

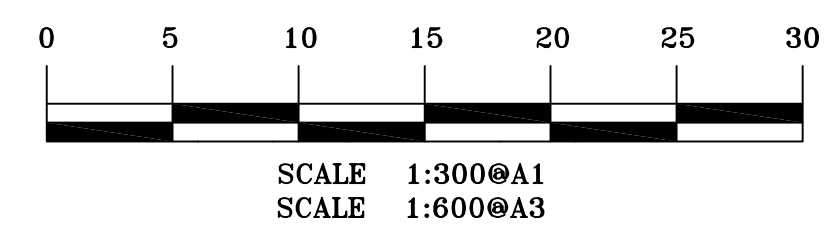
	CODE	DEPTH	PIPE DIAMETER
106.78	SSL	B	1.31
↑	↑	↑	↑
RL.	LOCATION QUALITY		NOTE

Q1-D
IS THE LOWEST OF THE FOUR QUALITY LEVELS STIPULATED IN ASS4588. IT IS AN
INDICATOR POSITION COMPILED FROM EXISTING RECORDS, CURSORY SITE INSPECTION
AND RECENT EVIDENCE.
Q1-C
IS THE NEXT LEVEL UP FROM Q1-D. ASS4588 STATES THAT Q1-C IS A SURFACE
FEATURE CORROBORATED BY INTERPRETATION OF THE APPROXIMATE LOCATIONS
AND ATTRIBUTES OF A SURFACE FEATURE USING A COMBINATION OF EXISTING
RECORDS (ANCESTRAL EVIDENCE) SONIC BOOM TECHNIQUES AND A SITE SURVEY OF
VISIBLE EVIDENCE.
Q1-B
ELECTRONICALLY TRACED AS PER ASS4588 (DIRECT CONNECTION, INDUCTION,
FLUXTRACE/SONDE, FLEXIR/SONDE) WITH AN ESTIMATED POSITIONAL
ACCURACY OF +/- 300MM IN PLANE, +/- 500MM IN DEPTH (HIGH CONFIDENCE LEVEL).
Q1-A
IS THE HIGHEST QUALITY LEVEL AS PER ASS4588 AND CONSISTS OF THE POSITIVE
IDENTIFICATION OF THE ATTRIBUTE AND LOCATION OF A SUBSURFACE UTILITY AT A
SPECIFIC AND AN ABSOLUTE SPATIAL POSITION IN THREE DIMENSIONS. THIS CAN
BE ACHIEVED AT OPENED PITS AND IN THE POTHOLES WHERE THE UTILITY IS EXPOSED.
HORIZONTAL AND VERTICAL
TOLERANCE: +/- 50MM.


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

- 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 SUB CONTRACTORS 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" IS CURRENT AS THEY HAVE VARYING EXPIRATION DATES, AND MAY REQUIRE THE SAME SERVICE OTHERWISE THE INFORMATION ON THIS PLAN MAY NO LONGER BE CURRENT.
- WARNING-UNKNOWN SERVICES THAT COULD NOT BE ELECTRONICALLY DETECTED. THE DIAGRAMS OF THE SERVICE PROVIDERS 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: SURSEARCH HAVE SURVEYED AND MARKED OUT EXISTING SERVICES IN THE AREA SPECIFIED BY THE CLIENT. THESE SERVICE LINES HAVE BEEN LOCATED BY SURVEYING AND HAVE BEEN MARKED WITH WHITE PEGS. IT HAS NOT BEEN SIGHTED. CIMS SURVEYORS HAVE THEN LOCATED THE LINE MARKED BY SURSEARCH. THE LOCATION OF THESE MARKED SERVICES ARE APPROXIMATE ONLY. THE POSITION OF THE MARKED SERVICE LINES HAS BEEN MADE WITH REFERENCE TO THE ROAD. THEREFORE, THE EXACT LOCATION OF THESE 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 THE EXACT LOCATION OF THESE SERVICES. THE LOCATION OF THESE SERVICES AND 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.



- **A BOUNDARY SURVEY 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 DIAL BEFORE YOU DIG SERVICES (pH 1000) 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 ADJUSTED.
- 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 TAKEN READINGS.
- COPYRIGHT © CMS SURVEYORS 2020.
- 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.


STEPHEN EMERY
REGISTERED SURVEYOR BOSSI NUMBER 1605

HORIZONTAL DATUM: CO-ORDINATE SYSTEM: MGA (GDA 2020) MARKS ADOPTED: PM 740 & D.P.I.206258
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)

I	FIRST ISSUE	25/II/2020

CLIENT:
NORTHERN BEACHES COUNCIL
CIVIC CENTRE, 725 PITTWATER ROAD
DEE WHY, NSW, 2099

**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@cmssurveyors.com.au

LGA: NORTHERN BEACHES	SHEET 1 OF 7
-----------------------	--------------

SURVEYED PB	DRAWN GP	CHECKED PB	APPROVED AF
SURVEY INSTRUCTION 1974I		SCALE 1:750 1:600 A1 A3	DATE OF SURVEY 06/11/2020
DRAWING NAME 1974Idetail			ISSUE I
CAD FILE 1974Idetail 1.dwg			

LEGEND:



TREE
SPREAD-DIAMETER-HEIGHT

- A BOUNDARY SURVEY 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 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 DIAGNOSTIC ONLY. WHERE THE INTERESTS 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. LIAL BEFORE YOU DIG SERVICES (PH 1100) SHOULD BE USED AND A FULL UTILITY INVESTIGATION, INCLUDING A UTILITY LOCATION SURVEY, SHOULD BE UNDERTAKEN BEFORE ANY OTHER 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 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 2020.
- 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.


STEPHEN EMERY
REGISTERED SURVEYOR BOSSI NUMBER 1605

HORIZONTAL DATUM: CO-ORDINATE SYSTEM: MGA (GDA 2020) MARKS ADOPTED: PM 740 & D.P.I206258
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)

I	FIRST ISSUE	25/11/202
---	-------------	-----------

CLIENT:
NORTHERN BEACHES COUNCIL
CIVIC CENTRE, 725 PITTWATER ROAD
DEE WHY, NSW, 2099

**SURVEY PLAN
SHOWING DETAIL & LEVELS WITH
UNDERGROUND SERVICE LOCATIONS
OVER PART LOT 2742 IN DP75203
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

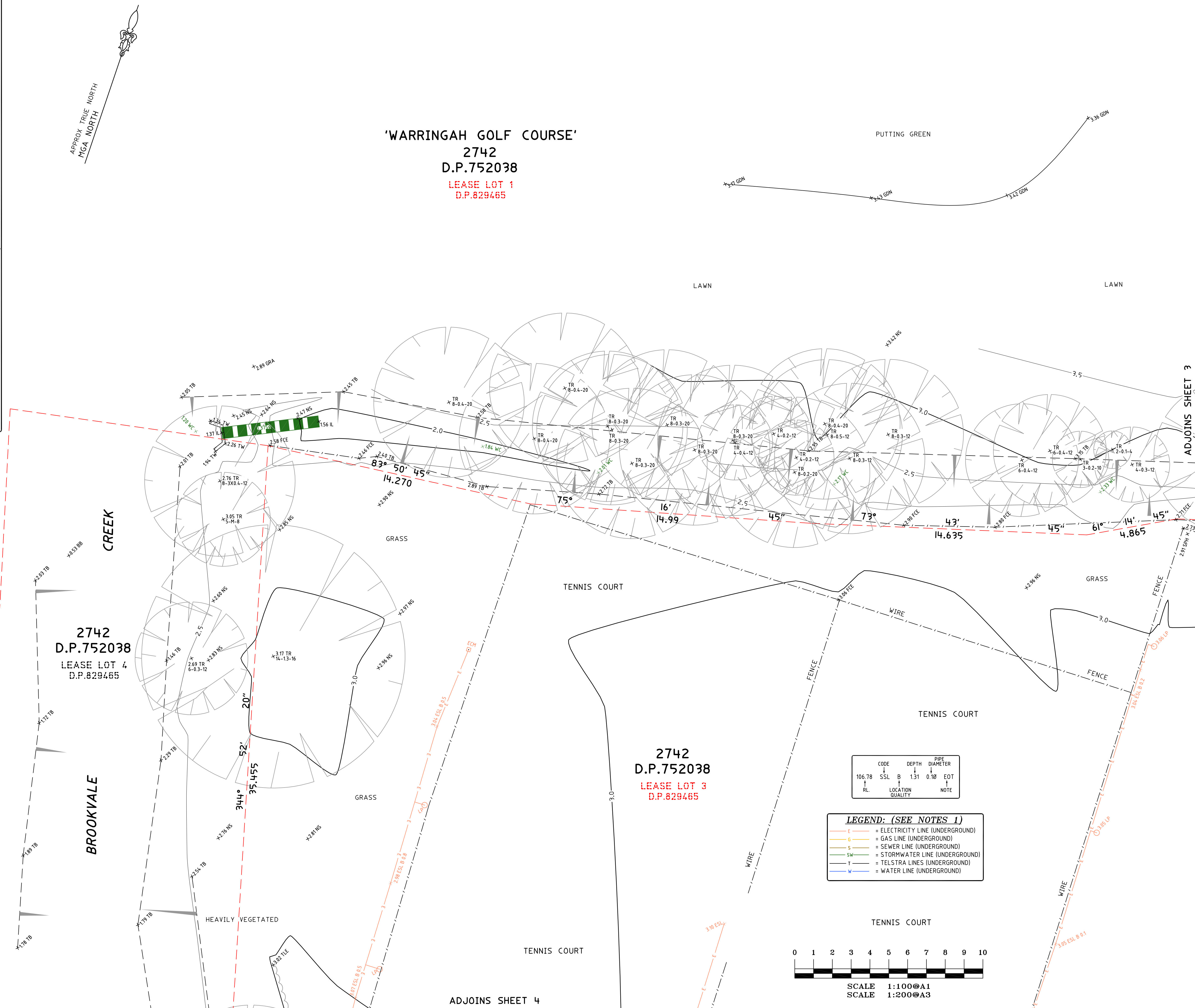
Telephone: (02) 9971 4802
Facsimile: (02) 9971 4822
E-mail: info@cmssurveyors.com.au

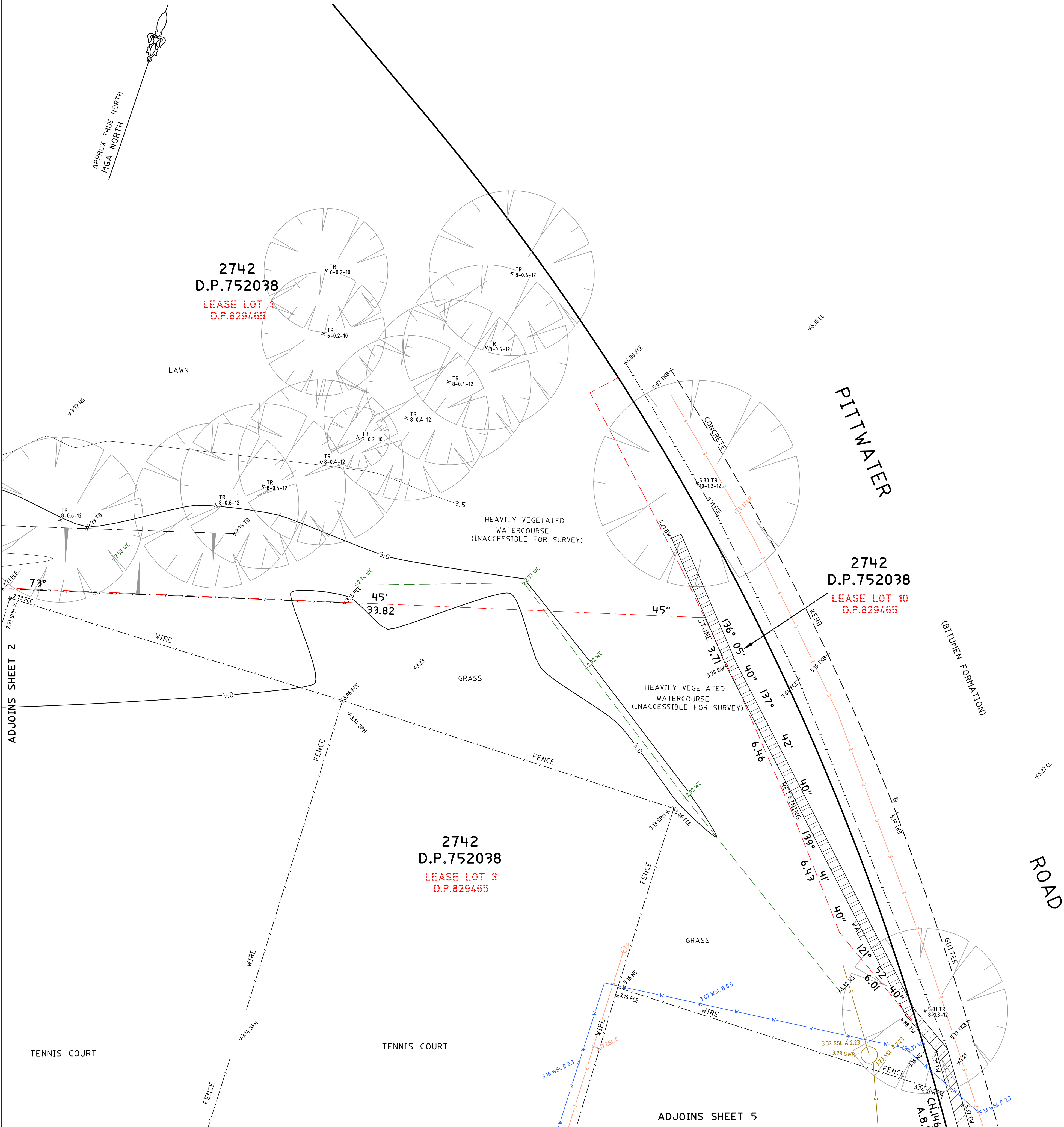
LGA: NORTHERN BEACHES SHEET 2 OF 2

SURVEYED PB	DRAWN GP	CHECKED PB	APPROVED AF
----------------	-------------	---------------	----------------

SURVEY INSTRUCTION	SCALE	DATE OF SURVEY
1974	1:100 @ A1 1:200 @ A2	06/11/2020

DRAWING NAME 1974Idetail	ISSUE I
CAD FILE 1974Idetail I.dwg	





LEGEND:

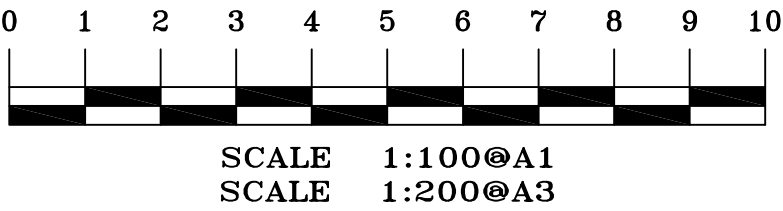
BB = BOTTOM OF BANK
BIT = BITUMEN
BLD = EXTERNAL BUILDING
BOR = BOTTOM OF ROCK
BW = BOTTOM WALL
CL = CENTRELINE
CON = CONCRETE
DS = DOOR SILL LEVEL
ELO = ELECTRICITY LINE OVERHEAD
EPIT = ELECTRICITY PIT
ESL = ELECTRICITY SURFACE LEVEL
FCE = FENCE
FL = FLOOR LEVEL
GDN = GARDEN
GM = GAS METER
GRT = GRATE
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 METER
WSL = WATER SLA SURFACE LEVEL
E-O = ELECTRICITY OVERHEAD
S = SEWER UNDERGROUND

TREE SPREAD-DIAMETER-HEIGHT

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



NOTES

- A BOUNDARY SURVEY 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. DIAL BEFORE YOU DIG SERVICES (ph 1100) 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 2020.
- 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.

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

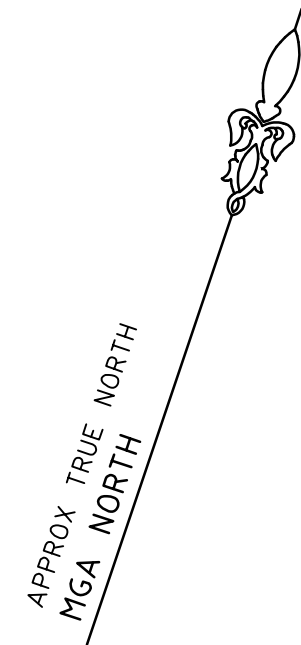
VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: PM 740
R.L. 5.297 (CLASS LB)
SOURCE: S.C.I.M.S. (15/10/2020)

CLIENT:
NORTHERN BEACHES COUNCIL
CIVIC CENTRE, 725 PITTWATER ROAD
DEE WHY, NSW, 2099

**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 7	
SURVEYED PB	DRAWN GP	CHECKED PB	APPROVED AF
SURVEY INSTRUCTION 1974i		SCALE 1:100 @ A1 1:200 @ A3	DATE OF SURVEY 06/11/2020
DRAWING NAME 1974Idetail			ISSUE 1
CAD FILE 1974Idetail.dwg			



2742
D.P.752038
LEASE LOT 1
D.P.829465

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 METER
WSL = WATER SLA SURFACE LEVEL
EO = ELECTRICITY OVERHEAD
S = SEWER UNDERGROUND



TREE
SPREAD-DIAMETER-HEIGHT

ADJOINS SHEET 2

TENNIS COURT

TENNIS COURT

BROOKVALE

2742
D.P.752038
LEASE LOT 4
D.P.829465

CREEK

2742
D.P.752038
LEASE LOT 3
D.P.829465

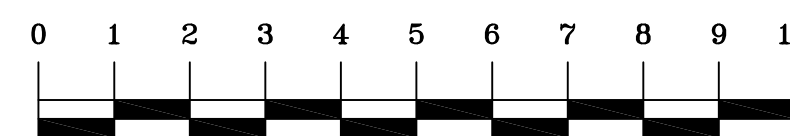
TENNIS COURT

TENNIS COURT

CODE	DEPTH	PIPE
106.78	SSL	B
1.31		0.10
		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)



SCALE 1:100@A1

SCALE 1:200@A3

NOTES

- A BOUNDARY SURVEY 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. DIAL BEFORE YOU DIG SERVICES (ph 1100) 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 SCALE READINGS.
- COPYRIGHT © CMS SURVEYORS 2020.
- 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.

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)

1	FIRST ISSUE	25/11/2020
---	-------------	------------

CLIENT:
NORTHERN BEACHES COUNCIL
CIVIC CENTRE, 725 PITTWATER ROAD
DEE WHY, NSW, 2099

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

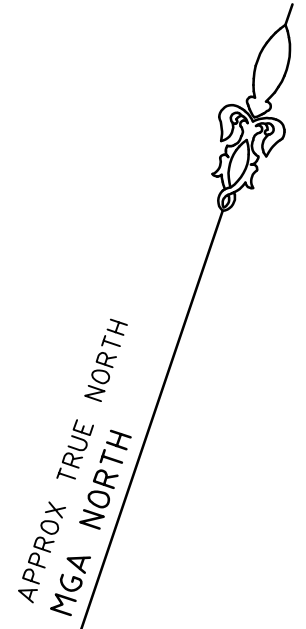
PO Box 463 Dee Why
NSW 2099
2/80A South Creek Road,
Dee Why NSW 2099
Telephone: (02) 9971 4802
Facsimile: (02) 9971 4822
E-mail: info@cmsurveyors.com.au

LGA: NORTHERN BEACHES SHEET 4 OF 7

SURVEYED PB	DRAWN GP	CHECKED PB	APPROVED AF
----------------	-------------	---------------	----------------

SURVEY INSTRUCTION 1974I	SCALE 1:100 @ A1 1:200 @ A3	DATE OF SURVEY 06/11/2020
-----------------------------	-----------------------------------	------------------------------

DRAWING NAME 1974Idetail	ISSUE 1
CAD FILE 1974Idetail.ldwg	



2742
D.P.752038
LEASE LOT 1
D.P.829465

2742
D.P.752038
LEASE LOT 4
D.P.829465

2742
D.P.752038
LEASE LOT 3
D.P.829465

BROOKVALE CREEK

KENTWELL

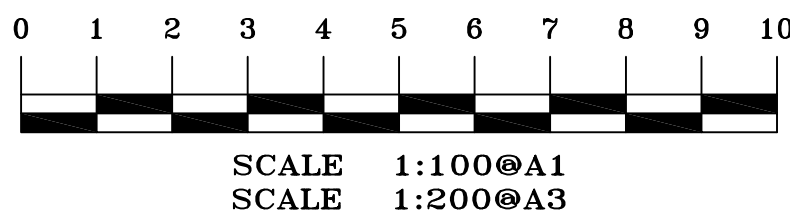
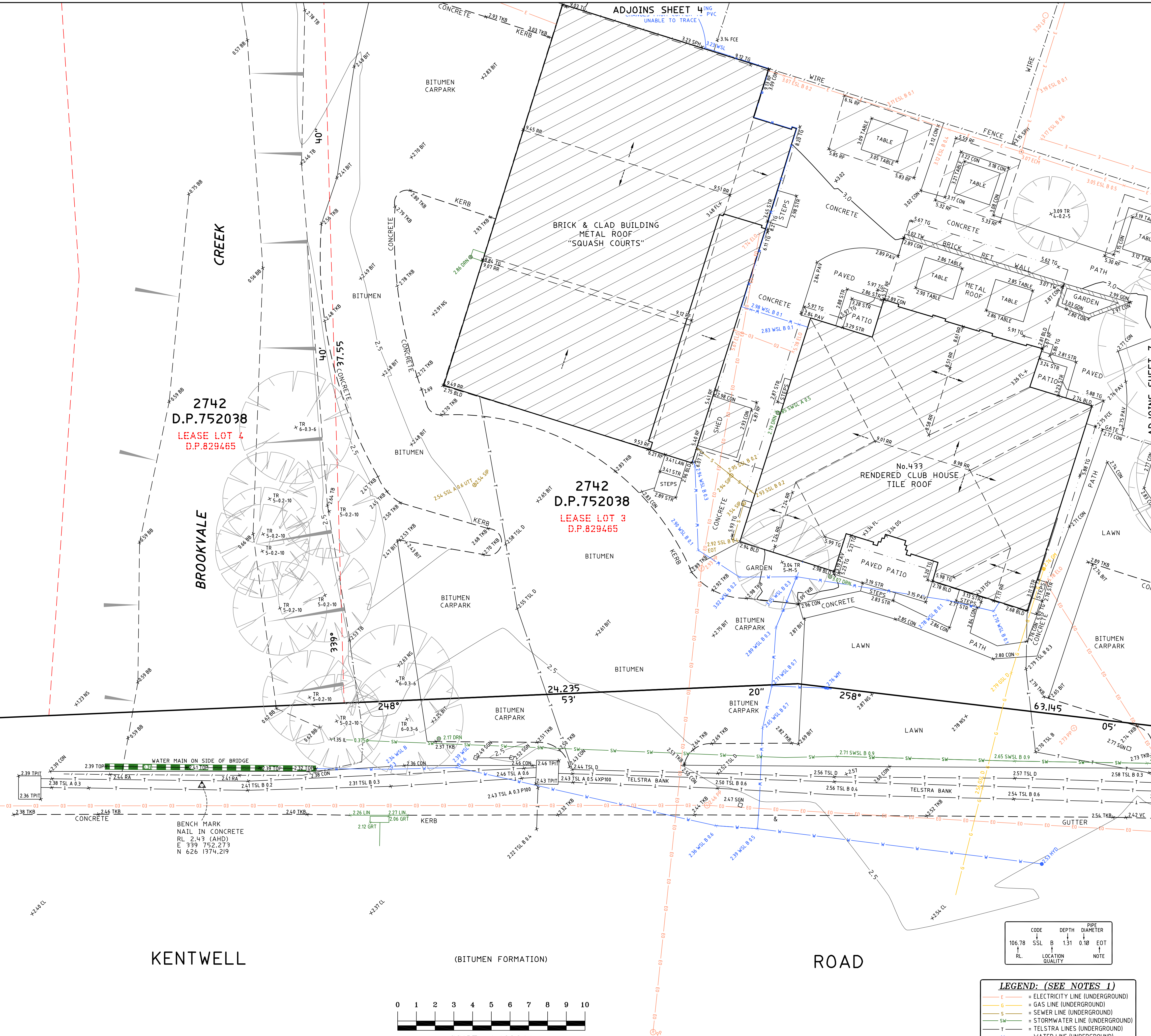
(BITUMEN FORMATION)

ROAD

LEGEND:

BB = BOTTOM OF BANK
BLD = BITUMEN
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
WSWL = STORMWATER SURFACE LEVEL
TB = TOP OF BANK
TG = TOP OF GUTTER
TKB = TOP OF KERB
TLI = TREE LINE
TLE = 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 SURFACE LEVEL
E-O = ELECTRICITY OVERHEAD
S-O = SEWER UNDERGROUND

TREE
SPREAD-DIAMETER-HEIGHT



CODE	DEPTH	PIPE
106.78	SSL B	1.31
RL	LOCATION	NOTE
QUALITY		

LEGEND: (SEE NOTES 1)

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

NOTES

- A BOUNDARY SURVEY 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. DIAL BEFORE YOU DIG SERVICES (DBDD) 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 SCALE READINGS.
- COPYRIGHT © CMS SURVEYORS 2020.
- 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.

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. (4/5/10/2020)

1	FIRST ISSUE	25/11/2020
---	-------------	------------

CLIENT:
NORTHERN BEACHES COUNCIL
CIVIC CENTRE, 725 PITTWATER ROAD
DEE WHY, NSW, 2099

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 6 OF 7		
SURVEYED PB	DRAWN PB	CHECKED PB	APPROVED AF
SURVEY INSTRUCTION 1974I	SCALE 1:100 @ A1 1:200 @ A3	DATE OF SURVEY 06/11/2020	ISSUE 1

