

4  
D.P.1115877

1  
D.P.349085  
1.044 ha BY TITLE

2  
D.P.349085  
1.11 ha BY TITLE

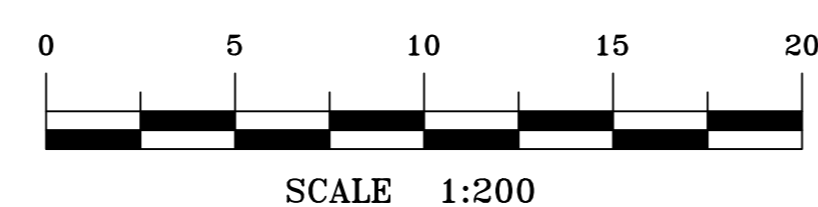
32  
SEC.C  
D.P.5464

TITLE INDICATES THAT LOTS 1 & 2 IN D.P.349085 IS SUBJECT TO:  
- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)  
- AK759371 CAVEAT BY GOLDEN ARROW INTERNATIONAL PTY LTD (NOT INVESTIGATED)  
NOTE: DP584945 EASEMENT FOR SEWERAGE PURPOSES AFFECTING THE PARTS SHOWN AS "PROPOSED EASEMENT FOR SEWER 5' WIDE" IN DP584945

TITLE INDICATES THAT LOT 2 IN D.P.972209 IS SUBJECT TO:  
- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)  
- 6328948 EASEMENT FOR SEWERAGE PURPOSES AFFECTING THE PARTS SHOWN AS "PROPOSED EASEMENT FOR SEWER 5' WIDE" IN DP584945  
- AC717967 EASEMENT TO DRAIN WATER AFFECTING THE WHOLE OF THE LAND ABOVE DESCRIBED

**LEGEND 2: (SEE NOTES 2)**  
PLOTTED FROM SERVICE DIAGRAMS  
- E = ELECTRICITY LINES (OVERHEAD)  
- G = GAS LINE  
- S = SEWER LINE (UNDERGROUND)  
- T = TELSTRA LINES  
- W = WATER DISTRIBUTION LINE (UNDERGROUND)

**NOTES 2**  
- THE PURPOSE OF THIS PLAN IS FOR DESIGN ONLY. CURRENT PLANS ISSUED BY SERVICE PROVIDERS THROUGH "DAL 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 "DAL 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: THE DIAGRAMS OF THE SERVICE PROVIDER MAY NOT REFLECT ALL ASSETS WITHIN THEIR NETWORK AND SERVICE PROVIDERS MAY SHARE CONDUITS AND/OR TRENCHES. SINGLE MARKED LINES MAY REPRESENT MULTIPLE CONDUITS, PIPES AND/OR CABLES AT THIS LOCATION. WE RECOMMEND NON DESTRUCTIVE DIGGING/POTHOLING TO EXPOSE SERVICES FOR ACCURATE IDENTIFICATION AND DEPTH.  
CAUTION: UTILITIES PLOTTED ON THE PLAN THAT TERMINATE IN THE SPHERICAL AREA MAY GO TO FEATURES THAT HAVE NOT BEEN SHOWN ON THE DIAL/DIAGRAMS. THE RISK REMAINS WITH THE CLIENT AND/OR SUB CONTRACTOR AND THEIR RESPONSIBILITY TO EXERCISE CAUTION AT ALL TIMES.



NOTES

- A BASIC BOUNDARY SURVEY HAS BEEN UNDERTAKEN SUITABLE FOR COUNCIL OR SUBMISSION (TITLE DISPENSING ONLY) - BOUNDARY DEFINITION IS SUBJECT TO FURTHER SURVEY.
- IF CONSTRUCTION ON OR NEAR BOUNDARIES IS REQUIRED IT IS RECOMMENDED THAT THE BOUNDARIES OF THE LAND BE MARKED.
- THIS DETAIL SURVEY IS NOT A "SURVEY" AS DEFINED BY THE SURVEYING AND SPATIAL INFORMATION ACT, 2002.
- TREE SIZES ARE ESTIMATES ONLY.
- THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF MIKARA DEVELOPMENTS PTY LTD.
- 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 DIAL BEFORE YOU DIG SERVICES (IN 190) 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.
- THIS PLAN IS ONLY TO BE USED FOR THE PURPOSE OF DESIGNING NEW CONSTRUCTIONS.
- 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 1:500.
- DO NOT SCALE OFF THIS PLAN / FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.
- COPYRIGHT © C.M.S. SURVEYORS 2016.
- 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.



**LEGEND:**

- BL = BALCONY
- BIT = BITUMEN
- BB = BOTTOM OF BANK
- BLD = EXTERNAL BUILDING
- CL = CENTRELINE
- CON = CONCRETE
- CK = CREEK
- DK = DECK
- DS = DOOR SILL LEVEL
- DRN = DRAIN
- FCE = FENCE
- FL = FLOOR LEVEL
- GM = GAS METER
- HL = HOOD LEVEL
- HYD = HYDRANT
- IL = INVERT LEVEL
- LN = LINTEL
- NS = NATURAL SURFACE
- PAY = PAVING
- PIT = TOP OF PIT
- PP = POWER POLE
- RF = TOP OF ROOF
- RR = ROOF RIDGE
- SMH = SEWER MAIN HOLE
- SHD = SHED
- SGN = SIGN
- SL = SILL LEVEL
- STR = STAIRS
- SV = STOP VALVE
- TEL = TELSTRA
- TB = TOP OF BANK
- TG = TOP OF GUTTER
- TRK = TRACK
- TR = TREE
- TRL = TREE LINE
- VC = VEHICLE CROSSING
- WC = WATER COURSE
- WM = WATER METER

TREE  
 Ø = TRUNK DIAMETER  
 H = HEIGHT  
 S = SPREAD DIAMETER

HORIZONTAL DATUM:  
CO-ORDINATE SYSTEM: MGA  
(SSM24840 ADOPTED)

VERTICAL DATUM:  
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)  
B.M. ADOPTED: SSM 24840  
R.L. 17.902 (ORDER L3)  
SOURCE: S.C.I.M.S. (19/11/16)

1 FIRST ISSUE 16/12/16

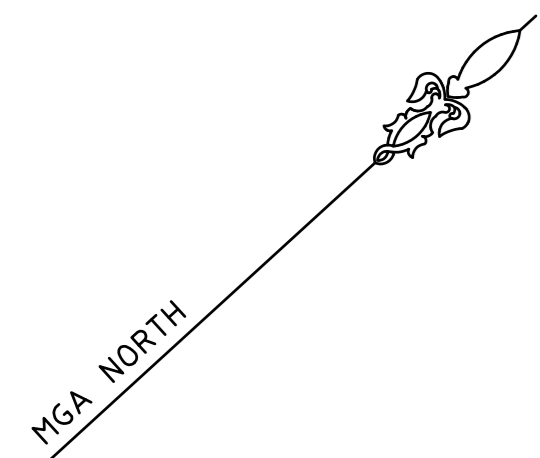
**CLIENT:**  
MIKARA DEVELOPMENTS PTY LTD  
9/538 GARDNERS ROAD,  
ALEXANDRIA NSW 2015

**SURVEY PLAN**  
SHOWING DETAIL & LEVELS  
OVER LOTS 1 & 2 IN D.P.349085  
& LOT 2 IN D.P.972209  
43,45 & 49 WARRIEWOOD ROAD,  
WARRIEWOOD NSW 2102

**C.M.S. Surveyors**  
Pty Limited  
ACN: 096 240 201  
PO Box 463 Dwy Why  
NSW 2209  
1/32 Campbell Avenue,  
Dwy Why NSW 2209  
Telephone: (02) 9971 4800  
Facsimile: (02) 9971 4802  
E-mail: info@cmsurveyors.com.au

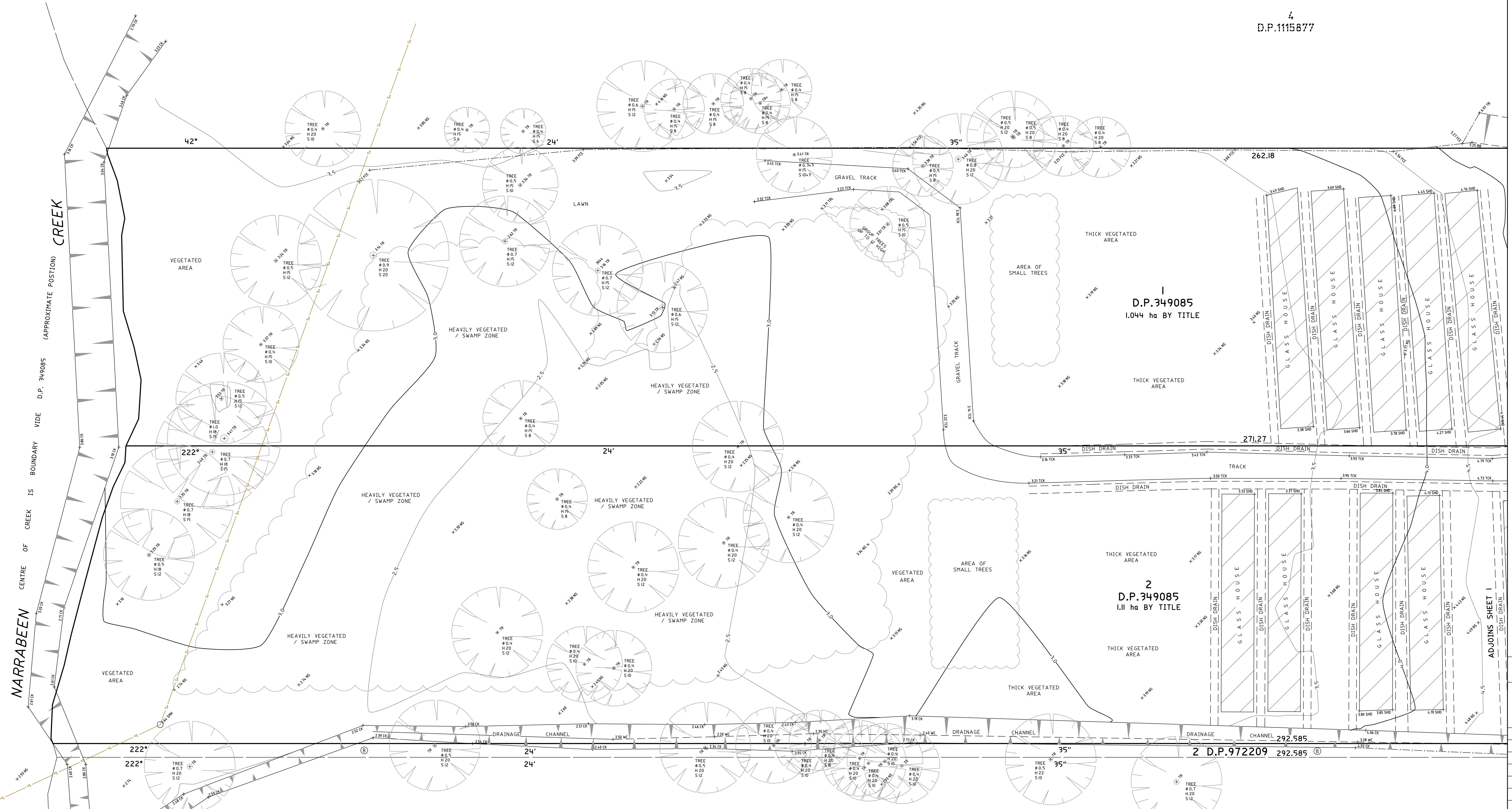
LG: NORTHERN BEACHES SHEET 1 OF 2

SURVEYED	ME	GP	SCALE	DATE OF SURVEY
ME	GP	ME	1:200 (H AD)	6-7/12/16
DRAWING NAME				ISSUE
1584 Detail				1
CAD FILE				
1584 Detail.dwg				



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- TREE  
 TREE  
 TREE

HORIZONTAL DATUM:  
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SOURCE: S.C.I.M.S. (19/11/16)

1 FIRST ISSUE 16/12/16

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**OVER LOTS 1 & 2 IN D.P.349085**  
**& LOT 2 IN D.P.972209**  
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**Pty Limited**  
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Facsimile: (02) 9971 4820  
E-mail: info@cmsurveyors.com.au

LGA: NORTHERN BEACHES SHEET 2 OF 2	
SURVEYED	ME
DRAWN	GP
CHECKED	ME
APPROVED	DR
SURVEY INSTRUCTION	15843
SCALE	1:200 (H AD)
DATE OF SURVEY	6-7/12/16
DRAWING NAME	15843detail
ISSUE	1
CAD FILE	15843detail.dwg

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Ⓐ NOTE: DPSB4945 EASEMENT FOR SEWERAGE PURPOSES 5 METRES WIDE AFFECTING THE PART SHOWN AS "PROPOSED EASEMENT FOR SEWER 5' WIDE" IN DPSB4945

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Ⓑ - AC717947 EASEMENT TO DRAIN WATER AFFECTING THE WHOLE OF THE LAND ABOVE DESCRIBED

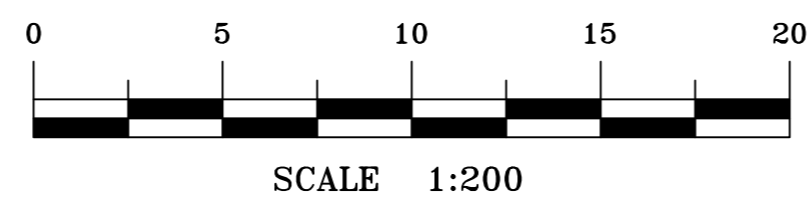
- LEGEND 2: (SEE NOTES 2)**  
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- = ELECTRICITY LINES (OVERHEAD)
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  - = TEL/STRA LINES
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