



- 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 AMANDA AND JAMES CARROLL.
  - 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.

MARK REID  
REGISTERED SURVEYOR BOSSI NUMBER 183

1	FIRST ISSUE	24/06/2024
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**BEFORE YOU DIG**  
www.byou.com.au  
Zero Damage - Zero Harm

SCALE 1:100

**HORIZONTAL DATUM:**  
CO-ORDINATE SYSTEM: ASSUMED  
MARKS ADOPTED: SSM 38145

**VERTICAL DATUM:**  
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)  
B.M. ADOPTED: SSM 38145  
R.L. 62.784 (CLASS B)  
SOURCE: S.C.I.M.S. (17/06/2024)

**CLIENT:**  
**AMANDA AND JAMES CARROLL**

**LGA: NORTHERN BEACHES**

**BOUNDARY IDENTIFICATION AND DETAIL & LEVEL SURVEY OVER LOT 88 IN DP236944 No.7 TRUMAN AVENUE CROMER, NSW, 2099**

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SURVEYED	DRAWN	CHECKED	APPROVED
JM	GP	JM	DT
SURVEY INSTRUCTION	SCALE	DATE OF SURVEY	
23536	1:100@A1	19/06/2024	
DRAWING NAME	SHEET		ISSUE
23536detail	1 OF 1		1
CAD FILE	23536detail.1.dwg		

- LEGEND:**
- AW = AWNING
  - BL = BALCONY
  - CL = CENTRELINE
  - CON = CONCRETE
  - DK = DECK
  - DRN = DRAIN
  - ELO = ELECTRICITY LINE OVERHEAD
  - FL = FLOOR LEVEL
  - GARL = GARAGE FLOOR LEVEL
  - GDN = GARDEN
  - GF = GUTTER LEVEL
  - GRT = GRATE
  - HL = HOOD LEVEL
  - IL = INVERT LEVEL
  - INS = INSPECTION PIT
  - LID = MISCELLANEOUS PIT LID
  - LN = LINTEL
  - NS = NATURAL SURFACE
  - PAT = PATIO
  - PAV = PAVING
  - PP = POWER POLE
  - RF = TOP OF ROOF
  - RR = ROOF RIDGE
  - SIP = SEWER INSPECTION PIT
  - SL = SILL LEVEL
  - SMH = SEWER MAN HOLE
  - STR = STAIRS
  - TFCE = TOP OF FENCE
  - TG = TOP OF GUTTER
  - TKB = TOP OF KERB
  - TLE = TREE LINE
  - TPIT = TELSTRA PIT
  - TR = TREE
  - TW = TOP OF WALL
  - VC = VEHICLE CROSSING
  - VO = ELECTRICITY OVERHEAD
  - VS = SEWER UNDERGROUND
  - TREE SPREAD-DIAMETER-HEIGHT
  - M = MULTIPLE TRUNKS

**TITLE INDICATES THAT LOT 88 IN D.P.236944 IS SUBJECT TO:**

- LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- DP236944 EASEMENT TO DRAIN WATER AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- DP236944 RESTRICTION(S) ON THE USE OF LAND (NOT INVESTIGATED)
- EXCEPTING LAND BELOW A DEPTH FROM THE SURFACE OF 15.24 METRES