

SEE SHEET 11

SEE SHEET 10

SEE SHEET 2

SEE SHEET 3

2742  
D.P.752038  
LEASE LOT 1  
D.P.8294652742  
D.P.752038  
LEASE LOT 10  
D.P.829465NOTE: UNDERGROUND SERVICES  
LOCATED 5-15/03/20212742  
D.P.752038  
LEASE LOT 1  
D.P.829465

SEE SHEET 4

SEE SHEET 5

2742  
D.P.752038  
LEASE LOT 4  
D.P.8294652742  
D.P.752038  
LEASE LOT 3  
D.P.8294652742  
D.P.752038  
LEASE LOT 11  
D.P.829465

SEE SHEET 8

SEE SHEET 6

SEE SHEET 7

KENTWELL

ROAD

PITTWATER

TITLE INDICATES THAT AUTO CONSOL I9394-I47 IS SUBJECT TO:

- LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- AS TO BOUNDARIES TO RIVERS/LAKES - SEE SECTION I72 CROWN LANDS ACT 1989 AFFECTING LOTS 2743, 2744, 2748 & 2762 IN DP752038
- EASEMENT FOR ELECTRICITY TRANSMISSION LINE CREATED BY NOTIFICATION IN GOVERNMENT GAZETTE 9-I-1931 AFFECTING THE PART OF LOT 2743 IN DP752038 SHOWN IN THE TITLE DIAGRAM
- EASEMENT FOR SEWERAGE CREATED BY NOTIFICATION IN GOVERNMENT GAZETTE I-I2-1961 AFFECTING THE PART OF LOTS 2742 & 2743 IN DP752038 SHOWN IN DP829465
- 5751995 EASEMENT FOR WATERMAIN AFFECTING THE PART OF LOT 2742 IN DP752038 SHOWN IN DP590932
- I64061 RESTRICTION(S) ON THE USE OF LAND
- DP1082167 DRAINAGE EASEMENT I METRE(S) WIDE AFFECTING THE PART(S) OF LOT 2743 IN DP752038 SHOWN SO BURDENED IN DP1082167
- AJI77736 LEASE TO G8 EDUCATION LIMITED OF PART BEING LOT I IN DP810097. EXPIRES: 6/10/2019. OPTION OF RENEWAL: 5 YEARS.
- AP933672 VARIATION OF LEASE AJI77736 EXPIRY DATE NOW 6/10/2024. OPTION OF RENEWAL: RELINQUISHED.
- AP819753 LEASE TO MANLY VALE CALABRIA BOWLING SPORTS AND SOCIAL CLUB LIMITED OF PART BEING LOT I IN DP866678. EXPIRES: 31/3/2027.

CODE	DEPTH	PIPE
106.78	SSL	B
RL	LOCATION	DIAMETER
	QUALITY	NOTE

## SUBSURFACE UTILITY INFORMATION

QL-D  
IS THE LOWEST OF THE FOUR QUALITY LEVELS STIPULATED IN ASS488. IT IS AN INDICATIVE POSITION COMPILED FROM EXISTING RECORDS, CURSORY SITE INSPECTION, ANECDOTAL EVIDENCE.

QL-C  
IS THE NEXT LEVEL UP FROM QL-D. ASS488 STATES THAT QL-C IS A SURFACE FEATURE CORRELATION OR AN INTERPRETATION OF THE APPROXIMATE LOCATIONS AND ATTRIBUTES OF A SURFACE FEATURE USING A COMBINATION OF EXISTING RECORDS (ANECDOTAL EVIDENCE) SONIC BOOM TECHNIQUES AND A SITE SURVEY OF VISIBLE EVIDENCE.

QL-B  
ELECTRONICALLY TRACED AS PER ASS488 (DIRECT CONNECTION, INDUCTION, FLEXITRACE/SONDE, FLEXIROD/SONDE) WITH AN ESTIMATED POSITIONAL TOLERANCE OF +/-300MM IN PLAN, +/-500MM IN DEPTH (HIGH CONFIDENCE LEVEL).

QL-A  
IS THE HIGHEST QUALITY LEVEL AS PER ASS488 AND CONSISTS OF THE POSITIVE IDENTIFICATION OF THE ATTRIBUTE AND LOCATION OF A SUBSURFACE UTILITY AT A POINT TO AN ABSOLUTE SPATIAL POSITION IN THREE DIMENSIONS. THIS CAN BE ACHIEVED AT OPENED PITS AND IN THE POTHOLE WHERE THE UTILITY IS EXPOSED. HORIZONTAL AND VERTICAL TOLERANCE: +/- 50MM.

## LEGEND: (SEE NOTES 1)

E	= ELECTRICITY LINE (UNDERGROUND)
G	= GAS LINE (UNDERGROUND)
S	= SEWER LINE (UNDERGROUND)
SW	= STORMWATER LINE (UNDERGROUND)
T	= TELSTRA LINES (UNDERGROUND)
W	= WATER LINE (UNDERGROUND)

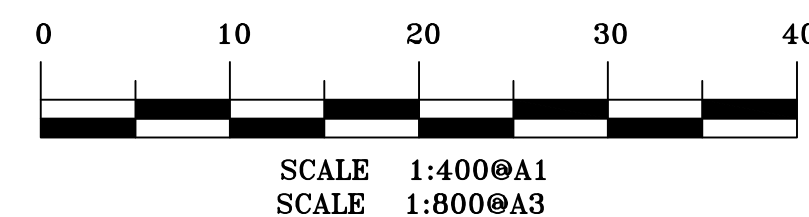
## NOTES 1

• THE PURPOSE OF THIS PLAN IS FOR DESIGN ONLY. CURRENT PLANS ISSUED BY SERVICE PROVIDERS THROUGH 'DIAL BEFORE YOU DIG' ARE STILL REQUIRED. CONTRACTORS AND SUBCONTRACTORS WILL NEED TO EXERCISE THEIR OWN 'DUTY OF CARE' AND SHOULD MAKE THEIR OWN DIAL BEFORE YOU DIG ENQUIRY BEFORE EXCAVATION/CONSTRUCTION. YOU MUST ENSURE 'DIAL BEFORE YOU DIG' ARE CURRENT AS THEY HAVE VARYING EXPIRATION DATES, AND MAY REQUIRE RE-ISSUE OTHERWISE THE INFORMATION ON THIS PLAN MAY NO LONGER BE CURRENT.

• WARNING: UNKNOWN SERVICES MAY EXIST THAT COULD NOT BE ELECTRONICALLY DETECTED. THE DIAGRAMS OF THE SERVICE PROVIDER MAY NOT DEPICT ALL ASSETS WITHIN THEIR NETWORK AND SERVICE PROVIDERS MAY SHARE CONDUITS AND /OR TRENCHES AT THIS LOCATION.

• WARNING: SINGLE MARKED LINES MAY REPRESENT MULTIPLE CONDUITS, PIPES END/OR CABLES AT THIS LOCATION. THE RECORDING OF DEPTHS AND POSITION OF UTILITIES CANNOT BE GUARANTEED AS CORRECT. WE RECOMMEND NON DESTRUCTIVE DIGGING/POTHOLING TO EXPOSE SERVICES FOR ACCURATE IDENTIFICATION AND DEPTH.

CAUTION: SURESEARCH HAVE SURVEYED AND MARKED OUT EXISTING SERVICES IN THE AREA SPECIFIED BY THE CLIENT. THESE SERVICE LINES HAVE BEEN LOCATED BY ABOVE GROUND SERVICE TRACING METHODS AND HAVE NOT BEEN SIGHTED. CMS SURVEYORS HAVE THEN LOCATED THE LINE MARKED BY SURESEARCH. THE LOCATION OF THESE MARKED SERVICES ARE APPROXIMATE ONLY. THE POSITION OF THE MARKED SERVICE LINES HAS BEEN MADE WITH REFERENCE TO THE RELEVANT SERVICE AUTHORITY DIAGRAMS. ALL SERVICES MAY NOT HAVE BEEN SHOWN AND UTILITY DESCRIPTIONS HAVE BEEN TAKEN FROM UTILITY PROVIDED DIAGRAMS WHERE AVAILABLE. WE RECOMMEND NON DESTRUCTIVE DIGGING/POTHOLING TO EXPOSE MARKED SERVICES TO IDENTIFY AND SHOW EXACT DEPTH AND LOCATION OF SERVICE LINES PRIOR TO EARTHWORKS COMMENCING. UTILITIES PLOTTED ON THE PLAN THAT TERMINATE IN THE SPECIFIED AREA MAY GO TO FEATURES THAT HAVE NOT BEEN SHOWN ON THE BACKGROUND DETAIL SURVEY PROVIDED BY CLIENT. THE RISK REMAINS WITH THE CLIENT AND/OR SUB CONTRACTOR AND THEIR RESPONSIBILITY TO EXERCISE CAUTION AT ALL TIMES.



## NOTES

• BOUNDARY IDENTIFICATION HAS BEEN UNDERTAKEN.

• 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.  
WALL THICKNESS CAN BE CONFIRMED BY INTERNAL SURVEY.

• 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 NORTHERN BEACHES COUNCIL.

• RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY. WHERE OFFSETS ARE CRITICAL THEY SHOULD BE CONFIRMED BY FURTHER SURVEY.

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• 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 CAPPED READINGS.

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• THIS NOTICE MUST NOT BE ERASED.

AREA OF LOT 2742 IN DP752038  
17.43 Ha BY TITLE

STEPHEN EMERY  
REGISTERED SURVEYOR BOSS NUMBER 1605

## HORIZONTAL DATUM:

CO-ORDINATE SYSTEM: MGA (GDA 2020)  
MARKS ADOPTED: PM 740 & D.P.1206258

## VERTICAL DATUM:

DATUM: AUSTRALIAN HEIGHT DATUM (AHD)  
B.M. ADOPTED: PM 740  
R.L. 5.297 (CLASS LB)  
SOURCE: S.C.I.M.S. (15/10/2020)

4	DETAIL UPDATED	5/09/2024
3	SERVICES ADDED	15/03/2021
2	DETAIL & SERVICES ADDED	5/03/2021
1	FIRST ISSUE	25/11/2020

## CLIENT:

WEBBER ARCHITECTS  
113B WILLOUGHBY ROAD  
CROWS NEST, NSW, 2065

SURVEY PLAN  
SHOWING DETAIL & LEVELS WITH  
UNDERGROUND SERVICE LOCATING  
OVER PART LOT 2742 IN DP752038  
433 PITTWATER ROAD  
NORTH MANLY, NSW, 2100

C.M.S. Surveyors  
Pty Limited

ACN: 096 240 201

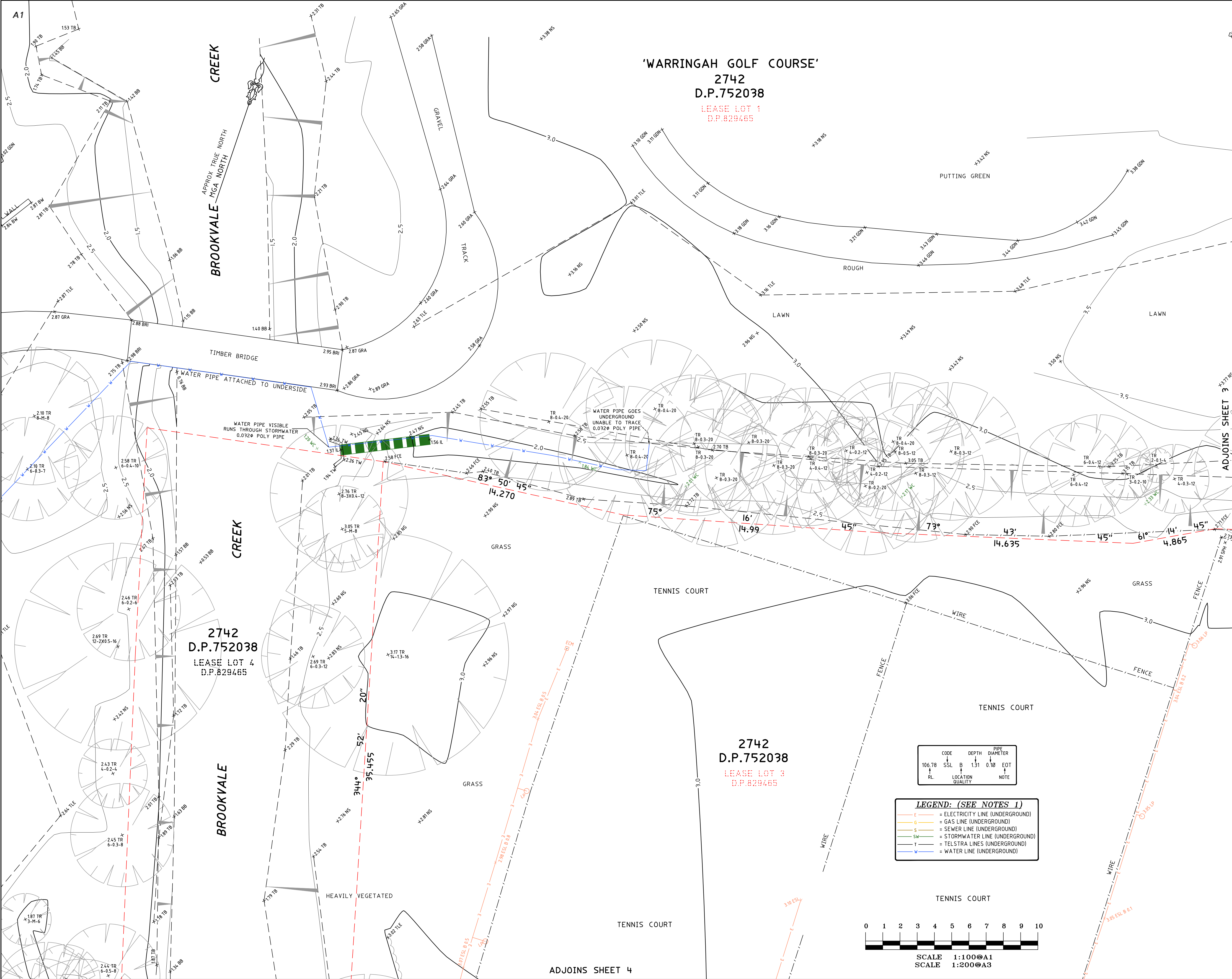
PO Box 463 Dee Why  
NSW 2099  
2/99A South Creek Road,  
Dee Why NSW 2099  
Telephone: (02) 9971 4802  
Facsimile: (02) 9971 4822  
E-mail: info@cmsurveyors.com.au

LGA: NORTHERN BEACHES

SHEET 1 OF 11

SURVEYED PB/KK/MB	DRAWN GP/CJR/RM	CHECKED PB/RM	APPROVED AF
SURVEY INSTRUCTION I-100 A1 1974IA	SCALE 1:400 A1 1:800 A3	DATE OF SURVEY 06/11/2020, 25/02/2021, 15/03/2021, 5/09/2024	ISSUE 4
DRAWING NAME 1974IAdetail			CAD FILE 1974IAdetail 4.dwg





NOTES

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Horizontal Datum:  
CO-ORDINATE SYSTEM: MGA (GDA 2020)  
MARKS ADOPTED: PM 740 & D.P.1206258

Vertical Datum:  
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)  
B.M. ADOPTED: PM 740  
R.L. 5.297 (CLASS LB)  
SOURCE: S.C.I.M.S. (15/10/2020)

4	DETAIL UPDATED	5/09/2024
3	SERVICES ADDED	15/03/2021
2	DETAIL & SERVICES ADDED	5/03/2021
1	FIRST ISSUE	25/11/2020

CLIENT:

WEBBER ARCHITECTS  
113B WILLOUGHBY ROAD  
CROWS NEST, NSW, 2065

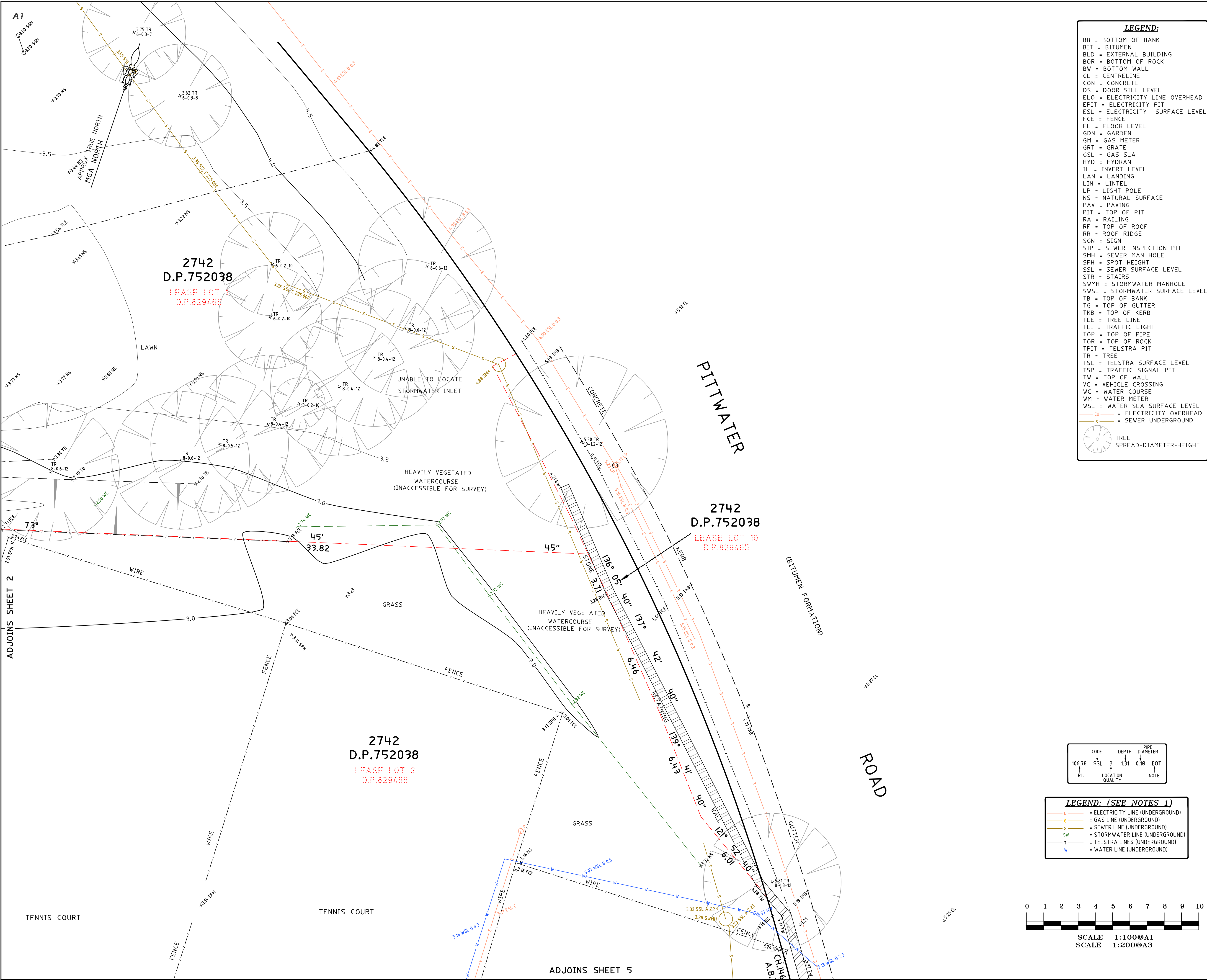
SURVEY PLAN  
SHOWING DETAIL & LEVELS WITH  
UNDERGROUND SERVICE LOCATING  
OVER PART LOT 2742 IN DP752038  
433 PITTWATER ROAD  
NORTH MANLY, NSW, 2100

C.M.S. Surveyors  
Pty Limited

ACN: 096 240 201  
PO Box 463 Dee Why  
NSW 2099  
2/99A South Creek Road,  
Dee Why NSW 2099  
Telephone: (02) 9971 4802  
Facsimile: (02) 9971 4822  
E-mail: info@cmsurveyors.com.au

LGA: NORTHERN BEACHES	SHEET 2 OF 11		
SURVEYED PB/KK/MB	DRAWN GP/CJR/RM	CHECKED PB/RM	APPROVED AF
SURVEY INSTRUCTION 1974IA	SCALE 1:100 @ A1 1:200 @ A3	DATE OF SURVEY 06/11/2020, 25/02/2021, 15/03/2021, 5/09/2024	
DRAWING NAME 1974IAdetail			ISSUE 4
CAD FILE 1974IAdetail 4.dwg			





**LEGEND:**

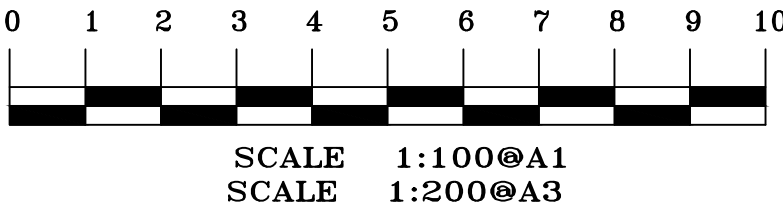
BB = BOTTOM OF BANK  
BIT = BITUMEN  
BLD = EXTERNAL BUILDING  
BOR = BOTTOM OF ROCK  
BW = BOTTOM WALL  
CL = CENTRELINE  
CON = CONCRETE  
DS = DOOR SILL LEVEL  
ELO = ELECTRICITY LINE OVERHEAD  
EPIT = ELECTRICITY PIT  
ESL = ELECTRICITY SURFACE LEVEL  
FCE = FENCE  
FL = FLOOR LEVEL  
GDN = GARDEN  
GM = GAS METER  
GRT = GRATE  
GSL = GAS SLA  
HYD = HYDRANT  
IL = INVERT LEVEL  
LAN = LANDING  
LIN = LINTEL  
LP = LIGHT POLE  
NS = NATURAL SURFACE  
PAV = PAVING  
PIT = TOP OF PIT  
RA = RAILING  
RF = TOP OF ROOF  
RR = ROOF RIDGE  
SGN = SIGN  
SIP = SEWER INSPECTION PIT  
SMH = SEWER MAN HOLE  
SPH = SPOT HEIGHT  
SSL = SEWER SURFACE LEVEL  
STR = STAIRS  
SWMH = STORMWATER MANHOLE  
SWSL = STORMWATER SURFACE LEVEL  
TB = TOP OF BANK  
TG = TOP OF GUTTER  
TKB = TOP OF KERB  
TLE = TREE LINE  
TLI = TRAFFIC LIGHT  
TOP = TOP OF PIPE  
TOR = TOP OF ROCK  
TPIT = TELSTRA PIT  
TR = TREE  
TSL = TELSTRA SURFACE LEVEL  
TSP = TRAFFIC SIGNAL PIT  
TW = TOP OF WALL  
VC = VEHICLE CROSSING  
WC = WATER COURSE  
WM = WATER MEIER  
WSL = WATER SLA SURFACE LEVEL  
E = ELECTRICITY OVERHEAD  
S = SEWER UNDERGROUND

TREE  
SPREAD-DIAMETER-HEIGHT

CODE	DEPTH	PIPE
106.78	SSL	B
1.31	1.31	0.10
RL	LOCATION	DIAMETER
	QUALITY	NOTE

**LEGEND: (SEE NOTES 1)**

E = ELECTRICITY LINE (UNDERGROUND)  
G = GAS LINE (UNDERGROUND)  
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SW = STORMWATER LINE (UNDERGROUND)  
T = TELSTRA LINES (UNDERGROUND)  
W = WATER LINE (UNDERGROUND)



NOTES

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STEPHEN EMERY  
REGISTERED SURVEYOR BOSSI NUMBER 1605

HORIZONTAL DATUM:  
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MARKS ADOPTED: PM 740 & D.P.1206258

VERTICAL DATUM:  
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)  
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R.L. 5.297 (CLASS LB)  
SOURCE: S.C.I.M.S. (15/10/2020)

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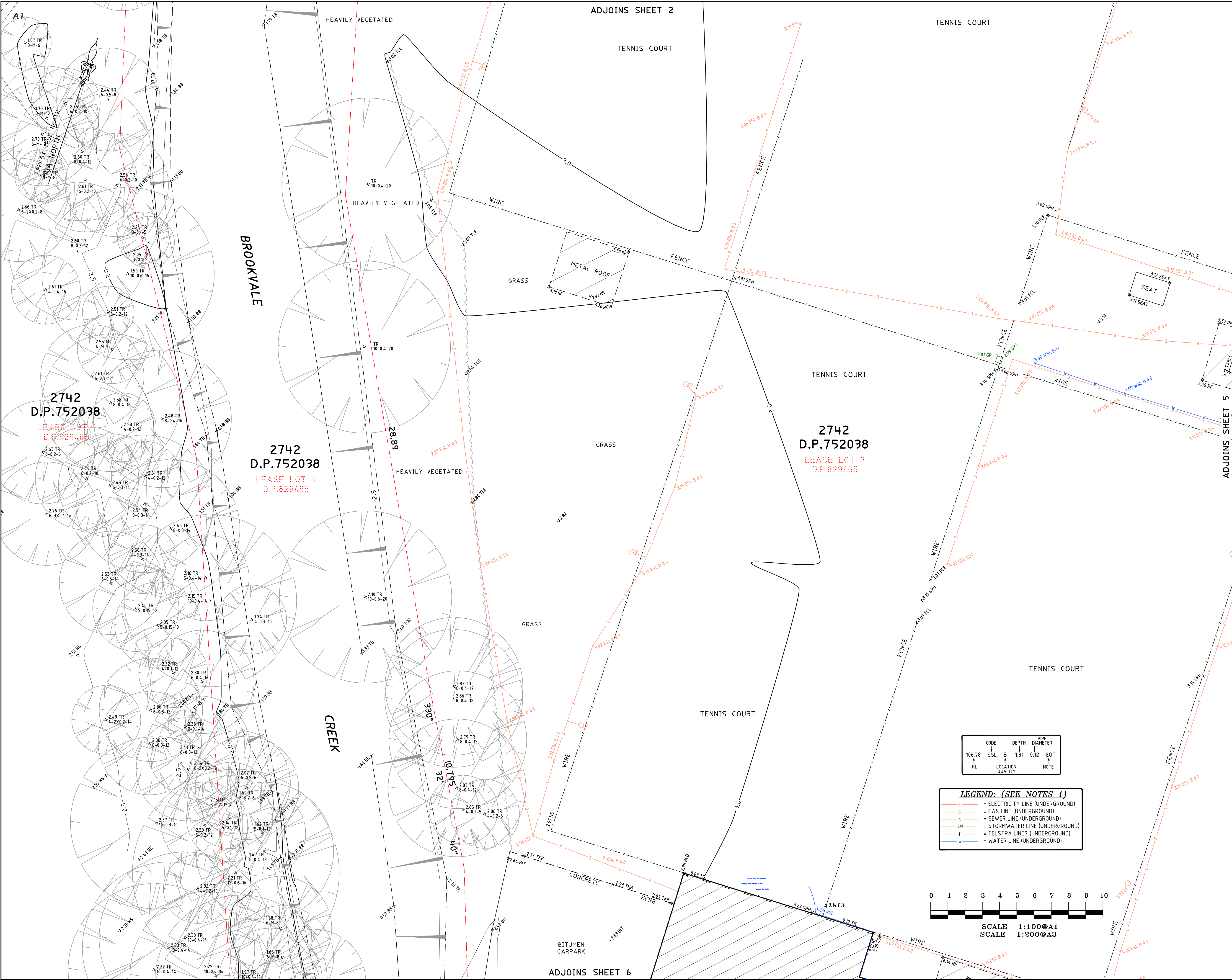
CLIENT:  
**WEBBER ARCHITECTS**  
113B WILLOUGHBY ROAD  
CROWS NEST, NSW, 2065

**SURVEY PLAN**  
**SHOWING DETAIL & LEVELS WITH**  
**UNDERGROUND SERVICE LOCATING**  
**OVER PART LOT 2742 IN DP752038**  
**433 PITTWATER ROAD**  
**NORTH MANLY, NSW, 2100**

**C.M.S. Surveyors Pty Limited**  
ACN: 096 240 201  
PO Box 463 Dee Why  
NSW 2099  
2/90A South Creek Road,  
Dee Why NSW 2099  
Telephone: (02) 9971 4802  
Facsimile: (02) 9971 4822  
E-mail: info@cmsurveyors.com.au

LGA: NORTHERN BEACHES		SHEET 3 OF 11	
SURVEYED PB/KK/MB	DRAWN GP/CJR/RM	CHECKED PB/RM	APPROVED AF
SURVEY INSTRUCTION 1974IA	SCALE 1:100 @ A1 1:200 @ A3	DATE OF SURVEY 06/11/2020, 25/02/2021, 15/03/2021, 5/09/2024	
DRAWING NAME 1974IAdetail			ISSUE 4
CAD FILE 1974IAdetail 4.dwg			





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**VERTICAL DATUM:**  
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**CLIENT:**  
**WEBBER ARCHITECTS**  
**113B WILLOUGHBY ROAD**  
**CROWS NEST, NSW, 2065**

**SURVEY PLAN**  
**SHOWING DETAIL & LEVELS WITH**  
**UNDERGROUND SERVICE LOCATING**  
**OVER PART LOT 2742 IN DP752038**  
**433 PITTWATER ROAD**  
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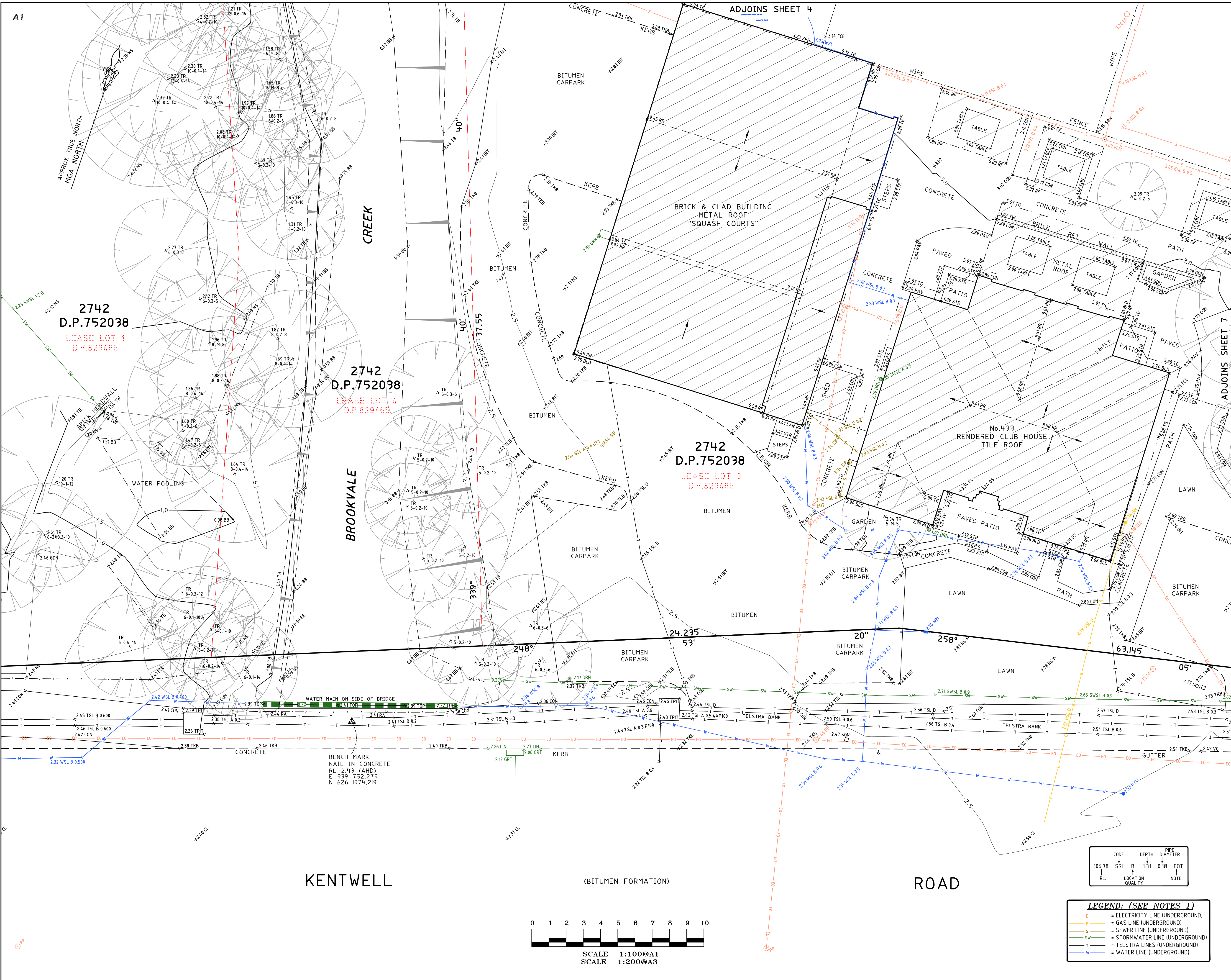
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ACN: 096 240 201  
PO Box 463 Dee Why  
NSW 2099  
2/90A South Creek Road,  
Dee Why NSW 2099  
Telephone: (02) 9971 4802  
Facsimile: (02) 9971 4822  
E-mail: info@cmsurveyors.com.au

LGA: NORTHERN BEACHES	SHEET 4 OF 11		
SURVEYED PB/KK/MB	DRAWN GP/CJ/RM	CHECKED PB/RM	APPROVED AF
SURVEY INSTRUCTION 1974IA	SCALE 1:100 @ A1 1:200 @ A3	DATE OF SURVEY 06/11/2020, 25/02/2021, 15/03/2021, 5/09/2024	ISSUE 4
DRAWING NAME 1974IADetail			CAD FILE 1974IADetail 4.dwg









NOTES

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Horizontal Datum:

CO-ORDINATE SYSTEM: MGA (GDA 2020)

MARKS ADOPTED: PM 740 & D.P.1206258

Vertical Datum:

DATUM: AUSTRALIAN HEIGHT DATUM (AHD)

B.M. ADOPTED: PM 740

R.L. 5.297 (CLASS LB)

SOURCE: S.C.I.M.S. (15/10/2020)

4	DETAIL UPDATED	5/09/2024
3	SERVICES ADDED	15/03/2021
2	DETAIL & SERVICES ADDED	5/03/2021
1	FIRST ISSUE	25/11/2020

CLIENT:

WEBBER ARCHITECTS

113B WILLOUGHBY ROAD

CROWS NEST, NSW, 2065

SURVEY PLAN

SHOWING DETAIL & LEVELS WITH

UNDERGROUND SERVICE LOCATING

OVER PART LOT 2742 IN DP752038

433 PITTWATER ROAD

NORTH MANLY, NSW, 2100

C.M.S. Surveyors

Pty Limited

ACN: 096 240 201

PO Box 463 Dee Why NSW 2099

2/99A South Creek Road, Dee Why NSW 2099

Telephone: (02) 9971 4802

Facsimile: (02) 9971 4822

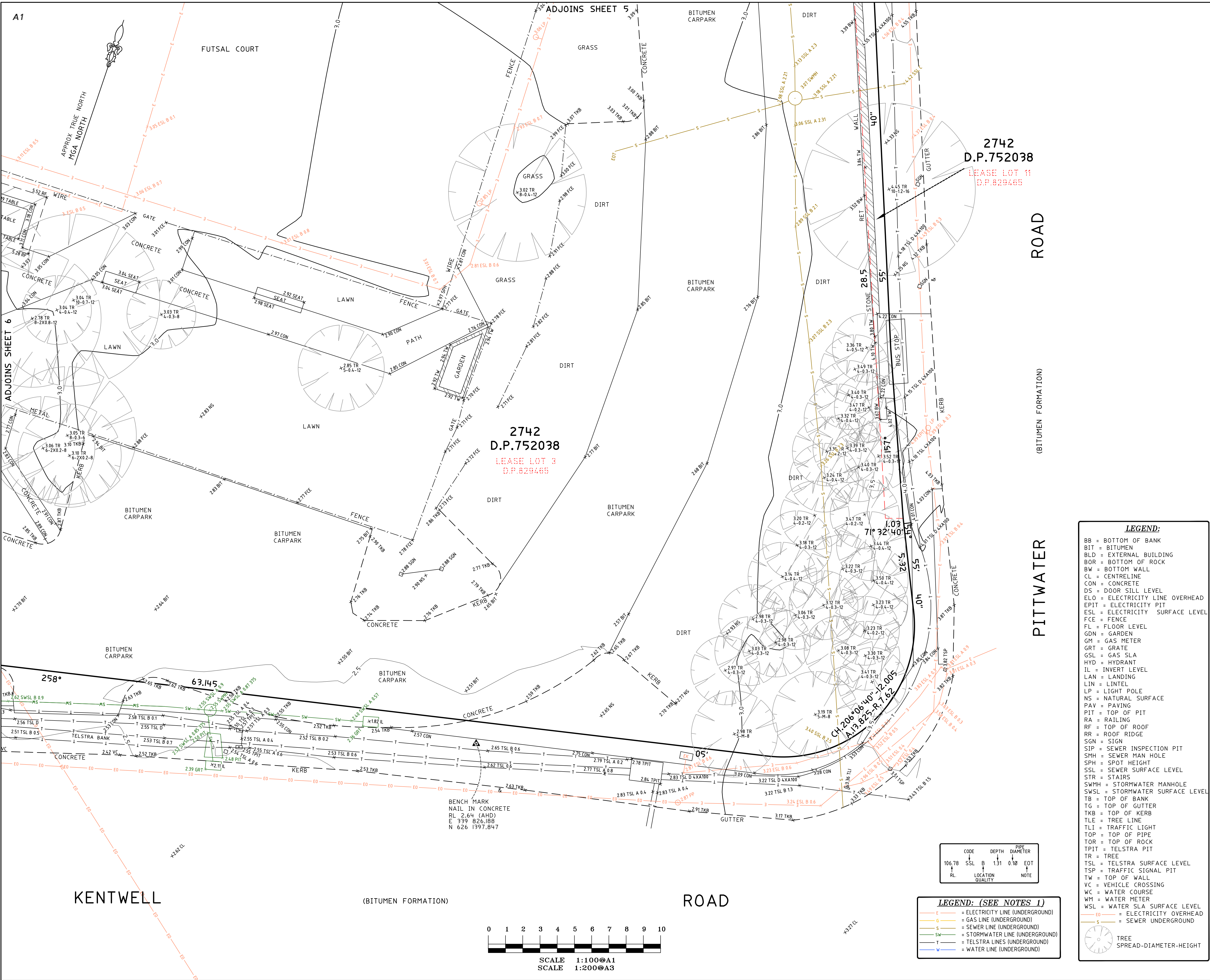
E-mail: info@cmsurveyors.com.au

LGA: NORTHERN BEACHES

SHEET 6 OF 11

SURVEYED	DRAWN	CHECKED	APPROVED
PB/KK/MB	GP/CJR/RM	CH/RM	AF
SURVEY INSTRUCTION	SCALE	DATE OF SURVEY	
1974IA	1:100 A1 1:200 A3	06/11/2020, 25/02/2021, 15/03/2021, 5/09/2024	
DRAWING NAME	CAD FILE	ISSUE	
1974IADetail	1974IADetail 4.dwg	4	





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**HORIZONTAL DATUM:**  
CO-ORDINATE SYSTEM: MGA (GDA 2020)  
MARKS ADOPTED: PM 740 & D.P.1206258

**VERTICAL DATUM:**  
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)  
B.M. ADOPTED: PM 740  
R.L. 5.297 (CLASS LB)  
SOURCE: S.C.I.M.S. (15/10/2020)

4	DETAIL UPDATED	5/09/2024
3	SERVICES ADDED	15/03/2021
2	DETAIL & SERVICES ADDED	5/03/2021
1	FIRST ISSUE	25/11/2020

**CLIENT:**  
**WEBBER ARCHITECTS**  
**113B WILLOUGHBY ROAD**  
**CROWS NEST, NSW, 2065**

**SURVEY PLAN**  
**SHOWING DETAIL & LEVELS WITH**  
**UNDERGROUND SERVICE LOCATING**  
**OVER PART LOT 2742 IN DP752038**  
**433 PITTWATER ROAD**  
**NORTH MANLY, NSW, 2100**

**C.M.S. Surveyors Pty Limited**  
ACN: 096 240 201  
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Telephone: (02) 9971 4802  
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LGA: NORTHERN BEACHES

SURVEYED PB/KK/MB	DRAWN GP/CJR/RM	CHECKED PB/RM	APPROVED AF
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SURVEY INSTRUCTION 1974IA

SCALE 1:100 @ A1 1:200 @ A3	DATE OF SURVEY 06/11/2020, 25/02/2021, 15/03/2021, 5/09/2024
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DRAWING NAME  
**1974IAdetail**

CAD FILE  
1974IAdetail 4.dwg

ISSUE  
**4**

**LEGEND:**

BB = BOTTOM OF BANK  
BIT = BITUMEN  
BLD = EXTERNAL BUILDING  
BOR = BOTTOM OF ROCK  
BW = BOTTOM WALL  
CL = CENTRELINE  
CON = CONCRETE  
DS = DOOR SILL LEVEL  
ELO = ELECTRICITY LINE OVERHEAD  
EPIT = ELECTRICITY PIT  
ESL = ELECTRICITY SURFACE LEVEL  
FCE = FENCE  
FL = FLOOR LEVEL  
GDN = GARDEN  
GM = GAS METER  
GRT = GRATE  
GSL = GAS SLA  
HYD = HYDRANT  
LAN = LANDING  
LIN = LINTEL  
LP = LIGHT POLE  
NS = NATURAL SURFACE  
PAV = PAVING  
PIT = TOP OF PIT  
RA = RAILING  
RF = TOP OF ROOF  
RR = ROOF RIDGE  
SGN = SIGN  
SIP = SEWER INSPECTION PIT  
SMH = SEWER MAN HOLE  
SPH = SPOT HEIGHT  
SSL = SEWER SURFACE LEVEL  
STR = STAIRS  
SWMH = STORMWATER MANHOLE  
WSWL = STORMWATER SURFACE LEVEL  
TB = TOP OF BANK  
TG = TOP OF GUTTER  
TKB = TOP OF KERB  
TLE = TREE LINE  
TLI = TRAFFIC LIGHT  
TOP = TOP OF PIPE  
TOR = TOP OF ROCK  
TPIT = TELSTRA PIT  
TR = TREE  
TSL = TELSTRA SURFACE LEVEL  
TSP = TRAFFIC SIGNAL PIT  
TW = TOP OF WALL  
VC = VEHICLE CROSSING  
WC = WATER COURSE  
WM = WATER METER  
WSL = WATER SLA SURFACE LEVEL

**LEGEND: (SEE NOTES 1)**

E = ELECTRICITY LINE (UNDERGROUND)  
G = GAS LINE (UNDERGROUND)  
S = SEWER LINE (UNDERGROUND)  
SW = STORMWATER LINE (UNDERGROUND)  
T = TELSTRA LINES (UNDERGROUND)  
W = WATER LINE (UNDERGROUND)

**LEGEND:**

EO = ELECTRICITY OVERHEAD  
S = SEWER UNDERGROUND

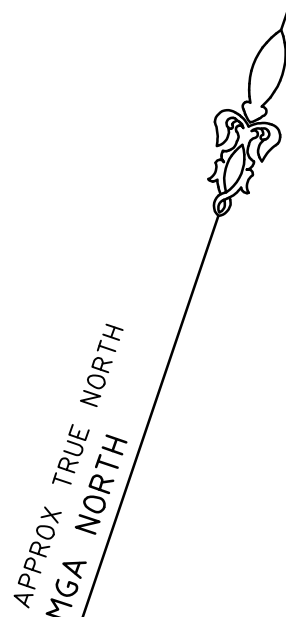
**LEGEND:**

CODE DEPTH PIPE  
106.78 SSL B 1.31 0.18 EOT  
RL LOCATION QUALITY NOTE

**LEGEND:**

TREE  
SPREAD-DIAMETER-HEIGHT



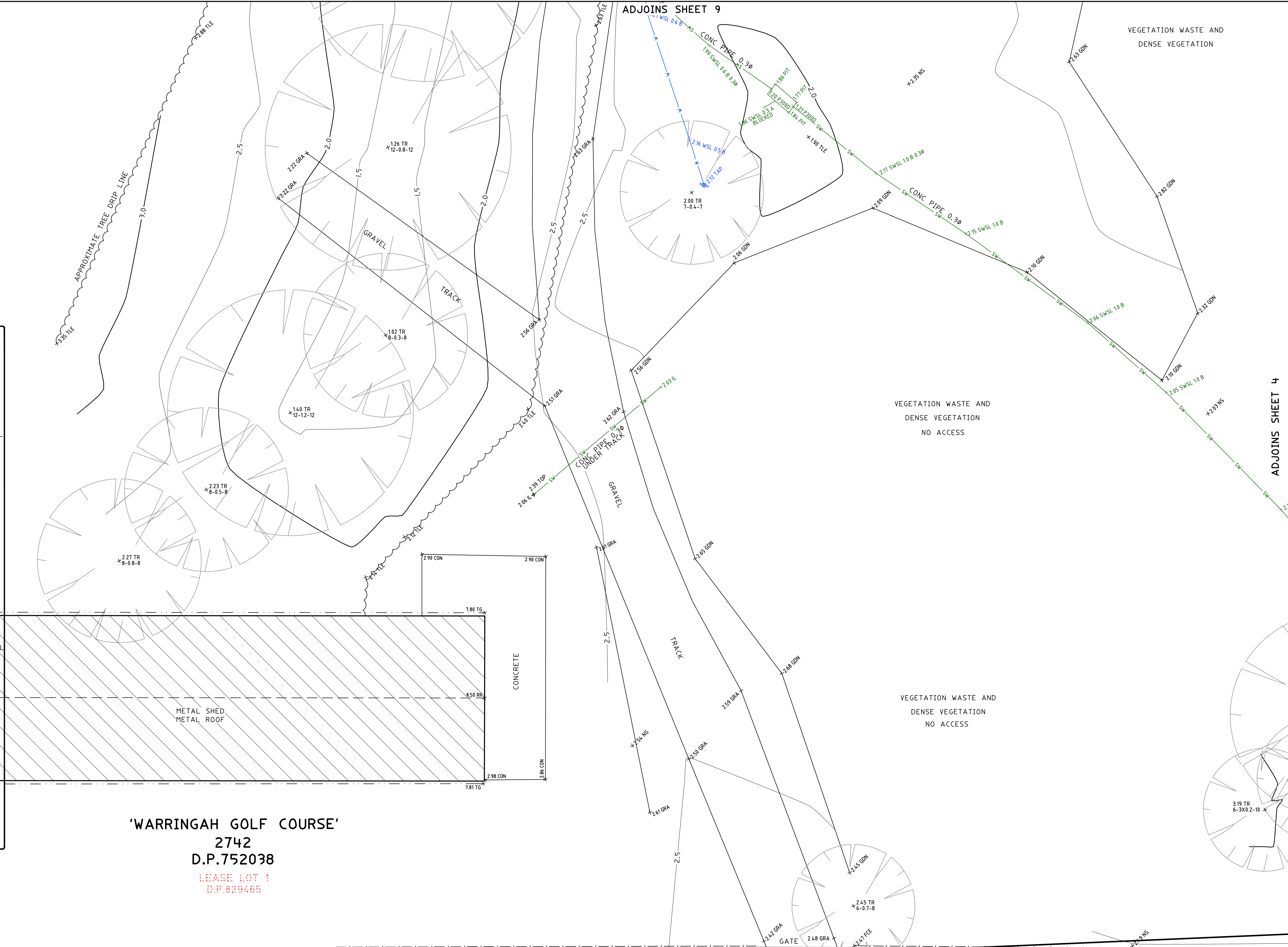


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TREE  
SPREAD-DIAMETER-HEIGHT



'WARRINGAH GOLF COURSE'  
2742  
D.P.752038  
LEASE LOT 1  
D.P.829465

CODE	DEPTH	PIPE
106.78	SSL	B
RL	LOCATION	QUALITY
		NOTE

**LEGEND: (SEE NOTES 1)**

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SCALE 1:100@A1  
SCALE 1:200@A3

KENTWELL

(BITUMEN FORMATION)

ROAD

- NOTES**
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CMS

STEPHEN EMERY  
REGISTERED SURVEYOR BOSS NUMBER 1605

**HORIZONTAL DATUM:**  
CO-ORDINATE SYSTEM: MGA (GDA 2020)  
MARKS ADOPTED: PM 740 & D.P.1206258

**VERTICAL DATUM:**  
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)  
B.M. ADOPTED: PM 740  
R.L. 5.297 (CLASS LB)  
SOURCE: S.C.I.M.S. (15/10/2020)

4	DETAIL UPDATED	5/09/2024
3	SERVICES ADDED	15/03/2021
2	DETAIL & SERVICES ADDED	5/03/2021
1	FIRST ISSUE	25/11/2020

**CLIENT:**  
**WEBBER ARCHITECTS**  
113B WILLOUGHBY ROAD  
CROWS NEST, NSW, 2065

**SURVEY PLAN  
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OVER PART LOT 2742 IN DP752038  
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NORTH MANLY, NSW, 2100**

**C.M.S. Surveyors  
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ACN: 096 240 201

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LGA: NORTHERN BEACHES		SHEET 8 OF	
SURVEYED PB/KK/MB	DRAWN GP/CJR/RM	CHECKED PB/RM	APPROVED AF
SURVEY INSTRUCTION 1974IA	SCALE 1:100 A1 1:200 A3	DATE OF SURVEY 06/11/2020, 25/02/2021, 15/03/2021, 5/09/2024	
DRAWING NAME 1974IAdetail			ISSUE 4
CAD FILE 1974IAdetail 4.dwg			



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TREE  
SPREAD-DIAMETER-HEIGHT

CODE	DEPTH	PIPE
106.78	SSL	B
RL	LOCATION	QUALITY
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'WARRINGAH GOLF COURSE'  
2742  
D.P.752038  
LEASE LOT 1  
D.P.829465

LAWN

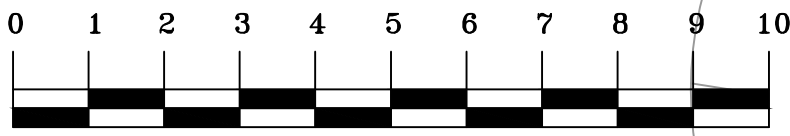
LAWN

LAWN

LAWN

VEGETATION WASTE AND  
DENSE VEGETATION

VEGETATION WASTE AND  
DENSE VEGETATION



SCALE 1:100@A1  
SCALE 1:200@A3

ADJOINS SHEET 8

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Stephen Emery

STEPHEN EMERY  
REGISTERED SURVEYOR BOSSI NUMBER 1605

HORIZONTAL DATUM:  
CO-ORDINATE SYSTEM: MGA (GDA 2020)  
MARKS ADOPTED: PM 740 & D.P.1206258

VERTICAL DATUM:  
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)  
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113B WILLOUGHBY ROAD  
CROWS NEST, NSW, 2065

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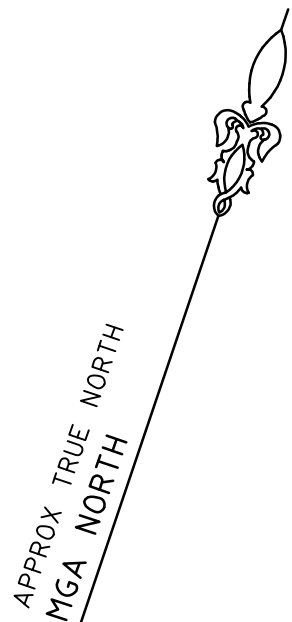
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LGA: NORTHERN BEACHES		SHEET 9 OF 11	
SURVEYED PB/KK/MB	DRAWN GP/CJR/RM	CHECKED PB/RM	APPROVED AF
SURVEY INSTRUCTION 1974IA	SCALE 1:100 @ A1 1:200 @ A3	DATE OF SURVEY 06/11/2020, 25/02/2021, 15/03/2021, 5/09/2024	
DRAWING NAME 1974IAdetail			ISSUE 4
CAD FILE 1974IAdetail 4.dwg			





**LEGEND:**

BB = BOTTOM OF BANK  
BIT = BITUMEN  
BLD = EXTERNAL BUILDING  
BOR = BOTTOM OF ROCK  
BW = BOTTOM WALL  
CL = CENTRELINE  
CON = CONCRETE  
DS = DOOR SILL LEVEL  
ELO = ELECTRICITY LINE OVERHEAD  
EPIT = ELECTRICITY PIT  
ESL = ELECTRICITY SURFACE LEVEL  
FCE = FENCE  
FL = FLOOR LEVEL  
GDN = GARDEN  
GM = GAS METER  
GRT = GRATE  
GSL = GAS SLA  
HYD = HYDRANT  
IL = INVERT LEVEL  
LAN = LANDING  
LTN = LINTEL  
LP = LIGHT POLE  
NS = NATURAL SURFACE  
PAV = PAVING  
PIT = TOP OF PIT  
RA = RAILING  
RF = TOP OF ROOF  
RR = ROOF RIDGE  
SGN = SIGN  
SIP = SEWER INSPECTION PIT  
SMH = SEWER MAN HOLE  
SPH = SPOT HEIGHT  
SSL = SEWER SURFACE LEVEL  
STR = STAIRS  
SWMH = STORMWATER MANHOLE  
WSL = STORMWATER SURFACE LEVEL  
TB = TOP OF BANK  
TG = TOP OF GUTTER  
TKB = TOP OF KERB  
TLE = TREE LINE  
TLI = TRAFFIC LIGHT  
TOP = TOP OF PIPE  
TOR = TOP OF ROCK  
TPIT = TELSTRA PIT  
TR = TREE  
TSL = TELSTRA SURFACE LEVEL  
TSP = TRAFFIC SIGNAL PIT  
TW = TOP OF WALL  
VC = VEHICLE CROSSING  
WC = WATER COURSE  
WM = WATER METER  
WSL = WATER SLA SURFACE LEVEL

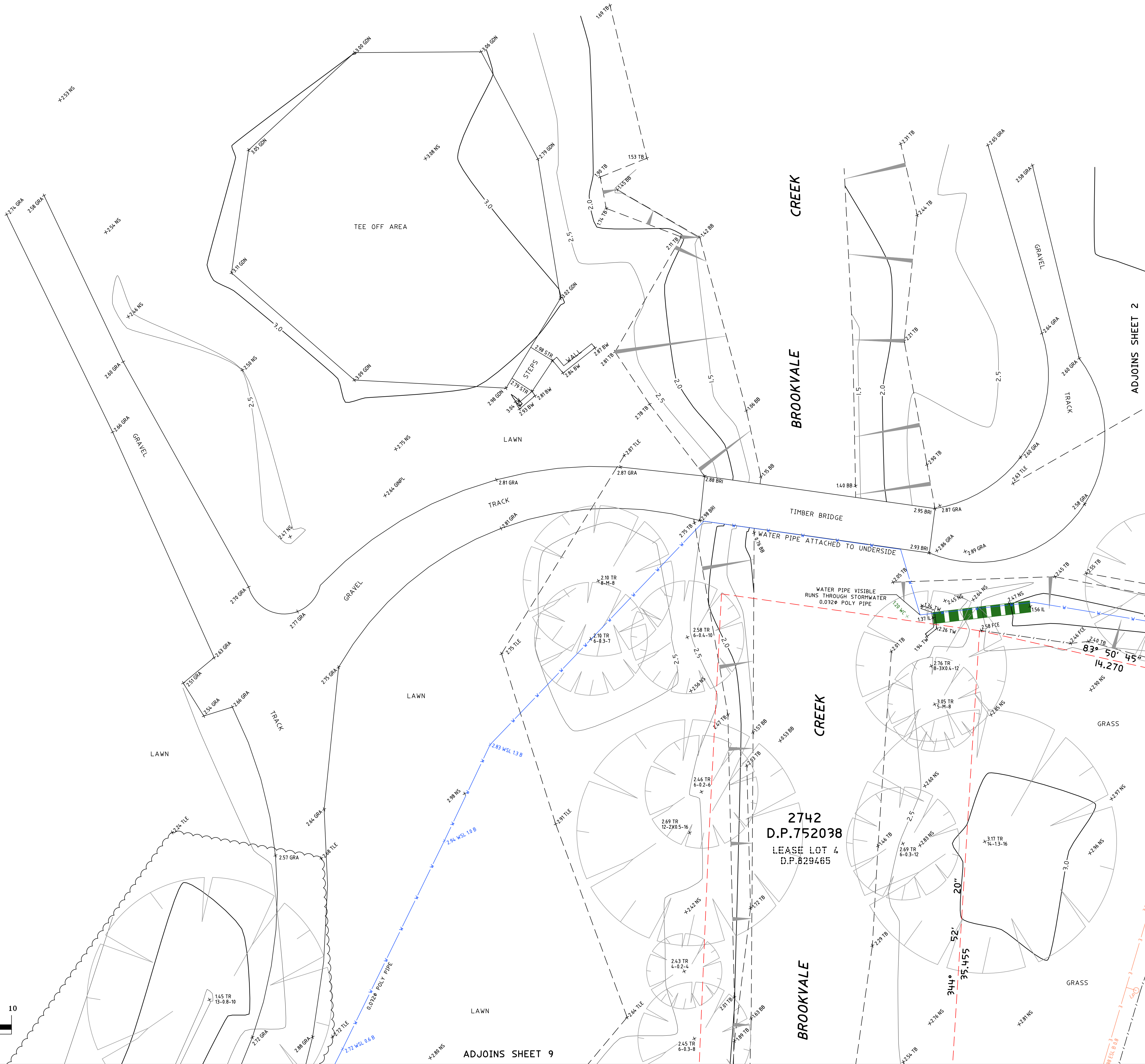
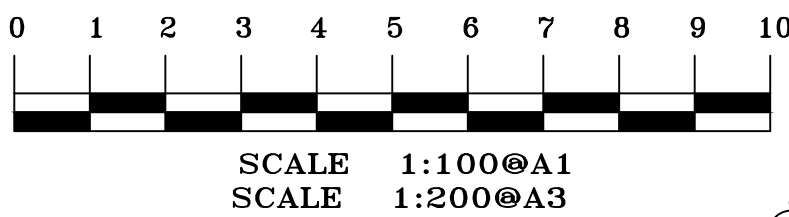
—E— = ELECTRICITY OVERHEAD  
—S— = SEWER UNDERGROUND

TREE  
SPREAD-DIAMETER-HEIGHT

CODE	DEPTH	PIPE
106.78	SSL	B
1.31	0.18	EOT
RL	LOCATION	NOTE
	QUALITY	

**LEGEND: (SEE NOTES 1)**

—E— = ELECTRICITY LINE (UNDERGROUND)  
—G— = GAS LINE (UNDERGROUND)  
—S— = SEWER LINE (UNDERGROUND)  
—SW— = STORMWATER LINE (UNDERGROUND)  
—T— = TELSTRA LINES (UNDERGROUND)  
—W— = WATER LINE (UNDERGROUND)





'WARRINGAH GOLF COURSE'  
2742  
D.P.752038  
LEASE LOT 1  
D.P.829465

ADJOINS SHEET 3

0 1 2 3 4 5 6 7 8 9 10

SCALE 1:100@A1  
SCALE 1:200@A3



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VC = VEHICLE CROSSING  
WS = WATER COURSE  
WM = WATER METER  
WSL = WATER SLA SURFACE LEVEL  
—E— = ELECTRICITY OVERHEAD  
—S— = SEWER UNDERGROUND




TREE  
SPREAD-DIAMETER-HEIGHT

	CODE	DEPTH	PIPE DIAMETER
106.78	SSL	B	1.31
↑		↑	
RL.	LOCATION QUALITY		EOT
			↑
			NOTE

**LEGEND: (SEE NOTES 1)**

-  **E** = ELECTRICITY LINE (UNDERGROUND)
-  **G** = GAS LINE (UNDERGROUND)
-  **S** = SEWER LINE (UNDERGROUND)
-  **SW** = STORMWATER LINE (UNDERGROUND)
-  **T** = TELSTRA LINES (UNDERGROUND)
-  **W** = WATER LINE (UNDERGROUND)

- **BANDY BOUNDARY IDENTIFICATION HAS BEEN UNDERTAKEN.**
- **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.**
- **WALL THICKNESS CAN BE CONFIRMED BY INTERNAL SURVEY.**
- **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 NORTHERN BEACHES COUNCIL.
- 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.digya.com.au](http://www.digya.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 2024.
- NO PART OF THIS SURVEY MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM OR TRANSMITTED IN ANY FORM, WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR. ANY UNLAWFUL USE IS 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.

  
STEPHEN EMERY  
REGISTERED SURVEYOR BOSSI NUMBER 1605


**HORIZONTAL DATUM:**  
CO-ORDINATE SYSTEM: MGA (GDA 2020)  
MARKS ADOPTED: PM 740 & D.P.1206258

**VERTICAL DATUM:**  
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)  
B.M. ADOPTED: PM 740  
R.L. 5.297 (CLASS LB)  
SOURCE: S.C.I.M.S. (15/10/2020)

4	DETAIL UPDATED	5/09/2024
3	SERVICES ADDED	15/03/2021
2	DETAIL & SERVICES ADDED	5/03/2021
1	FIRST ISSUE	25/11/2020

**CLIENT:**  
**WEBBER ARCHITECTS**  
**113B WILLOUGHBY ROAD**  
**CROWS NEST, NSW, 2065**

**SURVEY PLAN  
SHOWING DETAIL & LEVELS WITH  
UNDERGROUND SERVICE LOCATING  
OVER PART LOT 2742 IN DP752038  
433 PITTSWATER ROAD  
NORTH MANLY, NSW, 2100**

 **C.M.S. Surveyors  
Pty Limited**

ACN: 096 240 201

PO Box 463 Dee Why  
NSW 2099

2/99A South Creek Road,  
Dee Why NSW 2099

Telephone: (02) 9971 4802  
Facsimile: (02) 9971 4822  
E-mail: [info@cmsgsurveyors.com.au](mailto:info@cmsgsurveyors.com.au)

GA: NORTHERN BEACHES			SHEET 11 OF 11	
SURVEYED PB/KK/MB	DRAWN GP/CJR/RM	CHECKED PB/RM	APPROVED AF	
SURVEY INSTRUCTION 19741A		SCALE H00    A1 I200   A2 A3	DATE OF SURVEY 06/11/2020, 25/02/2021, 15/03/2021, 5/09/2024	
DRAWING NAME 19741Adetail			ISSUE  4	
CAD FILE 19741Adetail 4.dwg				