



**LEGEND:**

- BAL = BALCONY
- BIT = BITUMEN
- BOR = BOTTOM OF ROCK
- BW = BOTTOM OF WALL
- CL = CENTRELINE
- CON = CONCRETE
- DK = DECK
- DS = DOOR SILL LEVEL
- ELO = ELECTRICITY LINE OVERHEAD
- FCE = FENCE
- FL = FLOOR LEVEL
- GAFL = GARAGE FLOOR LEVEL
- GRA = GRAVEL
- GRT = GRATE
- HL = HOOD LEVEL
- NS = NATURAL SURFACE
- P1100 = INVERT LEVEL PIPE AND DIA. 110
- P1500 = INVERT LEVEL PIPE AND DIA. 150
- PAV = PAVING
- PER = PERGOLA
- PP = POWER POLE
- RF = TOP OF ROOF
- RR = ROOF RIDGE
- SL = SILL LEVEL
- SMH = SEWER MAN HOLE
- STR = STAIRS
- TG = TOP OF GUTTER
- THOB = TOP OF HOB
- TKB = TOP OF KERB
- TOR = TOP OF ROCK
- TRF = TELSTRA FIT
- TR = TREE
- TW = TOP OF WALL

= ELECTRICITY OVERHEAD  
 = SEWER UNDERGROUND  
 TREE  
 SPREAD DIAMETER HEIGHT  
 M = MULTIPLE TRUNKS

- 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 ROBERT CONSTABLE.
  - 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.byou.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 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.

MURRAY LEARMONT  
 REGISTERED SURVEYOR BOSSI NUMBER 1462

	SEPARATE LOT AREAS ADDED	8/10/2025
2	FIRST ISSUE	28/07/2025

**BEFORE YOU DIG**  
 www.byou.com.au  
 Zero Damage - Zero Harm

SCALE 1:100

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

**VERTICAL DATUM:**  
 DATUM: AUSTRALIAN HEIGHT DATUM (AHD)  
 B.M. ADOPTED: PM 11657  
 R.L. 2.171 (CLASS LB)  
 SOURCE: S.C.I.M.S. (10/07/2025)

**CLIENT:**  
**ROBERT CONSTABLE**

**LGA: NORTHERN BEACHES**

**BOUNDARY IDENTIFICATION AND DETAIL & LEVEL SURVEY OVER LOT 10 IN DP1013668 & LOT 1 IN DP 368941 No.16 WARATAH ROAD & No.1183 BARRENJOEY ROAD PALM BEACH, NSW, 2108**

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SURVEYED BY BW	DRAWN MC	CHECKED BW	APPROVED RM
SURVEY INSTRUCTION 24602	SCALE 1:100@A1	DATE OF SURVEY 15/07/2025	
DRAWING NAME 24602detail	SHEET 1 OF 1		ISSUE 2
CAD FILE 24602detail 2.dwg			

TITLE INDICATES THAT LOT 1 IN D.P.368941 IS SUBJECT TO:  
 - RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

TITLE INDICATES THAT LOT 10 IN D.P.1013668 IS SUBJECT TO:  
 - RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)  
 (A) - C741723 RIGHT OF WAY AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM  
 (B) - D312639 RIGHT OF CARRIAGEWAY AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM  
 - D312639 COVENANT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM. (NOT INVESTIGATED)

**BARRENJOEY ROAD (BITUMEN FORMATION)**