	22/02/20 & 14/03/25	
DRAWING NAME	ISSUE		
1973AIdetail	3		
CAD FILE			
1973AIdetail_3.dwg			