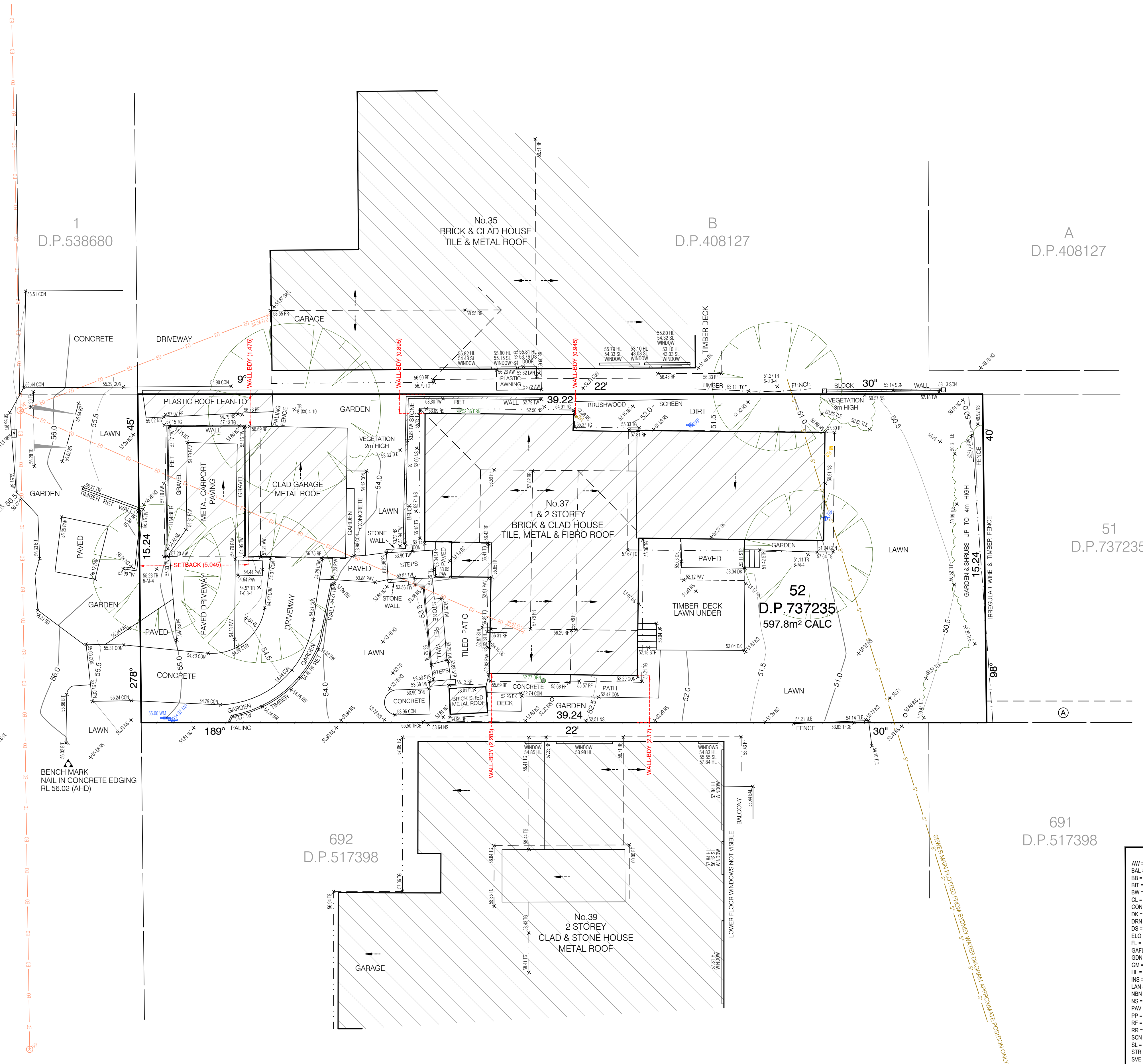


PLACE

(BITUMEN FORMATION)

BUSHEY

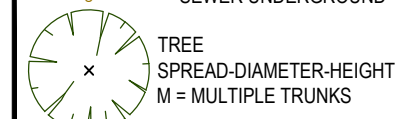
SEWER MAIN PLOTTED FROM SYDNEY WATER DIAGRAM APPROXIMATE POSITION ONLY



TITLE INDICATES THAT LOT 52 IN D.P.737235 IS SUBJECT TO:  
 - RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)  
 (A) - EASEMENT(S) APPURTENANT TO THE LAND ABOVE DESCRIBED  
 CREATED BY: DP737235 TO DRAIN WATER

## LEGEND:

AW = AWNING  
 BAL = BALCONY  
 BB = BOTTOM OF BANK  
 BIT = BITUMEN  
 BW = BOTTOM WALL  
 CL = CENTRELINE  
 CON = CONCRETE  
 DK = DECK  
 DRN = DRAIN  
 DS = DOOR SILL LEVEL  
 ELO = ELECTRICITY LINE OVERHEAD  
 FL = FLOOR LEVEL  
 GFL = GARAGE FLOOR LEVEL  
 GDN = GARDEN  
 GM = GAS METER  
 HL = HOOD LEVEL  
 INS = INSPECTION PIT  
 LAN = LANDING  
 NBN = NBN PIT  
 NS = NATURAL SURFACE  
 PAV = PAVING  
 PP = POWER POLE  
 RF = TOP OF ROOF  
 RR = ROOF RIDGE  
 SCN = SCREEN  
 SL = SILL LEVEL  
 STR = STAIRS  
 SVE = SEWER VENT  
 TB = TOP OF BANK  
 TFOE = TOP OF FENCE  
 TG = TOP OF GUTTER  
 TLE = TREE LINE  
 TR = TREE  
 TW = TOP OF WALL  
 WM = WATER METER  
 ELO = ELECTRICITY OVERHEAD  
 GP = SPREAD DIAMETER HEIGHT  
 S = SEWER UNDERGROUND



## 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 RAY GREWAL.
- 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.youdig.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.
- 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 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.

MURRAY LEARMONT  
 REGISTERED SURVEYOR BOSSI NUMBER 1462

1 FIRST ISSUE 12/03/2025



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

VERTICAL DATUM:  
 DATUM: AUSTRALIAN HEIGHT DATUM (AHD)  
 B.M. ADOPTED: SSM 40974  
 R.L. 58.80 (CLASS D)  
 SOURCE: S.C.I.M.S. (20/02/2025)

## CLIENT:

RAY GREWAL

LGA: NORTHERN BEACHES

BOUNDARY IDENTIFICATION  
 AND DETAIL & LEVEL SURVEY  
 OVER LOT 52 IN DP737235  
 No.37 BUSHEY PLACE  
 DEE WHY, NSW, 2099



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 www.cmsurveyors.com.au

SURVEYED	DRAWN	CHECKED	APPROVED
JM	GP	JM	RM
SURVEY INSTRUCTION	SCALE	DATE OF SURVEY	
24183	1:100@A1	28/02/2025	
DRAWING NAME	SHEET	ISSUE	
24183detail	1 OF 1	1	
CAD FILE	24183detail 1.dwg		