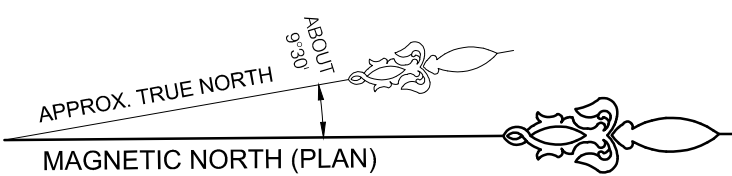
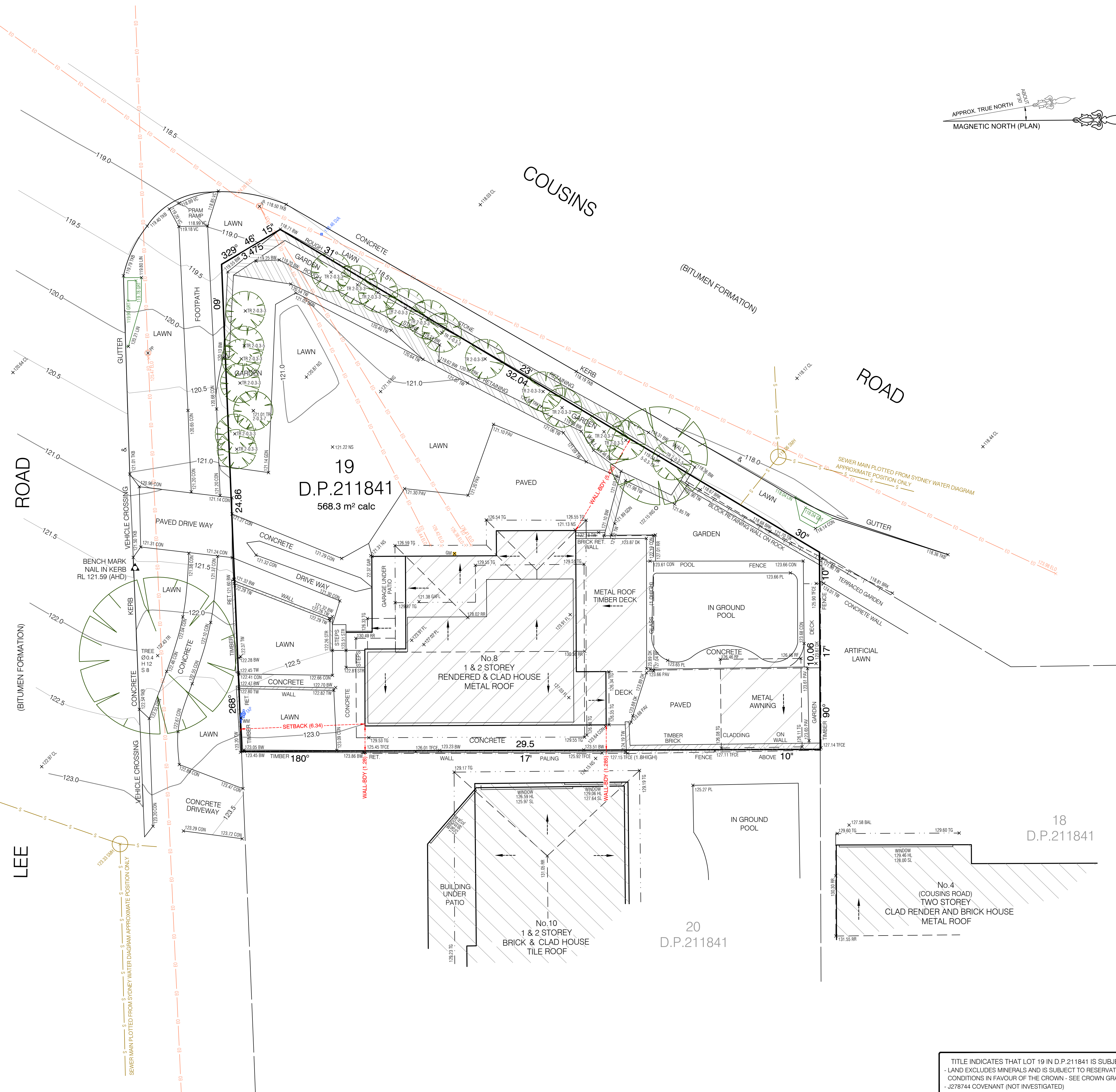
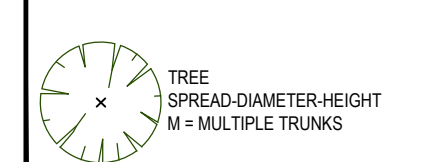


LEGEND:

BRK = BOTTOM OF ROCK
BAL = BALCONY
BW = BOTTOM WALL
CON = CONCRETE
DK = DECK
ELO = ELECTRICITY LINE OVERHEAD
FL = FLOOR LEVEL
GAFL = GARAGE FLOOR LEVEL
GAR = GARAGE
GDN = GARDEN
GM = GAS METER
GRT = GRATE
HL = HOOD LEVEL
INS = INSPECTION PIT
LIN = UNTEL
NS = NATURAL SURFACE
PAV = PAVING
PL = POOL
RET = RETAINING
RF = TOP OF ROOF
RR = ROOF RIDGE
SMH = SEWER MAIN HOLE
SVA = STOP VALVE
SWMH = STORMWATER MANHOLE
TKB = TOP OF KERB
TFCF = TOP OF FENCE
TG = TOP OF GUTTER
TR = TREE
TRK = TOP OF ROCK
TW = TOP OF WALL
VC = VEHICLE CROSSING
WM = WATER METER

— E0 — ELECTRICITY OVERHEAD
— S — SEWER UNDERGROUND

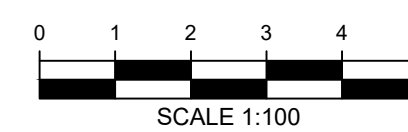


NOTES:

- 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 TOD ROWBOTHAM.
- 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

2	DETAIL UPDATE	15/04/2025
1	FIRST ISSUE	16/12/2015



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

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: SSM 6960
R.L. 119.664 (CLASS LC)
SOURCE: S.C.I.M.S. (4/04/2025)

CLIENT:
TOD ROWBOTHAM

LGA: NORTHERN BEACHES

**BOUNDARY IDENTIFICATION
AND DETAIL & LEVEL SURVEY
OVER LOT 19 IN DP211841
No.8 LEE ROAD
BEACON HILL, NSW, 2100**

CMS SURVEYORS PTY LTD
ACN 096 240 201
PO Box 463 Dee Why, NSW, 2099
2/99A South Creek Road, Dee Why, NSW, 2099
(02) 9971 4602
info@cmsurveyors.com.au
www.cmsurveyors.com.au

SURVEYED TC/TH	DRAWN BS/GP	CHECKED TC/TH	APPROVED CL/BS
SURVEY INSTRUCTION 14143A	SCALE 1:100@A1	DATE OF SURVEY 16/12/2015-7/04/2025	
DRAWING NAME 14143Adetail		SHEET 1 OF 1	ISSUE 2
CAD FILE 14143Adetail 2.dwg			

TITLE INDICATES THAT LOT 19 IN D.P.211841 IS SUBJECT TO:
- LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND
CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- J278744 COVENANT (NOT INVESTIGATED)