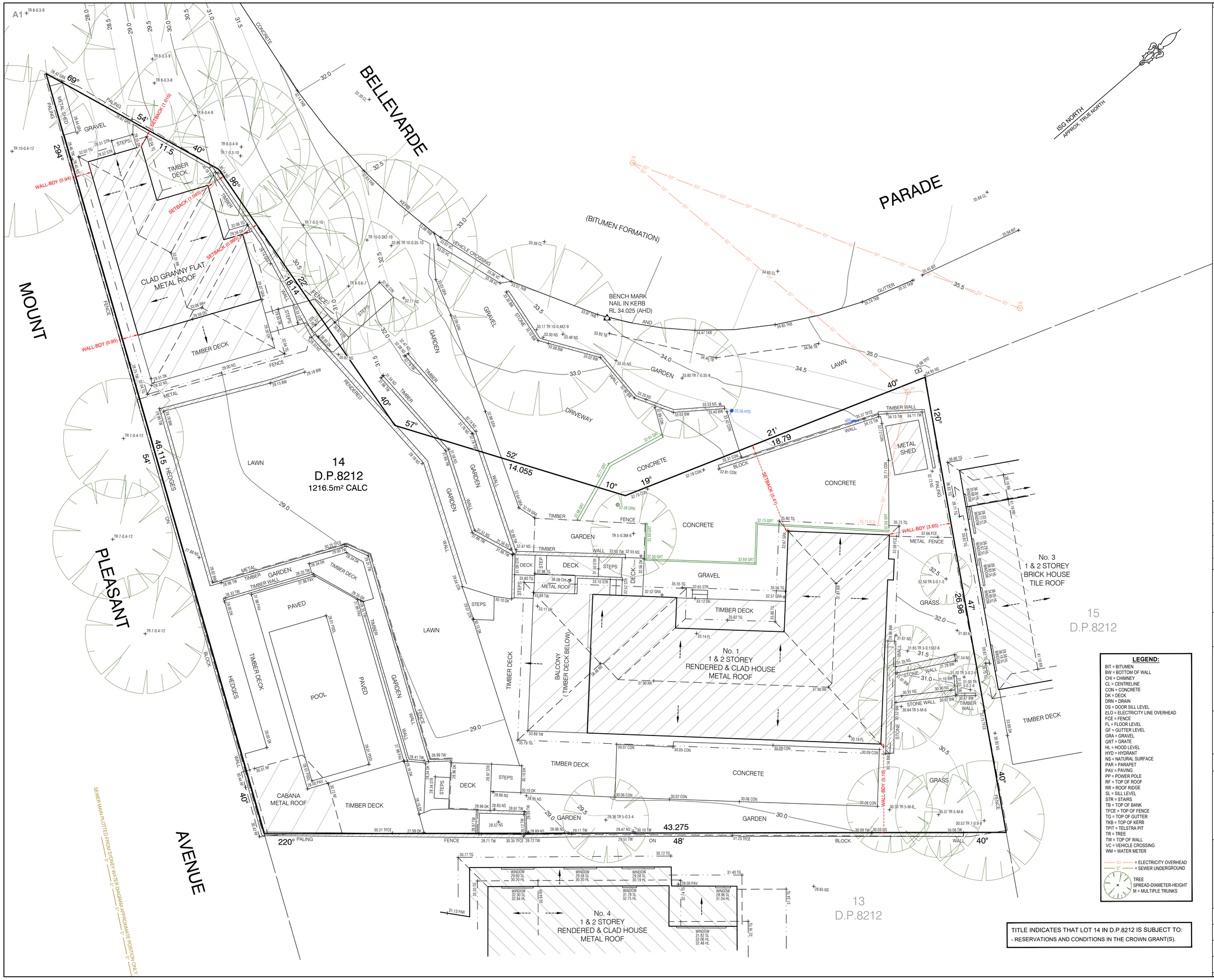

NOTES:

- **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 LUKE DRIVER.
- 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.byda.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.

MURRAY LEARMONT
REGISTERED SURVEYOR BOSSI NUMBER 1462

1	FIRST ISSUE	18/03/2025

BEFORE YOU DIG
www.byda.com.au
Zero Damage - Zero Harm

0 1 2 3 4 5
SCALE 1:100

HORIZONTAL DATUM:
CO-ORDINATE SYSTEM: ASSUMED
MARKS ADOPTED: ASSUMED

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: SSM 24505
R.L. 30.321 (CLASS LC)
SOURCE: S.C.I.M.S. (3/03/2025)

CLIENT:

LUKE DRIVER

LGA: NORTHERN BEACHES

BOUNDARY IDENTIFICATION AND DETAIL & LEVEL SURVEY OVER LOT 14 IN DP8212 No.1 BELLEVARDE PARADE MONA VALE, NSW, 2103

LEGEND:

BIT = BITUMEN
BW = BOTTOM OF WALL
CHI = CHIMNEY
CL = CENTRELINE
CON = CONCRETE
DK = DECK
DRN = DRAIN
DS = DOOR SILL LEVEL
ELO = ELECTRICITY LINE OVERHEAD
FCE = FENCE
FL = FLOOR LEVEL
GF = GUTTER LEVEL
GRA = GRAVEL
GRT = GRATE
HL = HOOD LEVEL
HYD = HYDRANT
NS = NATURAL SURFACE
PAR = PARAPET
PAV = PAVING
PP = POWER POLE
RF = TOP OF ROOF
RR = ROOF RIDGE
SL = SILL LEVEL
STR = STAIRS
TB = TOP OF BANK
TFCE = TOP OF FENCE
TG = TOP OF GUTTER
TKB = TOP OF KERB
TPIT = TELSTRA PIT
TR = TREE
TW = TOP OF WALL
VC = VEHICLE CROSSING
WM = WATER METER

EO = ELECTRICITY OVERHEAD
ST = SEWER UNDERGROUND

TREE
SPREAD-DIAMETER-HEIGHT
M = MULTIPLE TRUNKS

TITLE INDICATES THAT LOT 14 IN D.P.8212 IS SUBJECT TO:
- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S).

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www.cmssurveyors.com.au

SURVEYED	DRAWN	CHECKED	APPROVED
BW	ABS	BW	RM

SURVEY INSTRUCTION	SCALE	DATE OF SURVEY
24216	1:100@A1	6/03/2025

DRAWING NAME **24216detail**
SHEET 1 OF 1
ISSUE **1**
CAD FILE 24216detail 1.dwg