



STREET

WEST

LEGEND:

- BAL = BALCONY
- BW = BOTTOM WALL
- CH = CHIMNEY
- CL = CENTRELINE
- CON = CONCRETE
- DK = DECK
- DS = DOOR SILL LEVEL
- FL = FLOOR LEVEL
- GFL = GARAGE FLOOR LEVEL
- GDN = GARDEN
- GF = GUTTER LEVEL
- GR = GRATE
- HL = HOOD LEVEL
- NS = NATURAL SURFACE
- PAR = PARAPET
- PAV = PAVING
- RA = RAILING
- RF = TOP OF ROOF
- RR = ROOF RIDGE
- SON = SCREEN
- SL = SILL LEVEL
- STR = STAIRS
- TB = TOP OF BANK
- TER = TERRACE
- TFCE = TOP OF FENCE
- TG = TOP OF GUTTER
- TIL = TILE
- TKB = TOP OF KERB
- TPIT = TELSTRA PIT
- TR = TREE
- TW = TOP OF WALL
- VC = VEHICLE CROSSING
- VER = VERANDAH

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 TROY SWAN.
- 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 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.

1	FIRST ISSUE	27/06/2024
---	-------------	------------

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 1135
R.L. 73.321 (CLASS LB)
SOURCE: S.C.I.M.S. (18/06/2024)

CLIENT:
TROY SWAN

LGA: NORTHERN BEACHES

BOUNDARY IDENTIFICATION AND DETAIL & LEVEL SURVEY OVER PART OF SP10841 No.10 WEST STREET BALGOWAH, NSW, 2093

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) 9871 4802
info@cmsurveyors.com.au
www.cmsurveyors.com.au

SURVEYED LP	DRAWN GP	CHECKED LP	APPROVED RM
23398A	1:100@A1	19/06/2024	
DRAWING NAME	23398Adetail	SHEET	ISSUE
CAD FILE	23398Adetail.1.dwg	1 OF 1	1

NOTE:

PLEASE SEE STRATA PLAN 10841 FOR ALLOCATION OF SPACE TO STRATA LOTS WITHIN STRATA SCHEME.
PLEASE SEE STRATA PLAN FOR HEIGHT LIMITATIONS OF STRATA LOTS AND ALLOCATION OF COMMON PROPERTY.
A REGISTERED SURVEYOR SHOULD BE CONSULTED SHOULD ANY WORKS BE PROPOSED ON THE STRATA LOTS TO ENSURE ANY WORKS ARE SITED WITHIN ITS RESPECTIVE STRATA LOT.

TITLE INDICATES THAT COMMON PROPERTY IN STRATA PLAN 10841 IS SUBJECT TO:
- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- L415316 COVENANT (NOT INVESTIGATED)