

LOCATION PLAN

NOT TO SCALE

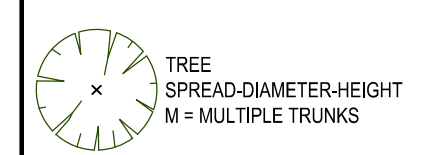
2
D.P.604580

NOTES:

- **BOUNDARIES SHOWN ARE FROM DIGITAL CADASTRAL DATA BASE (CDB).** PLOT NO. OR RESPONSIBILITY IS TAKEN BY CDS SURVEYORS AS TO THE ACCURACY OF THE BOUNDARIES. THE LOCATION OF THE BOUNDARIES SHOULD NOT BE TAKEN AS INDICATIVE AND IT IS SUBJECT TO SURVEY.
- **IF ACCURATE BOUNDARIES ARE REQUIRED** LRS SEARCH & ROUND UP TO THE NEAREST BOUNDARY.
- **IF CONSTRUCTION ON OR NEAR BOUNDARIES IS REQUIRED** IT IS RECOMMENDED THAT THE BOUNDARIES OF THE LAND BE MARKED.
- **THIS SURVEY IS FOR DESIGN PURPOSES OF THE SUBJECT LAND ONLY** AND NOT TO 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 SPECIALISED SURVEYING SOFTWARE.**
- **RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY.** WHERE OFFSETS ARE CRITICAL THEY SHOULD BE CONFIRMED BY SURVEY.
- **EXCEPT WHERE SHOWN BY DIMENSION LOCATION OF DETAIL WITH RESPECT TO BOUNDARIES IS INDICATIVE ONLY.**
- **CRITICAL SURVEY POINTS SHOULD BE CONFIRMED WITH SURVEYOR.**
- **CONTOUR SHOWS DETAIL OF THE SURFACE OF THE LAND. THEY DO NOT REPRESENT SPOT LEVELS OF ANY PARTICULAR POINT. SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH RESPECT TO VOLUMES.**
- **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 1:1000.**
- **DO NOT SCALE OFF THIS PLAN: FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS.**
- **COPYRIGHT © CDS SURVEYORS 2025.**
- **NO PART OF THIS SURVEY MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE COPYRIGHT OWNER EXCEPT AS PERMITTED BY LAW.**
- **ANY PERMITTED DOWNLOADING, ELECTRONIC STORAGE, DISPLAY, PRINT, COPY OR REPRODUCTION OF THIS SURVEY SHOULD CONTAIN NO IDENTIFICATION OF THE SURVEYOR OR SURVEYING FIRM.**
- **THIS NOTICE MUST NOT BE ERASED.**

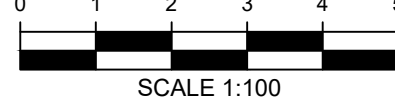
LEGEND:

- BEAM = BEAM
- BW = BOTTOM OF WALL
- C = CENTRELINE
- CON = CONCRETE
- CPT = COMMUNICATIONS PIT
- CS = COMMUNICATIONS SURFACE LEVEL
- CSF = CROWN PRT
- E = ELECTRICITY SURFACE LEVEL
- FCE = FENCE
- FHY = FIRE HYDRANT
- FSL = FIRE SERVICE SURFACE LEVEL
- GL = GUTTER LEVEL
- GRT = GRATE
- LP = LIGHT POLE
- NS = NATURAL SURFACE
- POST = POST
- SD = SIGN
- SIP = SEWER INSPECTION PIT
- SSL = SEWER SURFACE LEVEL
- STR = STAIRS
- STW = STORMWATER SURFACE LEVEL
- SW = TOP OF BANK
- TOF = TOP OF FENCE
- TOF = TOP OF FENCE
- TOF = TOP OF KERB
- TR = TREE
- TRW = TOP OF WALL
- UN = UNKNOWN SERVICE SURFACE LEVEL
- UN = UNKNOWN CROSSING



HORIZONTAL DATUM:
CO-ORDINATE SYSTEM: MGA GDA 2020 (GROUND)
SOURCE: GNSS CORS RTK (VERIFIED ON PM3975 & SS40949)

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
SOURCE: GNSS CORS RTK (VERIFIED ON PM3975)
R.L. 24.568(CLASS LC)
SOURCE: S.C.I.M.S. (29/07/2025)



CLIENT:

SPECIALISED SOLUTION PTY LTD

LGA: NORTHERN BEACHES

SURVEY PLAN SHOWING DETAIL & LEVELS

OVER LOT 2 IN DP604580

No.22 HOMESTEAD AVENUE, COLLAROY, NSW, 2097

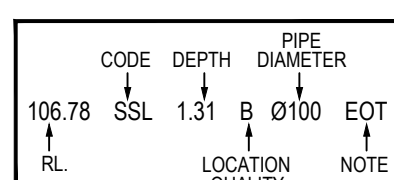
CMS SURVEYORS PTY LTD

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NOTES 1

- [illegible]



LEGEND: (SEE NOTES 1)

- T — TELSTRA COMMUNICATIONS LINES (UNDERGROUND)
 E — ELECTRICITY LINE (UNDERGROUND)
 F — FIRE SERVICE LINE (UNDERGROUND)
 S — SEWER LINE (UNDERGROUND)
 SW — STORMWATER LINE (UNDERGROUND)
 U — UNKNOWN SERVICE (UNDERGROUND)

UNDERGROUND SERVICE NOTES

- AR = ASSUMED ROUTE (QUALITY D)
 EOT = END OF LOCATE (LOSS OF SIGNAL)
 FOD = FULL OF DEBRIS (REQUIRES CLEANING)
 UTL = UNABLE TO LIFT (REQUIRES MECHANICAL LIFTER)
 UTO = UNABLE TO OPEN
 (SEALED LID / OBSTRUCTED / DAMAGED / INACCESSIBLE)
 UTR = UNABLE TO ROD
 (UNABLE TO PUSH TRACING WIRE THROUGH PIPE)
 UTT = UNABLE TO LOCATE
 (POOR/WEAK SIGNAL OR POSSIBLE INTERFERENCE)

ABOVE MENTIONED NOTES INDICATE FURTHER INVESTIGATION
IS REQUIRED TO DETERMINE POSITION AND DEPTH OF SERVICE
AT THE LOCATION INDICATED.

SUBSURFACE UTILITY INFORMATION

[illegible]

ATTENTION:

THE UNDERGROUND SERVICES LOCATION WAS CONDUCTED ALONGSIDE THE DETAIL AND LEVEL SURVEY. THIS PLAN SHOULD BE READ IN CONJUNCTION WITH DIG SAFE SERVICE LOCATING REPORT JOB NUMBER 2754 DATED 30/07/2025.

TITLE INDICATES THAT LOT 2 IN D.P. 604580 IS SUBJECT TO

- REVISIONS AND CONDITIONS IN THE CROWN GRANTS)
 *00508090 EASEMENT FOR DRAINAGE APPURTENANT TO THE LAND ABOVE DESCRIBED
 AFFRONTING AND CHURCH STREET, 1/2 AC. SEC. 10, T. 10N., R. 10E., S. 4E.,
 *K209263 EASEMENT FOR SUPPORT APPURTENANT TO THE LAND ABOVE DESCRIBED
 AFFRONTING THE PORT OF LOTS 6 & 1 IN Q229204 (4 REMOTE TO SITE)
 *1464653 POSITIVE COVENANT NOT INVESTIGATED
 *Y620655 EASEMENT AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN AS
 SITE OF PROPOSED EASEMENT FOR SUPPORT IN LOT P212940
 *ANALYSIS POSITIVE COVENANT NOT INVESTIGATED
 *AN004761 (RESTRICTIONS) ON THE USE OF LAND (NOT INVESTIGATED)
 *V576181 LEASE TO THE SENECA COUNTY COUNCIL OR SUBSTATION
 REMAINS NO. 10084 & 10085, 10086, 10087, 10088, 10089, 10090, 10091
 TOGETHER WITH RIGHT OF WAY & EASEMENT FOR ELECTRICITY
 LINES, EXPOSES 31-11-11
 *A971351 LEASE OF LEASE V675611 TO BLUE OIL ASSET PARTNER PTY
 LTD, ERIC ALPHA CORPORATION 3 PTY LTD, ERIC
 ALPHA ASSET CORPORATION 3 PTY LTD, ERIC
 ALPHA ASSET CORPORATION 3 PTY LTD, ERIC
 ALPHA ASSET CORPORATION 3 PTY LTD, ERIC ALPHA
 ASSET CORPORATION 3 PTY LTD & ERIC ALPHA
 CORPORATION 4 PTY LTD EXPIRES. SEE DEALING. CLAUSE
 23 (3.1B)
 *A971352 LEASE OF LEASE A971351 TO BLUE OIL PARTNER PTY
 LTD, ERIC ALPHA CORPORATION 3 PTY LTD, ERIC
 ALPHA ASSET CORPORATION 3 PTY LTD, ERIC
 ALPHA ASSET CORPORATION 3 PTY LTD, ERIC
 ALPHA ASSET CORPORATION 3 PTY LTD, ERIC
 ALPHA ASSET CORPORATION 3 PTY LTD & ERIC ALPHA
 CORPORATION 4 PTY LTD EXPIRES. SEE
 DEALING. CLAUSE 12.1
 *A971502 MORTGAGE OF LEASE A971351 TO ANZ FINANCIAL
 SERVICES PTY LTD
 *A971511 CHANGE OF NAME AFFECTING LEASE V576151 LESSEE
 NOW A/BLA DISTRIBUTION MINERAL HOLDING
 CORPORATION

SURVEYED BW		DRAWN ABS		CHECKED BW		APPROVED NS	
SURVEY INSTRUCTION 17839A			SCALE 1:100@A0		DATE OF SURVEY 30/07/2025		
DRAWING NAME 17839Adetail					SHEET 1 OF 1		ISSUE 1
CAD FILE 17839Adetail.1.dwg							