



TITLE INDICATES THAT LOT 21 IN D.P.11430 IS SUBJECT TO:
- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S).
- B154142 COVENANT (NOT INVESTIGATED)

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 STUART & CHARLOTTE MENOGUE.
- 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.bdda.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 BOSSI NUMBER 1462

3	ADDITIONAL ADJOINING DETAIL ADDED	5/02/2025
2	DETAIL UPDATED	13/08/2024
1	FIRST ISSUE	13/01/2021



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

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: PM 1112
R.L. 33.963 (CLASS LB)
SOURCE: S.C.I.M.S. (9/12/2020)

CLIENT:

STUART & CHARLOTTE MENOGUE

LGA: NORTHERN BEACHES

**BOUNDARY IDENTIFICATION
AND DETAIL & LEVEL SURVEY
OVER LOT 21 IN DP11430
No.46 BUNGALOE AVENUE
BALGOWLAH, NSW, 2093**



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SURVEYED KK/JT/HH	DRAWN MC/GP/HH	CHECKED DR/JT/HH	APPROVED MDL/RM
SURVEY INSTRUCTION 19920B	SCALE 1:100@A1	DATE OF SURVEY 4/01/21, 31/07/24 & 30/01/25	
DRAWING NAME 19920Bdetail		SHEET 1 OF 1	ISSUE 3
CAD FILE 19920Bdetail 3.dwg			

LEGEND:

BAL = BALCONY
BBQ = BARBEQUE
BLD = EXTERNAL BUILDING
BW = BOTTOM WALL
CL = CENTRELINE
COL = COLUMN
CON = CONCRETE
CPT = COMMUNICATIONS PIT
DK = DECK
ELO = ELECTRICITY LINE OVERHEAD
FDE = FENCE
FL = FLOOR LEVEL
GAR = GARAGE
GDN = GARDEN
GF = GUTTER LEVEL
GM = GAS METER
GRT = GRATE
HL = HOOD LEVEL
LAN = LANDING
NS = NATURAL SURFACE
PAV = PAVING
RR = ROOF RIDGE
SCN = SCREEN
SIP = SEWER INSPECTION PIT
SL = SILL LEVEL
STR = STAIRS
TPOE = TOP OF FENCE
TG = TOP OF GUTTER
TKB = TOP OF KERB
TW = TOP OF WALL
URP = UNKNOWN PIT
WM = WATER METER
ELECTRICITY OVERHEAD
SEWER UNDERGROUND

