



**LEGEND:**

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- SMH = SEWER MAN HOLE
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- UEV = UNDERSIDE OF EAWE
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= ELECTRICITY OVERHEAD  
 = SEWER UNDERGROUND

TREE  
 SPREAD-DIAMETER-HEIGHT

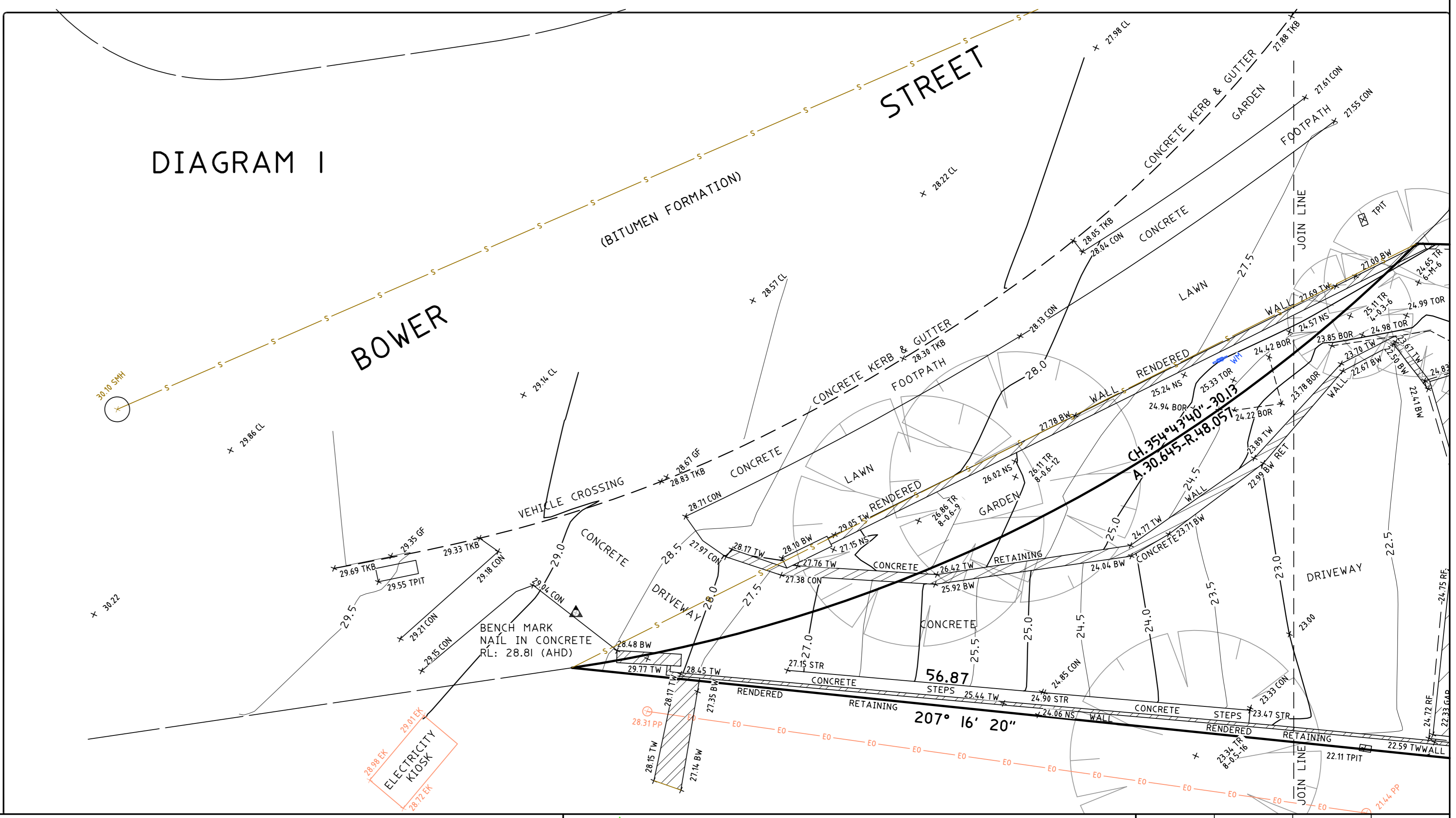
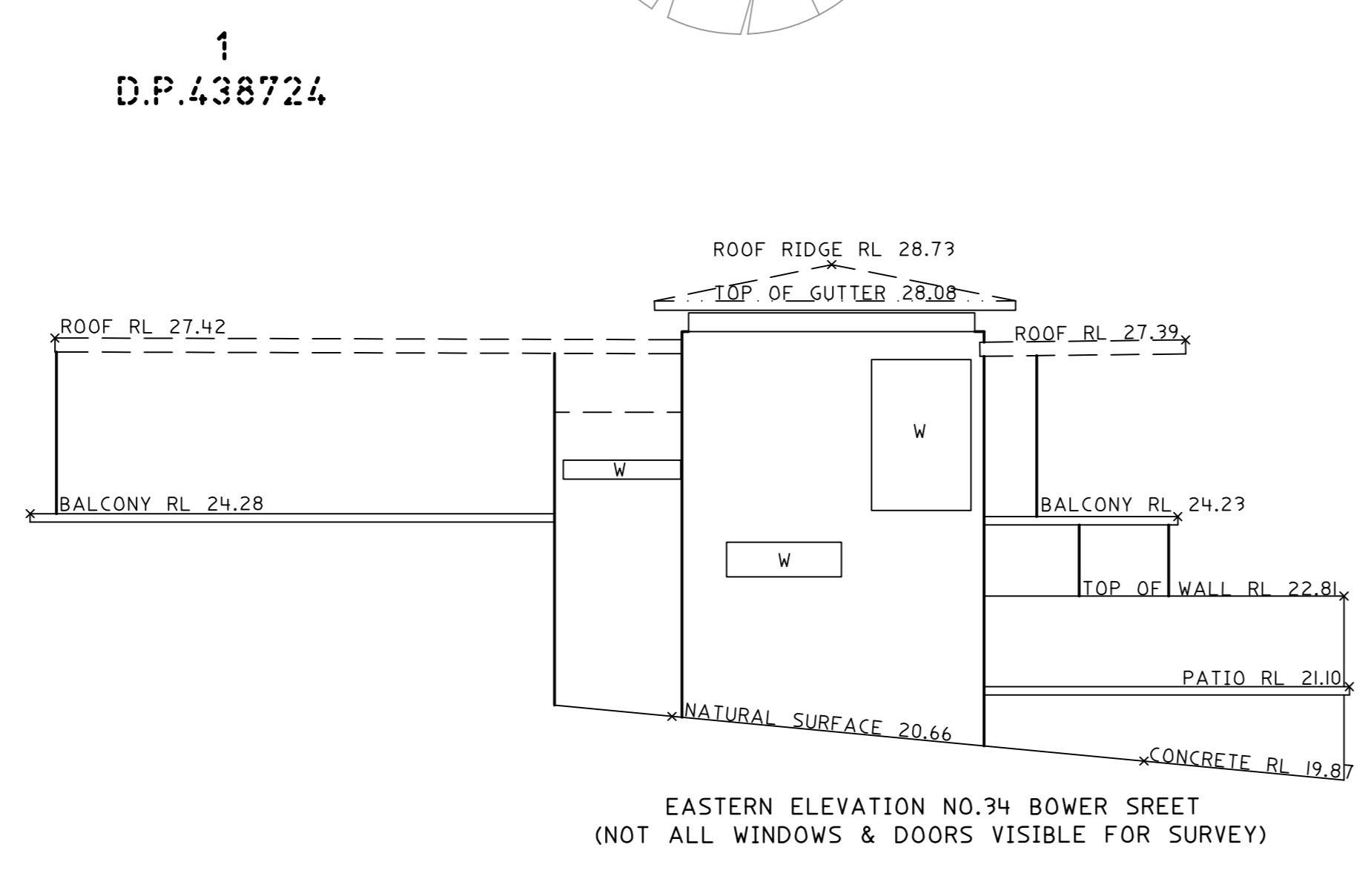
TITLE INDICATES THAT LOT 28 IN D.P.8075 IS SUBJECT TO:  
- RESERVATIONS AND CONDITIONS IN THE CROWN GRANTS

**Notes:**

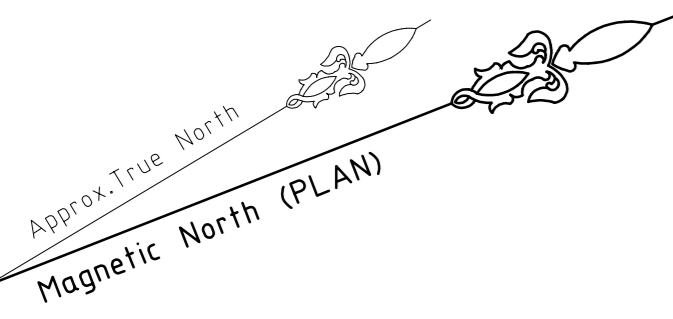
- BOUNDARIES HAVE NOT BEEN DEFINED (TITLE DIMENSIONS ONLY) - BOUNDARY DEFINITION IS SUBJECT TO FURTHER SURVEY.
- A BASIC BOUNDARY SURVEY HAS BEEN UNDERTAKEN SUITABLE FOR COUNCIL DA SUBMISSION (TITLE DIMENSIONS ONLY) - BOUNDARY DEFINITION IS SUBJECT TO FURTHER SURVEY.
- IF CONSTRUCTION ON OR NEAR BOUNDARIES 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, 2012.
- AREA APPROXIMATE ONLY AND HAS BEEN CALCULATED BY TITLE DIMENSIONS. ALL TITLE DIMENSIONS OF THE LAND HAVE NOT BEEN CONFIRMED BY SURVEY. IF AREAS ARE CRITICAL WE RECOMMEND A BOUNDARY SURVEY FOR PUBLIC RECORD.
- TREE SIZES ARE ESTIMATES ONLY.
- THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE GOLF GROUP.
- 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 (IN PARTICULAR) 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.

**Notes:**

- 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 SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.
- CONTOUR INTERVAL - 0.5 metre. SPOT LEVELS SHOULD BE ADOPED.
- 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.
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- 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.
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	<b>HORIZONTAL DATUM:</b> CO-ORDINATE SYSTEM: ASSUMED MARKS ADOPTED: N/A	<b>VERTICAL DATUM:</b> DATUM: AUSTRALIAN HEIGHT DATUM (AHD) B.M. ADOPTED: 55M 154309 R.L. 37.37 (ORDER 4) SOURCE: S.C.I.M.S. (02/7/18)	<b>CLIENT:</b> C/- I'VE GOT TIME GROUP PO BOX 1685 NEUTRAL BAY NSW 2089	<b>SURVEY PLAN</b> SHOWING DETAIL & LEVELS OVER LOT 28 IN D.P.8075 No. 32 BOWER STREET MANLY NSW 2095	 <b>C.M.S. Surveyors Pty Limited</b> ACN: 096 240 201 PO Box 463 Dee Why NSW 2099 2/39A South Creek Road, Dee Why NSW 2099 Telephone: (02) 9971 4802 Facsimile: (02) 9971 4822 E-mail: info@cmsgsurveyors.com.au	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="font-size: 8px;">SURVEYED PB/HH</td> <td style="font-size: 8px;">DRAWN MC/GP</td> <td style="font-size: 8px;">CHECKED PB/HH</td> <td style="font-size: 8px;">APPROVED DR/AF</td> </tr> <tr> <td style="font-size: 8px;">SURVEY INSTRUCTION 17886</td> <td style="font-size: 8px;">SCALE AS SHOWN</td> <td style="font-size: 8px;">DATE OF SURVEY 12/07/18</td> <td style="font-size: 8px;">DATE OF ISSUE 12/07/18</td> </tr> <tr> <td style="font-size: 8px;">DRAWING NAME <b>17886detail</b></td> <td style="font-size: 8px;">CADD FILE 17886detail_3.dwg</td> <td style="font-size: 8px;">SHEET 1 of 2</td> <td style="font-size: 8px;">ISSUE 3</td> </tr> </table>	SURVEYED PB/HH	DRAWN MC/GP	CHECKED PB/HH	APPROVED DR/AF	SURVEY INSTRUCTION 17886	SCALE AS SHOWN	DATE OF SURVEY 12/07/18	DATE OF ISSUE 12/07/18	DRAWING NAME <b>17886detail</b>	CADD FILE 17886detail_3.dwg	SHEET 1 of 2	ISSUE 3
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MONTPELLIER PLACE



JOINS DIAGRAM 1

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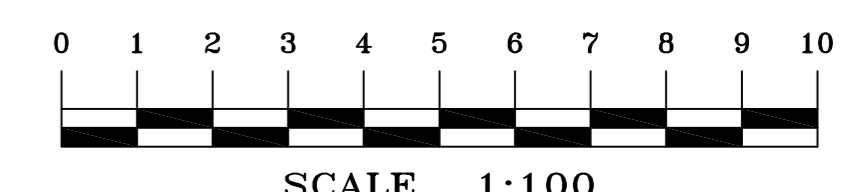
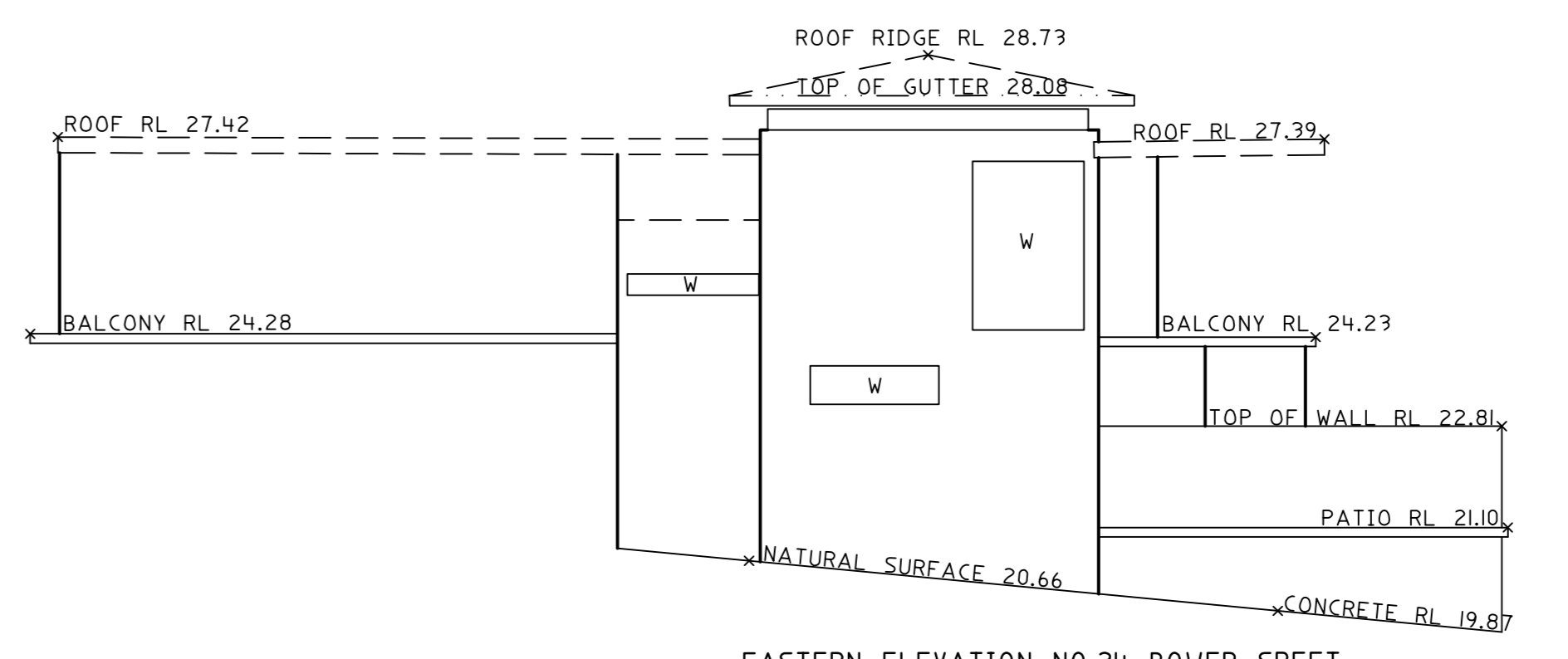
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3	ADJOINING INFORMATION FOR No.43 ADDED	29/04/19									
2	EASTERN ELEVATION NO.34 ADDED	06/08/18									
1	FIRST ISSUE	31/07/18	L.G.A. NORTHERN BEACHES								