

STREET

ROAD

DARLEY

VICTORIA

PARADE

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 28T(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

0 5 10 15 20 25

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

APPROX TRUE NORTH
MAG NORTH

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

Diagram illustrating the structure of a data record (likely a punched card) with fields and their corresponding values:

Field	Value
RL	106.78
CODE	SSL
B	
DEPTH	1.31
PIPE DIAMETER	0.10
EOT	
LOCATION QUALITY	
NOTE	

SUBSURFACE UTILITY INFORMATION

QL-0
IS THE LOWEST OF THE FOUR QUALITY LEVELS STIPULATED IN AS5488 IT IS AN INDICATIVE POSITION COMPILED FROM EXISTING RECORDS, CURSORY SITE INSPECTION, ANECDOTAL EVIDENCE, QL-C.

QL-1
IS THE NEXT LEVEL UP FROM QL-0. AS5488 STATES THAT QL-C IS A SURFACE FEATURE CORRELATION OR AN INTERPRETATION OF THE APPROXIMATE LOCATIONS AND ATTRIBUTES OF A SURFACE FEATURE USING A COMBINATION OF EXISTING RECORDS (ANECDOTAL EVIDENCE) SONIC BOOM TECHNIQUES AND A SITE SURVEY OF VISIBLE EVIDENCE.

QL-B
ELECTRONICALLY TRACED AS PER AS5488 (DIRECT CONNECTION, INDUCTION, FLEXITRACE/SONDE, FLEXIROD/SONDE) WITH AN ESTIMATED POSITIONAL TOLERANCE OF +/- 300MM IN PLAN, +/- 500MM IN DEPTH (HIGH CONFIDENCE LEVEL).

QL-A
IS THE HIGHEST QUALITY LEVEL AS PER AS5488 AND CONSISTS OF THE POSITIVE IDENTIFICATION OF THE ATTRIBUTE AND LOCATION OF A SUBSURFACE UTILITY AT A POINT TO AN ABSOLUTE SPATIAL POSITION IN THREE DIMENSIONS. THIS CAN BE ACHIEVED AT OPENED PITS AND IN THE POTHOLE WHERE THE UTILITY IS EXPOSED

HORIZONTAL AND VERTICAL
TOLERANCE: +/- 50MM.

QL-X
ELECTRONICALLY LOCATED WITH GROUND PENETRATING RADAR OR OTHER ELECTRONIC LOCATING TECHNIQUES NOT COMPLIANT WITH AS5488. ESTIMATED POSITIONAL TOLERANCE IS +/- 300MM IN PLAN, +/- 500MM IN DEPTH (HIGH CONFIDENCE LEVEL).

QL-Y
ELECTRONICALLY LOCATED BUT WITH REDUCED CONFIDENCE IN PLAN POSITION/DEPTH (MEDIUM CONFIDENCE LEVEL).

QL-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: SURESEARCH HAVE 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 SIGHTED. CMS SURVEYORS HAVE THEN LOCATED THE LINE MARKED BY SURESEARCH. THE LOCATION OF THE MARKED SERVICES ARE APPROXIMATE. ONLY THE POSITION OF THE MARKED SERVICE LINES HAS BEEN MADE WITH REFERENCE TO THE RELEVANT SERVICE UTILITY DIAGRAMS. ALL SERVICES MAY NOT HAVE BEEN SHOWN AND UTILITY DESCRIPTIONS HAVE BEEN TAKEN FROM UTILITY PROVIDED DIAGRAMS WHERE AVAILABLE. WE RECOMMEND NON DESTRUCTIVE DIGGING/POTHOLING TO EXPOSE MARKED SERVICES TO IDENTIFY

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. NO PART OF THIS SURVEY IS TO 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 NBSRS 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 RESPECT TO BOUNDARIES IS INDICATIVE ONLY.
- ONLY VISIBLE SERVICES HAVE BEEN LOCATED. UNDERGROUND SERVICES HAVE NOT BEEN LOCATED. DIAL BEFORE YOU DIG SERVICES 60-100mm 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 ADOPTED.
- 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 SURVEYORS 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.
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- THIS NOTICE MUST NOT BE ERASED.

HORIZONTAL DATUM:

CO-ORDINATE SYSTEM: MGA 2020
MARKS ADOPTED: PM80I & 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
8. UNDERGROUND SERVICES: OVER

LOT 1 IN DP999133, DP999134,
DP999135, DP999136, DP999137 &
LOTS 1 & 2 DP569782
DARLEY ROAD, MANLY, NSW, 2095

 C.M.S. Surveyors
Pty Limited

ACN: 096 240 201

PO Box 463 Dee Why
NSW 2099
2/99A South Creek Road,
Dee Why NSW 2099
Telephone: (02) 9971 4802
Facsimile: (02) 9971 4822
E-mail: info@cmssurveyors.com.au

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 19602A detail			ISSUE 2
CAD FILE			
19602Adetail 2.dwg			

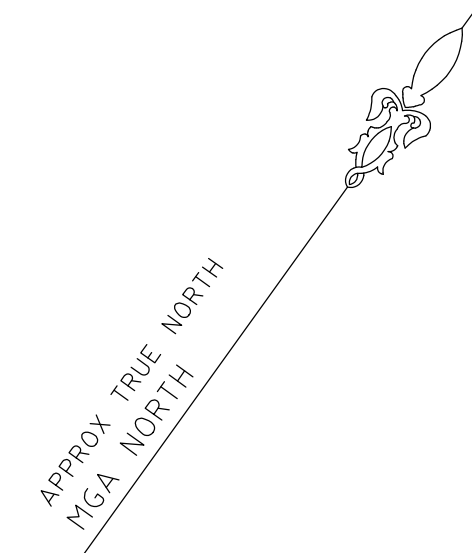
WENTWORTH

(BITUMEN FORMATION)

STREET

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LEGEND:

EOT = END OF TRACE
FH = FIRE
FOD = FULL OF DEBRIS
GPR = GROUND PENETRATING RADAR
HPS = HIGH PRESSURE GAS
NO SIG = NO SIGNAL
REDUN = REDUNDANT
UTO = UNABLE TO OPEN
UTT = UNABLE TO TRACE

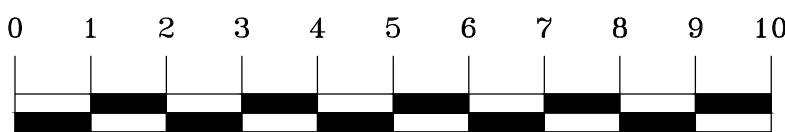
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106.78	SSL	B
RL	LOCATION	DIAMETER
	QUALITY	NOTE

LEGEND: (SEE NOTES 1)

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LEGEND:

AW = AWNING
BIT = BITUMEN
BOK = BACK OF KERB
BOL = BOLLARD
BW = BOTTOM WALL
CON = CONCRETE
CSL = COMMUNICATIONS SURFACE LEVEL
DK = DECK
DRN = DRAIN
DS = DOOR SILL LEVEL
ESL = ELECTRICITY SURFACE LEVEL
FAS = FASCIA
FL = FLOOR LEVEL
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RF = TOP OF ROOF
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SSL = SEWER SURFACE LEVEL
STR = STAIRS
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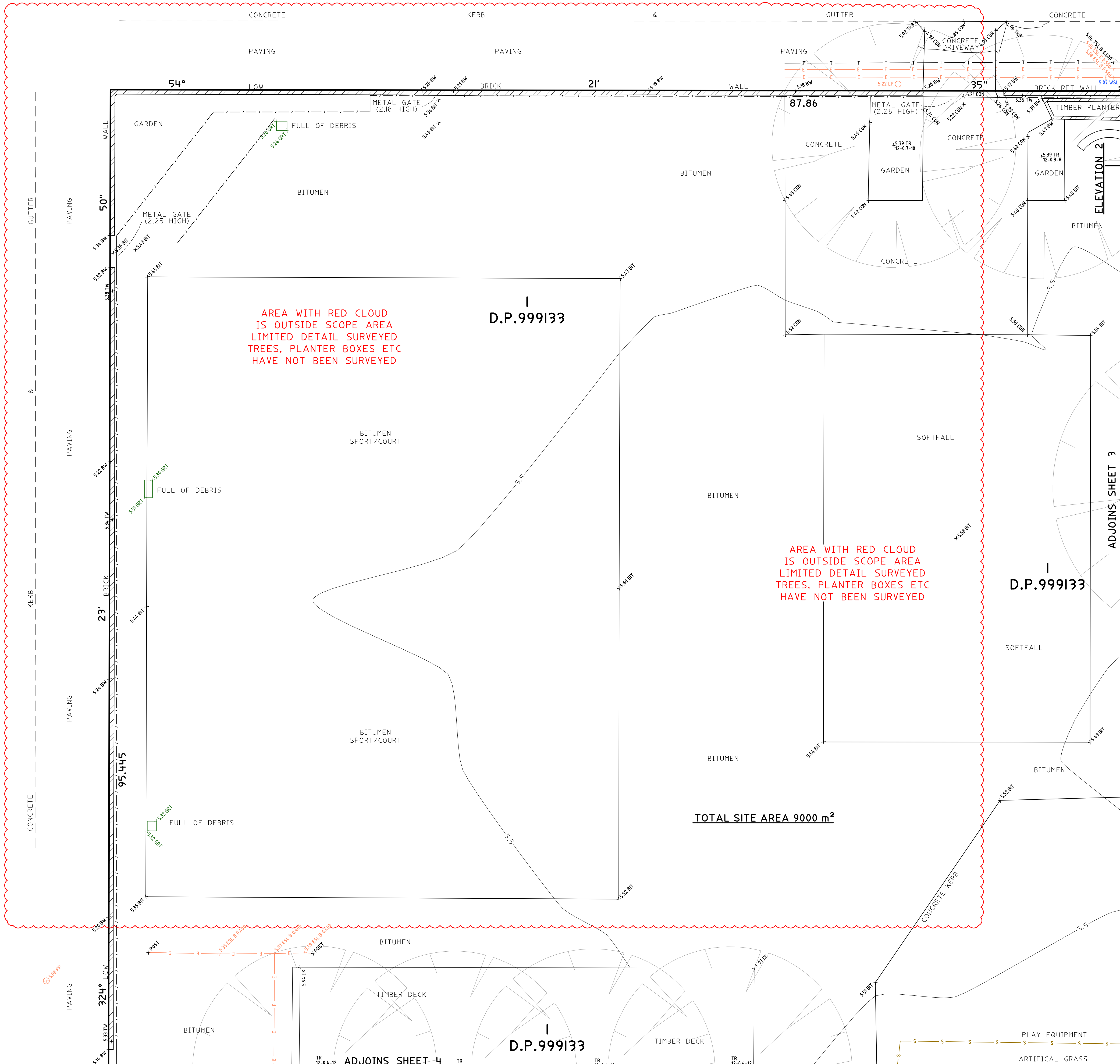
SCALE 1:100@A1
SCALE 1:200@A3

ROAD

(BITUMEN FORMATION)

DARLEY

(BITUMEN FORMATION)



ADJOINS SHEET 3

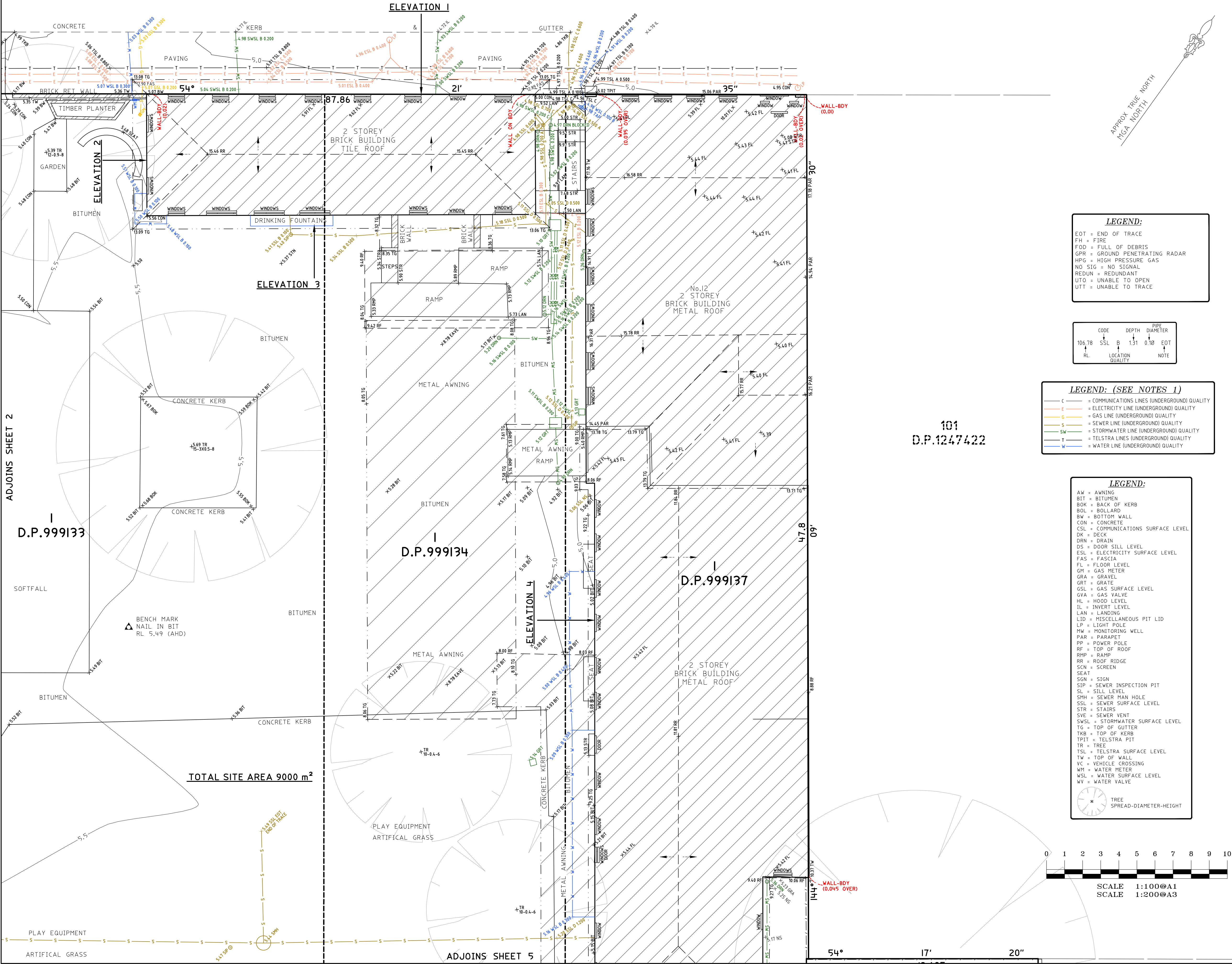
HORIZONTAL DATUM:
CO-ORDINATE SYSTEM: MGA 2020
MARKS ADOPTED: PM801 & DPI247422
VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: PM801
R.L. 5.111 (CLASS LB)
SOURCE: S.C.I.M.S. (16/02/2022)

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
ACN: 096 240 201
PO Box 463 Dee Why
NSW 2099
2/99A South Creek Road,
Dee Why NSW 2099
Telephone: (02) 9971 4802
Facsimile: (02) 9971 4822
E-mail: info@cmsurveyors.com.au

LGA: NORTHERN		BEACHES		SHEET 2 OF 7	
SURVEYED KK		DRAWN GP		CHECKED KK	
				APPROVED DR	
SURVEY INSTRUCTION 19602A		SCALE 1:100 @ A1 1:200 @ A3		DATE OF SURVEY 22/02/2022	
DRAWING NAME 19602A detail					ISSUE 2
CAD FILE 19602A detail 2.dwg					



APPROX TRUE NORTH
MCA NORTH

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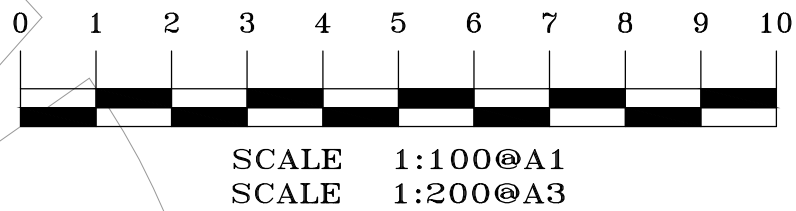
CODE	DEPTH	PIPE DIAMETER
106.78	SSL	B 131
RL	LOCATION	NOTE

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VC = VEHICLE CROSSING
WM = WATER METER
WSL = WATER SURFACE LEVEL
WV = WATER VALVE



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HORIZONTAL DATUM:
CO-ORDINATE SYSTEM: MGA 2020
MARKS ADOPTED: PM801 & DP1247422

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
ACN: 096 240 201
PO Box 463 Dee Why
NSW 2099
2/99A South Creek Road,
Dee Why NSW 2099
Telephone: (02) 9971 4802
Facsimile: (02) 9971 4822
E-mail: info@cmsurveyors.com.au

LGA: NORTHERN BEACHES		SHEET 3 OF 7	
SURVEYED KK	DRAWN GP	CHECKED KK	APPROVED DR
SURVEY INSTRUCTION 19602A	SCALE 1:100 @ A1 1:200 @ A3	DATE OF SURVEY 22/02/2022	
DRAWING NAME 19602Adetail			ISSUE 2
CAD FILE 19602Adetail 2.dwg			

LEGEND:

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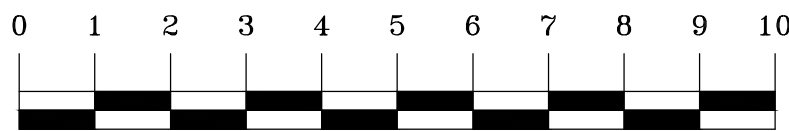
CODE	DEPTH	PIPE
106.78	SSL	B
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		NOTE

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SCALE 1:100@A1
SCALE 1:200@A3

VICTORIA

(BITUMEN FORMATION)

PARADE

BIKE PATH

NOTES

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HORIZONTAL DATUM:
CO-ORDINATE SYSTEM: MGA 2020
MARKS ADOPTED: PM801 & DP1247422

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

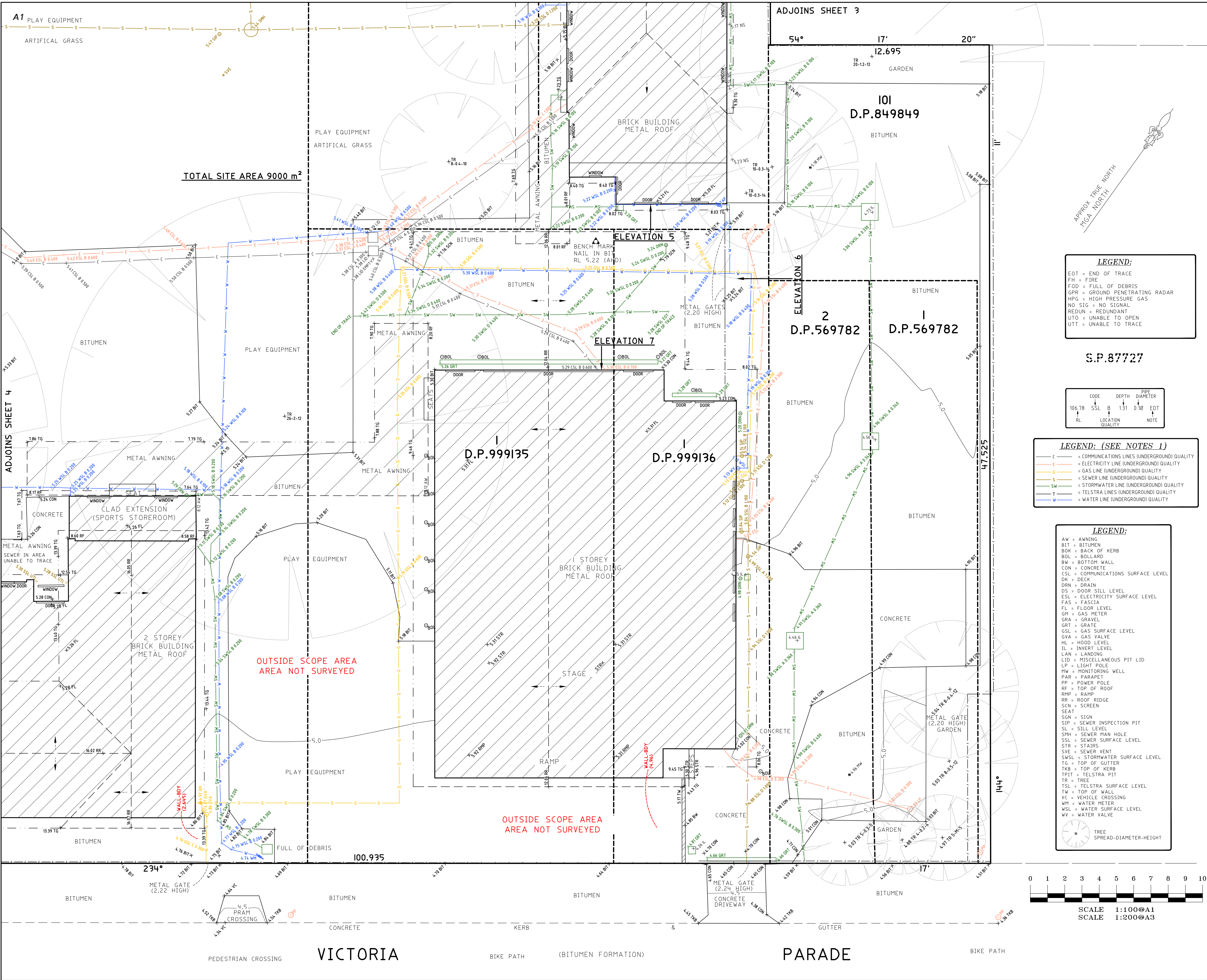
CLIENT:

NBR'S 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
ACN: 096 240 201
PO Box 463 Dee Why NSW 2099
2/99A South Creek Road, Dee Why NSW 2099
Telephone: (02) 9971 4802
Facsimile: (02) 9971 4822
E-mail: info@cmsurveyors.com.au

LGA: NORTHERN BEACHES		SHEET 4 OF 7	
SURVEYED KK	DRAWN GP	CHECKED KK	APPROVED DR
SURVEY INSTRUCTION 19602A	SCALE 1:100 @ A1 1:200 @ A3		DATE OF SURVEY 22/02/2022
DRAWING NAME 19602A detail			ISSUE 2
CAD FILE 19602Adetail 2.dwg			



NOTES

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HORIZONTAL DATUM:

CO-ORDINATE SYSTEM: MGA 2020
MARKS ADOPTED: PM801 & DP1247422

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)

CLIENT:

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

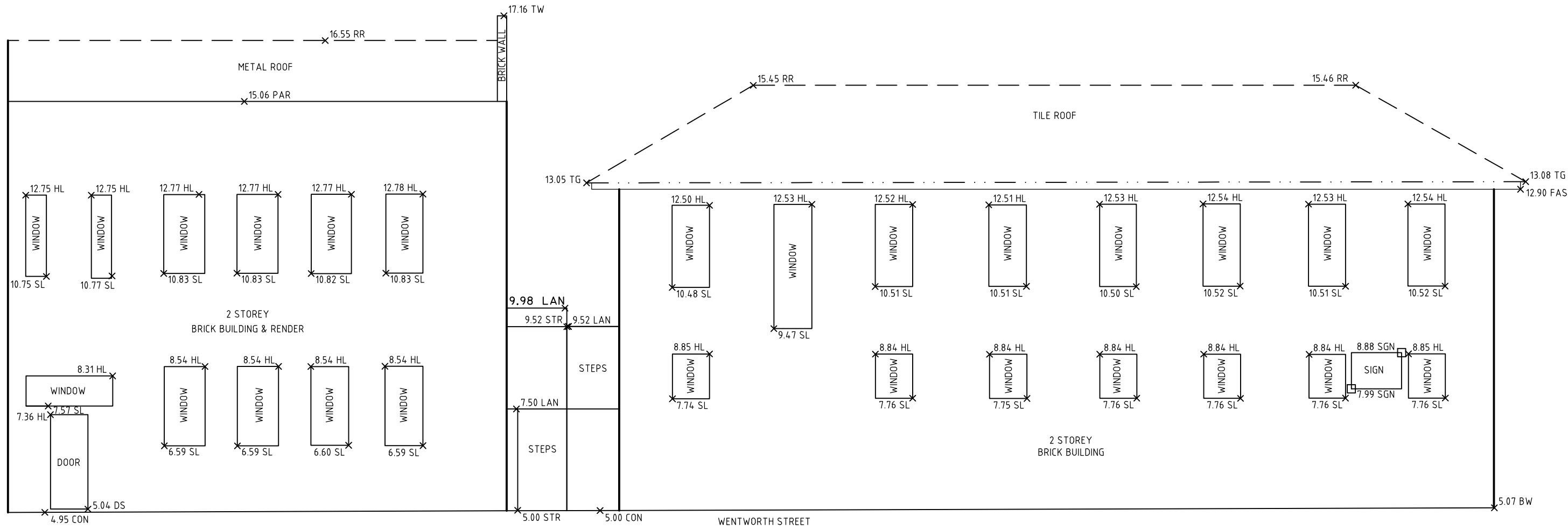
BOUNDARY IDENTIFICATION & DETAIL & LEVEL SURVEY & UNDERGROUND SERVICE'S OVER

LOT 1 IN DP999133, DP999134, DP999135, DP999136, DP999137 & LOTS 1 & 2 DP569782
DARLEY ROAD, MANLY, NSW, 2095

C.M.S. Surveyors Pty Limited

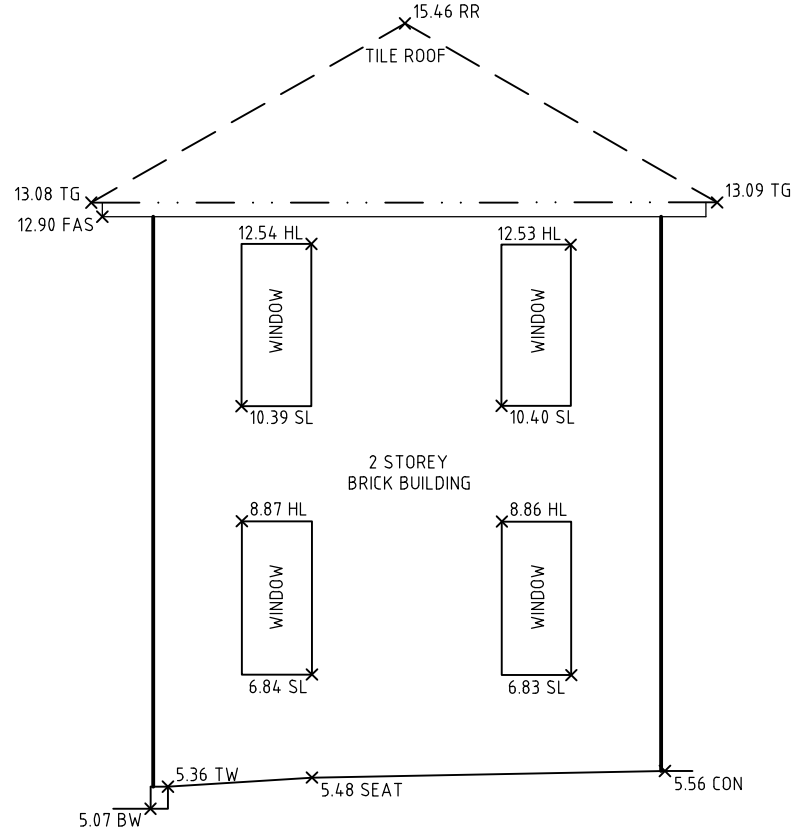
ACN: 096 240 201
PO Box 463 Dee Why NSW 2099
2/99A South Creek Road, Dee Why NSW 2099
Telephone: (02) 9971 4802
Facsimile: (02) 9971 4822
E-mail: info@cmsurveyors.com.au

LGA: NORTHERN BEACHES		SHEET 5 OF 7	
SURVEYED KK	DRAWN GP	CHECKED KK	APPROVED DR
SURVEY INSTRUCTION 19602A		SCALE 1:100 @ A1 1:200 @ A3	DATE OF SURVEY 22/02/2022
DRAWING NAME 19602A Detail			ISSUE 2
CAD FILE 19602A Detail 2.dwg			



ELEVATION 1

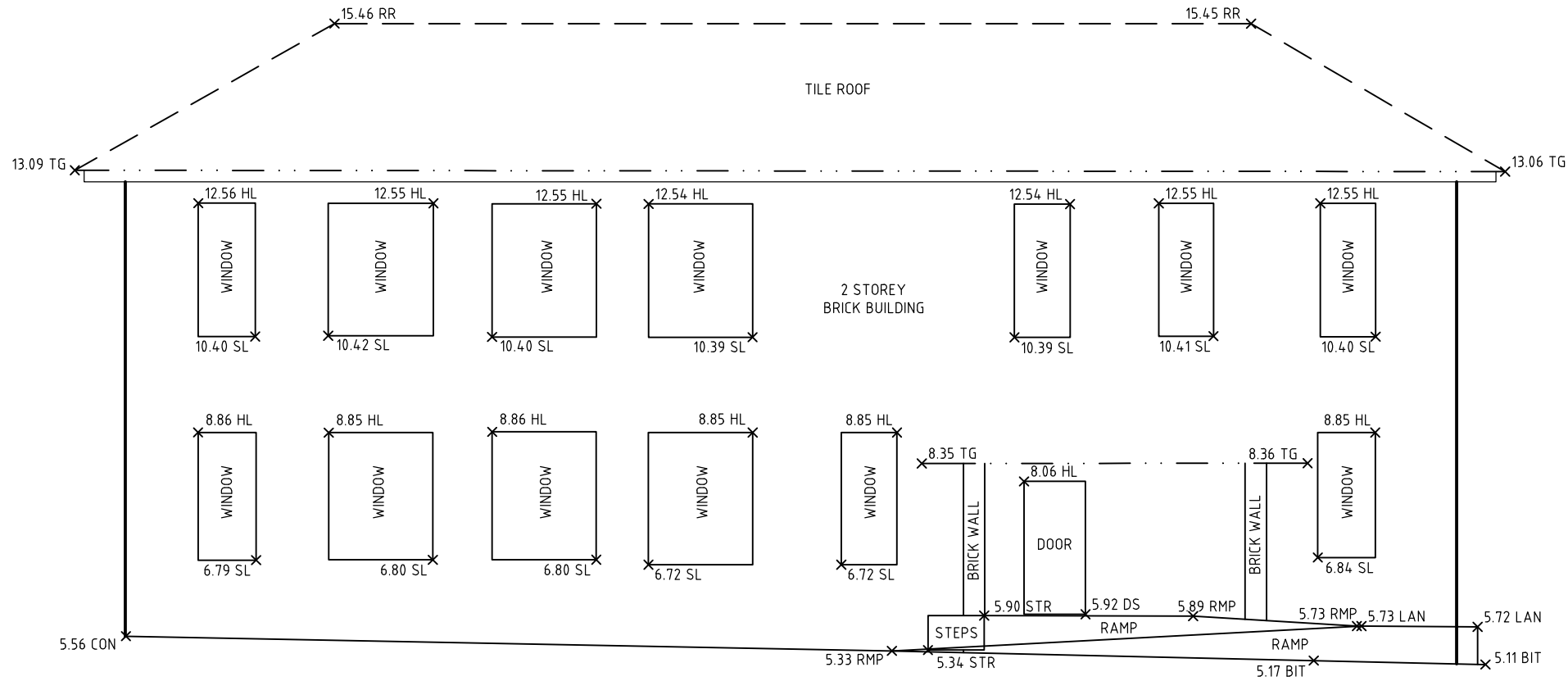
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Datum 0.000



ELEVATION 2

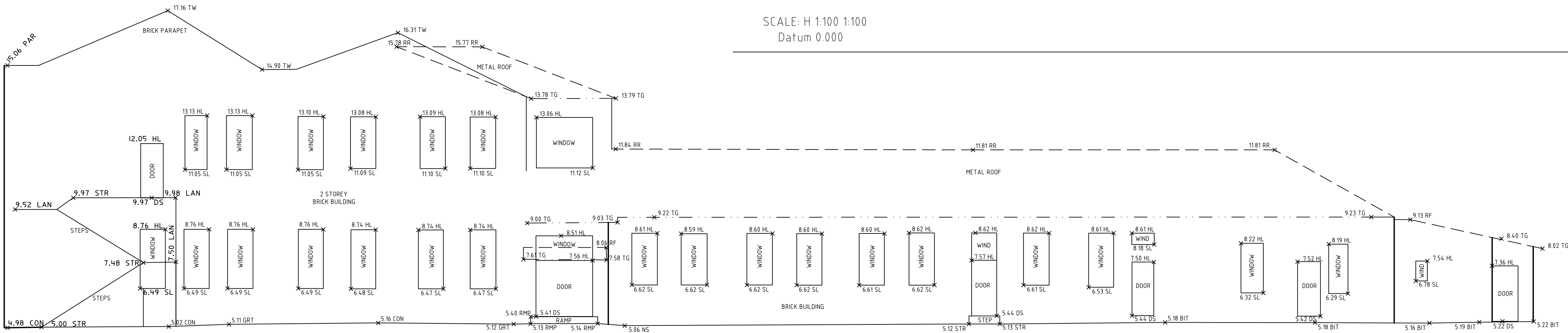
SCALE: H 1:100 1:100
Datum 0.000

LEGEND:	
AW	= AWNING
BIT	= BITUMEN
BW	= BOTTOM WALL
CON	= CONCRETE
DS	= DOOR SILL LEVEL
FAS	= FASCIA
GRA	= GRAVEL
GRT	= GRATE
HL	= HOOD LEVEL
LAN	= LANDING
PAR	= PARAPET
RF	= TOP OF ROOF
RMP	= RAMP
RR	= ROOF RIDGE
SCN	= SCREEN
SGN	= SIGN
SL	= SILL LEVEL
STR	= STAIRS
TG	= TOP OF GUTTER
TW	= TOP OF WALL



ELEVATION 3

SCALE: H 1:100 1:100
Datum 0.000



ELEVATION 4

SCALE: H 1:100 1:100
Datum 0.000

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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)

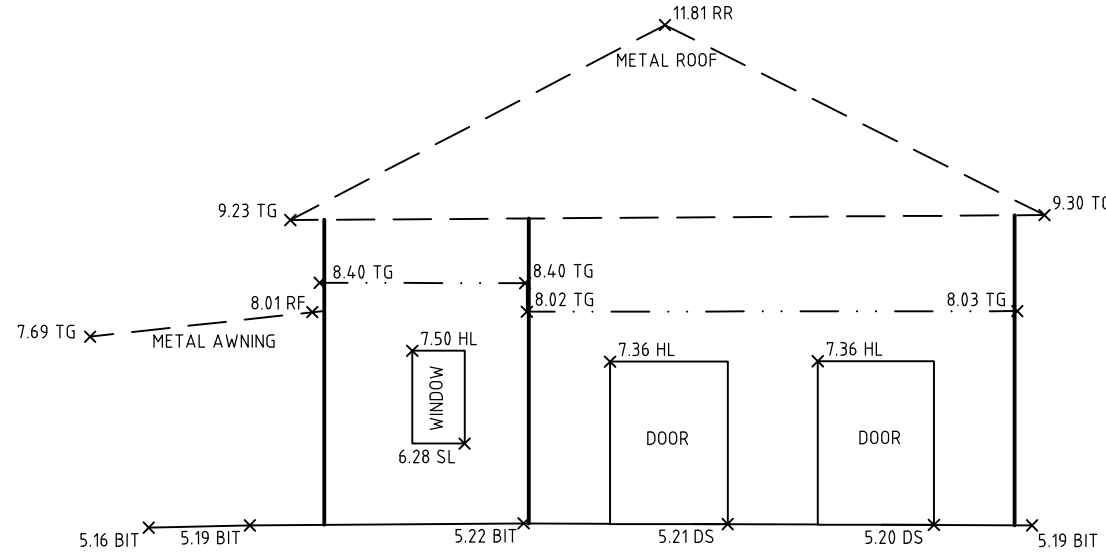
2	ADDED/AMENDED DETAIL	22/03/2022
1	FIRST ISSUE	02/03/2022

CLIENT:
NBR'S 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

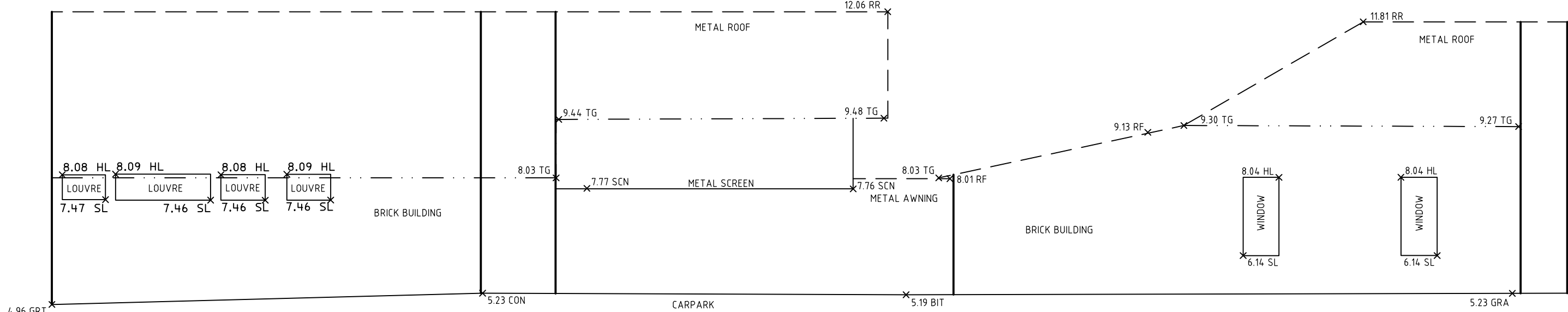
C.M.S. Surveyors Pty Limited
ACN: 096 240 201
PO Box 463 Dee Why NSW 2099
27/99A South Creek Road, Dee Why NSW 2099
Telephone: (02) 9971 4802
Facsimile: (02) 9971 4822
E-mail: info@cmsurveyors.com.au

LGA: NORTHERN BEACHES		SHEET 6 OF 7	
SURVEYED KK	DRAWN GP	CHECKED KK	APPROVED DR
SURVEY INSTRUCTION 19602A	SCALE 1:100 @ A1 1:200 @ A3	DATE OF SURVEY 22/02/2022	
DRAWING NAME 19602Adetail			ISSUE 2
CAD FILE 19602Adetail 2.dwg			



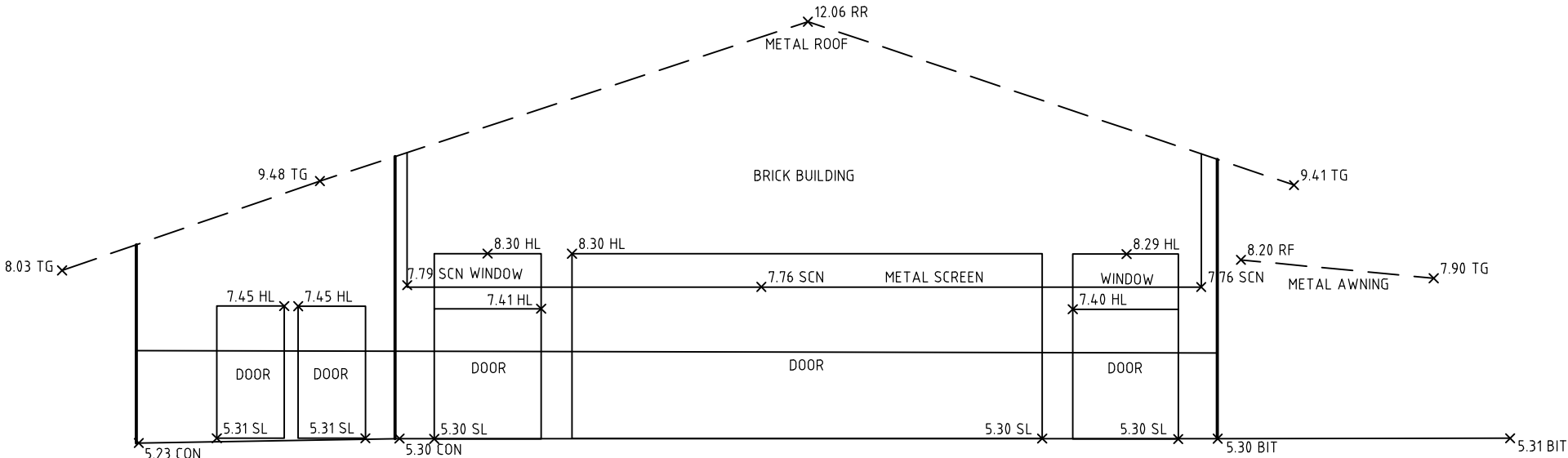
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SCALE: H 1:100 1:100
Datum 0.000



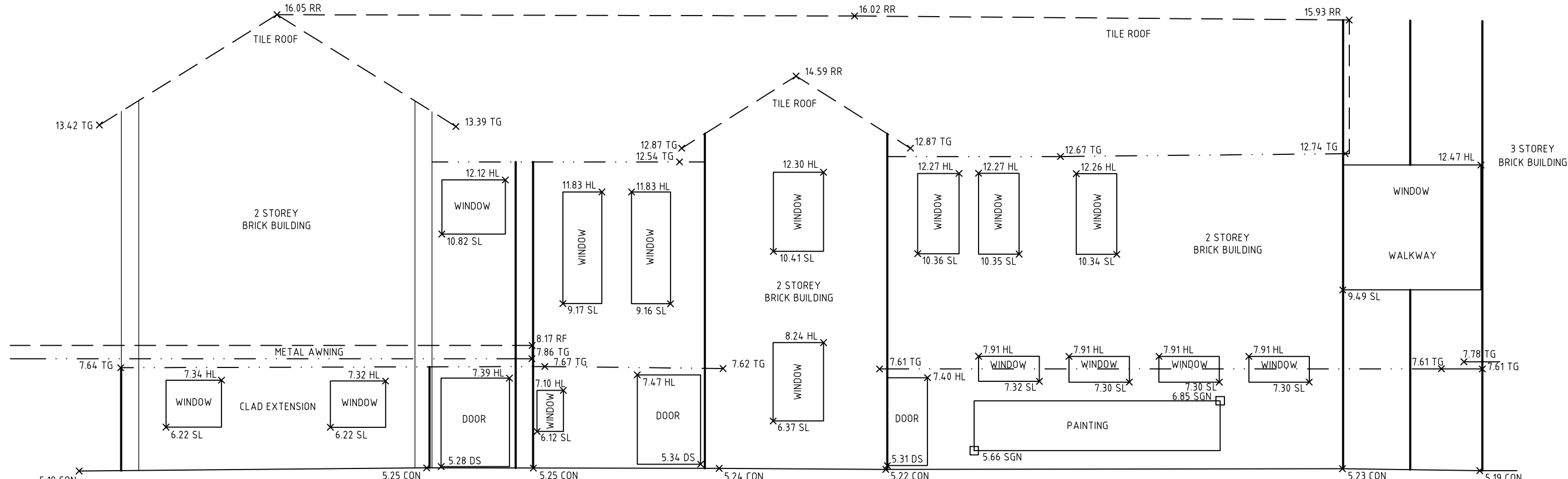
ELEVATION 6

SCALE: H 1:100 1:100
Datum 0.000



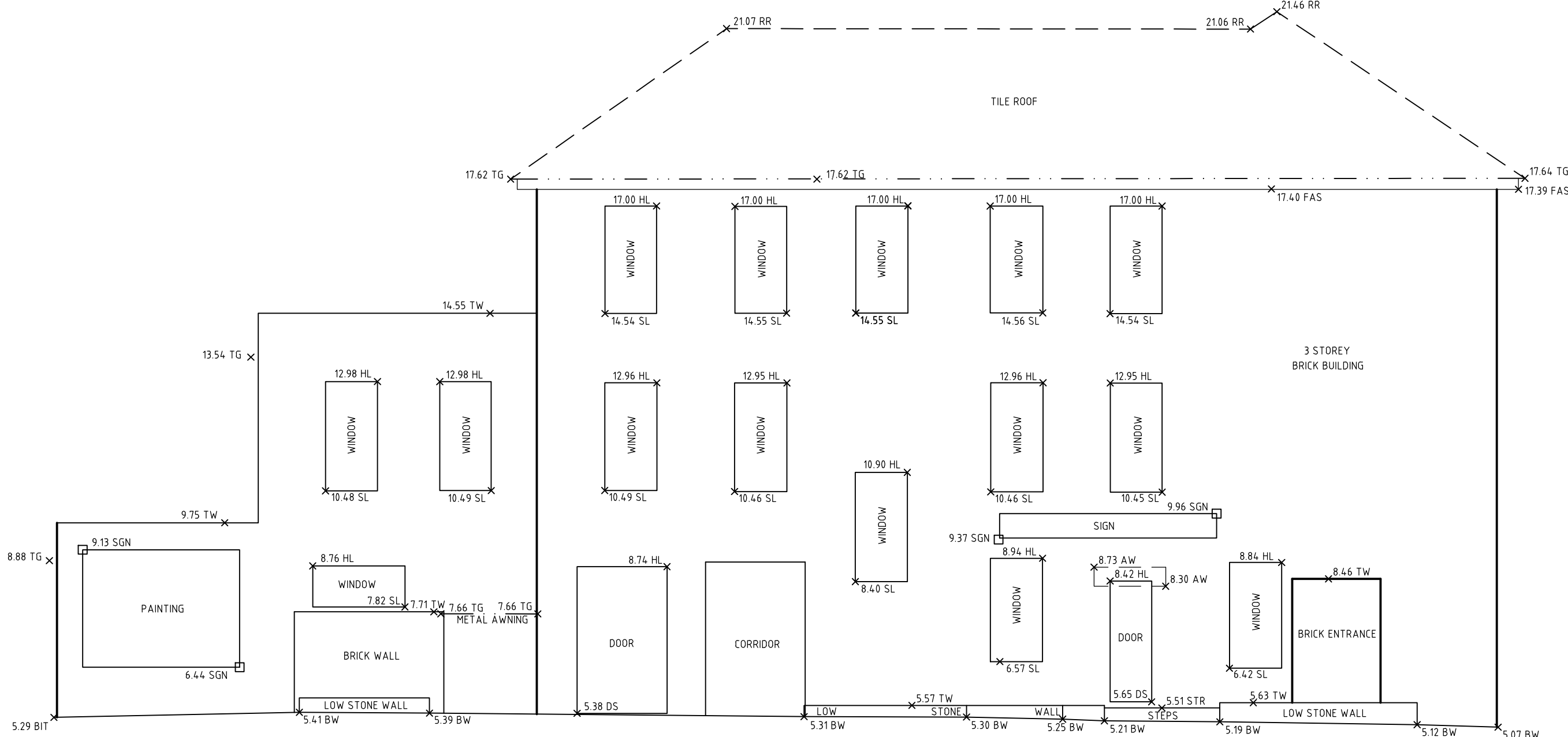
ELEVATION 7

SCALE: H 1:100 1:100
Datum 0.000



ELEVATION 8

SCALE: H 1:100 1:100
Datum 0.000



ELEVATION 9

SCALE: H 1:100 1:100
Datum 0.000

LEGEND:
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GRA = GRAVEL
GRT = HOOD LEVEL
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LAN = LANDING
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SOURCE: S.C.I.M.S. (16/02/2022)

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

CLIENT:
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No.LEVEL 3, 4 GLEN STREET
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LGA: NORTHERN BEACHES		SHEET 7 OF 7	
SURVEYED KK	DRAWN GP	CHECKED KK	APPROVED DR
SURVEY INSTRUCTION 19602A	SCALE 1:100 @ A1 1:200 @ A3	DATE OF SURVEY 22/02/2022	
DRAWING NAME 19602A detail			ISSUE 2
CAD FILE 19602Adetail 2.dwg			