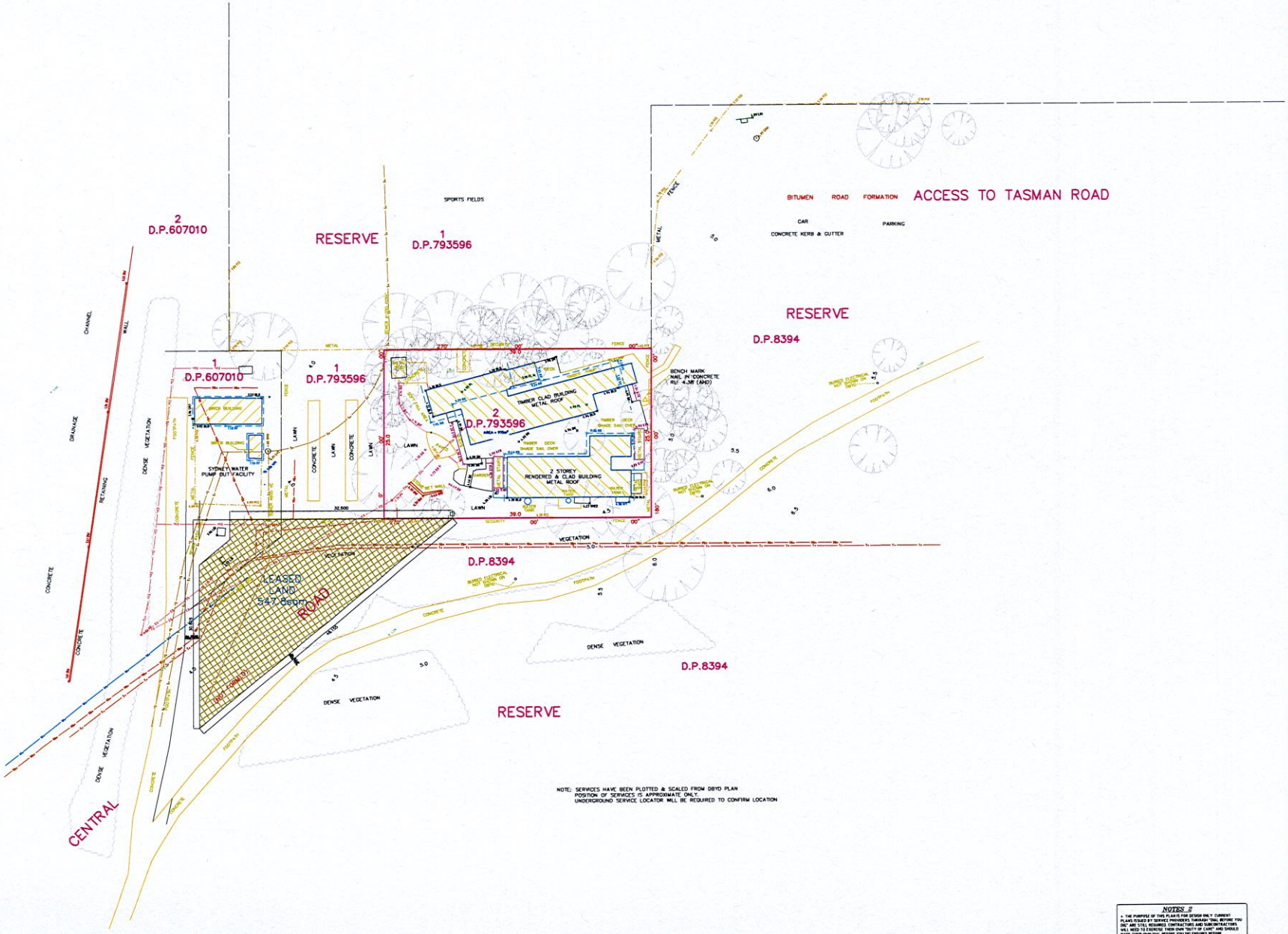


TITLE INDICATES THAT LOT 2 IN D.P.793596 IS SUBJECT TO:

- THE LAND IS A RESERVE WITHIN THE MEANING OF PART 5 OF THE CROWN LANDS ACT 1989 AND THERE ARE RESTRICTIONS ON TRANSFERS AND OTHER DEALINGS IN THE LAND UNDER THAT ACT, WHICH MAY REQUIRE CONSENT OF THE MINISTER

SCALE 1:200

*LEGEND 2: (SEE NOTES 2)*
*PLOTTED FROM SERVICE DIAGRAMS*

- E — ELECTRICITY LINE (UNDERGROUND)
- Ehv — ELECTRICITY LINE HIGH VOLTAGE (UNDERGROUND)
- G — GAS LINE
- Nbn — NBN CO LINE (UNDERGROUND)
- Tc — TELSTRA LINES
- W — WATER DISTRIBUTION LINE (UNDERGROUND)

## NOTES

- BOUNDARIES HAVE NOT BEEN DEFINED ( TITLE DIMENSIONS ONLY ) - BOUNDARY DEFINITION IS SUBJECT TO FURTHER SURVEY.
- A BASIC BOUNDARY SURVEY HAS BEEN UNDERTAKEN SUITABLE FOR COUNCIL DA SUBMISSION ( TITLE DIMENSIONS ONLY ) - BOUNDARY DEFINITION IS SUBJECT TO FURTHER SURVEY
- IF CONSTRUCTION ON OR NEAR BOUNDARIES IS REQUIRED IT IS RECOMMENDED THAT THE BOUNDARIES OF THE LAND BE MARKED
- THIS DETAIL SURVEY IS NOT A "SURVEY" AS DEFINED BY THE SURVEYING AND SPATIAL INFORMATION ACT, 2002.
- AREA IS APPROXIMATE ONLY, AND HAS BEEN CALCULATED BY TITLE DIMENSIONS. ALL TITLE DIMENSIONS OF THE LAND HAVE NOT BEEN CONFIRMED BY SURVEY. IF AREAS ARE CRITICAL WE RECOMMEND A BOUNDARY SURVEY FOR PURPLE RECORD
- TREE SIZES ARE ESTIMATES ONLY.
- THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF AVALON MONTESSORI ASSOCIATION 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. DIAL BEFORE YOU DIG SERVICES (ph 1100) 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
- 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 CERTAINTY.
- 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 1:200
- DO NOT SCALE OFF THIS PLAN / FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS.
- COPYRIGHT © CMS SURVEYORS 2018
- 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:*

BB = BOTTOM OF BANK
BT = BITUMEN
BLD = EXTERNAL BUILDING
BW = BOTTOM WALL
CL = CENTRELINE
CON = CONCRETE
CPIT = COMMUNICATIONS PIT
DK = DECK
DS = DOOR SILL LEVEL
EK = ELECTRICITY KIOSK
EPIT = ELECTRICITY PIT
FCE = FENCE
FL = FLOOR LEVEL
GDN = GARDEN
GRT = GRATE
HYD = HYDRANT
LID = MISCELLANEOUS PIT LID
LIN = LINTEL
LP = LIGHT POLE
NS = NATURAL SURFACE
PAV = PAVING
POST = POST
RF = TOP OF ROOF
RMP = RAMP
RR = ROOF RIDGE
SHED = SHED
SMH = SEWER MAN HOLE
STR = STAIRS
TB = TOP OF BANK
TG = TOP OF GUTTER
TKB = TOP OF KERB
TLE = TREE LINE
TR = TREE
TW = TOP OF WALL
WM = WATER_METER
WT = WATER TANK

E — ELECTRICITY OVERHEAD
S — SEWER UNDERGROUND

TREE
SPREAD—DIAMETER—HEIGHT

HORIZONTAL DATUM:
CO-ORDINATE SYSTEM: ASSUMED
MARKS ADOPTED: N/A

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: PM 6899
R.L. 9.879 (ORDER L2)
SOURCE: S.C.M.S. (14/06/18)

| | | |
|---|---|---|
| 1 | FIRST ISSUE | 02/08/18 |

CLIENT:
AVALON MONTESSORI ASSOCIATION LTD
2 TASMAN ROAD
AVALON NSW 2107

SURVEY PLAN
SHOWING DETAIL & LEVELS
OVER LOT 2 IN D.P.793596
No. 2 TASMAN ROAD
AVALON NSW 2107

C.M.S. Surveyors Pty Limited
ACN: 096 240 201
PO Box 447, Dee Why NSW 2099
Suite 2, 1 Pacific Creek Road, Avalon Beach NSW 2107
Telephone: (02) 9971 4922
Facsimile: (02) 9971 4922
E-mail: info@cmssurveyors.com.au

LGA: NORTHERN BEACHES SHEET 1 OF 1

| SURVEYED | DRAWN | CHECKED | APPROVED |
|---|---|---|---|
| H.C. | M.C. | H.C. | DR |

| SURVEY INSTRUCTION | SCALE | DATE OF SURVEY |
|---|---|---|
| 17855 | 1:200 @ A0 | 13/07/18 |

DRAWING No.: 17855detail — ISSUE: 1
CAD FILE: 17855detail.dwg

*NOTES 2*

- 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 OBTAIN NEW PLANS BEFORE YOU EXCAVATE/CONSTRUCT IF MORE THAN 7 MONTHS PAST THE EXPIRATION DATE, AND MAY REQUIRE RE-ISSUE OTHERWISE THE INFORMATION ON THIS PLAN MAY NO LONGER BE CURRENT.
- WARNING: THE DIAGRAMS OF THE "SERVICE PROVIDER MAY NOT DEPICT ALL SERVICES PRESENT. THE ABSENCE OF ANY SERVICE MARKS ON THE PLAN CONDUITS AND/OR TRENCHES, SINGLE MARKED LINES MAY REPRESENT MULTIPLE CONDUITS, PIPES AND/OR CABLES AT THIS LOCATION. WE RECOMMEND NON DESTRUCTIVE DIGGING/POTHOLING TO EXPOSE SERVICES FOR ACCURATE IDENTIFICATION AND DEPTH.

CAUTION: UTILITIES PLOTTED ON THE PLAN THAT TERMINATE IN THE SURVEYED AREA MAY GO TO FEATURES THAT HAVE NOT BEEN SHOWN ON THE DBYD DIAGRAMS. THE RISK REMAINS WITH THE CLIENT AND/OR SUB CONTRACTOR AND THEIR RESPONSIBILITY TO EXERCISE CAUTION AT ALL TIMES.