

7083  
D.P.93642

NOTES

- A BASIC BOUNDARY SURVEY HAS BEEN UNDERTAKEN SUITABLE FOR COUNCIL OR SUBMISSION (TITLE DIMENSIONS ONLY). IT IS RECOMMENDED THAT THE BOUNDARIES OF THE LAND BE MARKED.
- CONSTRUCTION ON OR NEAR BOUNDARIES IS REQUIRED IT IS RECOMMENDED THAT THE BOUNDARIES OF THE LAND BE MARKED.
- 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.
- THIS SURVEY IS FOR DESIGN PURPOSES OF THE SUBJECT LAND ONLY. THIS PLAN MUST NOT BE USED FOR ANY OTHER MATTER, PURPOSE OR CONSTRUCTION SET-OUT.
- TREE SIZES ARE ESTIMATES ONLY.
- THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF INTERNATIONAL CHINESE SCHOOL.
- 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 OR 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.
- 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 ADDED.
- 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.
- THIS PLAN HAS BEEN PREPARED UNDER THE SUPERVISION OF REGISTERED SURVEYOR S B MEVVOY, BOSSI NUMBER 265.
- COPYRIGHT © CHS SURVEYORS 2020.
- 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 2: (SEE NOTES 2)  
PLOTTED FROM SERVICE DIAGRAMS  
AA = AAPT/POWERTEL FIBRE OPTIC CABLE  
EE = ELECTRICITY LINE (UNDERGROUND)

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 ENSURE DIAL BEFORE YOU DIG ARE CURRENT AS THEY HAVE VARYING EXPIRATION DATES, AND MAY REQUIRE RE-ISSUE SERVICES FOR ACCURATE IDENTIFICATION AND DEPTH.  
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. WE 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 FEATURES THAT HAVE NOT BEEN SHOWN ON THE DIAL DIAGRAMS. THE RISK REMAINS WITH THE CLIENT AND/OR SUB CONTRACTOR AND THEIR RESPONSIBILITY TO EXERCISE CAUTION AT ALL TIMES.

Note:  
THE INTEGRITY OF ALL EXISTING SURVEY INFORMATION IN THIS PLAN THAT IS SHOWN HEREON AS GRAY SCALE COLOR HAS NOT BEEN SURVEYED OR INVESTIGATED BY CHS SURVEYORS PTY LIMITED AS PART OF THIS SURVEY.

LEGEND:

BIT = BITUMEN  
BLD = EXTERNAL BUILDING  
BW = BOTTOM OF WALL  
CL = CENTRELINE  
CON = CONCRETE  
DK = DECK  
DRN = DRAIN  
DSIL = DOOR SILL LEVEL  
FCE = FENCE  
FIL = FLOOR LEVEL  
GDN = GARDEN  
GRA = GRAVE  
GRT = GRATE  
HL = WINDOW HOOD LEVEL  
LP = LIGHT POLE  
NS = NATURAL SURFACE  
PAV = PAVING  
PP = POWER POLE  
RET = RETAINING  
RF = TOP OF ROOF  
RR = ROOF RIDGE  
SHD = SHED  
SL = WINDOW SILL LEVEL  
STR = STEPS  
TEL = TELSTRA  
TG = TOP OF GUTTER  
TKB = TOP OF KERB  
TR = TREE  
TW = TOP OF WALL  
WM = WATER METER  
ELECTRICITY

NEW LEGEND:

BLD = EXTERNAL BUILDING  
BOK = BACK OF KERB  
BOL = BOLLARD  
BW = BOTTOM WALL  
CL = CENTRELINE  
CON = CONCRETE  
GF = GUTTER LEVEL  
IL = INVERT LEVEL  
LP = KORB LIP  
LM = LINE MARKING  
LP = LIGHT POLE  
NS = NATURAL SURFACE  
PAV = PAVING  
SMH = SEWER MAN HOLE  
SWPIT = STORMWATER PIT  
SWSL = STORMWATER SURFACE LEVEL  
TABLE = TABLE  
TG = TOP OF GUTTER  
TKB = TOP OF KERB  
TR = TREE  
TW = TOP OF WALL  
VC = VEHICLE CROSSING  
WM = WATER METER  
ELECTRICITY  
ELECTRICITY OVERHEAD  
ELECTRICITY 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 57226  
R.L. 86.797 (CLASS LB)  
SOURCE: S.C.I.M.S. (07/04/2020)

CLIENT:  
INTERNATIONAL CHINESE SCHOOL  
C/- STANTON DAHL ARCHITECTS,  
PO BOX 833  
EPPING, NSW, 1710

SURVEY PLAN  
SHOWING DETAIL & LEVEL  
OVER LOT 101 IN DP48218  
NO.211 PACIFIC HIGHWAY  
ST LONARDS, NSW, 2065

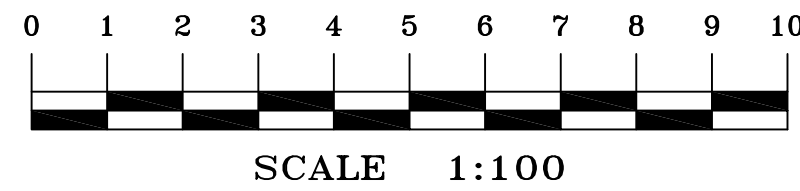
C.M.S. Surveyors  
Pty Limited

ACN: 096 240 201  
RG Box 463 Dee Why  
NSW 2099  
2/89A South Creek Road,  
Dee Why NSW 2099  
Telephone: (02) 9971 4802  
Facsimile: (02) 9971 4822  
E-mail: info@cmsurveyors.com.au

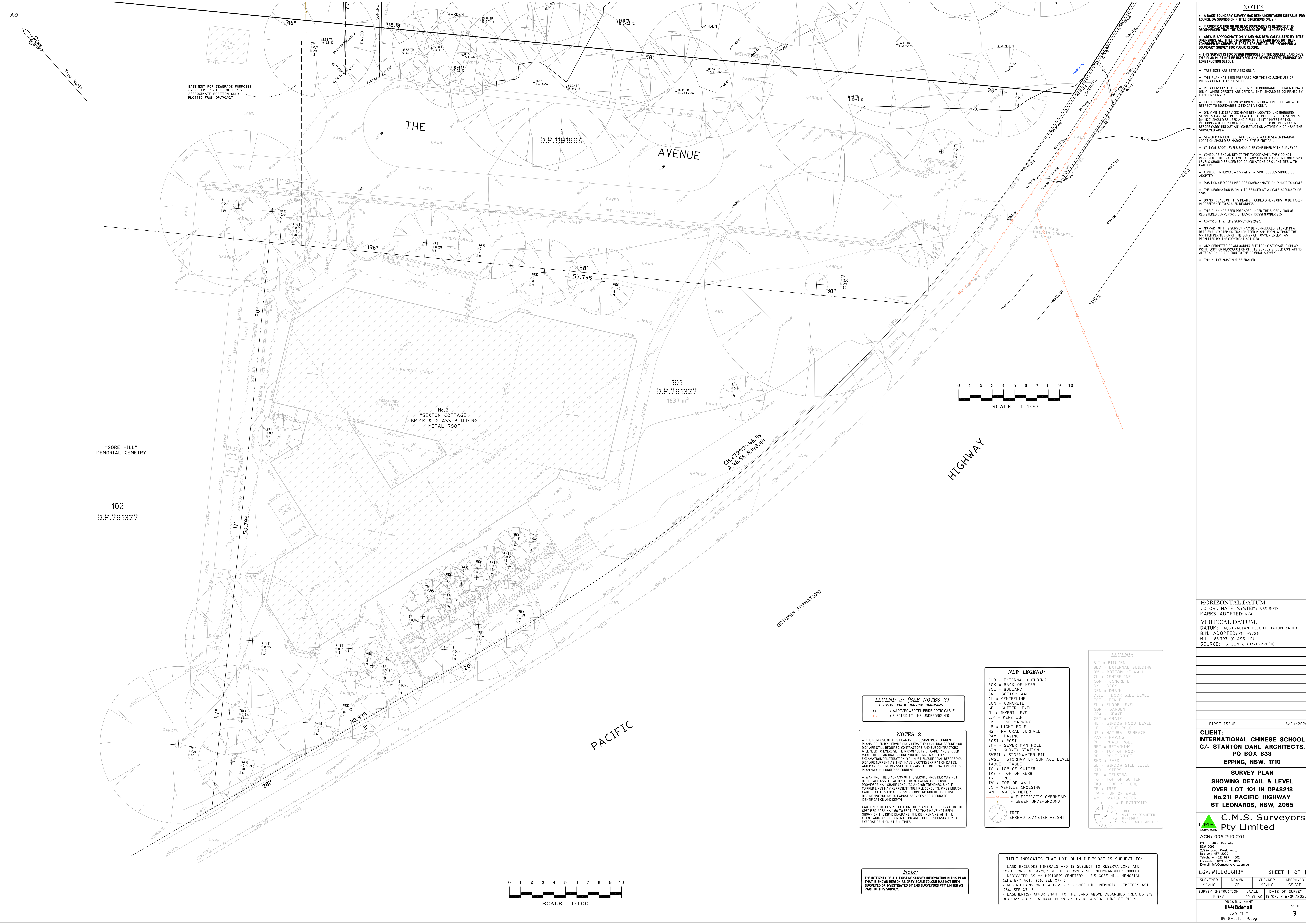
LGA: WILLoughby SHEET 1 OF 1

SURVEYED MC/HC	DRAWN GP	CHECKED MC/HC	APPROVED GS/AF
SURVEY INSTRUCTION SCALE: 1:100 DATE OF SURVEY 19/08/23 & 20/08/2020			ISSUE 3

DRAWING NAME  
11448detail  
CAD FILE  
11448detail\_3.dwg







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

**VERTICAL DATUM:**  
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)  
B.M. ADOPED: PM 59726  
R.L. 86.797 (CLASS LB)  
SOURCE: S.C.I.M.S. (07/04/2020)

**CLIENT:**  
**INTERNATIONAL CHINESE SCHOOL**  
**C/- STANTON DAHL ARCHITECTS,**  
**PO BOX 833**  
**EPPIING, NSW, 1710**

**SURVEY PLAN**  
**SHOWING DETAIL & LEVEL**  
**OVER LOT 101 IN DP48218**  
**No.211 PACIFIC HIGHWAY**  
**ST LEONARDS, NSW, 1605**

C.M.S. Surveyors Pty Limited			
ACN: 096 240 201			
PO Box 463 Dee Why NSW 2099			
2/89A South Creek Road, Dee Why NSW 2099			
Telephone: (02) 9971 4802			
Facsimile: (02) 9971 4822			
E-mail: info@cmsurveyors.com.au			
LGA: WILLOUGHBY		SHEET 1 OF 1	
SURVEYED	DRAWN	CHECKED	APPROVED
MC/HC	GP	MC/HC	GS/AF
SURVEY INSTRUCTION		SCALE	DATE OF SURVEY
1/14/2020		1:100	19/08/23-6/04/2020
DRAWING NAME			ISSUE
1/14/2020detail			3
CAD FILE			
1/14/2020detail_3.dwg			

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

- = ADPT/POWERTEL FIBRE OPTIC CABLE
- = ELECTRICITY LINE (UNDERGROUND)

**NOTES 2**

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TITLE INDICATES THAT LOT 101 IN D.P.791327 IS SUBJECT TO:  
• LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE MEMORANDUM ST000004  
• DEDICATED AS AN HISTORIC CEMETERY - S/S GORE HILL MEMORIAL CEMETERY ACT, 1986. SEE XTH481  
• RESTRICTIONS ON DEALINGS - S/S GORE HILL MEMORIAL CEMETERY ACT, 1986. SEE XTH481  
• EASEMENT(S) APPURTENANT TO THE LAND ABOVE DESCRIBED CREATED BY: DP791327 -FOR SEWERAGE PURPOSES OVER EXISTING LINE OF PIPES

