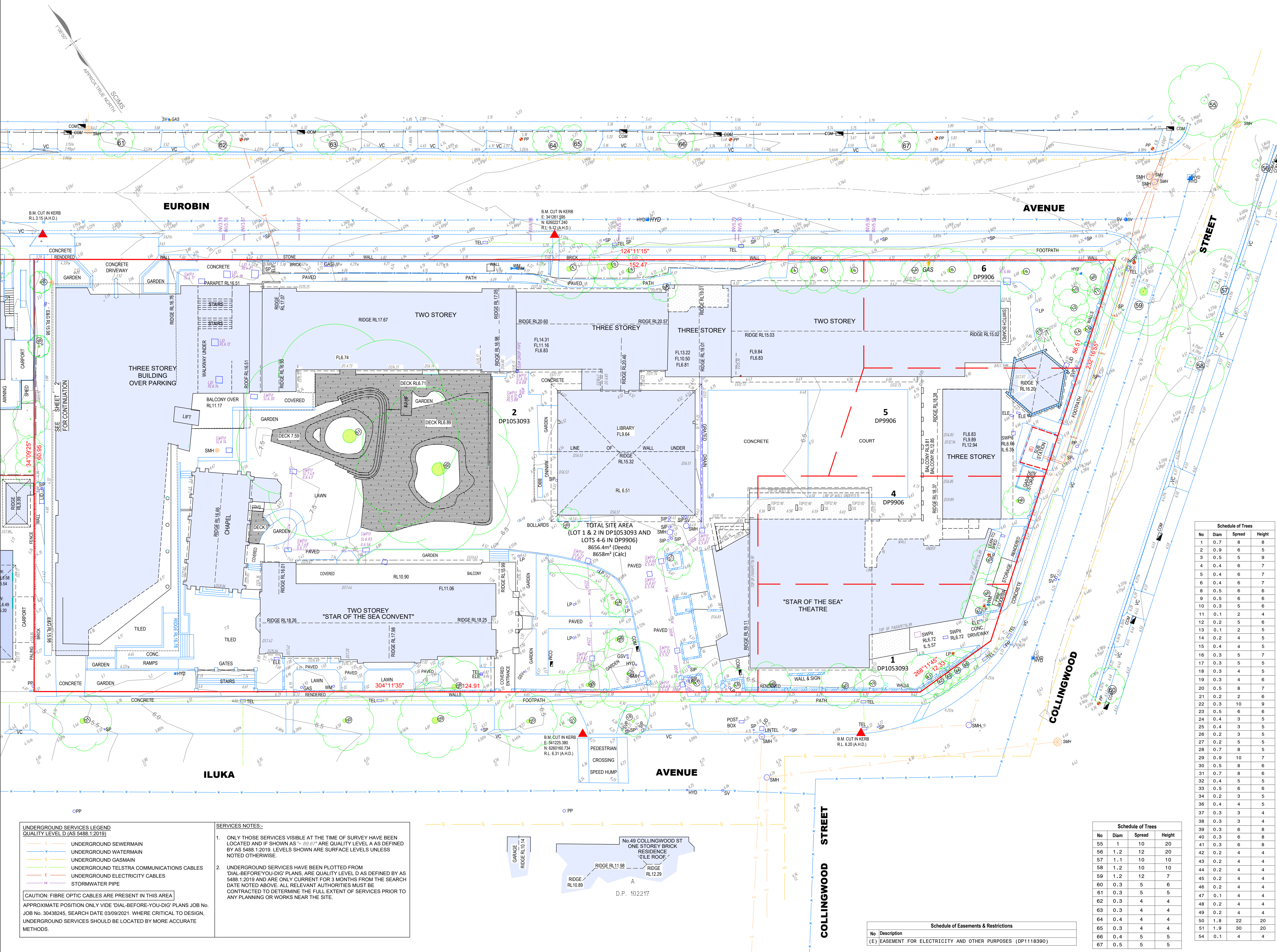


A1



GENERAL NOTES

ONLY TREES GREATER THAN 3.5 METRES IN HEIGHT ARE SHOWN ON THIS PLAN AND THEIR POSITIONS ARE DIAGRAMMATIC ONLY AND MAY REQUIRE ADDITIONAL SURVEY WHERE CRITICAL TO DESIGN.

CONTOURS ARE INDICATIVE AT GROUND FORM ONLY. SPOT LEVELS ONLY SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.

LEVELS ARE ON AUSTRALIAN HEIGHT DATUM (AHD).

ALL SETOUT LEVELS MUST BE REFERRED TO THE BENCH MARK SHOWN ON THIS PLAN.

BOUNDARY NOTES

A BASIC BOUNDARY SURVEY HAS BEEN DONE SUITABLE FOR DA LODGEMENT PURPOSES.

BOUNDARIES HAVE NOT BEEN MARKED.

SURVEY INFORMATION NOTES

THE ORIGIN OF COORDINATES COMES FROM PM 779 E341171.237 N6260299.148 CLASS B POSITIONAL UNCERTAINTY (PU) N/A (MGA2020) ADOPTED FROM SCIMS DATED 14/11/2022.

THE ORIGIN OF LEVELS COMES FROM PM 779 RL.835 CLASS LB POSITIONAL UNCERTAINTY (PU) 0.05 ADOPTED FROM SCIMS DATED 14/11/2022.

THE ORIENTATION OF THIS PLAN IS MGA NORTH WHICH HAS BEEN DETERMINED BY A COORDINATE JOIN BETWEEN PM779 AND PM780.

CERTIFICATE OF TITLE NOTES

THE FOLLOWING INFORMATION RELATES TO THE RESPECTIVE CERTIFICATE OF TITLE OF EACH LOTS:

- AUTO CONSOL 4255-13 COMPRISING OF LOTS 4-6 IN DP9906 LOTS 1-2 IN DP1053093 (CT EDITION 5 DATED 08/09/2018 SEARCH DATE 15/01/2022)

- AUTO CONSOL 4255-13

- AFFECTED BY:

- POSITIVE COVENANT (AB316938)

- RESTRICTION AS TO USER (AB316939)

- LEASE (9100910)

- VARIATION (AE540199)

- EASEMENT FOR ELECTRICITY AND OTHER PURPOSES AFFECTING THE PART OF LOTS 5 DP9906 SHOWN (E) IN DP1118390 (A0777299)

- LOT 42 IN DP 14521 (CT EDITION 8 DATED 28/02/2020 SEARCH DATE 15/01/2022)

- AFFECTED BY:

- COVENANT (B530468)

- LEASE (AP882862)

- LOT CP IN SP 12627 (SEARCH DATE 14/11/2022)

- AFFECTED BY:

- COVENANT (B594322)

COVENANTS, RESTRICTIONS AND LEASES NOTED ON THE TITLE HAVE NOT BEEN INVESTIGATED. THESE SHOULD BE INVESTIGATED PRIOR TO DESIGN TO ENSURE ANY FUTURE DEVELOPMENT COMPLIES.

SERVICES NOTES

ONLY THOSE SERVICES VISIBLE AT THE TIME OF SURVEY HAVE BEEN LOCATED AND ARE QUALITY LEVEL A AS DEFINED BY AS 5488.1:2019.

UNDERGROUND SERVICES HAVE BEEN PLOTTED FROM 'DIAL-BEFORE-YOU-DIG' PLANS. ARE QUALITY LEVEL D AS DEFINED BY AS 5488.1:2019 AND ARE ONLY CURRENT FOR THREE MONTHS FROM THE DATE OF SURVEY.

ALL RELEVANT AUTHORITIES MUST BE CONTACTED TO DETERMINE THE FULL EXTENT OF SERVICES PRIOR TO ANY PLANNING OR WORKS NEAR THE SITE.

LEGEND:

BM - BENCH MARK
CL - CENTERLINE OF ROAD
DS - DOOR STEP LEVEL
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ELE - ELECTRICITY PIT / PILLAR
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GAS - GAS METER
HYD - HYDRANT
IL - INVERT LEVEL
INV - INVERT OF 90mm KERB OUTLET
LID - UNKNOWN SERVICE
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SMH - SEWER MAN HOLE
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TOS - TOP OF TIMBER SCREEN
VC - VEHICLE CROSSING
WM - WATER METER
D.S.H: denote DIAMETER, SPREAD AND HEIGHT OF TREE

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PROJECT:

DETAIL AND LEVEL SURVEY OF LOTS 4-6 DP9906, LOT 1-2 DP1053093 & LOT 42 IN DP14521 & SP12627

No. 48-52 EUROBIN AVENUE
MANLY

CLIENT: STELLA MARIS COLLEGE
FILE: 6381 DETAIL Rev G 081122.

LGA: NORTHERN BEACHES

REF: 6381

ISSUE: G

SURVEY DATE: 08/11/2022

SCALE: 1:250

CONTOURS: 0.5m

DATUM: AHD

AZIMUTH: MGA2020

SHEET 1 OF 2 SHEETS

Schedule of Trees

No	Diam	Spread	Height
1	0.7	8	8
2	0.9	6	5
3	0.5	5	9
4	0.4	6	7
5	0.4	6	7
6	0.4	6	7
8	0.5	6	6
9	0.5	6	6
10	0.3	5	6
11	0.1	2	4
12	0.2	5	6
13	0.1	2	5
14	0.2	4	5
15	0.4	4	5
16	0.3	5	7
17	0.3	5	5
18	0.3	4	5
19	0.3	4	6
20	0.5	8	7
21	0.2	2	6
22	0.3	10	9
23	0.5	6	6
24	0.4	3	5
25	0.4	3	5
26	0.2	3	5
27	0.2	5	5
28	0.7	8	5
29	0.9	10	7
30	0.5	8	6
31	0.7	8	6
32	0.4	5	5
33	0.5	6	6
34	0.2	3	5
36	0.4	4	5
37	0.3	3	4
38	0.3	3	4
39	0.3	6	8
40	0.3	6	8
41	0.3	6	8
42	0.2	4	4
43	0.2	4	4
44	0.2	4	4
45	0.2	4	4
46	0.2	4	4
47	0.1	4	4
48	0.2	4	4
49	0.2	4	4
50	1.8	22	20
51	1.9	30	20
54	0.1	4	4

Schedule of Easements & Restrictions

No	Description
65	EASEMENT FOR ELECTRICITY AND OTHER PURPOSES (DP1118390)

UNDERGROUND SERVICES LEGEND
QUALITY LEVEL D (AS 5488.1:2019)

- UNDERGROUND SEWERMAIN
- UNDERGROUND WATERMAIN
- UNDERGROUND GASMAIN
- UNDERGROUND TELSTRA COMMUNICATIONS CABLES
- UNDERGROUND ELECTRICITY CABLES
- STORMWATER PIPE

CAUTION: FIBRE OPTIC CABLES ARE PRESENT IN THIS AREA

APPROXIMATE POSITION ONLY VIDE 'DIAL-BEFORE-YOU-DIG' PLANS JOB No. JOB No. 30438245, SEARCH DATE 03/09/2021. WHERE CRITICAL TO DESIGN, UNDERGROUND SERVICES SHOULD BE LOCATED BY MORE ACCURATE METHODS.

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FILE: 6381 DETAIL Rev G 081122.

LGA: NORTHERN BEACHES

REF: 6381

ISSUE: G

SURVEY DATE: 08/11/2022

SCALE: 1:250

CONTOURS: 0.5m

DATUM: AHD

AZIMUTH: MGA2020

SHEET 1 OF 2 SHEETS

Schedule of Trees

No	Diam	Spread	Height
55	1.2	12	20
56	1.2	12	20
57	1.1	10	10
58	1.2	10	10
59	1.2	12	7
60	0.3	5	6
61	0.3	5	5
62	0.3	4	4
63	0.3	4	4
64	0.4	4	4
65	0.3	4	4
66	0.4	5	5
67	0.5	5	5

Schedule of Easements & Restrictions

No	Description
65	EASEMENT FOR ELECTRICITY AND OTHER PURPOSES (DP1118390)

UNDERGROUND SERVICES LEGEND
QUALITY LEVEL D (AS 5488.1:2019)

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SHEET 1 OF 2 SHEETS

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57	1.1	10	10
58	1.2	10	10
59	1.2	12	7
60	0.3	5	6
61	0.3	5	5
62	0.3	4	4
63	0.3	4	4
64	0.4	4	4
65	0.3	4	4
66	0.4	5	5
67	0.5	5	5

Schedule of Easements & Restrictions

No	Description
65	EASEMENT FOR ELECTRICITY AND OTHER PURPOSES (DP1118390)

UNDERGROUND SERVICES LEGEND
QUALITY LEVEL D (AS 5488.1:2019)

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Schedule of Easements & Restrictions

No	Description
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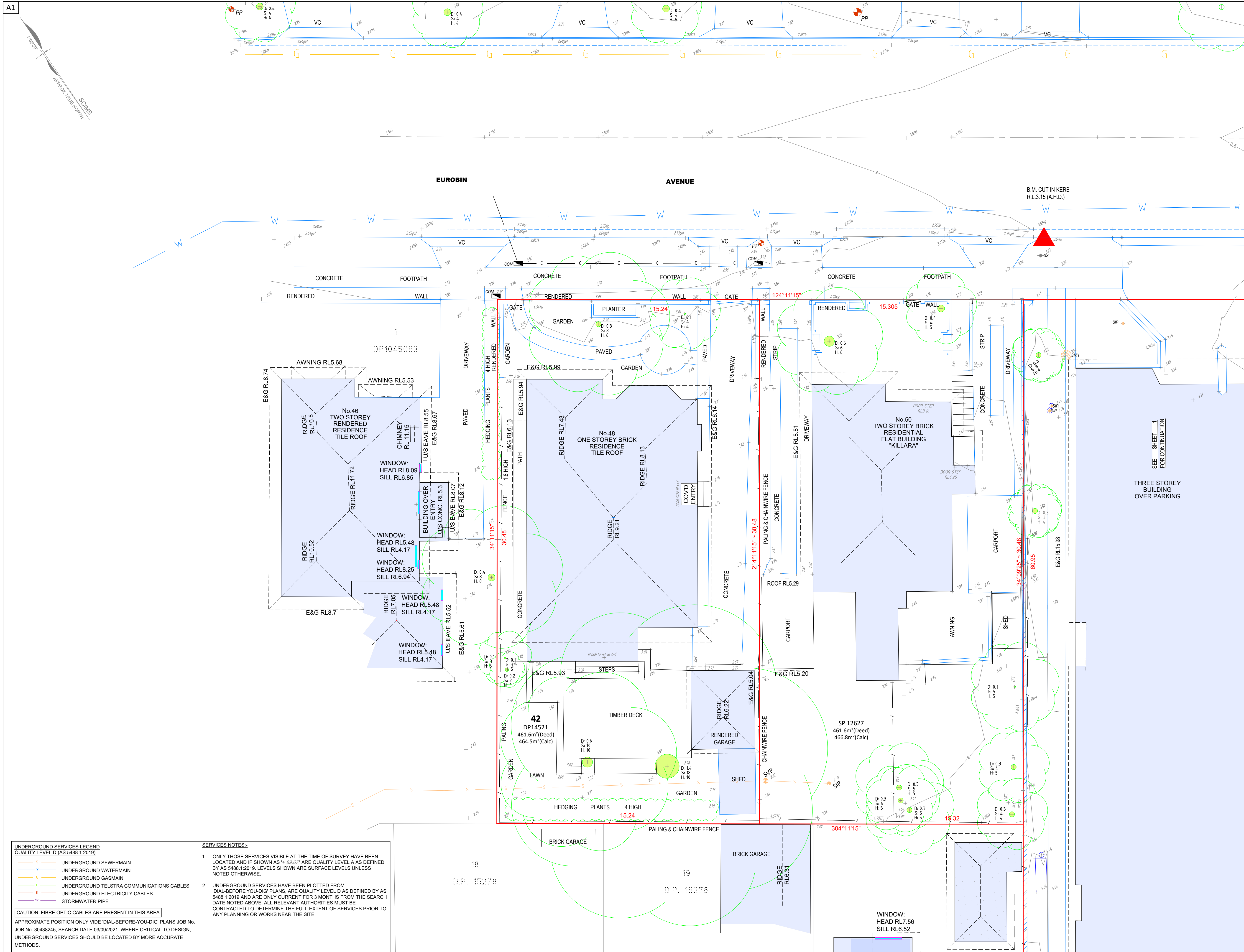
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A1



GENERAL NOTES

ONLY TREES GREATER THAN 3.5 METRES IN HEIGHT ARE SHOWN ON THIS PLAN AND THEIR POSITIONS ARE DIAGRAMMATIC ONLY AND MAY REQUIRE ADDITIONAL SURVEY WHERE CRITICAL TO DESIGN.

CONTOURS ARE INDICATIVE AT GROUND FORM ONLY. SPOT LEVELS ONLY SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.

LEVELS ARE ON AUSTRALIAN HEIGHT DATUM (AHD).

ALL SETOUT LEVELS MUST BE REFERRED TO THE BENCH MARK SHOWN ON THIS PLAN.

BOUNDARY NOTES

A BASIC BOUNDARY SURVEY HAS BEEN DONE SUITABLE FOR DA LODGEMENT PURPOSES.

BOUNDARIES HAVE NOT BEEN MARKED.

SURVEY INFORMATION NOTES

THE ORIGIN OF COORDINATES COMES FROM PM 779 E341171.237 N6260299.148 CLASS B POSITIONAL UNCERTAINTY (PU) N/A (MGA2020) ADOPTED FROM SCIMS DATED 14/11/2022.

THE ORIGIN OF LEVELS COMES FROM PM 779 RL2.835 CLASS LB POSITIONAL UNCERTAINTY (PU) 0.05 ADOPTED FROM SCIMS DATED 14/11/2022.

THE ORIENTATION OF THIS PLAN IS MGA NORTH WHICH HAS BEEN DETERMINED BY A COORDINATE JOIN BETWEEN PM779 AND PM780.

CERTIFICATE OF TITLE NOTES

THE FOLLOWING INFORMATION RELATES TO THE RESPECTIVE CERTIFICATE OF TITLE OF EACH LOTS:

- AUTO CONSOL 4255-13 COMPRISING OF LOTS 4-6 IN DP9906 LOTS 1-2 IN DP1053093 (CT EDITION 5 DATED 08/09/2018 SEARCH DATE 15/01/2022)
- AUTO CONSOL 4255-13
 - AFFECTED BY:
 - POSITIVE COVENANT (AB316938)
 - RESTRICTION AS TO USER (AB316939)
 - LEASE (9100910)
 - VARIATION (AE40199)
 - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES AFFECTING THE PART OF LOT 5 DP9906 SHOWN (E) IN DP118390 (A0777299)
- LOT 42 IN DP 14521 (CT EDITION 8 DATED 28/02/2020 SEARCH DATE 15/01/2022)
 - AFFECTED BY:
 - COVENANT (B530468)
 - LEASE (AP882862)
- LOT CP IN SP 12627 (SEARCH DATE 14/11/2022)
 - AFFECTED BY:
 - COVENANT (B594322)

COVENANTS, RESTRICTIONS AND LEASES NOTED ON THE TITLE HAVE NOT BEEN INVESTIGATED. THESE SHOULD BE INVESTIGATED PRIOR TO DESIGN TO ENSURE ANY FUTURE DEVELOPMENT COMPLIES.

SERVICES NOTES

ONLY THOSE SERVICES VISIBLE AT THE TIME OF SURVEY HAVE BEEN LOCATED AND ARE QUALITY LEVEL A AS DEFINED BY AS 5488.1:2019.

UNDERGROUND SERVICES HAVE BEEN PLOTTED FROM 'DIAL-BEFORE-YOU-DIG' PLANS, ARE QUALITY LEVEL D AS DEFINED BY AS 5488.1:2019 AND ARE ONLY CURRENT FOR THREE MONTHS FROM THE DATE OF SURVEY.

ALL RELEVANT AUTHORITIES MUST BE CONTACTED TO DETERMINE THE FULL EXTENT OF SERVICES PRIOR TO ANY PLANNING OR WORKS NEAR THE SITE.

LEGEND:-

- BM - BENCH MARK
- CL - CENTERLINE OF ROAD
- DS - DOOR STEP LEVEL
- EG - TOP OF EAVE AND GUTTER
- ELE - ELECTRICITY PIT / PILLAR
- FL - FLOOR LEVEL
- GAS - GAS METER
- HYD - HYDRANT
- IL - INVERT LEVEL
- INV - INVERT OF 90mm KERB OUTLET
- LD - UNKNOWN SERVICE
- LP - LIGHT POLE
- PP - POWER POLE
- SIP - SEWER INSPECTION POINT
- SMH - SEWER MAN HOLE
- SL - SURFACE LEVEL
- SP - SIGN POST
- SV - STOP VALVE
- SVP - SEWER VENT POLE
- SWP - STORMWATER PIT
- TEL - TELECOMMUNICATION PIT
- TK - TOP OF KERB
- TOS - TOP OF TIMBER SCREEN
- VC - VEHICLE CROSSING
- WM - WATER METER
- D:SH: denote DIAMETER, SPREAD AND HEIGHT OF TREE

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PROJECT:

DETAIL AND LEVEL SURVEY OF LOTS 4-6 DP9906, LOT 1-2 DP1053093 & LOT 42 IN DP14521 & SP12627

No.48-52 EUROBIN AVENUE
MANLY

CLIENT: STELLA MARIS COLLEGE
FILE: 6381 DETAIL Rev G 081122.

LGA: NORTHERN BEACHES

REF: 6381	CONTOURS: 0.5m
ISSUE: G	DATUM: AHD
SURVEY DATE: 08/11/2022	AZIMUTH: MGA2020
SCALE: 1:100	SHEET 2 OF 2 SHEETS

UNDERGROUND SERVICES LEGEND
QUALITY LEVEL D (AS 5488.1:2019)

- S - UNDERGROUND SEWERMAIN
- W - UNDERGROUND WATERMAIN
- G - UNDERGROUND GASMAIN
- T - UNDERGROUND TELSTRA COMMUNICATIONS CABLES
- E - UNDERGROUND ELECTRICITY CABLES
- SW - STORMWATER PIPE

CAUTION: FIBRE OPTIC CABLES ARE PRESENT IN THIS AREA

APPROXIMATE POSITION ONLY VIDE 'DIAL-BEFORE-YOU-DIG' PLANS. JOB No. 30438245, SEARCH DATE 03/09/2021. WHERE CRITICAL TO DESIGN, UNDERGROUND SERVICES SHOULD BE LOCATED BY MORE ACCURATE METHODS.

SERVICES NOTES:-

- ONLY THOSE SERVICES VISIBLE AT THE TIME OF SURVEY HAVE BEEN LOCATED AND IF SHOWN AS "H-60.67" ARE QUALITY LEVEL A AS DEFINED BY AS 5488.1:2019. LEVELS SHOWN ARE SURFACE LEVELS UNLESS NOTED OTHERWISE.
- UNDERGROUND SERVICES HAVE BEEN PLOTTED FROM 'DIAL-BEFORE-YOU-DIG' PLANS, ARE QUALITY LEVEL D AS DEFINED BY AS 5488.1:2019 AND ARE ONLY CURRENT FOR 3 MONTHS FROM THE SEARCH DATE NOTED ABOVE. ALL RELEVANT AUTHORITIES MUST BE CONTRACTED TO DETERMINE THE FULL EXTENT OF SERVICES PRIOR TO ANY PLANNING OR WORKS NEAR THE SITE.

ISSUE **DATE** **AMENDMENT**

A	16/09/14	INITIAL DETAIL & LEVEL SURVEY
B	3/10/2014	ADDITIONAL STORMWATER DETAIL, FLOOR LEVELS AND SPOT LEVELS
C	30/10/14	STORMWATER TEXT CHANGES
D	06/11/14	TREES No.31 REVISED

ISSUE **DATE** **AMENDMENT**

E	14/09/21	UPDATE DETAIL AND DETAIL OF No.48 EUROBIN (PRELIMINARY)
F	14/09/21	UPDATE DETAIL AND DETAIL OF No.48 EUROBIN (FINAL)
G	08/11/22	ADDITIONAL ROAD DETAIL AND DETAIL OF No.50 EUROBIN

SURV **CHK**

GS	CT
GS	MT

DIAL BEFORE YOU DIG
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Michael Trifiro **REGISTERED LAND SURVEYOR**

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