

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

- ELECTRICITY LINE (UNDERGROUND)
- STORMWATER LINE
- TELSTRA LINES
- WATER DISTRIBUTION LINE (UNDERGROUND)
- SEWER 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 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 PUBLIC RECORD.
 - TREE SIZES ARE ESTIMATES ONLY.
 - THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE CLIENT ONLY.
 - 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. CALL BEFORE YOU DIG SERVICES (911) 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 CAUTION.
 - CONTOUR INTERVAL - 0.5 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 1:100.
 - 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:

- BIT = BITUMEN
- BLD = EXTERNAL BUILDING
- BW = BOTTOM WALL
- CHL = CHIMNEY
- CL = CENTRELINE
- CON = CONCRETE
- DD = DISH DRAIN
- DS = DOOR SILL LEVEL
- FCE = FLOOR LEVEL
- GAPL = GARAGE FLOOR LEVEL
- GDN = GARDEN
- GM = GAS METER
- GRT = GRATE
- HL = HOOD LEVEL
- IL = INVERT LEVEL
- LIN = LINTEL
- NS = NATURAL SURFACE
- PAT = PATIO
- PAY = PAVING
- POOL = POOL
- RR = ROOF RIDGE
- SHED = SHED
- SIP = SEWER INSPECTION PIT
- SL = SILL LEVEL
- SMH = SEWER MAN HOLE
- STC = STAIRS
- TB = TOP OF BANK
- TFCE = TOP OF FENCE
- TG = TOP OF GUTTER
- TIL = TILE
- TMB = TOP OF KERB
- TLE = TREE LINE
- TLL = TRAFFIC LIGHT
- TPIT = TELSTRA PIT
- TR = TREE
- TSP = TRAFFIC SIGNAL PIT
- TW = TOP OF WALL
- WM = WATER METER

— ELECTRICITY OVERHEAD
 — SEWER UNDERGROUND

TREE SPREAD-DIAMETER-HEIGHT

- (A) PROPOSED RIGHT OF CARRIAGEWAY, EASEMENT FOR SERVICES & EASEMENT TO DRAIN WATER 4.5 WIDE & VARIABLE WIDTH
- (B) PROPOSED POSITIVE COVENANT FOR TREE PRESERVATION OF T64
- (C) PROPOSED EASEMENT TO DRAIN WATER 1.0 WIDE
- (D) PROPOSED EASEMENT TO DRAIN WATER 1.2 WIDE

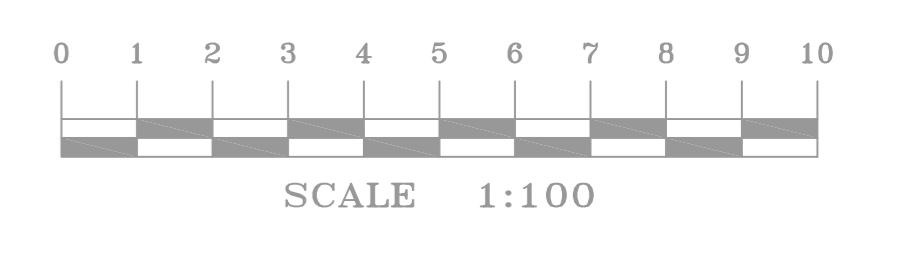
FOR BUILDING ENVELOPE SETBACKS SEE BUILDING ENVELOPE DRAWING

NOTES:

- THE LOCATION & POSITION OF THE BUILDING PLATFORM SHOWN ON PROPOSED LOTS IS INTENDED TO BE INDICATIVE ONLY & ARE NOT INTENDED TO DESIGNATE A BUILDING PLATFORM THAT WILL BE ADHERED TO WITH ANY POTENTIAL FUTURE DEVELOPMENT APPLICATION. IT HAS BEEN SHOWN TO DISPLAY THAT ALL LOTS CAN ACCOMMODATE A BUILDING PLATFORM & ACCESS IN ACCORDANCE WITH COUNCIL REQUIREMENTS.
- DIMENSIONS & AREAS ARE SUBJECT TO FINAL SURVEY, COUNCIL APPROVAL & REGISTRATION OF PLAN.
- SEWER DESIGN SUBJECT TO SYDNEY WATER DESIGN.

NOTES 2

- THE PURPOSE OF THIS PLAN IS FOR DESIGN ONLY. CURRENT PLANS ISSUED BY SERVICE PROVIDERS THROUGH 'CALL BEFORE YOU DIG' ARE STILL REQUIRED. CONTRACTORS AND SUBCONTRACTORS WILL NEED TO EXERCISE THEIR OWN 'DUTY OF CARE' AND SHOULD MAKE THEIR OWN FINAL CHECKS TO VERIFY EXISTING SERVICES EXCAVATION/CONSTRUCTION. YOU MUST ENSURE 'CALL 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 CORRECT.
- WARNING: THE DIAGRAMS OF THE SERVICE PROVIDER MAY NOT DEPICT ALL ASSETS WITHIN THEIR NETWORK AND SERVICE PROVIDERS MAY SHARE CONDUITS AND/OR TRENCHES. SINGLE MARKED LINES MAY REPRESENT MULTIPLE CONDUITS, PIPES AND/OR CABLES AT THIS LOCATION. RECOMMEND NON-DESTRUCTIVE DIGGING/POTHOLING TO EXPOSE SERVICES FOR ACCURATE IDENTIFICATION AND DEPTH.
- CAUTION: UTILITIES PLOTTED ON THE PLAN THAT TERMINATE IN THE SPECIFIED AREA MAY GO TO TOPOGRAPHY FEATURES THAT HAVE NOT BEEN SHOWN ON THE DTD/DIAGRAMS. THE RISK REMAINS WITH THE CLIENT AND/OR SUB CONTRACTOR AND THEIR RESPONSIBILITY TO EXERCISE CAUTION AT ALL TIMES.



TITLE INDICATES THAT LOT 1 IN D.P.1126617 IS SUBJECT TO:
 - C36732 COVENANT (NOT INVESTIGATED)
 - LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE COVENANTS

6	SIXTH ISSUE	16/04/19	HORIZONTAL DATUM:	VERTICAL DATUM:	CLIENT:	SURVEY PLAN	<p>C.M.S. Surveyors Pty Limited ACN: 096 240 201 PO Box 463 Dee Why NSW 2099 2/39A South Creek Road, Dee Why NSW 2099 Telephone: (02) 9971 4802 Facsimile: (02) 9971 4822 E-mail: info@cmsgsurveyors.com.au</p>																																								
5	FIFTH ISSUE	8/04/19	CO-ORDINATE SYSTEM: ASSUMED	DATUM: AUSTRALIAN HEIGHT DATUM (AHD)	VALESIDE	SHOWING PROPOSED SUBDIVISION																																									
4	FOURTH ISSUE	28/02/19	MARKS ADOPTED: N/A	B.M. ADOPTED: 55M 77719		OVER LOT 1 IN D.P.1126617																																									
3	THIRD ISSUE	15/02/19		R.L. 173.767 (ORDER L2)		No. 160 EASTERN ROAD																																									
2	SECOND ISSUE	15/01/19	L.G.A. KU-RING-GAI	SOURCE: S.C.I.M.S. (17/10/18)		WAHROONGA NSW 2076																																									
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