



- LEGEND:**
- AW = AWNING
 - BAL = BALCONY
 - BBQ = BARBECUE
 - BW = BOTTOM OF WALL
 - BLD = EXTERNAL BUILDING
 - CL = CENTRELINE
 - CH = CHIMNEY
 - CON = CONCRETE
 - DK = DECK
 - DS = DOOR SILL
 - FCE = FENCE
 - FL = FLOOR LEVEL
 - GAR = GARAGE
 - GFL = GARAGE FLOOR LEVEL
 - GF = GUTTER LEVEL
 - GM = GAS METER
 - GRA = GRAVEL
 - HL = HOOD LEVEL
 - HYD = HYDRANT
 - 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
 - TER = TERRACE
 - TG = TOP OF GUTTER
 - TB = TOP OF KERB
 - TR = TREE
 - TW = TOP OF WALL
 - VER = VERANDAH
 - WM = WATER METER
- = ELECTRICITY OVERHEAD
 = SEWER UNDERGROUND
- = TREE
 SPREAD-DIAMETER-HEIGHT
 M = 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 PAUL AND LISA BANDIERA.
 - 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.

MURRAY LEARMONT
REGISTERED SURVEYOR BOSS NUMBER 1462

2	DETAIL UPDATED	30/08/2024
1	FIRST ISSUE	13/08/2015



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

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: PM 5296
R.L. 92.231 (CLASS LC)
SOURCE: S.C.I.M.S. (22/08/2024)

CLIENT:
PAUL AND LISA BANDIERA

LGA: NORTHERN BEACHES

BOUNDARY IDENTIFICATION AND DETAIL & LEVEL SURVEY OVER LOT 203 IN DP13643 No.31 ALLAWAH AVENUE ELANORA HEIGHTS, NSW, 2101

CMS SURVEYORS
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SURVEYED ME/JM	DRAWN MC/BS	CHECKED ME/JM	APPROVED DR/DM
SURVEY INSTRUCTION 13356A	SCALE 1:100@A1	DATE OF SURVEY 4/08/15 & 23/08/24	
DRAWING NAME 13356Adetail	SHEET 1 OF 1	ISSUE 2	
CAD FILE 13356Adetail 2.dwg			

TITLE INDICATES THAT LOT 203 IN D.P.13643 IS SUBJECT TO:
- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S).