

**LEGEND:**

CL	=	CENTRELINE
CON	=	CONCRETE
DRN	=	DRAIN
DS	=	DOOR SILL LEVEL
FCE	=	FENCE
FL	=	FLOOR LEVEL
GF	=	GUTTER LEVEL
GM	=	GAS METER
NS	=	NATURAL SURFACE
PAR	=	PARAPET
PP	=	POWER POLE
RMP	=	RAMP
SIP	=	SEWER INSPECTION PIT
SMH	=	SEWER MAN HOLE
SPH	=	SPOT HEIGHT
TG	=	TOP OF GUTTER
TKB	=	TOP OF KERB
TPIT	=	TELSTRA PIT
TW	=	TOP OF WALL
VC	=	VEHICLE CROSSING
EO	=	ELECTRICITY OVERHEAD
S	=	SEWER UNDERGROUND

TITLE INDICATES THAT LOT B IN D.P.348088 IS SUBJECT TO:  
- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S).  
- D209937 COVENANT (NOT INVESTIGATED)

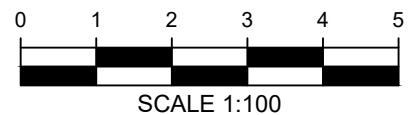
**NOTES:**

- 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 JUSTICE BREWING.
- 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.byda.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.

*Nick Sam*

NICK SAM  
REGISTERED SURVEYOR BOSSI NUMBER 9317

1	FIRST ISSUE	24/02/2025
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**HORIZONTAL DATUM:**  
CO-ORDINATE SYSTEM: ASSUMED  
MARKS ADOPTED: N/A

**VERTICAL DATUM:**  
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)  
B.M. ADOPTED: SS 41902  
R.L. 1.908 (CLASS LC)  
SOURCE: S.C.I.M.S. (31/01/2025)

**CLIENT:**  
**JUSTICE BREWING**

**LGA: NORTHERN BEACHES**

**BOUNDARY IDENTIFICATION  
AND DETAIL & LEVEL SURVEY  
OVER PART OF LOT B IN DP348088  
No.380 PITTWATER ROAD  
NORTH MANLY, NSW, 2100**

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SURVEYED NS	DRAWN NS	CHECKED NS	APPROVED RM
SURVEY INSTRUCTION 24128	SCALE 1:100@A1	DATE OF SURVEY 12/02/2025	
DRAWING NAME 24128detail		SHEET 1 OF 1	ISSUE 1
CAD FILE 24128detail 1.dwg			