

NOTES

- A FIELD SURVEY OF THE BOUNDARIES SHOWN HEREON HAS BEEN CONDUCTED.
- 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 SET-OUT.
- THIS SURVEY IS FOR DESIGN PURPOSES OF THE SUBJECT LAND ONLY. THIS PLAN MUST NOT BE USED FOR ANY OTHER MATTER, PURPOSE OR CONSTRUCTION SET-OUT.
- TREE SIZES ARE ESTIMATES ONLY.
- THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF AQUA LUNA.
- 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 (DN 1100) 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.
- 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.

Karl Robertson
REGISTERED SURVEYOR BOSS NUMBER 7835...

LEGEND:

- AW = AWNING
BAL = BALCONY
BB = BOTTOM OF BANK
BOR = BOTTOM OF ROCK
BW = BOTTOM WALL
CL = CENTRELINE
CON = CONCRETE
DK = DECK
FCE = FENCE
FHY = FIRE HYDRANT
FL = FLOOR LEVEL
GRT = GRATE
HYD = HYDRANT
LID = MISCELLANEOUS PIT LID
LP = LIGHT POLE
NS = NATURAL SURFACE
PAR = PARAPET
PAV = PAVING
RF = TOP OF ROOF
RK = ROCK
SGN = SIGN
STR = STAIRS
TB = TOP OF BANK
TFCE = TOP OF FENCE
TG = TOP OF GUTTER
TKB = TOP OF KERB
TLE = TREE LINE
TOR = TOP OF ROCK
TR = TREE
TW = TOP OF WALL
UBH = UNDERSIDE BEAM
VC = VEHICLE CROSSING
- 10 — = ELECTRICITY OVERHEAD
— S — = SEWER UNDERGROUND



HORIZONTAL DATUM:
CO-ORDINATE SYSTEM: ASSUMED

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: PM 27836
R.L.: 23.023 (ORDER LB)
SOURCE: S.C.1/15.5: (22/10/21)

I FIRST ISSUE 28/10/21

CLIENT:
AQUA LUNA
461 HENLEY MARINE DRIVE
DRUMMOYNE NSW 2047

SURVEY PLAN SHOWING DETAIL & LEVELS OVER
LOT 1 IN D.P.1032986 &
LOT 461 IN D.P.752023
461 HENLEY MARINE DRIVE,
DRUMMOYNE NSW 2047

C.M.S. Surveyors
Pty Limited
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Dee Why NSW 2099
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LG: CANADA BAY	SHEET 1 OF 1
SURVEYED BS	DRAWN BS
CHECKED BS	APPROVED DR
SURVEY INSTRUCTION 12967A	SCALE 1:100
DRAWING NAME 12967Adetail	DATE OF SURVEY 18/10/2021
CAD FILE 12967Adetail.dwg	ISSUE 1

TITLE INDICATES THAT LOT 1 IN D.P.1032986 IS SUBJECT TO:
- AA466097 LEASE TO DRUMMOYNE ROWING CLUB LIMITED EXPIRES: 31/12/2025.

TITLE INDICATES THAT LOT 461 IN D.P.752023 IS SUBJECT TO:
- LAND EXCLUDES MINERALS (S.171 CROWN LANDS ACT 1989)
- EXCEPTING ANY ROADS AND RESUMED LAND
- 7760672 CROWN LEASE TO DRUMMOYNE ROWING CLUB LTD (LE191950), EXPIRES 31/12/2025.

