



TITLE INDICATES THAT LOT A IN D.P.317685 IS SUBJECT TO:  
- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S).  
- COVENANT (NOT INVESTIGATED)

**LEGEND:**

BLD = EXTERNAL BUILDING  
BW = BOTTOM OF WALL  
CL = CENTRELINE  
CON = CONCRETE  
DS = DOOR SILL LEVEL  
FCE = FENCE  
FL = FLOOR LEVEL  
GFL = GARAGE FLOOR LEVEL  
HL = WINDOW HOOD LEVEL  
HYD = HYDRANT  
NS = NATURAL SURFACE  
PAV = PAVING  
PP = POWER POLE  
RF = TOP OF ROOF  
RR = ROOF RIDGE  
SIP = SEWER INSPECTION PIT  
SL = WINDOW SILL LEVEL  
SMH = SEWER MAN HOLE  
STR = STAIRS  
TFCE = TOP OF FENCE  
TG = TOP OF GUTTER  
TKB = TOP OF KERB  
TR = TREE  
TW = TOP OF WALL  
VC = VEHICLE CROSSING

— E0 — = ELECTRICITY OVERHEAD  
— S+ — = 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 SUSAN & ALEX JANS.
  - 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.byda.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.

1 FIRST ISSUE 8/05/2024

**BEFORE YOU DIG**  
www.byda.com.au  
Zero Damage - Zero Harm

0 1 2 3 4 5  
SCALE 1:100

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

**VERTICAL DATUM:**  
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)  
B.M. ADOPTED: PM 987  
R.L. 24.452 (CLASS LB)  
SOURCE: S.C.I.M.S. (22/04/2024)

**CLIENT:**  
**SUSAN & ALEX JANS**

**LGA: NORTHERN BEACHES**

**BOUNDARY IDENTIFICATION  
AND DETAIL & LEVEL SURVEY  
OVER LOT A IN DP317685  
No.24 WHITE STREET  
BALGOWAH , NSW, 2093**

**CMS SURVEYORS**  
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SURVEYED MK/BW	DRAWN GP/MC	CHECKED BW	APPROVED BS
SURVEY INSTRUCTION 9942A	SCALE 1:100@A1	DATE OF SURVEY 30/04/2024	
DRAWING NAME 9942Adetail	SHEET 1 OF 1	ISSUE 1	
CAD FILE 9942Adetail 1.dwg			