

LEGEND: (SEE NOTES 1)

- C - COMMUNICATIONS LINES UNDERGROUND QUALITY
- E - ELECTRICITY LINE UNDERGROUND QUALITY
- S - SEWER LINE UNDERGROUND QUALITY
- SW - STORMWATER LINE UNDERGROUND QUALITY
- T - TELSTRA LINES UNDERGROUND QUALITY
- U - UNKNOWN SERVICE UNDERGROUND QUALITY
- W - WATER LINE UNDERGROUND QUALITY
- FW - FIRE SERVICE LINE UNDERGROUND QUALITY

NOTES 1

- THE PURPOSE OF THIS PLAN IS FOR DESIGN ONLY. CURRENT PLANS ISSUED BY SERVICE PROVIDERS THROUGH 'BEFORE YOU DIG AUSTRALIA' ARE STILL REQUIRED CONTRACTORS AND SUBCONTRACTORS WILL NEED TO EXERCISE THEIR OWN DUTY OF CARE - AND SHOULD MAKE THEIR OWN BEFORE YOU DIG AUSTRALIA ENQUIRY BEFORE EXCAVATION/CONSTRUCTION. YOU MUST ENSURE 'BEFORE YOU DIG AUSTRALIA' ARE CURRENT AS THEY HAVE VARYING EXPIRATION DATES, AND MAY REQUIRE RE-ISSUE OTHERWISE THE INFORMATION ON THIS PLAN MAY NO LONGER BE CURRENT.
- WARNING UNKNOWN SERVICES MAY EXIST THAT COULD NOT BE ELECTRONICALLY DETECTED. THE DIAGRAMS OF THE SERVICE PROVIDER MAY NOT DETECT ALL ASSETS WITH THEIR NETWORK AND SERVICE PROVIDERS MAY SHARE CONDUITS AND/OR TRENCHES AT THIS LOCATION.
- WARNING SINGLE MARKED SERVICES MAY REPRESENT MULTIPLE CONDUITS, PIPES AND/OR CABLES AT THIS LOCATION. THE RECORDING OF DEPTH AND POSITION OF UTILITIES CANNOT BE GUARANTEED AS CORRECT. WE RECOMMEND NON DESTRUCTIVE DIGGING/PIPING TO EXPOSE SERVICES FOR ACCURATE IDENTIFICATION AND DEPTH.

LEGEND:

- END - END OF TRACE
- FIN - FIRE
- FOD - FULL OF DEBRIS
- GP - GROUND PENETRATING RADAR
- HPG - HIGH PRESSURE GAS
- NO SIG - NO SIGNAL
- REDUN - REDUNDANT
- UTO - UNABLE TO OPEN
- UTL - UNABLE TO LIFT
- UTT - UNABLE TO TRACE

SUBSURFACE UTILITY INFORMATION

Q1-Q2 IS THE LOWEST OF THE FOUR QUALITY LEVELS STIPULATED IN ASS488. IT IS AN INDICATIVE POSITION DERIVED FROM EXISTING RECORDS, CROSSLINE SITE INSPECTION AND/OR VISUAL EVIDENCE. Q3-Q4 IS THE NEXT LEVEL UP FROM Q1-Q2. ASS488 STATES THAT Q1-Q2 IS A SURFACE FEATURE CORRELATION OR AN INTERPRETATION OF THE APPROXIMATE LOCATION AND ATTRIBUTES OF A SURFACE FEATURE USING A COMBINATION OF EXISTING RECORDS (ANECDOCAL EVIDENCE) SOME BOOM TECHNIQUES AND A SITE SURVEY OF VISIBLE EVIDENCE.

Q1-Q2 ELECTRONICALLY TRACED AS PER ASS488 DIRECT CONNECTION, INDUCTION, FLEXITRACE/SOON, FLEXIDROP/SOONER WITH AN ESTIMATED POSITIONAL TOLERANCE OF +/-300MM IN PLAN, +/-500MM IN DEPTH (HIGH CONFIDENCE LEVEL).

Q3-Q4 IS THE HIGHEST QUALITY LEVEL AS PER ASS488 AND CONSISTS OF THE POSITIVE IDENTIFICATION OF THE ATTRIBUTE AND LOCATION OF A SUBSURFACE UTILITY AT A POINT TO AN ABSOLUTE SPATIAL POSITION IN THREE DIMENSIONS. THIS CAN BE ACHIEVED AT OPENED PITS AND IN THE POTHOLES WHERE THE UTILITY IS EXPOSED. HORIZONTAL AND VERTICAL TOLERANCE +/- 50MM.

Q5-Q6 ELECTRONICALLY LOCATED WITH GROUND PENETRATING RADAR OR OTHER ELECTRONIC LOCATING TECHNIQUES NOT COMPLIANT WITH ASS488 ESTIMATED POSITIONAL TOLERANCE IS +/-300MM IN PLAN, +/-500MM IN DEPTH (HIGH CONFIDENCE LEVEL).

Q7-Q8 ELECTRONICALLY LOCATED BUT WITH REDUCED CONFIDENCE IN PLAN POSITION/DEPTH (MEDIUM CONFIDENCE LEVEL).

Q9-Q10 ELECTRONICALLY LOCATED WITH LOW CONFIDENCE LEVEL IN PLAN POSITION/DEPTH (LOW CONFIDENCE LEVEL).

- (A) EASEMENT FOR ELECTRICITY 0.574278
- (B) EASEMENT TO DRAIN WATER VIDE DP243653
- (C) EASEMENT FOR SUPPORT VIDE DP243653
- (D) EASEMENT TO DRAIN WATER 3.05 WIDE VIDE DP244778
- (E) EASEMENT TO DRAIN WATER 3.05 WIDE VIDE DP260446
- (F) EASEMENT TO DRAIN WATER 1.5 WIDE VIDE DP260446
- (G) EASEMENT TO DRAIN WATER 2.44 WIDE VIDE DP260851
- (H) EASEMENT TO DRAIN WATER VIDE DP2618011
- (I) EASEMENT FOR ELECTRICITY PURPOSES 3.3 WIDE

TITLE INDICATES THAT LOT 121 IN D.P.789400 IS SUBJECT TO:

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANTS
- K20000P CAVENAT BY THE REGISTRAR GENERAL FORBIDDING UNAUTHORISED DEALINGS WITH PUBLIC RESERVES.
- M8003W RIGHT OF CARRIAGEWAY APPURTENANT TO THE PART(S) OF THE LAND SHOWN SO BENEFITTED IN THE TITLE DIAGRAM AFFECTING THE PART OF LOT 6 IN DP3048 (REMOTE TO SITE NOT INVESTIGATED).
- DP24776 EASEMENT TO DRAIN WATER AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM (REMOTE TO WORKS NOT INVESTIGATED)
- LAND EXCLUDES MINERALS RESERVED BY CROWN GRANT OF 7192 M2

TITLE INDICATES THAT LOT 121 IN D.P.789400 IS SUBJECT TO:

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANTS
- LAND EXCLUDES MINERALS OF THE PART DESIGNATED (A) IN THE TITLE DIAGRAM
- AF70795 THE LAND ABOVE DESCRIBED IS USED AS A RETIREMENT VILLAGE UNDER THE RETIREMENT VILLAGES ACT 1999 KNOWN AS AVEE BAYVIEW GARDENS RETIREMENT VILLAGE
- AF71764 RETIREMENT VILLAGE NOW KNOWN AS BAYVIEW GARDENS RETIREMENT LIVING
- 717878A MEMORANDUM WITH PLAN ANNEKED SHOWING RESIDENTIAL UNITS & SERVICED APARTMENTS 1 TO 350
- 747845 MEMORANDUM WITH PLAN ANNEKED SHOWING UNITS 1 TO 328
- AC280233 MEMORANDUM WITH PLAN ANNEKED SHOWING UNITS 1-41, 43-64, 66-82, 82A, 83-82, 84-85, 87-82, 201, 203, 205-207, 209-216, 218, 220-223, 225-232, 234, 237-245, 247, 249, 251-326, GARAGES G1-G38, CARPORTS C1-C39, C41-C46, C49-C101, C104, C108, C109, C109, C109-C109 & C109-C109
- AE37378 MEMORANDUM WITH PLAN ANNEKED SHOWING VARIOUS LEASE PREMISES, FOR DETAILS SEE MEMORANDUM AE37378
- AR95153 MEMORANDUM WITH PLAN ANNEKED SHOWING UNITS 1-41, 43-50, 52-56, 58-82, 82A, 83-82, 84-85, 87-82, 251-258, SERVICED APARTMENTS 201, 203, 205-207, 209-216, 218, 220-223, 225-232, 234, 235, 237-245, 247, 249, CAR SPACE T1, CARPORTS 59, 100, 109, GARAGES 18 AND 38
- M8003W RIGHT OF CARRIAGEWAY 6.95 METRES WIDE APPURTENANT TO THE PART(S) OF THE LAND SHOWN SO BENEFITTED IN THE TITLE DIAGRAM (REMOTE TO AREA OF SURVEY)
- DP24776 EASEMENT TO DRAIN WATER AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM (REMOTE TO AREA OF SURVEY)
- M8003W VARIATION (NOT INVESTIGATED)
- BR 948 NO 589 VARIATION 32802 VARIATION (NOT INVESTIGATED)
- DP24776 EASEMENT TO DRAIN WATER AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM (REMOTE TO AREA OF SURVEY)
- DP24776 EASEMENT TO DRAIN WATER 3.05 METRES WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM (REMOTE TO AREA OF SURVEY)
- DP260446 EASEMENT TO DRAIN WATER 3.05 METRES WIDE AND VARIABLE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM (REMOTE TO AREA OF SURVEY)
- DP260446 DRAINAGE EASEMENT 1.5 METRES WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM (REMOTE TO AREA OF SURVEY)
- DP260446 RESTRICTIONS ON THE USE OF LAND AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM (NOT INVESTIGATED)
- DP260851 EASEMENT TO DRAIN WATER AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM (REMOTE TO AREA OF SURVEY)
- DP260851 RESTRICTIONS ON THE USE OF LAND AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM (NOT INVESTIGATED)
- DP260851 EASEMENT FOR ELECTRICITY AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM (REMOTE TO AREA OF SURVEY)
- DP260851 EASEMENT FOR ELECTRICITY PURPOSES 3.3 METRES WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM (REMOTE TO AREA OF SURVEY)
- DP260851 RESTRICTIONS ON THE USE OF LAND AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM (NOT INVESTIGATED)
- AC76822 POSITIVE 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 BY THE BUILDING SETOUT.
 - THIS SURVEY IS FOR DESIGN PURPOSES OF THE SUBJECT LAND ONLY. THIS PLAN MUST NOT BE USED FOR ANY OTHER PURPOSE, PURPOSE OR CONSTRUCTION SETOUT.
 - TREE SIZES ARE ESTIMATES ONLY.
 - THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF BOKOR ARCHITECTURE + INTERIORS.
 - RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY. INVERSE PLOTS ARE ONLY TO 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.BEFOREYODIG.AU) SHOULD BE USED AND A FULL UTILITY INVESTIGATION INCLUDING A UTILITY LOCATION SURVEY SHOULD BE UNDERTAKEN BEFORE COMMENCING ANY CONSTRUCTION ACTIVITY IN OR NEAR THE SURVEYED AREA.
 - SEWER MAIN PLOTTED FROM SYDNEY WATER SEWER DIAGRAM. LOCATION SHOULD BE MARKED ON SITE 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 SCALING DRAWINGS.
 - COPYRIGHT © CMS SURVEYORS PTY LTD
 - NO PART OF THIS SURVEY MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM OR TRANSMITTED IN ANY FORM WITHOUT THE PERMISSION OF CMS SURVEYORS PTY LTD.
 - ANY PERMITTED DOWNLOADING, ELECTRONIC STORAGE, DISPLAY, PRINT COPY OR REPRODUCTION OF THIS SURVEY SHALL CONTAIN AN ALTERATION OR ADDITION TO THE ORIGINAL SURVEY.
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LEGEND:

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- BL - BALCONY
- BT - BUTTRESS
- BB - BOTTOM OF BANK
- BS - BOTTOM OF STEP
- BW - BOTTOM WALL
- BLD - EXTERNAL BUILDING
- CL - CENTRELINE
- CH - CHIMNEY
- COL - COLUMN
- COM - COMMUNICATIONS PIT
- CON - CONCRETE
- DD - DISH DRAIN
- DS - DOOR SILL LEVEL
- DRN - DRAIN
- EPL - ELECTRICITY PILLAR
- FCE - FENCE
- FL - FLOOR LEVEL
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- GRT = GRATE
- GF - GUTTER LEVEL
- HYD = HYDRANT
- HW = HEADWALL
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- NS = NATURAL SURFACE
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- PAV = PAVING
- PIT = TOP OF PIT
- POST = POST
- PP = POWER POLE
- RR = TOP OF ROOF
- RR = ROOF RIDGE
- SIP = SEWER INSPECTION PIT
- SMH = SEWER MAN HOLE
- SMHS = SEWER MAN HOLE SQUARE
- SVE = SEWER VENT
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- TS = TOP STEPS
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- VC = VEHICLE CROSSING
- WP = WATER PIT
- WV = WATER VALVE
- WV = WATER UNDERGROUND
- Ø = SEWER UNDERGROUND
- Ø = TRUNK DIAMETER
- Ø = HEIGHT
- Ø = SPREAD DIAMETER
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8	BOUNDARY IDENTIFICATION UNDERTAKEN	13/09/24
7	EXTRA DETAIL ADDED	20/09/24
6	PARTIAL DETAIL UPDATE	01/05/24
5	ADD MORE UNDERGROUND SERVICES	18/12/23
4	ADD FLOOR & CEILING LEVELS	30/11/23
3	ADD DOORS/ WINDOWS & UNDERGROUND SERVICES	17/11/23
2	EXTRA DETAIL STAGE 2	16/03/22
1	FIRST ISSUE	21/12/16



HORIZONTAL DATUM:
COORDINATE SYSTEM: MAG 2020 (GROUND)
MARKS ADOPTED: SSM 24846 & PM 46388

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
S.M. ADOPTED: SSM 2484
R.L. 1.925 (ORDER LB)
SOURCE: S.C.I.M.S. (27/10/23)

CLIENT:
BOKOR ARCHITECTURE + INTERIORS

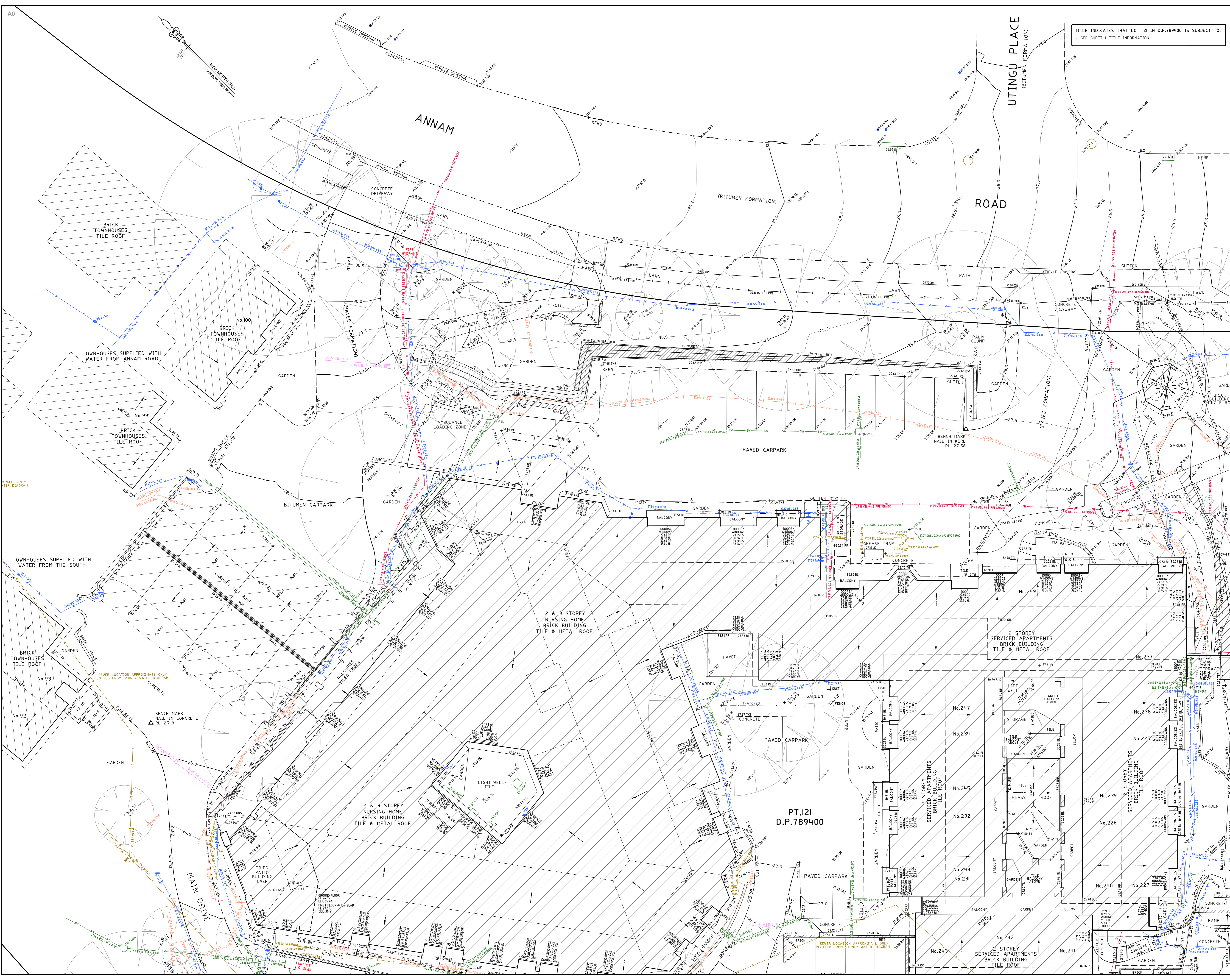
LGA: NORTHERN BEACHES

BOUNDARY IDENTIFICATION AND DETAIL & LEVEL SURVEY OVER PART OF LOT 121 IN DP789400 & PART LOT 6 IN DP260157 No.36-42 CABBAGE TREE ROAD, BAYVIEW, NSW, 2104

CMS SURVEYORS PTY LTD
ACN 096 240 201
PO Box 463 Dee Why, NSW, 2089
2/90A South Creek Road, Dee Why, NSW, 2099
(02) 9971 4802
info@cmsurveyors.com.au
www.cmsurveyors.com.au

SURVEYED TO/CH	DRAWN BY	CHECKED BY	APPROVED BY
15880F	15880F	15880F	DR/LLM
SURVEY INSTRUCTION	SCALE	DATE OF SURVEY	
15880F	1:500@A0	29/04/24, 7/06/24, 7/09/24	
DRAWING NUMBER	15880Fdetail	SHEET	ISSUE
CAD FILE	15880Fdetail 8.dwg	1 OF 5	8

NOTE:
THE INTEGRITY OF ALL EXISTING SURVEY INFORMATION THIS PLAN THAT IS SHOWN HEREON AS GREY SCALE COLOUR HAS NOT BEEN VERIFIED OR INVESTIGATED BY CMS SURVEYORS PTY LIMITED AS PART OF THIS SURVEY.



TITLE INDICATES THAT LOT 121 IN D.P.789400 IS SUBJECT TO:
- SEE SHEET 1 TITLE INFORMATION

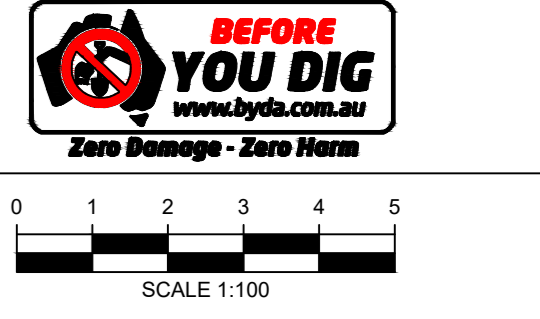
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cbm
STEPHEN EMERY
REGISTERED SURVEYOR BOSSI NUMBER 1605

LEGEND:

- AC = AIR CONDITIONER
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- BS = BOTTOM OF BANK
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2	EXTRA DETAIL STAGE 2	16/03/22
1	FIRST ISSUE	2/11/21



HORIZONTAL DATUM:
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MARKS ADOPTED: SSM 24846 & PM 46388

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
S.M. ADOPTED: SSM 24846
R.L. 1.925 (ORDER LB)
SOURCE: S.C.I.M.S. (27/10/23)

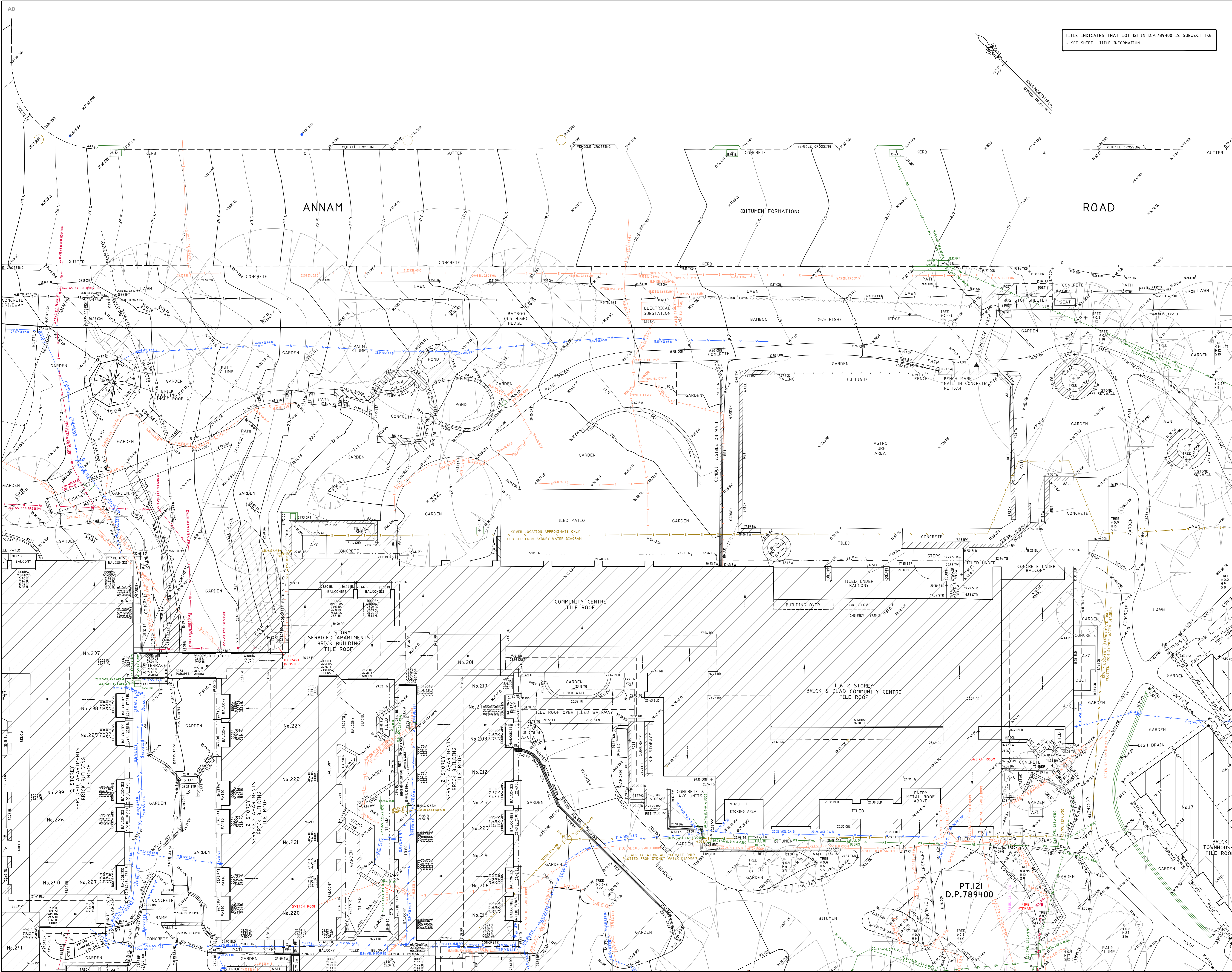
CLIENT:
BOKOR ARCHITECTURE + INTERIORS

LGA: BORTHEN BEACHES

BOUNDARY IDENTIFICATION AND DETAIL & LEVEL SURVEY OVER PART OF LOT 121 IN DP789400 & PART LOT 6 IN DP260157 No.36-42 CABBAGE TREE ROAD, BAYVIEW, NSW, 2104

CMS SURVEYORS PTY LTD
ACN 096 240 201
PO Box 463 Dee Why, NSW, 2099
2090 South Creek Road, Dee Why, NSW, 2099
(02) 9971 4802
info@cmsurveyors.com.au
www.cmsurveyors.com.au

SURVEYED TO/CH	DRAWN BY/PTC	CHECKED BY/TC	APPROVED BY/DR/LRM
SURVEY INSTRUCTION	SCALE	DATE OF SURVEY	
DRAWING NAME: 15880Fdetail	1:100@A0	20/09/24, 7/09/24	
CAD FILE: 15880Fdetail 8.dwg	SHEET	ISSUE	
	2 OF 5	8	



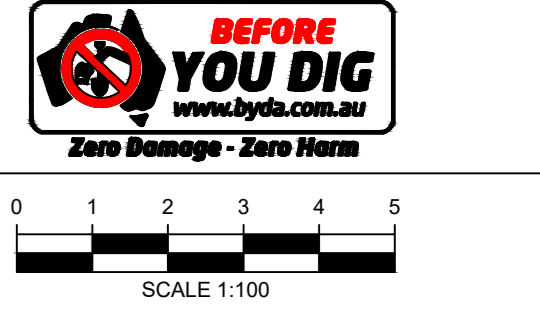
TITLE INDICATES THAT LOT 121 IN D.P.789400 IS SUBJECT TO:
- SEE SHEET 1 TITLE INFORMATION

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 - CONTOUR INTERVAL: 0.5 metres - SPOT LEVELS SHOULD BE ADOPED.
 - POSITION OF RIDGE LINES ARE DIAGRAMMATIC ONLY (NET TO SCALE).
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STEPHEN EMERY
REGISTERED SURVEYOR BOSS NUMBER 1605

- LEGEND:**
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 - BL = BALCONY
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 - BS = BOTTOM OF STEP
 - BW = BOTTOM WALL
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 - COM = COMMUNICATIONS PIT
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 - DRM = DRAIN
 - EPL = ELECTRICITY PILLAR
 - FCE = FENCE
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 - LIN = LINTEL
 - LID = MISCELLANEOUS PIT LID
 - NS = NATURAL SURFACE
 - PAT = PATIO
 - PAV = PAVING
 - PIT = TOP OF PIT
 - POST = POST
 - PP = POWER POLE
 - RF = TOP OF ROOF
 - RR = ROOF RIDGE
 - SIP = SEWER INSPECTION PIT
 - SMH = SEWER MAIN HOLE
 - SM = SEWER MAN HOLE SQUARE
 - SVE = SEWER VENT
 - SGN = SIGN
 - STR = STAIRS
 - SSM = STATE SURVEY MARK
 - STM = SURVEY STATION
 - SV = STOP VALVE
 - TP = TAP
 - TIL = TILE
 - TB = TOP OF BANK
 - TG = TOP OF GUTTER
 - TKB = TOP OF KERB
 - TS = TOP STEPS
 - TW = TOP WALL
 - TR = TREE
 - TRL = TREE LINE
 - VC = VEHICLE CROSSING
 - WP = WATER PIT
 - WY = WATER VALVE
 - WS = SEWER UNDERGROUND
 - TRUNK DIAMETER
 - HEIGHT
 - SPREAD DIAMETER
 - TREE SPREAD/HEIGHT/DIAMETER

8	BOUNDARY IDENTIFICATION UNDERTAKEN	13/09/24
7	EXTRA DETAIL ADDED	20/06/24
6	PARTIAL DETAIL UPDATE	01/05/24
5	ADD MORE UNDERGROUND SERVICES	18/12/23
4	ADD FLOOR & CEILING LEVELS	30/11/23
3	ADD DOORS/WINDOWS & UNDERGROUND SERVICES	17/11/23
2	EXTRA DETAIL STAGE 2	16/03/27
1	FIRST ISSUE	21/12/16



HORIZONTAL DATUM:
COORDINATE SYSTEM: MGA 2020 (GROUND)
MARKS ADOPTED: SSM 24846 & PM 46388

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
S.M. ADOPTED: SSM 24846
R.L. 1.926 (ORDER LB)
SOURCE: S.C.I.M.S. (2019/23)

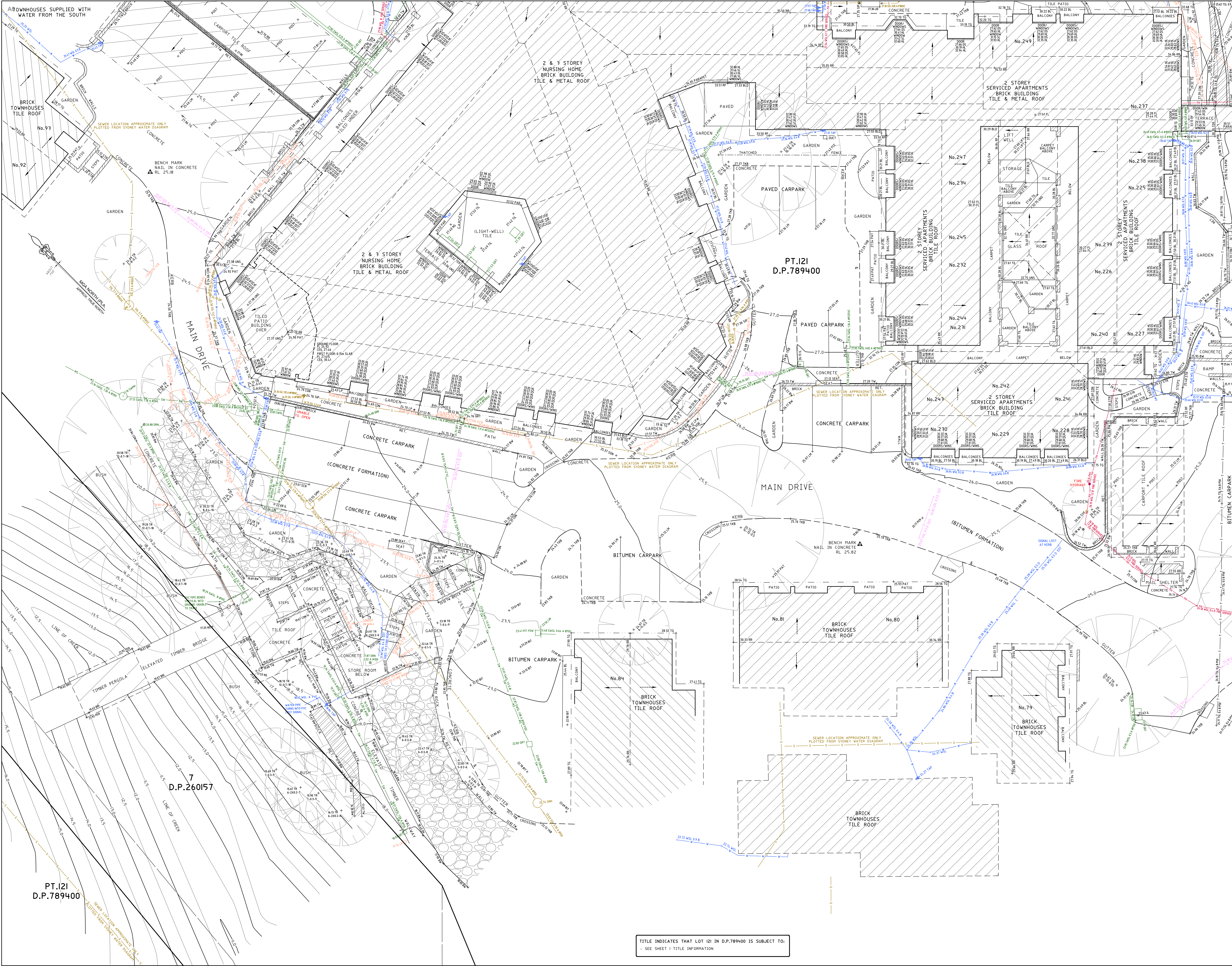
CLIENT:
BOKOR ARCHITECTURE + INTERIORS

LGA: NORTHERN BEACHES

BOUNDARY IDENTIFICATION AND DETAIL & LEVEL SURVEY OVER PART OF LOT 121 IN DP789400 & PART LOT 6 IN DP260157 No.36-42 CABBAGE TREE ROAD, BAYVIEW, NSW, 2104

CMS SURVEYORS PTY LTD
ACN 096 240 201
PO Box 463 Des Whys NSW, 2089
2904 South Creek Road, Des Whys, NSW, 2099
(02) 9971 4802
info@cmsurveyors.com.au
www.cmsurveyors.com.au

SURVEYED TOCH	DRAWN TOCH	CHECKED TOCH	APPROVED TOCH
15880F	15880F	15880F	15880F
DRAWING NAME: 15880Fdetail	SCALE: 1:100@A0	CHECKED DATE OF SURVEY: 20/04/2024	APPROVED DATE OF SURVEY: 20/04/2024
CAD FILE: 15880Fdetail 8.dwg	SHEET: 3 OF 5	ISSUE: 8	



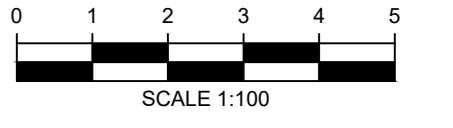
- NOTES:**
- BOUNDARY IDENTIFICATION SHOWN HEREON MUST NOT BE USED FOR CONSTRUCTION.
 - WALL TO BOUNDARY DIMENSIONS SHOWN HEREON MUST NOT BE USED FOR CONSTRUCTION.
 - IF CONSTRUCTION IS INTENDED TO BE UNDERTAKEN ON OR ADJACENT TO PROPERTY BOUNDARIES THE BOUNDARIES OF THE LAND MUST BE MARKED ON THE BUILDING 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 BOKOR ARCHITECTURE + INTERIORS.
 - RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY. WHERE OFFSETS ARE CRITICAL THEY SHOULD BE CONFIRMED BY FIELD 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.beforeyoudig.com.au) SHOULD BE USED AND A FULL UTILITY INVESTIGATION SHOULD BE UNDERTAKEN BEFORE CONSTRUCTION ACTIVITY IN OR NEAR THE SURVEY AREA.
 - SEWER MANHOLE DOTTED 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 metres. SPOT LEVELS SHOULD BE ADDED.
 - 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 REASONS.
 - 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 PRINTED DOWNLOADS, ELECTRONIC STORAGE, DISPLAY, PHOTOCOPY OR REPRODUCTION OF THIS SURVEY SHOULD CONTAIN NO ALTERATION OR ADDITION TO THE ORIGINAL SURVEY.
 - THIS NOTICE MUST NOT BE ERASED.

STEPHEN EMERY
REGISTERED SURVEYOR BOSSI NUMBER 1605

LEGEND:

AC	AIR CONDITIONER
BL	BALCONY
BIT	BITUMEN
BB	BOTTOM OF BANK
BS	BOTTOM OF STEP
BW	BOTTOM WALL
BUD	EXTERNAL BUILDING
CL	CENTRELINE
CH	CHIMNEY
COL	COLUMN
COM	COMMUNICATIONS PIT
CON	CONCRETE
DD	DISH DRAIN
DS	DOOR SILL LEVEL
DNN	DRAIN
EPL	ELECTRICITY PILLAR
FCE	FENCE
FL	FLOOR LEVEL
GN	GARDEN
GRT	GRATE
GR	GUTTER LEVEL
HYD	HYDRANT
HW	HEADWALL
IL	INVERT LEVEL
LP	LIGHT POLE
LM	LINE MARKING
LID	MISCELLANEOUS PIT LID
NS	NATURAL SURFACE
PAT	PATIO
PAV	PAVING
PIT	TOP OF PIT
POST	POST
PP	POWER POLE
RF	TOP OF ROOF
RR	ROOF RIDGE
SIP	SEWER INSPECTION PIT
SMH	SEWER MAN HOLE
SMH	SEWER MAN HOLE SQUARE
SVE	SEWER VENT
SGN	SIGN
STR	STAIRS
SSM	STATE SURVEY MARK
STN	SURVEY STATION
SV	STOP VALVE
TP	TAP
TIL	TILE
TB	TOP OF BANK
TG	TOP OF GUTTER
TKB	TOP OF KERB
TS	TOP STEPS
TW	TOP WALL
TR	TREE
TRL	TREE LINE
VC	VEHICLE CROSSING
WP	WATER PIT
WV	WATER VALVE
WV	WATER VALVE
WV	SEWER UNDERGROUND
TR	TRUNK DIAMETER
TR	TRUNK DIAMETER
S	SPREAD DIAMETER
TR	TREE
S	SPREAD DIAMETER

8	BOUNDARY IDENTIFICATION UNDERTAKEN	13/09/24
7	EXTRA DETAIL ADDED	20/09/24
6	PARTIAL DETAIL UPDATE	10/09/24
5	ADD MORE UNDERGROUND SERVICES	18/12/23
4	ADD FLOOR & CEILING LEVELS	30/11/23
3	ADD DOORS/ WINDOWS & UNDERGROUND SERVICES	17/11/23
2	EXTRA DETAIL STAGE 2	16/03/17
1	FIRST ISSUE	2/11/2016



HORIZONTAL DATUM:
COORDINATE SYSTEM: MGA 2020 (GROUND)
MARKS ADOPTED: SSM 24846 & PM 46388

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
S.M. ADOPTED: SSM 24846
R.L. 1.925 (ORDER LB)
SOURCE: S.C.I.M.S. (27/10/23)

CLIENT:
BOKOR ARCHITECTURE + INTERIORS

LGA: BOKOR ARCHITECTURE + INTERIORS

BOUNDARY IDENTIFICATION AND DETAIL & LEVEL SURVEY OVER PART OF LOT 121 IN DP789400 & PART LOT 6 IN DP260157 No.36-42 CABBAGE TREE ROAD, BAYVIEW, NSW, 2104

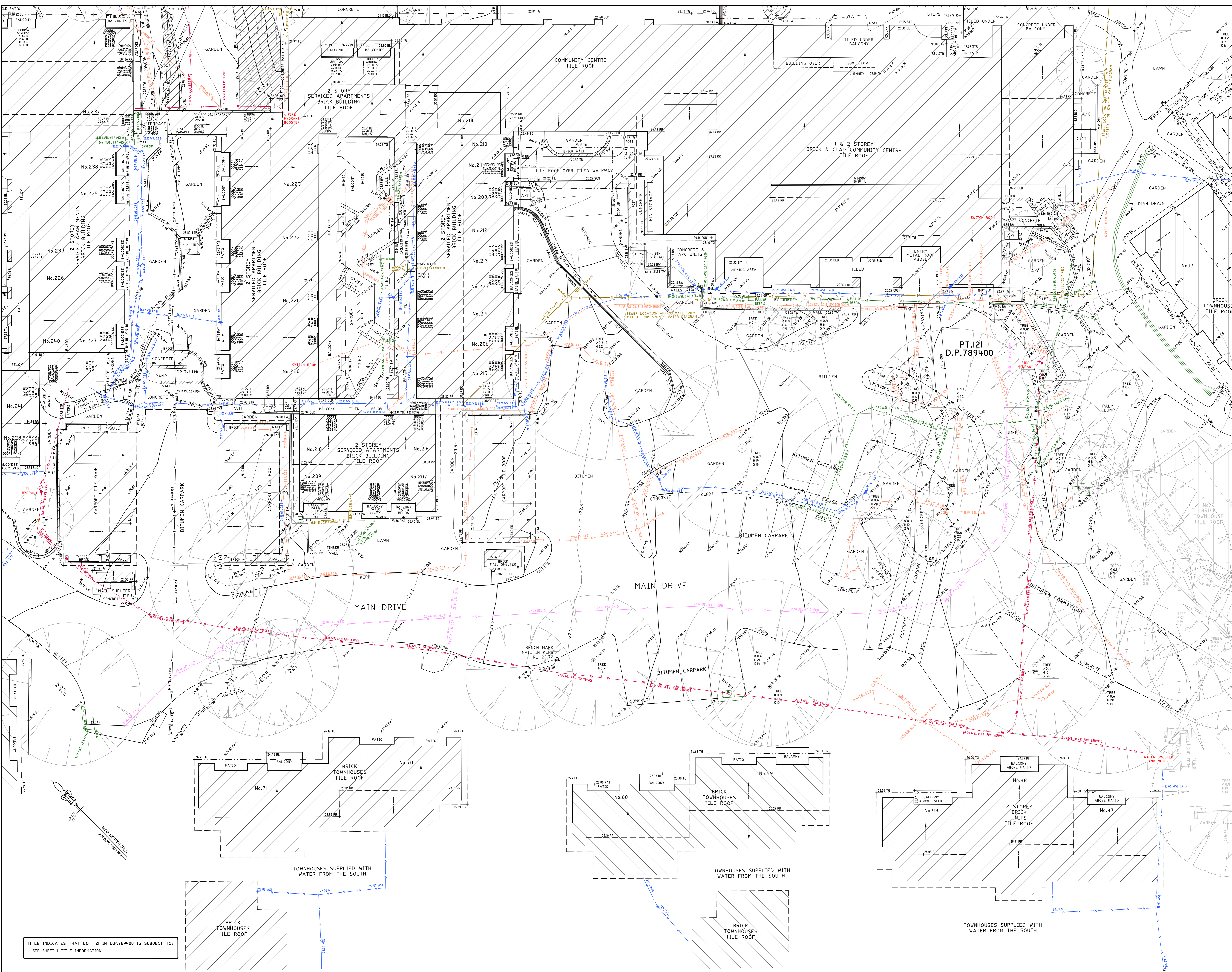
CMS SURVEYORS PTY LTD
ACN 096 240 201
PO Box 463 Dee Why, NSW, 2089
299A South Creek Road, Dee Why, NSW, 2099
(02) 9971 4802
info@cmsurveyors.com.au
www.cmsurveyors.com.au

SURVEYED	DRAWN	CHECKED	APPROVED
TCHC	SPYC	TC	DRLJRM
SURVEY INSTRUCTION	SCALE	DATE OF SURVEY	
15880F	1:100@A0	29/04/24, 7/06/24, 7/09/24	
DRAWING NAME	15880Fdetail	SHEET	ISSUE
CAD FILE	15880Fdetail 8.dwg	4 OF 5	8

TITLE INDICATES THAT LOT 121 IN D.P.789400 IS SUBJECT TO:
- SEE SHEET 1 TITLE INFORMATION

PT.121
D.P.789400

7
D.P.260157



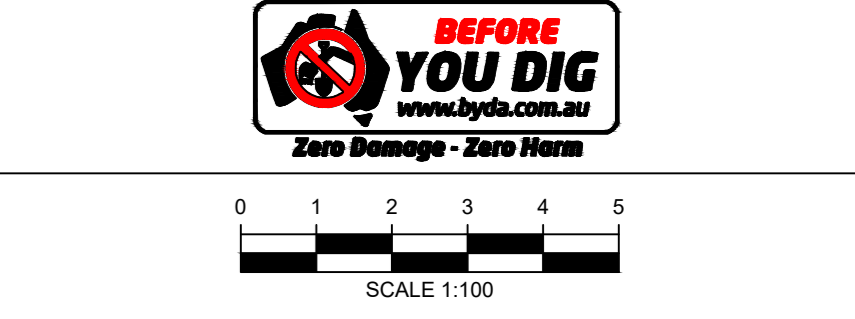
- NOTES:**
- BOUNDARY IDENTIFICATION HAS BEEN UNDERTAKEN.
 - WALL TO BOUNDARY DIMENSIONS SHOWN HEREON MUST NOT BE USED FOR CONSTRUCTION.
 - IF CONSTRUCTION IS INTENDED TO BE UNDERTAKEN ON OR ADJACENT TO PROPERTY BOUNDARIES THE BOUNDARIES OF THE LAND MUST BE MARKED ON THE BUILDING SETOUT.
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 - 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.youdig.com.au) SHOULD BE USED AND A FULL UTILITY INVESTIGATION, INCLUDING A UTILITY LOCATION SURVEY, SHOULD BE UNDERTAKEN BEFORE CARRYING OUT ANY CONSTRUCTION ACTIVITY ON OR NEAR THE SURVEY AREA.
 - SEWER MAINS DOTTED FROM SYDNEY WATER SEWER DIAGRAM. LOCATION SHOULD BE MARKED ON SITE IF CRITICAL.
 - CRITICAL SPOT LEVELS SHOULD BE CONFIRMED BY 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 ADDED.
 - POSITION OF RIDGE LINES ARE DIAGRAMMATIC ONLY (NVD TO SCALE).
 - THE INFORMATION IS ONLY TO BE USED AT A SCALE ACCURACY OF 1:100.
 - DO NOT SCALE OFF THIS PLAN FOR FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO DIMENSIONS SHOWN ON THIS PLAN.
 - COPYRIGHT © CMS SURVEYORS 2024.
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 - THIS NOTICE MUST NOT BE ERASED.

STEPHEN EMERY
REGISTERED SURVEYOR BOSS NUMBER 1605

LEGEND:

AC	= AIR CONDITIONER
BL	= BALCONY
BIT	= BITUMEN
BS	= BOTTOM OF BANK
BW	= BOTTOM OF STEP
EW	= EXTERNAL BUILDING
CL	= CENTRELINE
CH	= CHIMNEY
COL	= COLUMN
COM	= COMMUNICATIONS PIT
CON	= CONCRETE
DD	= DISH DRAIN
DS	= DOOR SILL LEVEL
DRM	= DRAIN
EPL	= ELECTRICITY PILLAR
FCE	= FENCE
FL	= FLOOR LEVEL
GN	= GARDEN
GRT	= GRATE
HL	= HEAD LEVEL
HYD	= HYDRANT
HW	= HEADWALL
IL	= INVERT LEVEL
LP	= LIGHT POLE
LM	= LINE MARKING
LIN	= LINE
LID	= MISCELLANEOUS PIT LID
NS	= NATURAL SURFACE
PAT	= PATIO
PAV	= PAVING
PIT	= TOP OF PIT
POST	= POST
PP	= POWER POLE
RF	= TOP OF ROOF
RR	= ROOF RIDGE
SIP	= SEWER INSPECTION PIT
SMH	= SEWER MAN HOLE
SMH	= SEWER MAN HOLE SQUARE
SVE	= SEWER VENT
SGN	= SIGN
STR	= STAIRS
SSM	= STATE SURVEY MARK
STM	= SURVEY STATION
SV	= STOP VALVE
TP	= TAP
TL	= TILE
TB	= TOP OF BANK
TG	= TOP OF GUTTER
TG	= TOP OF KERB
TS	= TOP STEPS
TW	= TOP WALL
TR	= TREE
TRL	= TREE LINE
VC	= VEHICLE CROSSING
WP	= WATER PIT
WV	= WATER VALVE
WS	= SEWER UNDERGROUND
TR	= TRUNK DIAMETER
TR	= TRUNK DIAMETER
S	= SPREAD DIAMETER
S	= SPREAD DIAMETER
TR	= TREE
S	= SPREAD DIAMETER

8	BOUNDARY IDENTIFICATION UNDERTAKEN	13/09/24
7	EXTRA DETAIL ADDED	20/06/24
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4	ADD FLOOR & CEILING LEVELS	30/11/23
3	ADD DOORS/WINDOWS & UNDERGROUND SERVICES	17/11/23
2	EXTRA DETAIL STAGE 2	16/03/17
1	FIRST ISSUE	2/11/21



HORIZONTAL DATUM:
COORDINATE SYSTEM: MAG 2020 (GROUND)
MARKS ADOPTED: SSM 24846 & PM 46388

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
S.M. ADOPTED: SSM 24846
R.L. 1.925 (ORDER LB)
SOURCE: S.C.I.M.S. (27/10/23)

CLIENT:
BOKOR ARCHITECTURE + INTERIORS

LGA: NORTHERN BEACHES

BOUNDARY IDENTIFICATION AND DETAIL & LEVEL SURVEY OVER PART OF LOT 121 IN DP789400 & PART LOT 6 IN DP260157 No.36-42 CABBAGE TREE ROAD, BAYVIEW, NSW, 2104

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(02) 9971 4802
info@cmsurveyors.com.au
www.cmsurveyors.com.au

SURVEYED	TOCH	DRAWN	GPYC	CHECKED	TC	APPROVED	DR/IRM
SURVEY INSTRUCTION	15880F	SCALE	1:100@A0	DATE OF SURVEY	20/04/24, 7/06/24, 7/09/24	SHEET	ISSUE
DRAWING NAME	15880Fdetail					5 OF 5	8
CAD FILE	15880Fdetail 8.dwg						

TITLE INDICATES THAT LOT 121 IN D.P.789400 IS SUBJECT TO:
- SEE SHEET I TITLE INFORMATION