



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 BRIGITTE ST JOHN.
- 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.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 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 2025.
- 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.
- B.M. ADOPTED SSM 149435 HEIGHT AND QUALITY HAS BEEN ADJUSTED BY NSW SPATIAL SERVICES. THIS SURVEY ADOPTS THE CURRENT VALUE AS PROVIDED BY S.C.I.M.S.

Karl Robertson
 KARL ROBERTSON
 REGISTERED SURVEYOR BOSSI NUMBER 7835

1 FIRST ISSUE 14/01/2025

Zero Damage - Zero Harm

SCALE 1:100

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

VERTICAL DATUM:
 DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
 B.M. ADOPTED: SSM 149435
 R.L. 28.614 (CLASS LC)
 SOURCE: S.C.I.M.S. (13/12/2024)

CLIENT:
 BRIGITTE ST JOHN

LGA: NORTHERN BEACHES

BOUNDARY IDENTIFICATION AND DETAIL & LEVEL SURVEY OVER LOT 1 IN DP585734 No.35 MAXWELL STREET MONA VALE, NSW, 2103

CMS SURVEYORS
 CMS SURVEYORS PTY LTD
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SURVEYED TH	DRAWN GP	CHECKED TH	APPROVED RM
SURVEY INSTRUCTION 5745C	SCALE 1:100@A1	DATE OF SURVEY 19/12/2024	
DRAWING NAME 5745Cdetail		SHEET 1 OF 1	ISSUE 1
CAD FILE 5745Cdetail 1.dwg			

LEGEND:

- BAL = BALCONY
- BW = BOTTOM WALL
- CHI = CHIMNEY
- CL = CENTRELINE
- CON = CONCRETE
- DK = DECK
- DRN = DRAIN
- DS = DOOR SILL LEVEL
- ELO = ELECTRICITY LINE OVERHEAD
- FL = FLOOR LEVEL
- GAFL = GARAGE FLOOR LEVEL
- GDN = GARDEN
- GF = GUTTER LEVEL
- GM = GAS METER
- GRA = GRAVEL
- GRT = GRATE
- HL = HOOD LEVEL
- IL = INVERT LEVEL
- LAN = LANDING
- LID = MISCELLANEOUS PIT LID
- LIN = LINTEL
- LIP = KERB LIP
- NS = NATURAL SURFACE
- PAV = PAVING
- PER = PERGOLA
- PP = POWER POLE
- RF = TOP OF ROOF
- RR = ROOF RIDGE
- SL = SILL LEVEL
- SMH = SEWER MAN HOLE
- STR = STAIRS
- TFCE = TOP OF FENCE
- TG = TOP OF GUTTER
- TL = TILE
- TPIT = TELSTRA PIT
- TR = TREE
- TW = TOP OF WALL
- VC = VEHICLE CROSSING
- VER = VERANDAH
- WM = WATER METER
- ELO = ELECTRICITY OVERHEAD
- SG = SEWER UNDERGROUND

TREE
 SPREAD-DIAMETER-HEIGHT
 M = MULTIPLE TRUNKS

TITLE INDICATES THAT LOT 1 IN D.P.585734 IS SUBJECT TO:
 - RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S).