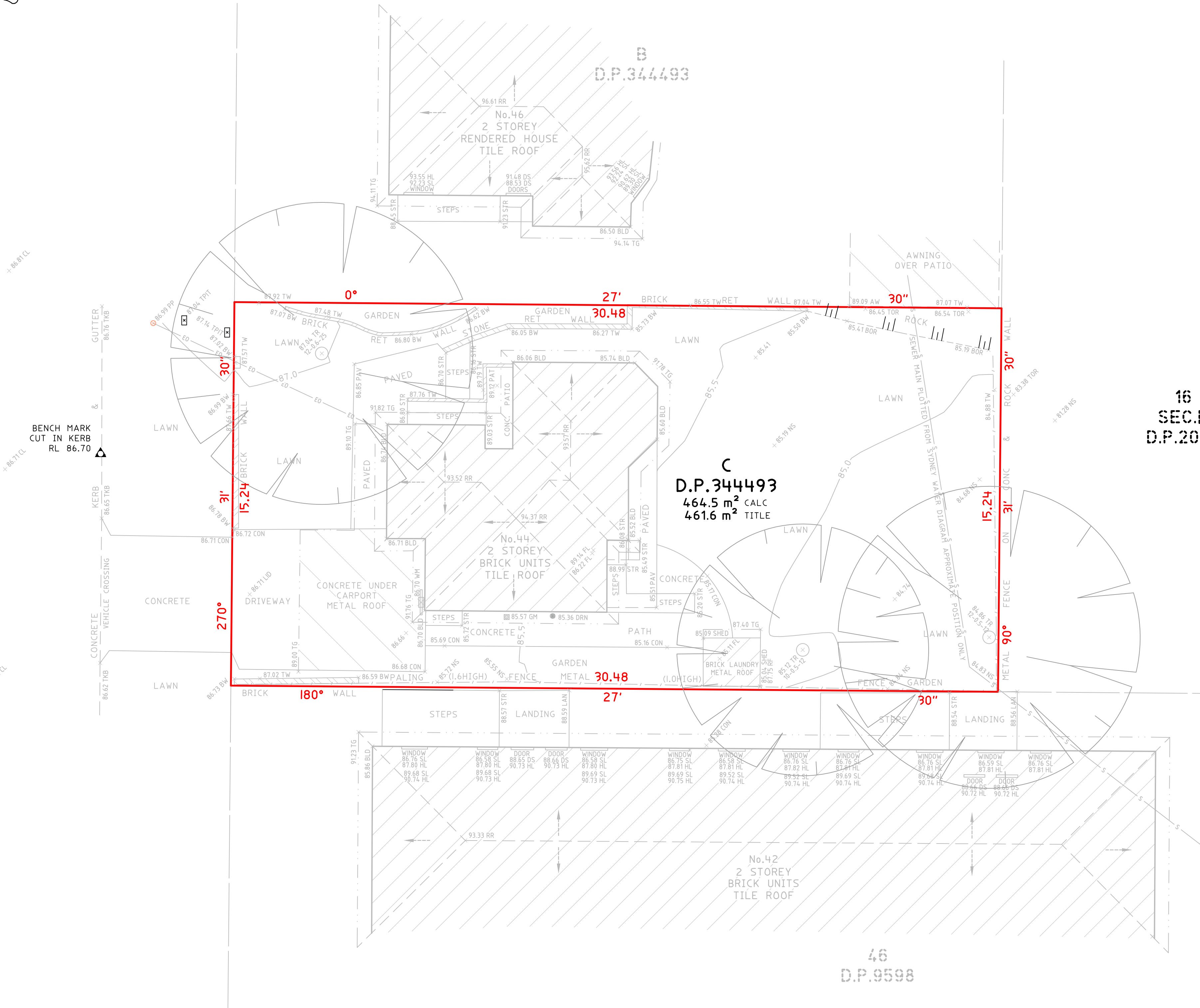


STREET
BEACH
(BITUMEN FORMATION)
UPPER



LEGEND:

AW = AWNING
BLD = EXTERNAL BUILDING
BOR = BOTTOM OF ROCK
BW = BOTTOM WALL
CL = CENTRELINE
CON = CONCRETE
DRN = DRAIN
DS = DOOR SILL LEVEL
FCE = FENCE
FL = FLOOR LEVEL
GINPL = GIN FOUND
GM = GAS METER
HL = HOOD LEVEL
LAN = LANDING
LID = MISCELLANEOUS PIT LID
NS = NATURAL SURFACE
PAT = PATIO
PAV = PAVING
PP = POWER POLE
RF = TOP OF ROOF
RR = ROOF RIDGE
SL = SILL LEVEL
STR = STAIRS
TG = TOP OF GUTTER
TKB = TOP OF KERB
TOR = TOP OF ROCK
TPIT = TELSTRA PIT
TR = TREE
TW = TOP OF WALL
WM = WATER METER

EO = ELECTRICITY OVERHEAD
S = SEWER UNDERGROUND

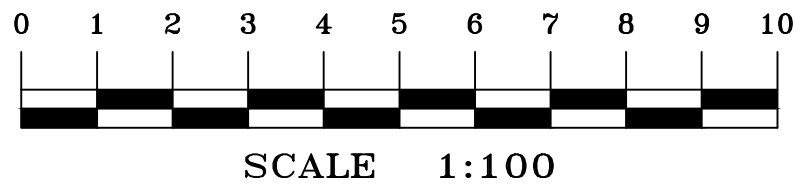
TREE
SPREAD-DIAMETER-HEIGHT

NOTE:
THIS SURVEY IS STRICTLY FOR
BOUNDARY DEFINITION.

NO SURVEYED INFORMATION ON
SUBJECT SITE HAS BEEN
UPDATED AS PART OF THIS
SURVEY. ALL SURVEYED
INFORMATION IS FROM 2017.

SITE DETAIL INFORMATION
SHOWN MAY NOT REFLECT
CURRENT SITE CONDITIONS

TITLE INDICATES THAT LOT C IN D.P.344493 IS SUBJECT TO:
- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- B448523 COVENANT (NOT INVESTIGATED)



NOTES

- A BOUNDARY SURVEY 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 BJWM BUILDING PTY LTD.
- 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 (ph 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.
- 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 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

KARL ROBERTSON
REGISTERED SURVEYOR BOSSI NUMBER 7835

HORIZONTAL DATUM:
CO-ORDINATE SYSTEM: ASSUMED

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: PM 1133
R.L. 88.687 (ACC.2)
SOURCE: S.C.I.M.S. (7/11/01)

2	BOUNDARIES DEFINED	15/04/24
1	FIRST ISSUE	8/09/17

CLIENT:

BJWM BUILDING PTY LTD

**BOUNDARY IDENTIFICATION
AND DETAIL & LEVELS
OVER LOT C IN D.P.344493
44 UPPER BEACH STREET,
BALGOWLAH NSW 2093**

**C.M.S. Surveyors
Pty Limited**

ACN: 096 240 201

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NSW 2099
2/99A South Creek Road,
Dee Why NSW 2099
Telephone: (02) 9971 4802
Facsimile: (02) 9971 4822
E-mail: info@cmsurveyors.com.au

LGA: NORTHERN BEACHES	SHEET 1 OF 1		
SURVEYED ME/PB	DRAWN GP	CHECKED ME/PB	APPROVED DR/KR
SURVEY INSTRUCTION 17223A		SCALE 1:100 @ A1	DATE OF SURVEY 30/08/17 & 11/04/24
DRAWING NAME 17223detail			ISSUE 2
CAD FILE 17223detail 2.dwg			