



NOTES

- A FIELD SURVEY OF THE BOUNDARIES HAS BEEN CONDUCTED.
- 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 TRIBECA HOMES.
- RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGNOSTIC 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. DIAL BEFORE YOU DIG SERVICES (DIAL BEFORE YOU DIG) 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.
- DO NOT SCALE OFF THIS PLAN / FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS.
- CONTOUR INTERVAL - 0.5 mtr - SPOT LEVELS SHOULD BE ADOPTED.
- POSITION OF RIDGE LINES ARE DIAGNOSTIC 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.
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- THIS NOTICE MUST NOT BE ERASED.

STEPHEN O'BRYEN
REGISTERED SURVEYOR BOSS NUMBER 1605

LEGEND:

- BL = BALCONY
- BW = BOTTOM WALL
- BLD = EXTERNAL BUILDING
- CL = CENTRELINE
- CON = CONCRETE
- DK = DECK
- DS = DOOR SILL LEVEL
- FCE = FENCE
- FL = FLOOR LEVEL
- GM = GAS METER
- GRT = GRATE
- HL = HOOD LEVEL
- HYD = HYDRANT
- IL = INVERT LEVEL
- NS = NATURAL SURFACE
- PAY = PAVING
- PL = POOL
- PP = POWER POLE
- RF = TOP OF ROOF
- RR = ROOF RIDGE
- SHH = SEWER MAN HOLE
- SU = SEWER UNDERGROUND
- SL = SILL LEVEL
- STR = STAIRS
- SLA = SURFACE LEVEL ABOVE
- SSLA = SEWER SURFACE LEVEL
- SWSL = STORMWATER SURFACE LEVEL
- TEL = TELSTRA
- TB = TOP OF BANK
- TG = TOP OF GUTTER
- TKB = TOP OF KERB
- TW = TOP WALL
- TR = TREE
- TRL = TREE LINE (TOP OF HEDGE)
- VER = VERANDAH
- WM = WATER METER
- EL = ELECTRICITY OVERHEAD
- SE = SEWER UNDERGROUND

HORIZONTAL DATUM:

CO-ORDINATE SYSTEM: ASSUMED

VERTICAL DATUM:

DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: PM 7468
R.L.: 22.476 (ORDER L21)
SOURCE: S.C.1.1.5. 12/04/11

2	DETAIL UPDATE	16/12/2021
1	FIRST ISSUE	26/09/16

CLIENT:

TRIBECA HOMES
SUITE 3, 10-14 WHARF CRES
PYRMONT NSW 2099

BOUNDARY IDENTIFICATION
SHOWING DETAIL & LEVELS
OVER LOT A IN DP.404074
94 TORONTO AVENUE
COMER NSW 2099

C.M.S. Surveyors
Pty Limited

ACN: 096 240 201

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NSW 2099

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LGA: NORTHERN BEACHES	SHEET 1 OF 1
SURVEYED PB, KK	DRAWN GP, ABS
CHECKED KK	APPROVED DR

SURVEY INSTRUCTION 15685	SCALE 1:100	DATE OF SURVEY 16/09/16, 14/12/21
DRAWING NAME 15685Adetail	CAD FILE 15685Adetail 2.dwg	ISSUE 2