





JOINS SHEET 1

TITLE INDICATES THAT STRATA PLAN 32953 IS SUBJECT TO:  
 - RESERVATIONS AND CONDITIONS IN THE CROWN GRANTS  
 - ATTENTION IS DIRECTED TO BY-LAWS SET OUT IN SCHEDULE 2 STRATA SCHEMES MANAGEMENT REGULATION 2016. (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 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 ANNETTE PITCHER.
- 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. BEFORE YOU DIG AUSTRALIA (www.beforeyoudig.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.

**NOTES:**

- 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 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.
- 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.

MARK REID  
 REGISTERED SURVEYOR BOSSI NUMBER 183

**LEGEND:**

AW	AWNING
BAL	BALCONY
BE	BITUMEN
BLD	EXTERNAL BUILDING
BR	BOTTOM OF ROCK
BW	BOTTOM WALL
CH	CHIMNEY
CL	CONCRETE
CON	CONCRETE
COM	COMMUNICATIONS PIT
DK	DECK
DRN	DRAIN
DS	DOOR SILL LEVEL
FCE	FENCE
FL	FLOOR LEVEL
FLR	FLOOR LEVEL
GM	GAS METER
GR	GRATE
HL	HOOD LEVEL
HL	HOOD LEVEL
LAN	LANDING
LP	LIGHT POLE
NS	NATURAL SURFACE
PA	PAVEMENT
PAT	PATIO
PAV	PAVING
PP	POWER POLE
RF	TOP OF ROOF
RR	ROOF RIDGE
SCR	SCREEN
SON	SOB
SP	SEWER INSPECTION PIT
SL	SILL LEVEL
SMH	SEWER MAN-HOLE
SMS	SEWER MAN-HOLE SQUARE
STR	STAIRS
TCE	TOP OF FENCE
TG	TOP OF GUTTER
TB	TOP OF BRICK
TOR	TOP OF ROCK
TR	TREE
TW	TOP OF WALL
WM	WATER METER
EO	ELECTRICITY OVERHEAD
EU	SEWER UNDERGROUND
TR	TREE
SH	SPREAD DIAMETER HEIGHT
M	MULTIPLE TRUNKS

2	ADDITIONAL NEIGHBOURING PROPERTIES ADDED	24/07/2025
1	FIRST ISSUE	30/04/2025

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

**VERTICAL DATUM:**  
 DATUM AUSTRALIAN HEIGHT DATUM (AHD)  
 B.M. ADOPTED: SSN 20744  
 R.L. 74.43 (CLASS D)  
 SOURCE: S.C.I.M.S. (10/04/2025)

**CLIENT:**  
 ANNETTE PITCHER

**LGA:** MOSMAN

**BOUNDARY IDENTIFICATION AND DETAIL & LEVEL SURVEY**  
**OVER STRATA PLAN 32953**  
**No.65 MUSTON STREET, MOSMAN, NSW, 2088**

**CMS SURVEYORS PTY LTD**  
 ACN 096 240 201  
 PO Box 463 Dee Why, NSW, 2099  
 2/29A South Creek Road, Dee Why, NSW, 2099  
 (02) 9971 4602  
 info@cmsurveyors.com.au  
 www.cmsurveyors.com.au

SURVEYED	HH	DRAWN	SPMC	CHECKED	PB	APPROVED	MB
SURVEY INSTRUCTION	243288	SCALE	1:100@AD	DATE OF SURVEY	17/04/2025	SHEET	2 OF 2
DRAWING NAME	24328Bdetail		ISSUE		2		
CAD FILE	24328Bdetail 2.dwg						