

ROAD

DARLEY

VICTORIA

PARADE

0 5 10 15 20 25

SCALE 1:250@A1
SCALE 1:500@A3

TITLE INDICATES THAT LOT 1 IN D.P.999133, LOT 1 IN D.P.999134,
 LOT 1 IN D.P.999135, LOT 1 IN DP999136 & LOT 1 IN DP999137
 ARE SUBJECT TO:
 - RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
 - LIMITED TITLE, LIMITATION PURSUANT TO SECTION 28(4) OF THE REAL
 PROPERTY ACT 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN
 HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL

TITLE INDICATES THAT LOT 1 & 2 IN D.P.569782 & LOT 1 DP999137
ARE SUBJECT TO:
- THIS EDITION ISSUED PURSUANT TO S.III REAL PROPERTY ACT, 1900

NOTE: INTERNAL BOUNDARIES SHOWN AS BROKEN LINES ARE INDICATIVE ONLY AND HAVE NOT BEEN ACCURATELY LOCATED. IF CRITICAL, FURTHER INVESTIGATION WILL BE REQUIRED.

CODE DEPTH PIPE
DIAMETER

106.78 1.31 0.10 EOT

RL. LOCATION NOTE

SUBSURFACE UTILITY INFORMATION

QL-D
-C
IS THE LOWEST OF THE FOUR QUALITY LEVELS STIPULATED IN ASS548. IT IS AN INDICATIVE POSITION COMPILED FROM EXISTING RECORDS, CURSORY SITE INSPECTION, ANECDOTAL EVIDENCE. QL-C
IS THE NEXT LEVEL UP FROM QL-D. ASS548 STATES THAT QL-C IS A SURFACE FEATURE CORRELATION OR AN INTERPRETATION OF THE APPROXIMATE LOCATIONS AND ATTRIBUTES OF A SURFACE FEATURE BASED ON A COMBINATION OF EXISTING RECORDS (ANECDOTAL EVIDENCE) SONIC BOOM TECHNIQUES AND A SITE SURVEY OF VISIBLE EVIDENCE. QL-B
-B
ELECTRONICALLY TRACED AS PER ASS548 (DIRECT CONNECTION, INDUCTION, FLEXITRACE/SONDE, FLEXIROD/SONDE) WITH AN ESTIMATED POSITIONAL TOLERANCE OF +/-300MM IN PLAN, +/-500MM IN DEPTH (HIGH CONFIDENCE LEVEL). QL-A
-A
IS THE HIGHEST QUALITY LEVEL AS PER ASS548 AND CONSISTS OF THE POSITIVE IDENTIFICATION OF THE ATTRIBUTE AND LOCATION OF A SUBSURFACE UTILITY AT A POINT TO AN ABSOLUTE CERTAINTY. POSITIVE IDENTIFICATION CAN BE ACHIEVED AT OPENED PITS AND IN THE POTHOLES WHERE THE UTILITY IS EXPOSED. HORIZONTAL AND VERTICAL TOLERANCE - +/- 50MM. QL-X
-X
ELECTRONICALLY LOCATED WITH GROUND PENETRATING RADAR OR OTHER ELECTRONIC LOCATING TECHNIQUES NOT COMPLIANT WITH ASS548. ESTIMATED POSITIONAL TOLERANCE IS +/-300MM IN PLAN, +/-500MM IN DEPTH (HIGH CONFIDENCE LEVEL). QL-Y
-Y
ELECTRONICALLY LOCATED WITH REDUCED CONFIDENCE IN PLAN POSITION/DEPTH (MEDIUM CONFIDENCE LEVEL). QL-Z
-Z
ELECTRONICALLY LOCATED WITH LOW CONFIDENCE LEVEL IN PLAN POSITION/DEPTH (LOW CONFIDENCE LEVEL).

LEGEND: (SEE NOTES 1)

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

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: SURVEY HAS BEEN 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 DIGITED. CMS SURVEYORS HAVE THEN LOCATED THE LINES MARKED BY THE SURVEYOR. THE LOCATION OF THE LINES MARKED BY THE SURVEYOR IS APPROXIMATE ONLY. THE POSITION OF THE MARKED SERVICE LINES HAS BEEN MADE WITH REFERENCE TO THE RELEVANT SERVICE AUTHORITY DIAGRAMS. ALL SERVICES HAVE BEEN IDENTIFIED AND MARKED BY THE SURVEYOR. IT HAS BEEN DETERMINED FROM UTILITY PROVIDED DIAGRAMS WHERE AVAILABLE, WE RECOMMEND NOT DISTURB DIGGING/POTHOLING TO EXPOSE MARKED SERVICES TO IDENTIFY AND SHOW EXACT DEPTH AND LOCATION OF SERVICE LINES PRIOR TO ANY CONSTRUCTION. THE MARKED SERVICES ARE NOT TO BE DISTURBED. THE SPECIFIED AREA MAY GO TO FEATURES THAT HAVE NOT BEEN SHOWN ON THE BACKGROUND DESIGN OR SERVICE PROVIDED BY CLIENT. THE RISK REMAINS WITH THE CLIENT AND/OR SUB CONTRACTOR AND THEIR RESPONSIBILITY TO PROTECT, CAUTION AND

NOTES

BOUNDARY IDENTIFICATION HAS BEEN UNDERTAKEN.

- WALL TO BOUNDARY DIMENSIONS SHOWN HEREON MUST NOT BE USED FOR CONSTRUCTION.

- IF CONSTRUCTION IS INTENDED TO BE UNDERTAKEN ON OR ADJACENT TO PROPERTY BOUNDARIES THE BOUNDARIES OF THE LAND MUST BE MARKED ON THE BUILDING SETOUT.

- THIS SURVEY IS FOR DESIGN PURPOSES OF THE SUBJECT LAND ONLY. THIS SURVEY 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 NBRS ARCHITECTURE.
- 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 REFERENCE 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 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 SCALED READINGS.
- COPYRIGHT © CMS SURVEYS 2022.
- 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 2020
MARKS ADOPTED: PM801 & DPI247422

VERTICAL DATUM:

DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: PM801
R.L. 5.111 (CLASS LB)
SOURCE: S.C.I.M.S. (16/02/2022)

2	ADDED/AMENDED DETAIL	22/03/2022
1	FIRST ISSUE	02/03/2022

CLIENT:

NBRS ARCHITECTURE
No.LEVEL 3, 4 GLEN STREET
MILSONS POINT, NSW, 2061



BOUNDARY IDENTIFICATION &
DETAIL & LEVEL SURVEY
& UNDERGROUND SERVICE'S OVER
LOT 1 IN DP999133, DP999134,
DP999135, DP999136, DP999137 &
LOTS 1 & 2 DP569782
DARLEY ROAD, MANLY, NSW, 2095

 C.M.S. Surveyors
Pty Limited

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LGA: NORTHERN BEACHES SHEET 1 OF 7

SURVEYED KK		DRAWN GP		CHECKED KK		APPROVED DR	
SURVEY INSTRUCTION 19602A			SCALE 1:250  A1 1:500  A3		DATE OF SURVEY 22/02/2022		
DRAWING NAME 19602Adetail						ISSUE 2	
CAD FILE 19602Adetail 2.dwg							