

Ⓐ DENOTES PROPOSED ROAD WIDENING VIDE DP256063

TITLE INDICATES THAT LOT 2615 IN D.P.752038 IS SUBJECT TO:
• LAND EXCLUDES MINERALS (S/IT) CROWN LANDS ACT 1989
• LAND EXCLUDES THE ROAD(S) SHOWN IN THE TITLE DIAGRAM
• THE LAND IS A RESERVE, WITHIN THE MEANING OF PART 5 OF THE CROWN LANDS ACT 1989 AND THERE ARE RESTRICTIONS ON TRANSFER AND OTHER DEALINGS IN THE LAND UNDER THAT ACT, WHICH MAY REQUIRE CONSENT OF THE MINISTER.



NOTES

- BOUNDARY CORNERS HAVE BEEN MARKED. IF CONSTRUCTION OR NEAR BOUNDARIES IS REQUIRED IT IS RECOMMENDED THAT THE BOUNDARIES OF THE LAND BE MARKED WHERE NEEDED.
- 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 ALLAMBIE HEIGHTS VILLAGE.
- 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 100) SHOULD BE USED AND A FULL UTILITY INVESTIGATION, INCLUDING A UTILITY LOCATION SURVEY, SHOULD BE UNDERTAKEN BEFORE LAYING 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 - 0.2 & 1.0 metre. - SPOT LEVELS SHOULD BE ADAPTED.
- POSITION OF RIDGE LINES ARE DIAGRAMMATIC ONLY (NOT TO SCALE).
- THE INFORMATION IS ONLY TO BE USED AT A SCALE ACCURACY OF 1:200.
- DO NOT SCALE OFF THIS PLAN / FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS.
- COPYRIGHT © C.M.S. SURVEYORS 2017.
- 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
BLT	=	BITUMEN
BL	=	BOLLARD
BB	=	BOTTOM OF BANK
BRK	=	BOTTOM OF ROCK
BW	=	BOTTOM WALL
BLD	=	EXTERNAL BUILDING
CEL	=	CEILING LEVEL
CL	=	CENTRELINE
COL	=	COLUMN
CON	=	CONCRETE
COM	=	COMMUNICATIONS PIT
CON	=	CONCRETE
DD	=	DISH DRAIN
DS	=	DOOR SILL LEVEL
DRN	=	DRAIN
EK	=	ELECTRICITY KIOSK
EPL	=	ELECTRICITY PILLAR
FCE	=	FENCE
GFL	=	GARAGE FLOOR LEVEL
GDN	=	GARDEN
GM	=	GAS METER
GV	=	GAS VALVE
HL	=	HOOD LEVEL
HYD	=	HYDRANT
IL	=	INVERT LEVEL
LP	=	LIGHT POLE
LM	=	LINE MARKING
LID	=	MISCELLANEOUS PIT LID
NS	=	NATURAL SURFACE
PAT	=	PATIO
PAV	=	PAVING
PIT	=	TOP OF PIT
PP	=	POWER POLE
RHP	=	RAMP
RK	=	ROCK
RF	=	TOP OF ROOF
RR	=	ROOF RIDGE
SIP	=	SEWER INSPECTION PIT
SHD	=	SHED
SGN	=	SGN
SL	=	SILL LEVEL
STR	=	STAIRS
SV	=	STOP VALVE
TP	=	TAP
TEL	=	TELSTRA
TB	=	TOP OF BANK
TFCE	=	TOP OF FENCE
TG	=	TOP OF GUTTER
TBR	=	TOP OF KERB
TP	=	TOP OF PIPE
TRK	=	TOP OF ROCK
TV	=	TOP MALL
TL	=	TRAFFIC LIGHT
TR	=	TREE
TRL	=	EDGE OF VEGETATION
WC	=	WATER COURSE
WV	=	WATER VALVE
WY	=	ELECTRICITY OVERHEAD
WY	=	SEWER UNDERGROUND

TREE
SPREAD-DIAMETER-HEIGHT

HORIZONTAL DATUM:
CO-ORDINATE SYSTEM: MGA
MARKS ADOPTED: SSM 23030 & SSM 9186
SSM 9186 ADOPTED FOR COORDS

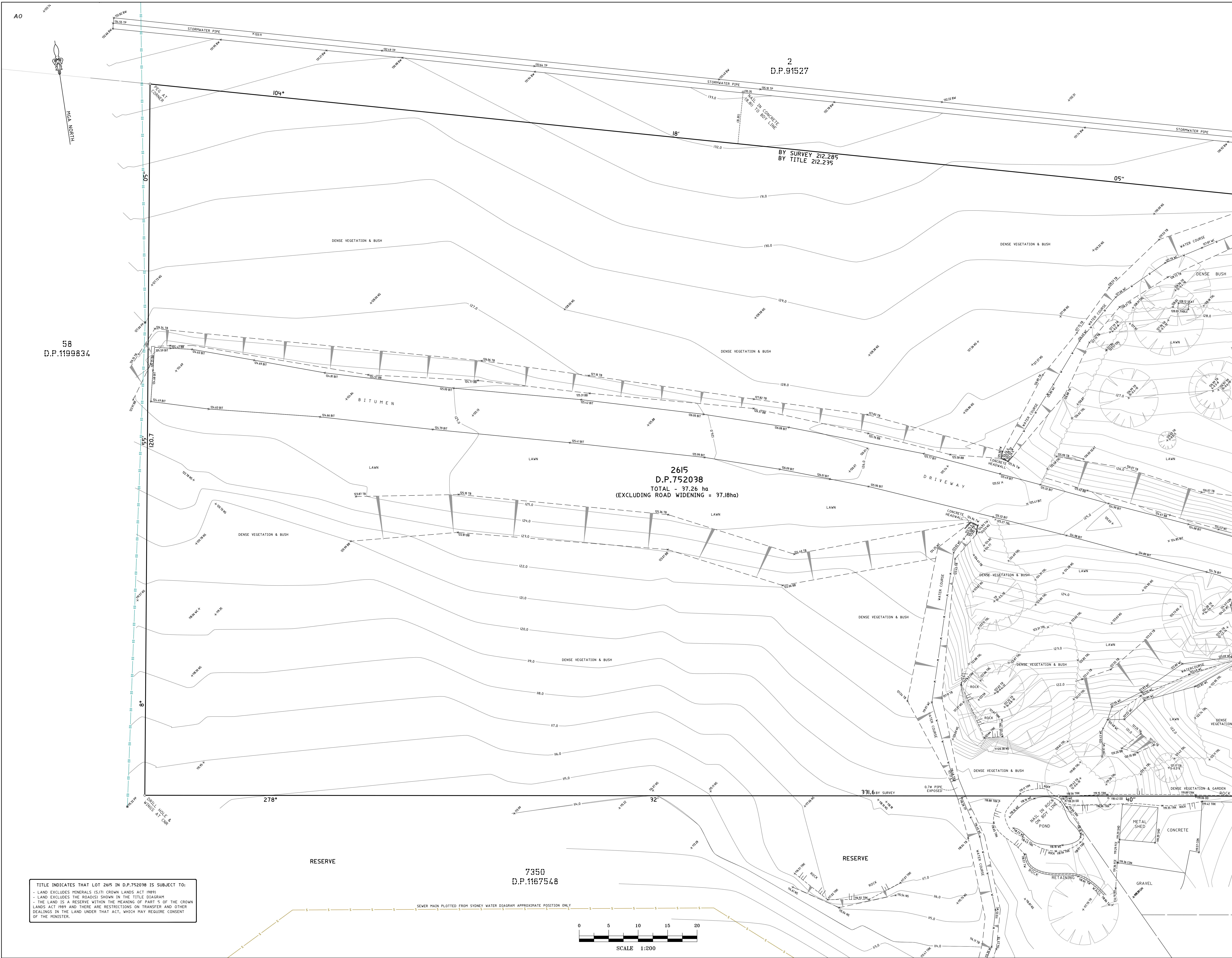
VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: SSM 9185
R.L. 127.659 (ORDER L2)
SOURCE: S.C.I.M.S. (20/02/13)

CLIENT:
ALLAMBIE HEIGHTS VILLAGE
C/- JACKSON TEECE
LOT 1 PIER 8-9
23 HICKSON RD. WALSH BAY NSW 2000

SURVEY PLAN
SHOWING DETAIL & LEVELS
OVER LOT 2615 IN D.P.752038
3 MARTIN LUTHER PLACE,
ALLAMBIE HEIGHTS NSW 2100

C.M.S. Surveyors
Pty Limited
ACN: 096 240 201
PO Box 463 Dee Why
NSW 2099
2/394 South Creek Road,
Dee Why NSW 2099
Telephone (02) 9571 4002
Facsimile (02) 9571 4022
E-mail: info@cmsurveyors.com.au

LG: NORTHERN BEACHES SHEET 1 OF 2
SURVEYED BY/MB
DRAWN GP
CHECKED BS/MB
APPROVED DR
SURVEY INSTRUCTION 15090A
SCALE 1:200 M A0
DATE OF SURVEY 20-05/04/17
DRAWING NAME
ISSUE
15090Adetail
CAD FILE
15090Adetail 2.dwg
2



NOTES

- BOUNDARY CORNERS HAVE BEEN MARKED. IF CONSTRUCTION ON OR NEAR BOUNDARIES IS REQUIRED IT IS RECOMMENDED THAT THE BOUNDARIES OF THE LAND BE MARKED WHERE NEEDED.
- 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 ALLAMBIE HEIGHTS VILLAGE.
- 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 (dbd) SHOULD BE USED AND A FULL UTILITY INVESTIGATION, INCLUDING A UTILITY LOCATION SURVEY, SHOULD BE UNDERTAKEN BEFORE LAYING 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 SPOT LEVELS AT ANY PARTICULAR POINT. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.
- CONTOUR INTERVAL - 0.2 & 1.0 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 1:200.
- DO NOT SCALE OFF THIS PLAN / FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS.
- COPYRIGHT © C.M.S. SURVEYORS 2017.
- 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
 - BLT = BUTTEND
 - BL = BOLLARD
 - BB = BOTTOM OF BANK
 - BRK = BOTTOM OF ROCK
 - BW = BOTTOM WALL
 - BLD = EXTERNAL BUILDING
 - CEL = CEILING LEVEL
 - CL = CENTRELINE
 - COL = COLUMN
 - COM = COMMUNICATIONS PIT
 - CON = CONCRETE
 - DD = DISH DRAIN
 - DS = DOOR SILL LEVEL
 - DRN = DRAIN
 - EK = ELECTRICITY KIOSK
 - EPL = ELECTRICITY PILLAR
 - FCE = FENCE
 - GFL = GARAGE FLOOR LEVEL
 - GARD = GARDEN
 - GM = GAS METER
 - GV = GAS VALVE
 - HL = HOOD LEVEL
 - HYD = HYDRANT
 - IL = INVERT LEVEL
 - LP = LIGHT POLE
 - LM = LINE MARKING
 - LID = MISCELLANEOUS PIT LID
 - NS = NATURAL SURFACE
 - PAT = PATIO
 - PAV = PAVING
 - PIT = TOP OF PIT
 - PP = POWER POLE
 - RHP = RAMP
 - RK = ROCK
 - RF = TOP OF ROOF
 - RR = ROOF RIDGE
 - SIP = SEWER INSPECTION PIT
 - SHD = SHED
 - SGN = SIGN
 - SL = SILL LEVEL
 - STR = STAIRS
 - SV = STOP VALVE
 - TP = TAP
 - TEL = TELSTRA
 - TB = TOP OF BANK
 - TFCE = TOP OF FENCE
 - TG = TOP OF GUTTER
 - TGB = TOP OF KERB
 - TP = TOP OF PIPE
 - TRK = TOP OF ROCK
 - TW = TOP WALL
 - TL = TRAFFIC LIGHT
 - TR = TREE
 - TRD = EDGE OF VEGETATION
 - WC = WATER COURSE
 - WV = WATER VALVE
 - WY = WIRE
 - WY = ELECTRICITY OVERHEAD
 - S = SEWER UNDERGROUND
- TREE
SPREAD-DIAMETER-HEIGHT

HORIZONTAL DATUM:
CO-ORDINATE SYSTEM: MGA
MARKS ADOPTED: SSM 23030 & SSM 9186
SSM 9186 ADOPTED FOR COORDS

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: SSM 9185
R.L. 127.659 (ORDER L2)
SOURCE: S.C.I.M.S. (20/02/13)

CLIENT:
ALLAMBIE HEIGHTS VILLAGE
C/- JACKSON TEECE
LOT 1 PIER 8-9
23 HICKSON RD. WALSH BAY NSW 2000

SURVEY PLAN
SHOWING DETAIL & LEVELS
OVER LOT 2615 IN D.P.752038
3 MARTIN LUTHER PLACE,
ALLAMBIE HEIGHTS NSW 2100

C.M.S. Surveyors Pty Limited
ACN: 096 240 201
PO Box 463 Dee Why NSW 2099
2/394 South Creek Road, Dee Why NSW 2099
Telephone (02) 9571 4802
Facsimile (02) 9571 4822
E-mail: info@cmsurveyors.com.au

LG: NORTHERN BEACHES		SHEET 2 OF 2	
SURVEYED BS/MB	DRAWN GP	CHECKED BS/MB	APPROVED DR
SURVEY INSTRUCTION 15090A		SCALE 1:200 M A0	DATE OF SURVEY 20-25/04/17
DRAWING NAME 15090Adetail		ISSUE 2	
CAD FILE 15090Adetail 2.dwg			