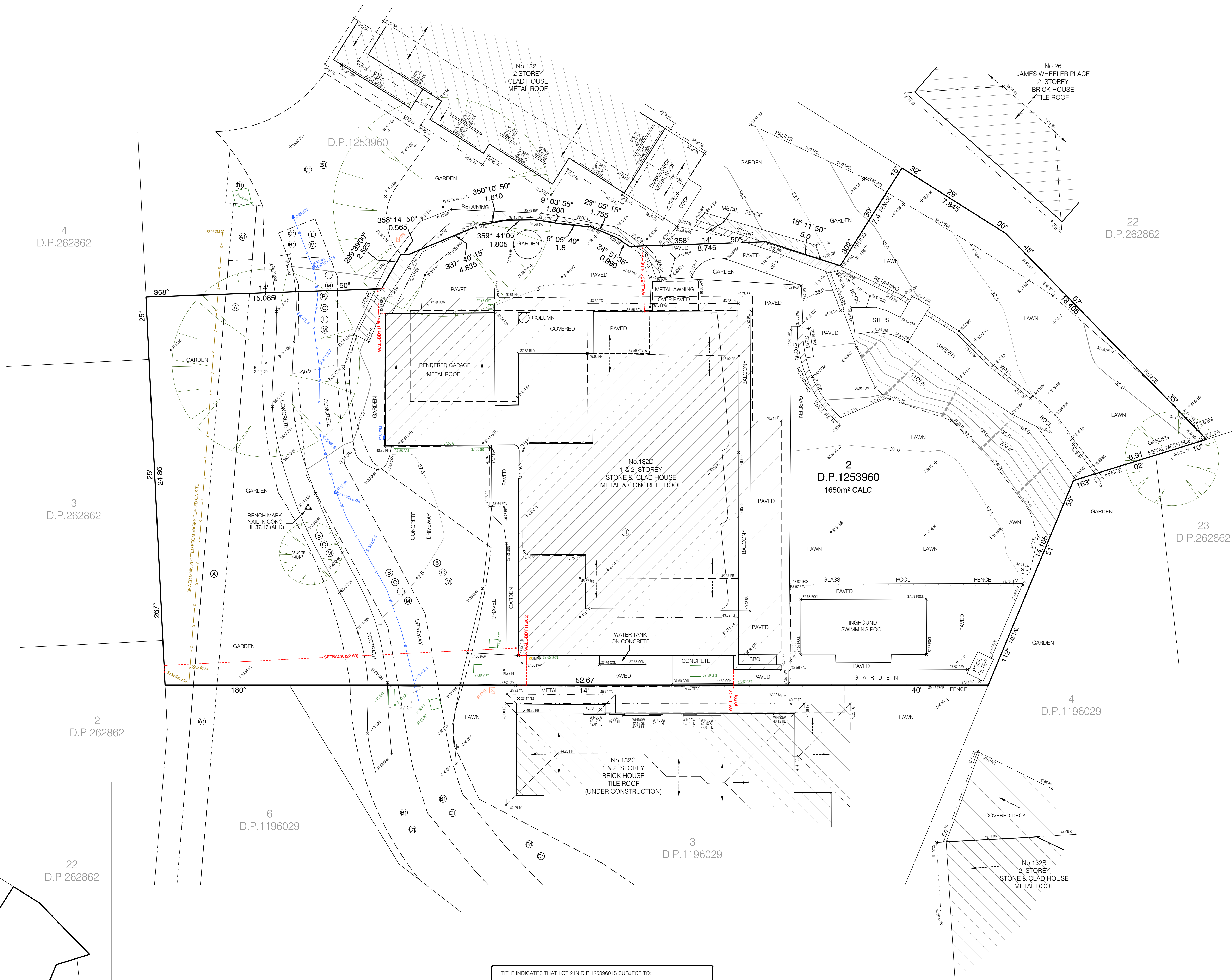
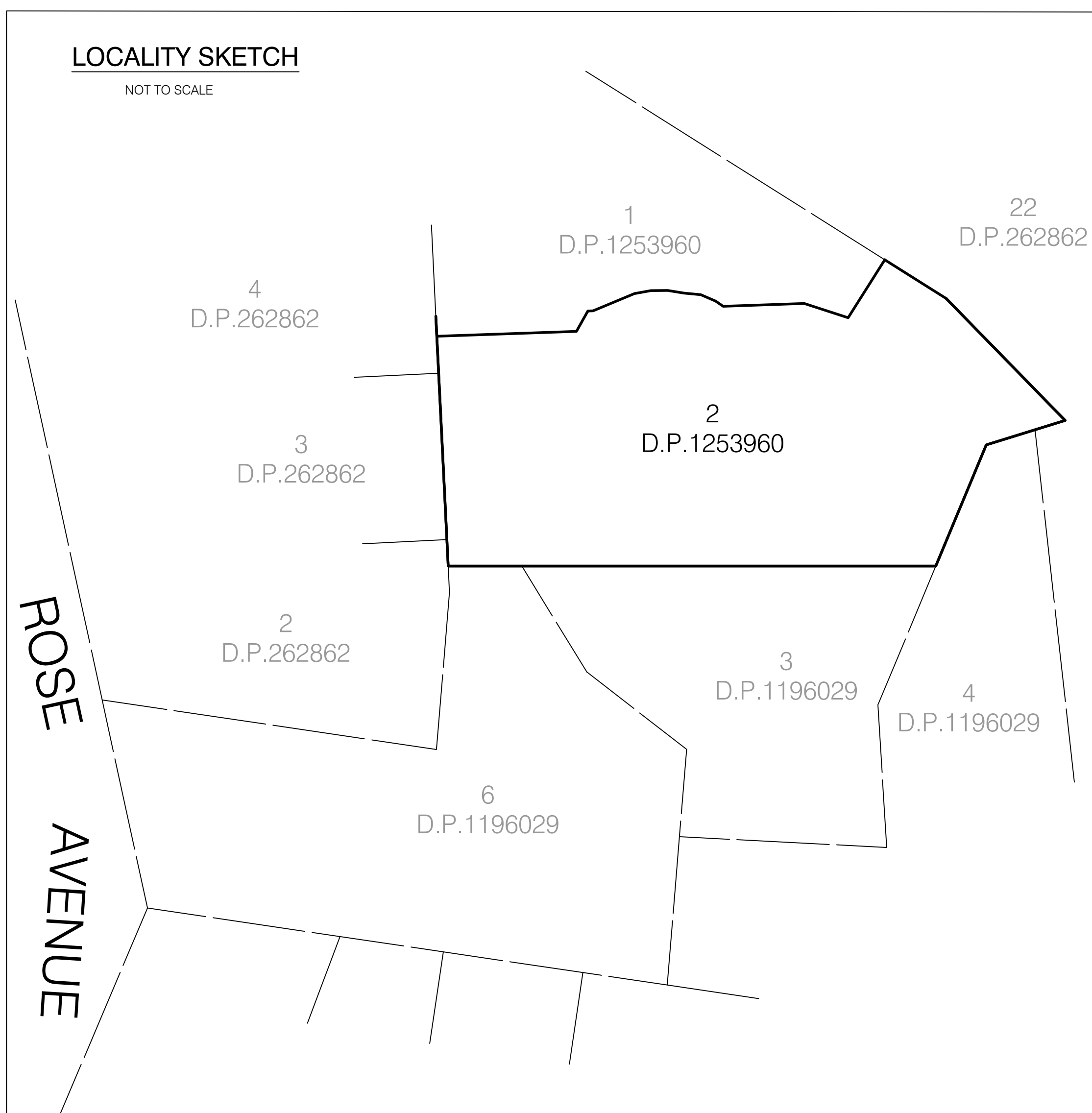


LEGEND:	
BAL = BALCONY	
BUD = EXTERNAL BUILDING	
BOR = BOTTOM OF ROCK	
BW = BOTTOM WALL	
CHI = CHIMNEY	
CON = CONCRETE	
CPT = COMMUNICATIONS PIT	
DK = DECK	
EPIL = ELECTRICITY PILLAR	
FCE = FENCE	
FL = FLOOR LEVEL	
GRT = GRATE	
HL = HEAD LEVEL	
LID = MISCELLANEOUS PIT LID	
NS = NATURAL SURFACE	
PAT = PATIO	
PAV = PAVING	
PIT = TOP OF PIT	
RF = TOP OF ROOF	
RR = ROOF RIDGE	
SIP = SEWER INSPECTION PIT	
SL = SILL LEVEL	
SMI = SEWER MAINTENANCE PIT	
SSL = SEWER SURFACE LEVEL	
STR = STAIRS	
TS = TOP OF BANK	
TG = TOP OF GUTTER	
TOR = TOP OF ROCK	
TTPT = TELLSTRA PIT	
TR = TREE	
TW = TOP OF WALL	
WM = WATER METER	
WSL = WATER SURFACE LEVEL	
WV = WATER VALVE	
WV = ELECTRICITY OVERHEAD	
WV = SEWER UNDERGROUND	
WV = WATER UNDERGROUND	
TREE	
SPREAD-DIAMETER-HEIGHT	



LOCALITY SKETCH

NOT TO SCALE



TITLE INDICATES THAT LOT 2 IN D.P.1253960 IS SUBJECT TO:

- LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN (SEE CROWN GRANTS)
- D.P.262862 RIGHT OF CARRIAGEWAY 5 METRES WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
- D.P.262862 RIGHT OF FOOTWAY 2 METRES WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
- D.P.1196029 EASEMENT TO DRAIN WATER 1.5 METRES WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- D.P.1196029 EASEMENT TO DRAIN WATER 1.5 METRES WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
- D.P.1196029 EASEMENT TO DRAIN WATER VARIABLE WIDTH AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- D.P.1196029 EASEMENT TO DRAIN WATER VARIABLE WIDTH APPURTENANT TO THE LAND ABOVE DESCRIBED
- D.P.1196029 RIGHT OF ACCESS EASEMENT FOR SERVICES AND EASEMENT FOR ELECTRICITY PURPOSES VARIABLE WIDTH AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- D.P.1196029 RIGHT OF ACCESS EASEMENT FOR SERVICES AND EASEMENT FOR ELECTRICITY PURPOSES VARIABLE WIDTH APPURTENANT TO THE LAND ABOVE DESCRIBED
- D.P.1196029 EASEMENT FOR GARBAGE RECEPTACLE STORAGE VARIABLE WIDTH APPURTENANT TO THE LAND ABOVE DESCRIBED
- D.P.1196029 POSITIVE COVENANT REFERRED TO AND NUMBERED (8) IN THE S.888 INSTRUMENT (NOT INVESTIGATED)
- D.P.1196029 POSITIVE COVENANT REFERRED TO AND NUMBERED (10) IN THE S.888 INSTRUMENT (NOT INVESTIGATED)
- D.P.1196029 POSITIVE COVENANT REFERRED TO AND NUMBERED (11) IN THE S.888 INSTRUMENT (NOT INVESTIGATED)
- D.P.1196029 POSITIVE COVENANT REFERRED TO AND NUMBERED (12) IN THE S.888 INSTRUMENT (NOT INVESTIGATED)
- D.P.1196029 EASEMENT FOR WATER SUPPLY PURPOSES 2.5 METRES WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- D.P.1196029 EASEMENT FOR ACCESS AND DRAINAGE PURPOSES VARIABLE WIDTH AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- D.P.1196029 POSITIVE COVENANT REFERRED TO AND NUMBERED (16) IN THE S.888 INSTRUMENT (NOT INVESTIGATED)

SUBSURFACE UTILITY INFORMATION

SUBSURFACE UTILITY INFORMATION (SUI) AS4888 CLASSIFICATION QUALITY LABELLING UTILITY INFORMATION BY A CLASSIFICATION CODE ALLOWS THE USER OF THIS INFORMATION TO UNDERSTAND CLEARLY HOW THE INFORMATION WAS COLLECTED AND THEN PLACE AN APPROPRIATE AMOUNT OF RELIANCE ON IT. PROJECT RISKS RELATED TO UNDERGROUND UTILITIES CAN THEN BE PROPERLY MANAGED.

QUALITY A INFORMATION IS THE HIGHEST POSSIBLE LEVEL OF ACCURACY AND IS OBTAINED EXPOSING THE UNDERGROUND UTILITY USING A NON-DESTRUCTIVE EXCAVATION (POT HOLE) TECHNIQUE. THE VERTICAL INFORMATION FOR THIS LOCATING METHOD IS TO THE TOP OF THE SHALLOWEST PART OF THE LOCATED SERVICE. THE 3D LOCATION IS RECORDED AS AN X, Y, Z COORDINATE. EXPECTED HORIZONTAL AND VERTICAL ACCURACY IS ±50MM.

QUALITY B INFORMATION IS COLLECTED BY DESIGNATING THE HORIZONTAL AND VERTICAL LOCATION OF UNDERGROUND UTILITIES BY USING ELECTROMAGNETIC PIPE AND CABLE LOCATORS, SONDES OR PLOT TRACE, GROUND PENETRATING RADAR AND ACQUISITION PULSE EQUIPMENT. THIS IS THE MOST COMMON FORM OF UTILITY LOCATING AND ALTHOUGH AN X, Y, AND Z AXIS CAN BE ESTABLISHED IT IS NOT ALWAYS ENTIRELY ACCURATE DUE TO DIFFERING ELECTROMAGNETIC RELIUS, SOIL CONDITIONS AND MULTIPLE BANKS OF CABLES AFFECTING THE LOCATING SIGNAL. EXPECTED HORIZONTAL ACCURACY IS ±300MM. VERTICAL ACCURACY ±500MM.

QUALITY C INFORMATION IS COLLECTED BY CORRELATING THE SURVEY OF VISIBLE UTILITY SURFACE FEATURES SUCH AS MANHOLE PLATES OR WATER HYDRANTS AND ACQUIRED DATA BEFORE YOU DIG PLANS TO DRAW A STRING WHICH SHOWS THE APPROXIMATE POSITION OF SERVICES. THIS METHOD DOES NOT USUALLY SHOW MULTIPLE BANKS OF CABLES AND DOES NOT ALWAYS SHOW THREE DIMENSIONAL INFORMATION. EXPECTED HORIZONTAL ACCURACY (SURFACE FEATURES ONLY) IS ±300MM.

QUALITY D INFORMATION IS THE MOST BASIC LEVEL OF UTILITY LOCATIONS USING ONLY INFORMATION BASED ON EXISTING DATA BEFORE YOU DIG PLANS OR OTHER RECORDS AND BY MEASURING BOUNDARY OFFSETS. THIS METHOD OF UTILITY LOCATION SHOULD ALWAYS BE TREATED AS AN INDICATION OF THE PRESENCE OF A SERVICE ONLY AND SHOULD NOT BE USED FOR DESIGN. TOLERANCE DOES NOT APPLY TO AN INDICATIVE LOCATION THAT IS ATTRIBUTED TO QUALITY LEVEL D.

DETECTION DISCLAIMER ELECTROMAGNETIC LOCATING TECHNIQUES AS WELL AS GROUND PENETRATING RADAR HAVE BEEN UTILISED IN THE LOCATION OF UNDERGROUND SERVICES. THESE RESULTS ARE NOT INFALLIBLE AND A NON-DESTRUCTIVE DIG PROCESS SHOULD BE CARRIED OUT TO CONFIRM SERVICE IDENTIFICATION POSITIONS AND PARTICULARLY DEPTHS, WHERE THESE ARE CRITICAL. ALTHOUGH ALL REASONABLE EFFORT HAS BEEN MADE IN LOCATING AND MAPPING THE UNDERGROUND SERVICES, THE COMPLETE EXTENTS OF THE UTILITY SURVEY INFORMATION CANNOT BE GUARANTEED.

SERVICE NOTES

THE PURPOSE OF THIS PLAN IS FOR DESIGN ONLY. CURRENT PLANS ISSUED BY SERVICE PROVIDERS THROUGHOUT THE AREA ARE STILL REQUIRED. CONTRACTORS AND SUBCONTRACTORS WILL NEED TO EXERCISE THEIR OWN JUDGMENT AND CARE AS THEY HAVE VARYING EXPIRATION DATES, AND MAY REQUIRE REISSUE OTHERWISE THE INFORMATION ON THIS PLAN MAY NO LONGER BE CURRENT.

CAUTION: THE CONTRACTOR HAS SURVEYED AND MARKED OUT EXISTING SEWER LINE & WATER SUPPLY LINE IN THE AREA SPECIFIED BY THE CLIENT. THIS LINE HAS BEEN LOCATED TO SYDNEY WATER SPECIFICATIONS AND HAS NOT BEEN SIGHTED. ONE SURVEYOR HAS LOCATED THE LINE MARKED BY THE CONTRACTOR. THE CONTRACTOR WILL PROVIDE SKETCH OUTLINE FOR SYDNEY WATER SUBMISSION. WE RECOMMEND NON-DESTRUCTIVE EXCAVATION TO EXPOSE MARKED SERVICES TO IDENTIFY AND SHOW EXACT DEPTH AND LOCATION OF SERVICE LINES PRIOR TO EXCAVATION. UTILITIES PLOTTED ON THE PLAN THAT TERMINATE IN THE SPECIFIED AREA MAY GO TO FEATURES THAT HAVE NOT BEEN SURVEYED. THE RISK REMAINS WITH THE CLIENT AND/OR SUB-CONTRACTOR AND THEIR RESPONSIBILITY TO EXERCISE CAUTION AT ALL TIMES.

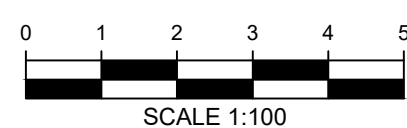
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106.78	SSL	1.31	8	0.10
106.78	SSL	1.31	8	0.10

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 OR THE BUILDING SETOUT.
- THIS SURVEY IS FOR DESIGN PURPOSES OF THE SUBJECT LAND ONLY. THIS PLAN 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 OLLO FURNITURE PTY LTD.
- 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. BEFORE YOU DIG AUSTRALIA (www.youdig.com.au) 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.
- 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 2024.
- 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.

STEPHEN EMERY
REGISTERED SURVEYOR BOSS NUMBER 1605

5	DETAIL UPDATED	4/11/2024
4	WATER & SEWER SERVICES ADDED	22/01/2021
3	CLIENT NAME AMENDED	16/11/2020
2	DETAIL UPDATED	9/11/2020
1	FIRST ISSUE	29/11/2019



HORIZONTAL DATUM:

COORDINATE SYSTEM: ASSUMED

MARKS ADOPTED: N/A

VERTICAL DATUM:

DATUM: AUSTRALIAN HEIGHT DATUM (AHD)

S.M. ADOPTED: SSMA 4405

R.L. 30.009 (CLASS L3)

SOURCE: S.C.I.M.S. (12/11/2019)

CLIENT:

OLLO FURNITURE PTY LTD

LGA: NORTHERN BEACHES

BOUNDARY IDENTIFICATION

AND DETAIL & LEVEL SURVEY

OVER LOT 2 IN DP1253960

No.132D ROSE AVENUE

WHEELER HEIGHTS, NSW, 2097

CMS SURVEYORS PTY LTD
ACN 096 240 201
PO Box 463 Dee Why, NSW, 2099
2/89A South Creek Road, Dee Why, NSW, 2099
(02) 9971 4802
info@cmsurveyors.com.au
www.cmsurveyors.com.au

SURVEYED	DRAWN	CHECKED	APPROVED
PR/MS	GP/MS	PR/MS	AF/PM
SURVEY INSTRUCTION	SCALE	DATE OF SURVEY	
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CAD FILE	18953Bdetail 5.dwg	1 OF 1	1