

TITLE INDICATES THAT LOT 6 IN D.P.20261 IS SUBJECT TO:  
- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)  
- B295958 COVENANT (NOT INVESTIGATED)

**LEGEND:**

BOR = BOTTOM OF ROCK  
BW = BOTTOM WALL  
CHI = CHIMNEY  
CL = CENTRELINE  
CON = CONCRETE  
DK = DECK  
DRN = DRAIN  
DS = DOOR SILL LEVEL  
ELO = ELECTRICITY LINE OVERHEAD  
FL = FLOOR LEVEL  
GDN = GARDEN  
GF = GUTTER LEVEL  
GM = GAS METER  
GRA = GRAVEL  
HL = HOOD LEVEL  
INS = INSPECTION PIT  
NS = NATURAL SURFACE  
PAT = PATIO  
PAV = PAVING  
PP = POWER POLE  
RF = TOP OF ROOF  
RMP = RAMP  
RR = ROOF RIDGE  
SCN = SCREEN  
SL = SILL LEVEL  
SMH = SEWER MAN HOLE  
STR = STAIRS  
TFCE = TOP OF FENCE  
TG = TOP OF GUTTER  
TKB = TOP OF KERB  
TLE = TREE LINE  
TOR = TOP OF ROCK  
TR = TREE  
TW = TOP OF WALL  
VC = VEHICLE CROSSING  
WM = WATER METER

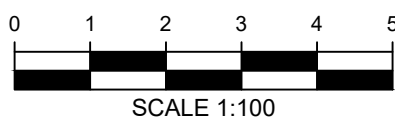
— = ELECTRICITY OVERHEAD  
— = SEWER UNDERGROUND

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 GUY FISHER.
  - 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 REFERENCE 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.

REGISTERED SURVEYOR BOSSI NUMBER 183

1 FIRST ISSUE 4/03/2025



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

**VERTICAL DATUM:**  
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)  
B.M. ADOPTED: PM 472  
R.L. 52.385 (CLASS LB)  
SOURCE: S.C.I.M.S. (18/02/2025)

**CLIENT:**  
GUY FISHER

**LGA: NORTHERN BEACHES**

**BOUNDARY IDENTIFICATION  
AND DETAIL & LEVEL SURVEY  
OVER LOT 6 IN DP20261  
No.6 FLORENCE COURT  
NORTH BALGOWLAH, NSW, 2093**

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SURVEYED WP	DRAWN GP	CHECKED WP	APPROVED RM
SURVEY INSTRUCTION 24154	SCALE 1:100@A1	DATE OF SURVEY 19/02/2025	
DRAWING NAME 24154detail	SHEET 1 OF 1	ISSUE 1	
CAD FILE 24154detail 1.dwg			