

PORTMAN

STREET

(BITUMEN FORMATION)

SHEET 2

SHEET 3

D.P.1174641

D.P.808432

HANSARD

(BITUMEN FORMATION)

STREET

JOYNTON

(BITUMEN FORMATION)

SHEET 4

SHEET 5

AVENUE

BOUNDARY CORNER  
E 334159.308  
N 6246393.408

BOUNDARY CORNER  
E 334249.722  
N 6246598.714

- Notes:**
- BOUNDARIES HAVE BEEN DEFINED.
  - 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 SCHOOL INFRASTRUCTURE NSW.
  - 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 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 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 © C.M.S. SURVEYORS 2019.
  - 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.

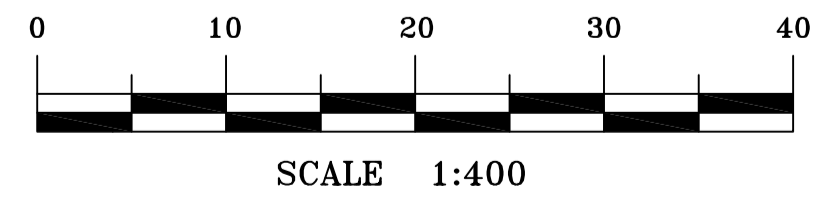
Ⓢ PROPOSED ROAD WIDENING 14.92 WIDE

PROPOSED STRATUM & PROJECT BOUNDARIES AS PER PROPOSED SUBDIVISION OF LOT 2 IN DP1174641 BY CITY OF SYDNEY DRAWING NO.S6-14-285 REV.C DATE: 29/11/17

— PROPOSED STRATUM BOUNDARY  
— PROJECT BOUNDARY

TITLE INDICATES THAT LOT 2 IN D.P.1174641 IS SUBJECT TO:

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- Ⓐ LAND EXCLUDES MINERALS (S.I.H PUBLIC WORKS ACT, 1912) WITHIN THE PART(S) SHOWN SO INDICATED IN THE TITLE DIAGRAM
- Ⓑ DP1217783 EASEMENT FOR FIRE SEPARATION VARIABLE WIDTH AFFECTING THE PART(S) SHOWN SO BURDENED IN DP1217783
- AM927647 POSITIVE COVENANT (NOT INVESTIGATED)



**NOTE**

- UNDERGROUND SERVICES HAVE NOT BEEN RE-INVESTIGATED AS PART OF THIS SURVEY. ALL SERVICES LINEWORK HAS BEEN EXTRACTED FROM SURVEY PLAN DATED: 05/02/18.
- DEPTH OF UNDERGROUND SERVICES HAVE NOT BEEN SHOWN ON THIS PLAN DUE TO CHANGES IN SURFACE ELEVATION THAT MAY HAVE OCCURRED SINCE PREVIOUS SERVICES INVESTIGATION.
- WARNING: SERVICES MAY EXIST THAT HAVE NOT BEEN IDENTIFIED AS PART OF THIS SURVEY.

**LEGEND: (SEE NOTES)**

C	COMMUNICATIONS UNDERGROUND
EU	ELECTRICITY UNDERGROUND
G	GAS UNDERGROUND
S	SEWER UNDERGROUND
SW	STORMWATER UNDERGROUND
T	TELSTRA UNDERGROUND
U	UNKNOWN UNDERGROUND
W	WATER UNDERGROUND

**NOTES**

- 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 AND/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 MARKED SERVICES TO IDENTIFY AND SHOW EXACT DEPTH AND LOCATION OF SERVICE LINES PRIOR TO EARTHWORKS COMMENCING. UTILITIES PLOTTED ON THE PLAN THAT TERMINATE IN THE SPECIFIED AREA MAY GO TO FEATURES THAT HAVE NOT BEEN SHOWN ON THE BACKGROUND DETAIL SURVEY PROVIDED BY CLIENT. THE RISK REMAINS WITH THE CLIENT AND/OR SUB CONTRACTOR AND THEIR RESPONSIBILITY TO EXERCISE CAUTION AT ALL TIMES.

CAUTION: DURKIN 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. C.M.S. SURVEYORS HAVE THEN LOCATED THE LINE MARKED BY DURKIN. THE LOCATION OF THESE MARKED SERVICES ARE APPROXIMATE ONLY. THE POSITION OF THE MARKED SERVICE LINES HAS BEEN MADE WITH REFERENCE TO THE RELEVANT SERVICE AUTHORITY 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 AND SHOW EXACT DEPTH AND LOCATION OF SERVICE LINES PRIOR TO EARTHWORKS COMMENCING. UTILITIES PLOTTED ON THE PLAN THAT TERMINATE IN THE SPECIFIED AREA MAY GO TO FEATURES THAT HAVE NOT BEEN SHOWN ON THE BACKGROUND DETAIL SURVEY PROVIDED BY CLIENT. THE RISK REMAINS WITH THE CLIENT AND/OR SUB CONTRACTOR AND THEIR RESPONSIBILITY TO EXERCISE CAUTION AT ALL TIMES.

5	TRIANGLE LAYER TO PROPOSED BDY UPDATED IN DWG	26/06/20
4	TRIANGLE LAYER UPDATED IN DWG	25/06/20
3	PROPOSED BOUNDARY UPDATE AS PER CITY OF SYDNEY REQUEST	11/11/19
2	PROPOSED BOUNDARY ADJUSTED TO REMOVE ENCROACHMENTS	20/06/19
1	FIRST ISSUE	30/05/19

**HORIZONTAL DATUM:**  
CO-ORDINATE SYSTEM: MGA  
MARKS ADOPTED: PM 59536 & PM 59537  
LGA: SYDNEY

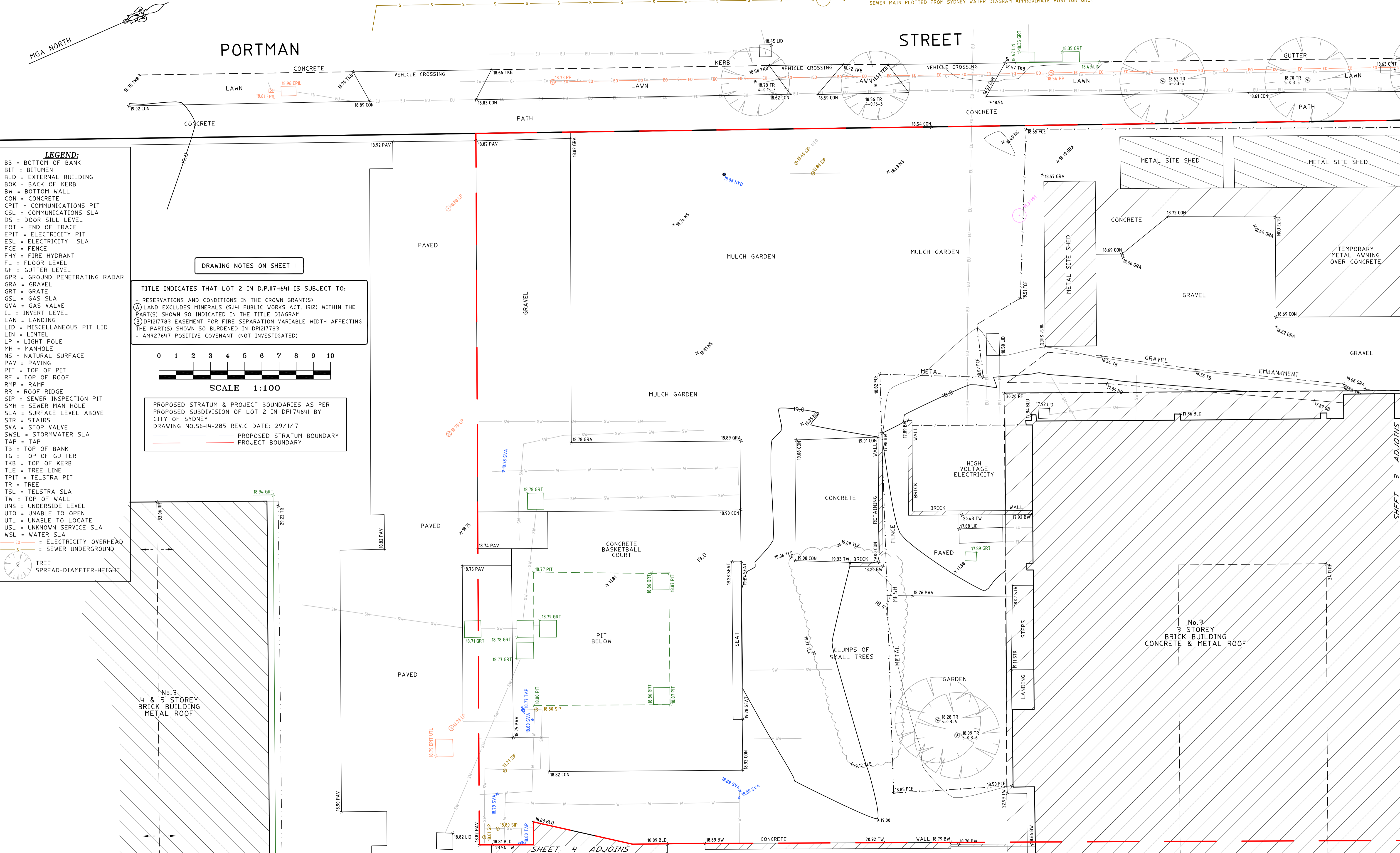
**VERTICAL DATUM:**  
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)  
B.M. ADOPTED: PM 59536  
R.L. 19.136 (ORDER L3)  
SOURCE: S.C.I.M.S. (30/01/18)

**CLIENT:**  
SCHOOL INFRASTRUCTURE NSW  
c/- URBIS  
ANGEL PLACE, LEVEL 8, 123 PITT STREET  
SYDNEY NSW 2000

**SURVEY PLAN**  
SHOWING DETAIL & LEVELS & PROPOSED BOUNDARIES  
OVER LOT 2 IN D.P.1174641  
No. 3 JOYNTON AVENUE  
ZETLAND NSW 2017

**C.M.S. Surveyors Pty Limited**  
ACN: 096 240 201  
PO Box 463 Dee Why NSW 2099  
1/32 Campbell Avenue, Dee Why NSW 2099  
Telephone: (02) 9971 4802 Facsimile: (02) 9971 4822  
E-mail: info@cmsurveyors.com.au

SURVEYED M.E.	DRAWN M.E.	CHECKED M.E.	APPROVED A.F.
17495A	1:100 @ A1	15/05/19	
DRAWING NAME 17495Detail		SHEET 1 OF 5	ISSUE 5
CAD FILE 17495Adetail   Proposed Bdy Rev5.dwg			



- LEGEND:**
- BB = BOTTOM OF BANK
  - BIT = BITUMEN
  - BLD = EXTERNAL BUILDING
  - BOK = BACK OF KERB
  - BW = BOTTOM WALL
  - CON = CONCRETE
  - CPIT = COMMUNICATIONS PIT
  - CSL = COMMUNICATIONS SLA
  - DS = DOOR SILL LEVEL
  - EOT = END OF TRACE
  - EPIT = ELECTRICITY PIT
  - ESL = ELECTRICITY SLA
  - FCE = FENCE
  - FHY = FIRE HYDRANT
  - FL = FLOOR LEVEL
  - GF = GUTTER LEVEL
  - GPR = GROUND PENETRATING RADAR
  - GRA = GRAVEL
  - GRT = GRATE
  - GSL = GAS SLA
  - GVA = GAS VALVE
  - IL = INVERT LEVEL
  - LAN = LANDING
  - LID = MISCELLANEOUS PIT LID
  - LIN = LINTEL
  - LP = LIGHT POLE
  - MH = MANHOLE
  - NS = NATURAL SURFACE
  - PAV = PAVING
  - PIT = TOP OF PIT
  - RF = TOP OF ROOF
  - RMP = RAMP
  - RR = ROOF RIDGE
  - SIP = SEWER INSPECTION PIT
  - SMH = SEWER MAN HOLE
  - SLA = SURFACE LEVEL ABOVE
  - STR = STAIRS
  - SVA = STOP VALVE
  - SWSL = STORMWATER SLA
  - TAP = TAP
  - TB = TOP OF BANK
  - TC = TOP OF GUTTER
  - TKB = TOP OF KERB
  - TLE = TREE LINE
  - TPIT = TELSTRA PIT
  - TR = TREE
  - TSL = TELSTRA SLA
  - TW = TOP OF WALL
  - UNS = UNDERSIDE LEVEL
  - UTO = UNABLE TO OPEN
  - UTL = UNABLE TO LOCATE
  - USL = UNKNOWN SERVICE SLA
  - WSL = WATER SLA
  - EO = ELECTRICITY OVERHEAD
  - S = SEWER UNDERGROUND
- TREE  
SPREAD-DIAMETER-HEIGHT

DRAWING NOTES ON SHEET 1

TITLE INDICATES THAT LOT 2 IN D.P.174641 IS SUBJECT TO:  
 - RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)  
 (A) LAND EXCLUDES MINERALS (S.141 PUBLIC WORKS ACT, 1912) WITHIN THE PART(S) SHOWN SO INDICATED IN THE TITLE DIAGRAM  
 (B) DPI217783 EASEMENT FOR FIRE SEPARATION VARIABLE WIDTH AFFECTING THE PART(S) SHOWN SO BURDENED IN DPI217783  
 - AM927647 POSITIVE COVENANT (NOT INVESTIGATED)



PROPOSED STRATUM & PROJECT BOUNDARIES AS PER PROPOSED SUBDIVISION OF LOT 2 IN DPI174641 BY CITY OF SYDNEY  
 DRAWING NO.56-14-285 REV.C DATE: 29/11/17  
 - PROPOSED STRATUM BOUNDARY  
 - PROJECT BOUNDARY

5	TRIANGLE LAYER TO PROPOSED BDY UPDATED IN DWG	26/06/20
4	TRIANGLE LAYER UPDATED IN DWG	25/06/20
3	PROPOSED BOUNDARY UPDATED AS PER CITY OF SYDNEY REQUEST	11/11/19
2	PROPOSED BOUNDARY ADJUSTED TO REMOVE ENCROACHMENTS	20/06/19
1	FIRST ISSUE	30/05/19

**HORIZONTAL DATUM:**  
 CO-ORDINATE SYSTEM: MGA  
 MARKS ADOPTED: PM 59536 & PM 59537  
 LGA: SYDNEY

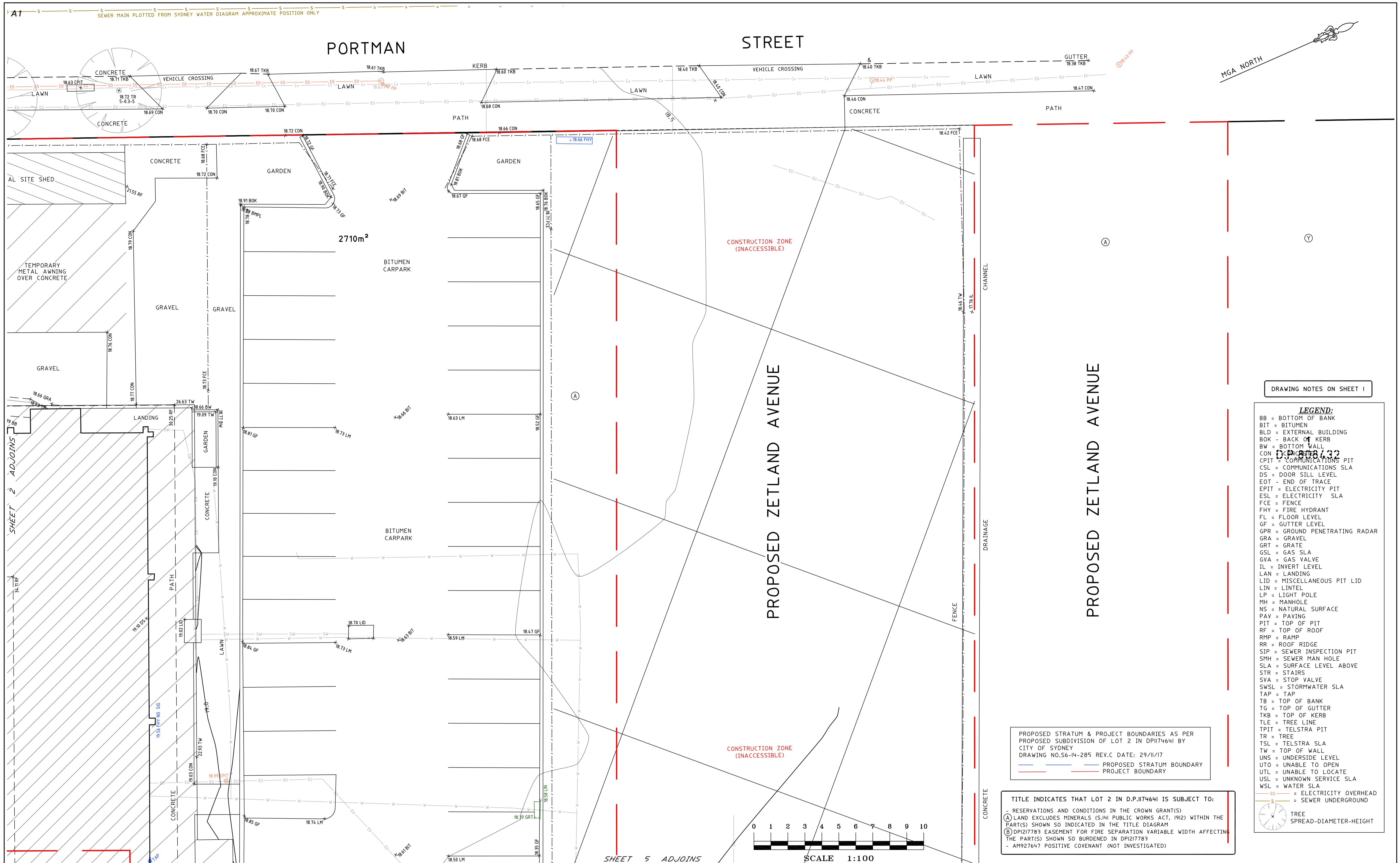
**VERTICAL DATUM:**  
 DATUM: AUSTRALIAN HEIGHT DATUM (AHD)  
 B.M. ADOPTED: PM 59536  
 R.L. 19.136 (ORDER L3)  
 SOURCE: S.C.I.M.S. (30/01/18)

**CLIENT:**  
 SCHOOL INFRASTRUCTURE NSW  
 c/- URBIS  
 ANGEL PLACE, LEVEL 8, 123 PITT STREET  
 SYDNEY NSW 2000

**SURVEY PLAN**  
 SHOWING DETAIL & LEVELS & PROPOSED BOUNDARIES  
 OVER LOT 2 IN D.P.174641  
 No. 3 JOYNTON AVENUE  
 ZETLAND NSW 2017

**C.M.S. Surveyors Pty Limited**  
 ACN: 096 240 201  
 PO Box 463 Dee Why NSW 2099  
 1/32 Campbell Avenue, Dee Why NSW 2099  
 Telephone: (02) 9971 4802 Facsimile: (02) 9971 4822  
 E-mail: info@cmsurveyors.com.au

SURVEYED M.E.	DRAWN M.E.	CHECKED M.E.	APPROVED A.F.
17495A	1:100 @ A1	15/05/19	
DRAWING NAME 17495detail		SHEET 2 OF 5	ISSUE 5
7495Adetail   Proposed Bdy Rev5.dwg			



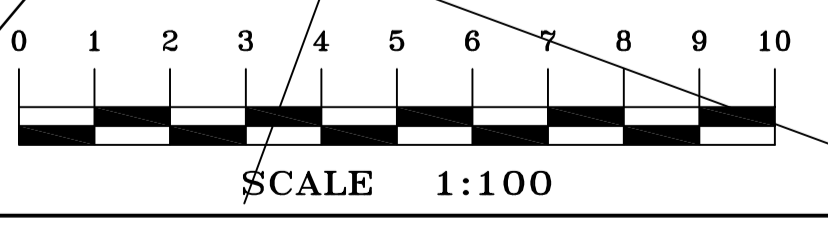
**DRAWING NOTES ON SHEET 1**

- LEGEND:**
- BB = BOTTOM OF BANK
  - BIT = BITUMEN
  - BLD = EXTERNAL BUILDING
  - BOK = BACK OF KERB
  - BW = BOTTOM WALL
  - CON = CONCRETE
  - CPIT = COMMUNICATIONS PIT
  - CSL = COMMUNICATIONS SLA
  - DS = DOOR SILL LEVEL
  - EOT = END OF TRACE
  - EPIT = ELECTRICITY PIT
  - ESL = ELECTRICITY SLA
  - FCE = FENCE
  - FHY = FIRE HYDRANT
  - FL = FLOOR LEVEL
  - GF = GUTTER LEVEL
  - GPR = GROUND PENETRATING RADAR
  - GRA = GRAVEL
  - GRT = GRATE
  - GSL = GAS SLA
  - GVA = GAS VALVE
  - IL = INVERT LEVEL
  - LAN = LANDING
  - LID = MISCELLANEOUS PIT LID
  - LIN = LINTEL
  - LP = LIGHT POLE
  - MH = MANHOLE
  - NS = NATURAL SURFACE
  - PAV = PAVING
  - PIT = TOP OF PIT
  - RF = TOP OF ROOF
  - RMP = RAMP
  - RR = ROOF RIDGE
  - SIP = SEWER INSPECTION PIT
  - SMH = SEWER MAN HOLE
  - SLA = SURFACE LEVEL ABOVE
  - STR = STAIRS
  - SVA = STOP VALVE
  - SWSL = STORMWATER SLA
  - TAP = TAP
  - TB = TOP OF BANK
  - TG = TOP OF GUTTER
  - TKB = TOP OF KERB
  - TLE = TREE LINE
  - TPIT = TELSTRA PIT
  - TR = TREE
  - TSL = TELSTRA SLA
  - TW = TOP OF WALL
  - UNS = UNDERSIDE LEVEL
  - UTO = UNABLE TO OPEN
  - UTL = UNABLE TO LOCATE
  - USL = UNKNOWN SERVICE SLA
  - WSL = WATER SLA
  - EO = ELECTRICITY OVERHEAD
  - S = SEWER UNDERGROUND
  - Tree Symbol = TREE SPREAD-DIAMETER-HEIGHT

PROPOSED STRATUM & PROJECT BOUNDARIES AS PER PROPOSED SUBDIVISION OF LOT 2 IN DPI174641 BY CITY OF SYDNEY  
 DRAWING NO.56-14-285 REV.C DATE: 29/11/17

— PROPOSED STRATUM BOUNDARY  
 — PROJECT BOUNDARY

TITLE INDICATES THAT LOT 2 IN D.P.174641 IS SUBJECT TO:  
 - RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)  
 (A) LAND EXCLUDES MINERALS (S.141 PUBLIC WORKS ACT, 1912) WITHIN THE PART(S) SHOWN SO INDICATED IN THE TITLE DIAGRAM  
 (B) DPI217783 EASEMENT FOR FIRE SEPARATION VARIABLE WIDTH AFFECTING THE PART(S) SHOWN SO BURDENED IN DPI217783  
 - AM927647 POSITIVE COVENANT (NOT INVESTIGATED)



5	TRIANGLE LAYER TO PROPOSED BDY UPDATED IN DWG	26/06/20
4	TRIANGLE LAYER UPDATED IN DWG	25/06/20
3	PROPOSED BOUNDARY UPDATE AS PER CITY OF SYDNEY REQUEST	11/11/19
2	PROPOSED BOUNDARY ADJUSTED TO REMOVE ENCROACHMENTS	20/06/19
1	FIRST ISSUE	30/05/19

**HORIZONTAL DATUM:**  
 CO-ORDINATE SYSTEM: MGA  
 MARKS ADOPTED: PM 59536 & PM 59537  
 LGA: SYDNEY

**VERTICAL DATUM:**  
 DATUM: AUSTRALIAN HEIGHT DATUM (AHD)  
 B.M. ADOPTED: PM 59536  
 R.L. 19.136 (ORDER L3)  
 SOURCE: S.C.I.M.S. (30/01/18)

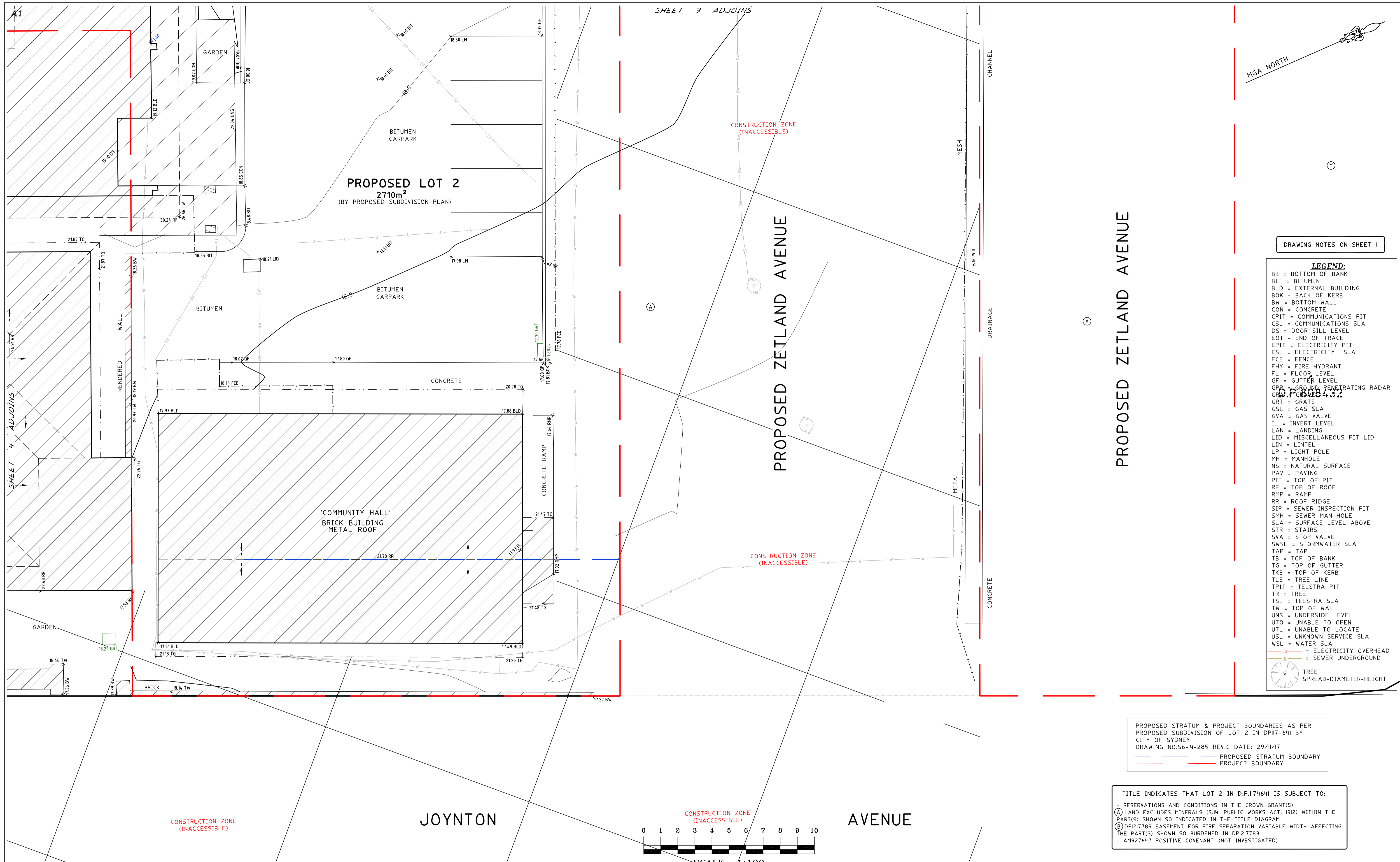
**CLIENT:**  
**SCHOOL INFRASTRUCTURE NSW**  
 c/- URBIS  
**ANGEL PLACE, LEVEL 8, 123 PITT STREET**  
**SYDNEY NSW 2000**

**SURVEY PLAN**  
**SHOWING DETAIL & LEVELS & PROPOSED BOUNDARIES**  
**OVER LOT 2 IN D.P.174641**  
**No. 3 JOYNTON AVENUE**  
**ZETLAND NSW 2017**

**C.M.S. Surveyors Pty Limited**  
 ACN: 096 240 201  
 PO Box 463 Dee Why NSW 2099  
 1/32 Campbell Avenue, Dee Why NSW 2099  
 Telephone: (02) 9971 4802 Facsimile: (02) 9971 4822  
 E-mail: info@cmssurveyors.com.au

SURVEYED M.E.	DRAWN M.E.	CHECKED M.E.	APPROVED A.F.
SURVEY INSTRUCTION 17495A		SCALE 1:100 @ A1	DATE OF SURVEY 15/05/19
DRAWING NAME 17495Adetail		SHEET 3 OF 5	ISSUE 5
CAD FILE 7495Adetail   Proposed Bdy Rev5.dwg			





5	TRIANGLE LAYER TO PROPOSED BDY UPDATED IN DWG	26/06/20
4	TRIANGLE LAYER UPDATED IN DWG	25/06/20
3	PROPOSED BOUNDARY UPDATE AS PER CITY OF SYDNEY REQUEST	11/11/19
2	PROPOSED BOUNDARY ADJUSTED TO REMOVE ENCROACHMENTS	20/06/19
1	FIRST ISSUE	30/05/19

**HORIZONTAL DATUM:**  
CO-ORDINATE SYSTEM: MGA  
MARKS ADOPTED: PM 59536 & PM 59537  
LGA: SYDNEY

**VERTICAL DATUM:**  
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)  
B.M. ADOPTED: PM 59536  
R.L. 19.136 (ORDER L3)  
SOURCE: S.C.I.M.S. (30/01/18)

**CLIENT:**  
**SCHOOL INFRASTRUCTURE NSW**  
c/- URBIS  
**ANGEL PLACE, LEVEL 8, 123 PITT STREET**  
**SYDNEY NSW 2000**

**SURVEY PLAN**  
**SHOWING DETAIL & LEVELS & PROPOSED BOUNDARIES**  
**OVER LOT 2 IN D.P.174641**  
**No. 3 JOYNTON AVENUE**  
**ZETLAND NSW 2017**

**C.M.S. Surveyors Pty Limited**  
ACN: 096 240 201  
PO Box 463 Dee Why NSW 2099  
1/32 Campbell Avenue, Dee Why NSW 2099  
Telephone: (02) 9971 4802 Facsimile: (02) 9971 4822  
E-mail: info@cmsurveyors.com.au

SURVEYED M.E.	DRAWN M.E.	CHECKED M.E.	APPROVED A.F.
17495A	1:100 @ AI	15/05/19	
DRAWING NAME <b>17495detail</b>		SHEET 5 OF 5	ISSUE 5
CAD FILE 17495Adetail   Proposed Bdy Rev5.dwg			