



LEGEND:

- AW = AWNING
- BW = BOTTOM WALL
- CON = CONCRETE
- DK = DECK
- DS = DOOR SILL LEVEL
- ELO = ELECTRICITY LINE OVERHEAD
- FCE = FENCE
- FL = FLOOR LEVEL
- GAFL = GARAGE FLOOR LEVEL
- GM = GAS METER
- HL = HOOD LEVEL
- NS = NATURAL SURFACE
- PAY = PAVING
- POOL = POOL
- RF = TOP OF ROOF
- RMP = RAMP
- RR = ROOF RIDGE
- SKY = SKY LIGHT
- SL = SILL LEVEL
- SMH = SEWER MAN HOLE
- STR = STAIRS
- TB = TOP OF BANK
- TFCE = TOP OF FENCE
- TG = TOP OF GUTTER
- TKB = TOP OF KERB
- TLE = TREE LINE
- TR = TREE
- TW = TOP OF WALL
- VER = VERANDAH
- WM = WATER METER

— ELO = ELECTRICITY OVERHEAD
— S — S = SEWER UNDERGROUND

TREE
SPREAD-DIAMETER-HEIGHT

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 STEPHEN NICOTRA.
 - 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 2024.
 - 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
 KARL ROBERTSON
 REGISTERED SURVEYOR BOSSI NUMBER 7635

2	DETAIL UPDATED	31/05/2024
1	FIRST ISSUE	18/03/2022

BEFORE YOU DIG
 www.youdig.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: SSM 14790
 R.L. 114.855 (CLASS LC)
 SOURCE: S.C.I.M.S. (09/03/2022)

CLIENT:
 STEPHEN NICOTRA

LGA: NORTHERN BEACHES

BOUNDARY IDENTIFICATION AND DETAIL & LEVEL SURVEY OVER LOT 21 IN DP203017
No.5 BINDI PLACE
BEACON HILL, NSW, 2100

CMS SURVEYORS
 CMS SURVEYORS PTY LTD
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SURVEYED BG	DRAWN MC	CHECKED BG	APPROVED LJ
SURVEY INSTRUCTION 21192	SCALE 1:100@A1	DATE OF SURVEY 10/03/2022	
DRAWING NAME 21192detail		SHEET 1 OF 1	ISSUE 2
CAD FILE 21192detail 2.dwg			

TITLE INDICATES THAT LOT 21 IN D.P.203017 IS SUBJECT TO:

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- H714526 COVENANT AFFECTING PART (NOT INVESTIGATED)
- H903699 COVENANT AFFECTING PART (NOT INVESTIGATED)