



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 SHANE GLUSKIE.
- 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.youcan.dig.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 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 2022.
- 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 1969.
- 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
20221 NUMBER 1605

LEGEND:

- BAL = BALCONY
 - BIT = BITUMEN
 - BLD = EXTERNAL BUILDING
 - BW = BOTTOM OF WALL
 - CL = CENTRELINE
 - CON = CONCRETE
 - CPT = COMMUNICATIONS PIT
 - DRN = DRAIN
 - FCE = FENCE
 - FL = FLOOR LEVEL
 - GAR = GARAGE
 - GAS = GAS METER
 - GFL = GARAGE FLOOR LEVEL
 - GRT = GRATE
 - INC = INCLINATOR
 - JET = JETTY
 - HL = WINDOW HOOD LEVEL
 - LAN = LANDING LEVEL
 - NS = NATURAL SURFACE
 - PAV = PAVING
 - PL = POOL
 - REND = RENDERED
 - RET = RETAINING
 - RF = TOP OF ROOF
 - RR = ROOF RIDGE
 - SL = WINDOW SILL LEVEL
 - SMH = SEWER MANHOLE
 - STR = STEPS
 - TBK = TOP OF BANK
 - TEL = TELSTRA
 - TFCE = TOP OF FENCE
 - TG = TOP OF GUTTER
 - TIB = TOP OF KERB
 - TR = TREE
 - TRK = TOP OF ROCK
 - TW = TOP OF WALL
 - VER = VERANDAH
 - W = WATER LID
 - WM = WATER METER
 - E— = ELECTRICITY
 - S— = SEWER UNDERGROUND
- TREE
• TRUNK DIAMETER
H = HEIGHT
S = SPREAD DIAMETER

HORIZONTAL DATUM:
CO-ORDINATE SYSTEM: ASSUMED

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: PM 60568
R.L. 21860 (CLASS 1C)
SOURCE: S.C.I.M.S. (24/09/22)

2	SECOND ISSUE - DETAIL UPDATED	30/09/22
1	FIRST ISSUE	12/08/13

CLIENT: **SHANE GLUSKIE**
C/- CORBEN ARCHITECTS
PO BOX 1021
NEUTRAL BAY, NSW, 2089

BOUNDARY IDENTIFICATION
AND DETAIL & LEVEL SURVEY
OVER LOT 1 IN D.P.344054
No.4 CABARITA ROAD
AYALON BEACH, NSW, 2107

C.M.S. Surveyors
Pty Limited

ACN: 096 240 201

PO Box 463 Dee Why
NSW 2099
1/32 Campbell Avenue,
Dee Why NSW 2099
Telephone: (02) 9971 4802
Facsimile: (02) 9971 4802
E-mail: info@cmsurveyors.com.au

LGA: NORTHERN BEACHES SHEET 1 OF 1

SURVEYED DRAWN CHECKED APPROVED
LJ/HC CJR/HC LJ/HC GS/BG

SURVEY INSTRUCTION SCALE DATE OF SURVEY
11928 1:100 @ A0 30/07/13, 28/09/22

DRAWING NAME ISSUE
11312Bdetail 2

CAD FILE
11312Bdetail 2.dwg

TITLE INDICATES THAT LOT 1 IN D.P.344054 IS SUBJECT TO:
• RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
• RIGHT OF WAY APPURTENANT TO THE LAND ABOVE DESCRIBED
AFFECTING THE LAND SHOWN SO BURDENED IN VOL 524 FOL 58