

**LEGEND: (SEE NOTES 1)**

- C = COMMUNICATIONS LINES (UNDERGROUND) QUALITY
- E = ELECTRICITY LINES (UNDERGROUND) QUALITY
- S = SEWER LINES (UNDERGROUND) QUALITY
- SW = STORMWATER LINES (UNDERGROUND) QUALITY
- T = TELSTRA LINES (UNDERGROUND) QUALITY
- U = UNKNOWN SERVICE (UNDERGROUND) QUALITY
- W = WATER LINES (UNDERGROUND) QUALITY
- WH = WATER METER
- WSL = FIRE SERVICE LINE (UNDERGROUND) QUALITY

**NOTES 1**

- THE PURPOSE OF THIS PLAN IS FOR DESIGN ONLY. CURRENT PLANS ISSUED BY SERVICE PROVIDERS THROUGH 'BEFORE YOU DIG AUSTRALIA' ARE STILL REQUIRED. CONTRACTORS AND SUBCONTRACTORS WILL NEED TO EXERCISE THEIR OWN DUTY OF CARE AND SHOULD MAKE THEIR OWN BEFORE YOU DIG AUSTRALIA ENQUIRY BEFORE EXCAVATION/CONSTRUCTION. YOU MUST ENSURE 'BEFORE YOU DIG AUSTRALIA' 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 DETECT ALL ASSETS WITH THEIR NETWORK AND SERVICE PROVIDERS MAY SHARE CONDUITS AND/OR TRENCHES AT THIS LOCATION.
- WARNING: SINGLE MARKED LINES MAY REPRESENT MULTIPLE CONDUITS, PIPES OR CABLES AT THIS LOCATION. THE RECORDING OF DEPTH AND POSITION OF UTILITIES CANNOT BE GUARANTEED AS CORRECT. WE RECOMMEND NON DESTRUCTIVE DIGGING/PITTING TO EXPOSE SERVICES FOR ACCURATE IDENTIFICATION AND DEPTH.

**LEGEND:**

- CPIT = COMMUNICATIONS PIT
- CSL = COMMUNICATIONS SURFACE LEVEL
- DN = DRAIN
- EPIL = ELECTRICITY PILLAR
- ESL = ELECTRICITY SURFACE LEVEL
- FHY = FIRE HYDRANT
- SLS = SEWER SURFACE LEVEL
- SWSL = STORMWATER SURFACE LEVEL
- TPIT = TELSTRA PIT
- TSL = TELSTRA SURFACE LEVEL
- USL = UNKNOWN SERVICE SURFACE LEVEL
- WH = WATER METER
- WSL = WATER SURFACE LEVEL

**LEGEND:**

- EOT = END OF TRACE
- FOR = FORD
- FOD = FULL OF DEBRIS
- GPR = GROUND PENETRATING RADAR
- HPS = HIGH PRESSURE GAS
- NO SIG = NO SIGNAL
- REDUN = REDUNDANT
- UTO = UNABLE TO OPEN
- UNL = UNABLE TO LIFT
- UTL = UNABLE TO TRACE

CODE	DEPTH	PIPE	DIAMETER	NOTE
106.78	SSL	1.31	Ø	Ø100
RL	LOCATION	QUALITY		

**SUBSURFACE UTILITY INFORMATION**

DL-0 IS THE LOWEST OF THE FOUR QUALITY LEVELS STIPULATED IN ASS488. IT IS AN INDICATIVE POSITION COMPILED FROM EXISTING RECORDS, CROSSLY SITE INSPECTION AND/OR VISUAL EVIDENCE.

DL-1 IS THE NEXT LEVEL UP FROM DL-0. ASS488 STATES THAT DL-1 IS A SURFACE FEATURE CORRELATION OR AN INTERPRETATION OF THE APPROXIMATE LOCATIONS AND ATTRIBUTES OF A SURFACE FEATURE USING A COMBINATION OF EXISTING RECORDS (ANECDOCAL EVIDENCE) SOME BROOM TECHNIQUES AND A SITE SURVEY OF VISIBLE EVIDENCE.

DL-2 ELECTRONICALLY TRACED AS PER ASS488 DIRECT CONNECTION, INDUCTION, FLEXITRACE/SOUND, FLEXIBRO/SOUND) WITH AN ESTIMATED POSITIONAL TOLERANCE OF +/-300MM IN PLAN, +/-500MM IN DEPTH (HIGH CONFIDENCE LEVEL).

DL-3 IS THE HIGHEST QUALITY LEVEL AS PER ASS488 AND CONSISTS OF THE POSITIVE IDENTIFICATION OF THE ATTRIBUTE AND LOCATION OF A SUBSURFACE UTILITY AT A POINT TO AN ABSOLUTE SPATIAL POSITION IN THREE DIMENSIONS. THIS CAN BE ACHIEVED AT OPENED PITS AND THE POTHOLE WHERE THE UTILITY IS EXPOSED.

DL-4 ELECTRONICALLY LOCATED WITH GROUND PENETRATING RADAR OR OTHER ELECTRONIC LOCATING TECHNIQUES NOT COMPLIANT WITH ASS488 ESTIMATED POSITIONAL TOLERANCE IS +/-300MM IN PLAN, +/-500MM IN DEPTH (HIGH CONFIDENCE LEVEL).

DL-5 ELECTRONICALLY LOCATED BUT WITH REDUCED CONFIDENCE IN PLAN POSITION/DEPTH (MEDIUM CONFIDENCE LEVEL).

DL-6 ELECTRONICALLY LOCATED WITH LOW CONFIDENCE LEVEL IN PLAN POSITION/DEPTH (LOW CONFIDENCE LEVEL).

TITLE INDICATES THAT LOT 7 IN D.P.260157 IS SUBJECT TO:

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- K20000P CAVIAT BY THE REGISTRAR GENERAL FORBIDDING UNAUTHORISED DEALINGS WITH PUBLIC RESERVES.
- M80030W RIGHT OF CARRIAGEWAY APPURTENANT TO THE PART(S) OF THE LAND SHOWN SO BENEFITTED IN THE TITLE DIAGRAM AFFECTING THE PART OF LOT 63 IN DP30488 (REMOTE TO SITE NOT INVESTIGATED).
- DP24776 EASEMENT TO DRAIN WATER AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM (REMOTE TO WORKS NOT INVESTIGATED)
- LAND EXCLUDES MINERALS RESERVED BY CROWN GRANT OF 7192 M2

TITLE INDICATES THAT LOT 121 IN D.P.789400 IS SUBJECT TO:

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- LAND EXCLUDES MINERALS OF THE PART DESIGNATED (A) IN THE TITLE DIAGRAM
- AF70795 THE LAND ABOVE DESCRIBED IS USED AS A RETIREMENT VILLAGE UNDER THE RETIREMENT VILLAGES ACT 1999 KNOWN AS AVEE BAYVIEW GARDENS RETIREMENT VILLAGE
- AT73764W RETIREMENT VILLAGE NOW KNOWN AS BAYVIEW GARDENS RETIREMENT LIVING WITH PLAN ANNEXED SHOWING UNITS 1 TO 328
- 718786 MEMORANDUM WITH PLAN ANNEXED SHOWING UNITS 1 TO 328
- AC280233 MEMORANDUM WITH PLAN ANNEXED SHOWING UNITS 1-41, 43-64, 66-82, 82A, 83-82, 85-84, 87-82, 201, 203, 205-207, 209-216, 218, 220-223, 225-232, 234, 237-245, 247, 249, 251-326, GARAGES G1-G38, CARPORTS C1-C39, C41-C45, C49-C10, C11A, C11B, C12, C13, C15-C15S & C167-C15S
- AE39781 MEMORANDUM WITH PLAN ANNEXED SHOWING VARIOUS LEASE PREMISES, FOR DETAILS SEE MEMORANDUM AE39781
- AR85515 MEMORANDUM WITH PLAN ANNEXED SHOWING UNITS 1-41, 43-50, 52-56, 58-82, 82A, 83-82, 85-84, 87-82, 251-358, SERVICED APARTMENTS 201, 203, 205-207, 209-216, 218, 220-223, 225-232, 234, 235, 237-245, 247, 249, CAR SPACE 17, CARPORTS 59, 100, 109, GARAGES 18 AND 78
- M80030W RIGHT OF CARRIAGEWAY 6.95 METRES WIDE APPURTENANT TO THE PART(S) OF THE LAND SHOWN SO BENEFITTED IN THE TITLE DIAGRAM (REMOTE TO AREA OF SURVEY)
- DP24776 RESTRICTIONS ON THE USE OF LAND AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM.
- BR 1948 NO 589 VARIATION 32602 VARIATION (NOT INVESTIGATED)
- DP24776 EASEMENT TO DRAIN WATER AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM (REMOTE TO AREA OF SURVEY)
- DP24776 EASEMENT FOR SUPPORT AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM (REMOTE TO AREA OF SURVEY)
- N93953 COVENANT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM (NOT INVESTIGATED)
- N93953 COVENANT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM (NOT INVESTIGATED)
- N93953 COVENANT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM (NOT INVESTIGATED)
- N93957 COVENANT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM (NOT INVESTIGATED)
- DP24776 EASEMENT TO DRAIN WATER 3.05 METRES WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM (REMOTE TO AREA OF SURVEY)
- DP26044 EASEMENT TO DRAIN WATER 3.05 METRES WIDE AND VARIABLE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM (REMOTE TO AREA OF SURVEY)
- DP26044 DRAINAGE EASEMENT 1.5 METRES WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM (REMOTE TO AREA OF SURVEY)
- DP26044 RESTRICTIONS ON THE USE OF LAND AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM (NOT INVESTIGATED)
- DP26044 EASEMENT TO DRAIN WATER AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM (REMOTE TO AREA OF SURVEY)
- DP26044 EASEMENT FOR ELECTRICITY AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- DP26044 EASEMENT FOR DRAINAGE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- DP26044 DRAINAGE EASEMENT APPURTENANT TO THE PART(S) OF THE LAND SHOWN SO BENEFITTED IN THE TITLE DIAGRAM (REMOTE TO AREA OF SURVEY)
- DP26044 RESTRICTIONS ON THE USE OF LAND AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM (NOT INVESTIGATED)
- DP26044 EASEMENT TO DRAIN WATER AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM (REMOTE TO AREA OF SURVEY)
- DP26044 EASEMENT FOR ELECTRICITY AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM (REMOTE TO AREA OF SURVEY)
- DP26044 DRAINAGE EASEMENT APPURTENANT TO THE PART(S) OF THE LAND SHOWN SO BENEFITTED IN THE TITLE DIAGRAM (REMOTE TO AREA OF SURVEY)
- AC78620 POSITIVE COVENANT (NOT INVESTIGATED)

**NOTES:**

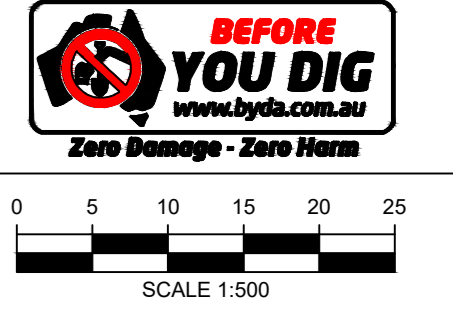
- A BASIC BOUNDARY SURVEY HAS BEEN UNDERTAKEN SUITABLE FOR COUNCIL DA SUBMISSION (TITLE DIMENSIONING ONLY) - BOUNDARY DEFINITION IS SUBJECT TO FURTHER SURVEY.
- IF CONSTRUCTION ON OR NEAR BOUNDARIES IS REQUIRED IT IS RECOMMENDED THAT THE BOUNDARIES OF THE LAND BE MARKED.
- THE SURVEY IS FOR DESIGN PURPOSES 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 OPAL HEALTHCARE
- RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY. WHERE OBJECTS ARE CRITICAL, THEY SHOULD BE CONFIRMED BY FURTHER SURVEY.
- EXCEPT WHERE SHOWN BY DIMENSION LOCATION OF DETAIL WITH RESPECT TO BOUNDARIES IS INDICATIVE ONLY.
- 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 SPOT 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 ROGE LINES ARE DIAGRAMMATIC ONLY (NOT TO SCALE)
- THE INFORMATION IS ONLY TO BE USED AT A SCALE ACCURACY OF 1:500
- DO NOT SCALE OFF THIS PLAN. FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO ALL DIMENSIONS.
- 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 SHALL CONTAIN NO ALTERATION OR ADDITION TO THE ORIGINAL SURVEY.
- THIS NOTICE MUST NOT BE ERASED.

**LEGEND:**

- AC = AIR CONDITIONER
- BL = BALCONY
- BIT = BITUMEN
- BB = BOTTOM OF BANK
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- COL = COLUMN
- COM = COMMUNICATIONS PIT
- CON = CONCRETE
- DD = DISH DRAIN
- DS = DOOR SILL LEVEL
- DRN = DRAIN
- EPL = ELECTRICITY PILLAR
- FCE = FENCE
- FL = FLOOR LEVEL
- GDN = GARDEN
- GRT = GRATE
- GF = GUTTER LEVEL
- HYD = HYDRANT
- HW = HEADWALL
- IL = INVERT LEVEL
- LP = LIGHT POLE
- LM = LINE MARKING
- LIN = LINTEL
- LID = MISCELLANEOUS PIT LID
- NS = NATURAL SURFACE
- PAT = PATIO
- PAV = PAVING
- PIT = TOP OF PIT
- POST = POST
- PP = POWER POLE
- RF = TOP OF ROOF
- RR = ROOF RIDGE
- SIP = SEWER INSPECTION PIT
- SMH = SEWER MAN HOLE
- SMHS = SEWER MAN HOLE SQUARE
- SVE = SEWER VENT
- SGN = SIGN
- STR = STAIRS
- SSM = STATE SURVEY MARK
- STN = SURVEY STATION
- SVL = STOP VALVE
- TP = TAP
- TIL = TILE
- TB = TOP OF BANK
- TG = TOP OF GUTTER
- TKB = TOP OF KERB
- TS = TOP STEPS
- TW = TOP WALL
- TR = TREE
- TRL = TREE LINE
- VC = VEHICLE CROSSING
- WP = WATER PIT
- WV = WATER VALVE
- W = SEWER UNDERGROUND

TREE  
 TREE  
 TRUNK DIAMETER  
 H=HEIGHT  
 S=SPREAD DIAMETER  
 OR  
 TREE  
 SPREAD, HEIGHT, DIAMETER

7	EXTRA DETAIL ADDED	20/09/24
6	PARTIAL DETAIL UPDATE	01/05/24
5	ADD MORE UNDERGROUND SERVICES	18/12/23
4	ADD FLOOR & CEILING LEVELS	30/11/23
3	ADD DOORS/ WINDOWS & UNDERGROUND SERVICES	17/11/23
2	EXTRA DETAIL STAGE 2	16/03/17
1	FIRST ISSUE	21/12/16



**HORIZONTAL DATUM:**  
 CO-ORDINATE SYSTEM: MGA 2020 (GROUND)  
 MARKS ADOPTED: SSM 24846 & PM 46388

**VERTICAL DATUM:**  
 DATUM: AUSTRALIAN HEIGHT DATUM (AHD)  
 S.M. ADOPTED: SSM 24846  
 R.L. 1.925 (ORDER LB)  
 SOURCE: S.C.I.M.S. (27/10/23)

**CLIENT:**  
 BOKOR ARCHITECTURE + INTERIORS

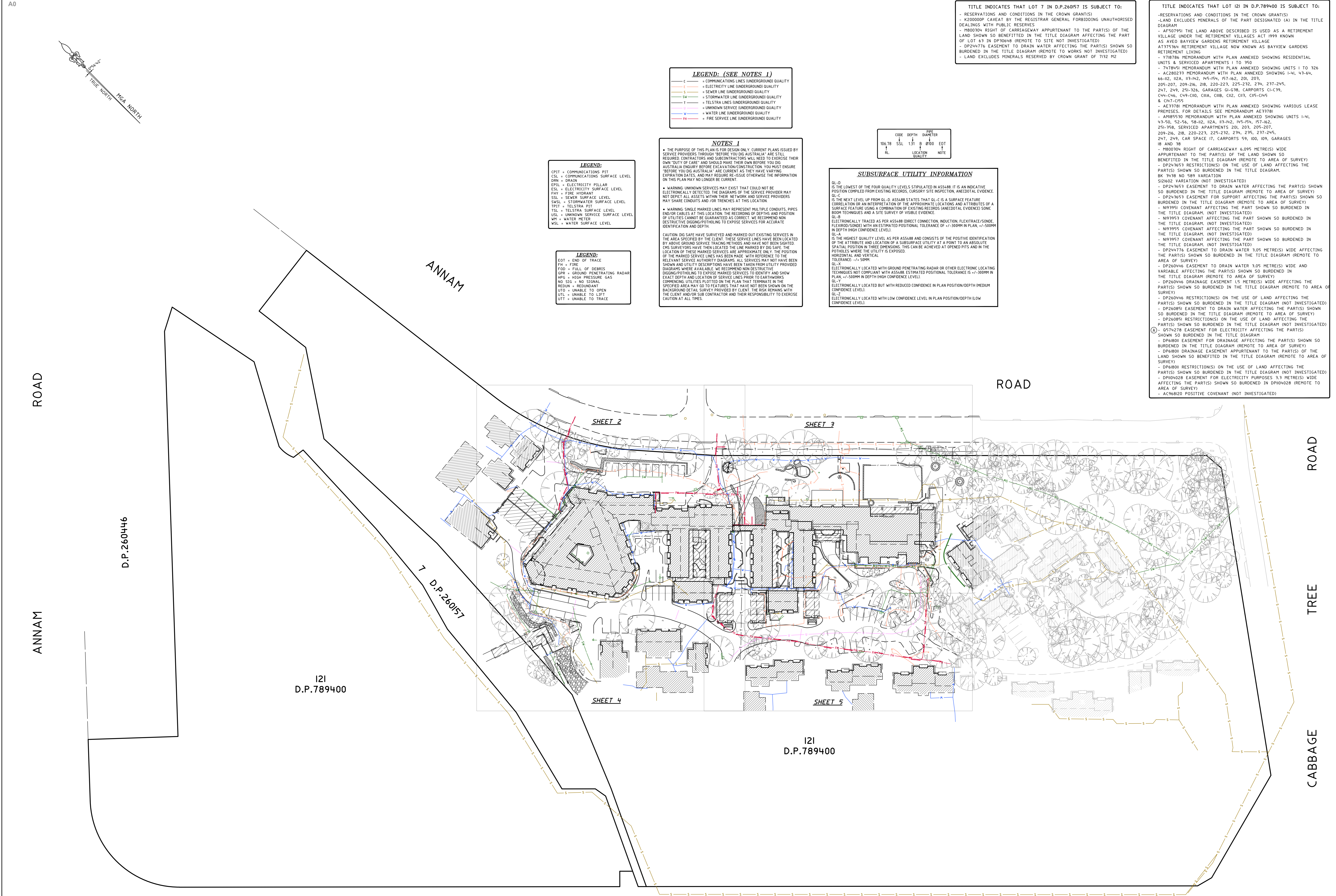
**LGA: NORTHERN BEACHES**

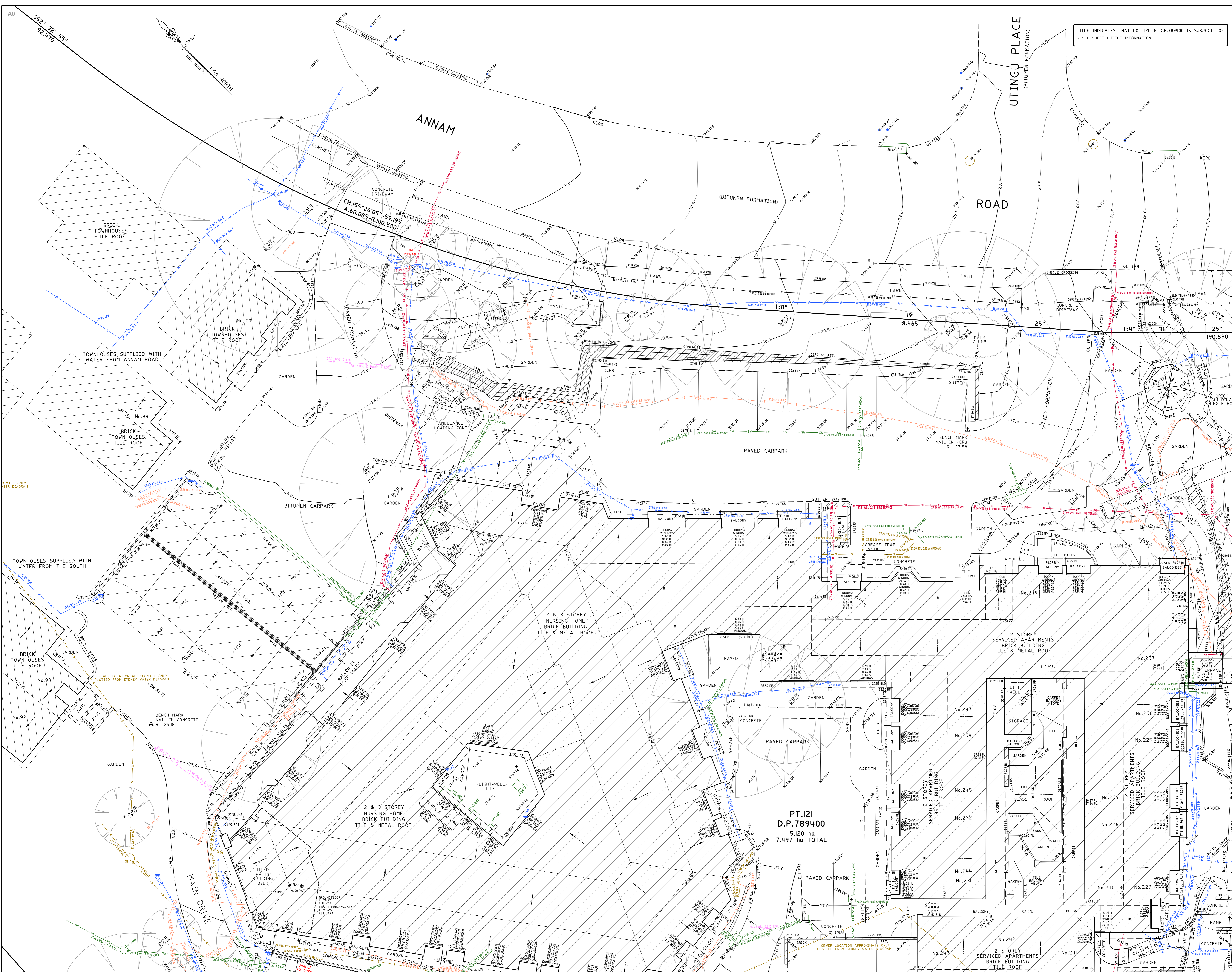
**SURVEY PLAN SHOWING  
 DETAIL & LEVELS  
 OVER PART OF LOT 121 IN DP789400  
 & PART LOT 6 IN DP260157  
 No.36-42 CABBAGE TREE ROAD,  
 BAYVIEW, NSW, 2104**

**CMS SURVEYORS PTY LTD**  
 ACN 096 240 201  
 PO Box 463 Dee Why, NSW, 2089  
 290A South Creek Road, Dee Why, NSW, 2099  
 (02) 9971 4802  
 info@cmsurveyors.com.au  
 www.cmsurveyors.com.au

SURVEYED	DRAWN	CHECKED	APPROVED
TCHC	GPYC	TC	DR/LJM
SURVEY INSTRUCTION	SCALE	DATE OF SURVEY	
15880E	1:500@A0	17/11/23, 29/04/24, 07/09/24	
DRAWING NUMBER	15880Edetail	SHEET	ISSUE
CAD FILE	15880Edetail 7.dwg	1 OF 5	7

**Note:**  
 THE INTEGRITY OF ALL EXISTING SURVEY INFORMATION IN THIS PLAN THAT IS SHOWN HEREIN AS GREY SCALE COLOUR HAS NOT BEEN SURVEYED OR INVESTIGATED BY CMS SURVEYORS PTY LIMITED AS PART OF THIS SURVEY.





TITLE INDICATES THAT LOT 121 IN D.P.789400 IS SUBJECT TO:  
- SEE SHEET 1 TITLE INFORMATION

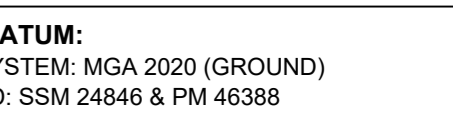
**NOTES:**

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- CONTOUR INTERVAL - 0.5 mtr - 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 1:500.
- DO NOT SCALE OFF THIS PLAN / FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS.
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- TRH = HEIGHT
- TRCD = CORONAD DIAMETER
- TRD = TREE
- TRSD = SPREAD/HEIGHT/DIAMETER

7	EXTRA DETAIL ADDED	20/09/24
6	PARTIAL DETAIL UPDATE	01/05/24
5	ADD MORE UNDERGROUND SERVICES	18/12/23
4	ADD FLOOR & CEILING LEVELS	30/11/23
3	ADD DOORS / WINDOWS & UNDERGROUND SERVICES	17/11/23
2	EXTRA DETAIL STAGE 2	16/03/27
1	FIRST ISSUE	2/11/21



**HORIZONTAL DATUM:**  
COORDINATE SYSTEM: MGA 2020 (GROUND)  
MARKS ADOPTED: SSM 24846 & PM 46388

**VERTICAL DATUM:**  
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)  
S.M. ADOPTED: SSM 0864  
R.L. 1.925 (ORDER LB)  
SOURCE: S.C.I.M.S. (27/10/23)

**CLIENT:**  
BOKOR ARCHITECTURE + INTERIORS

**LGA: NORTHERN BEACHES**

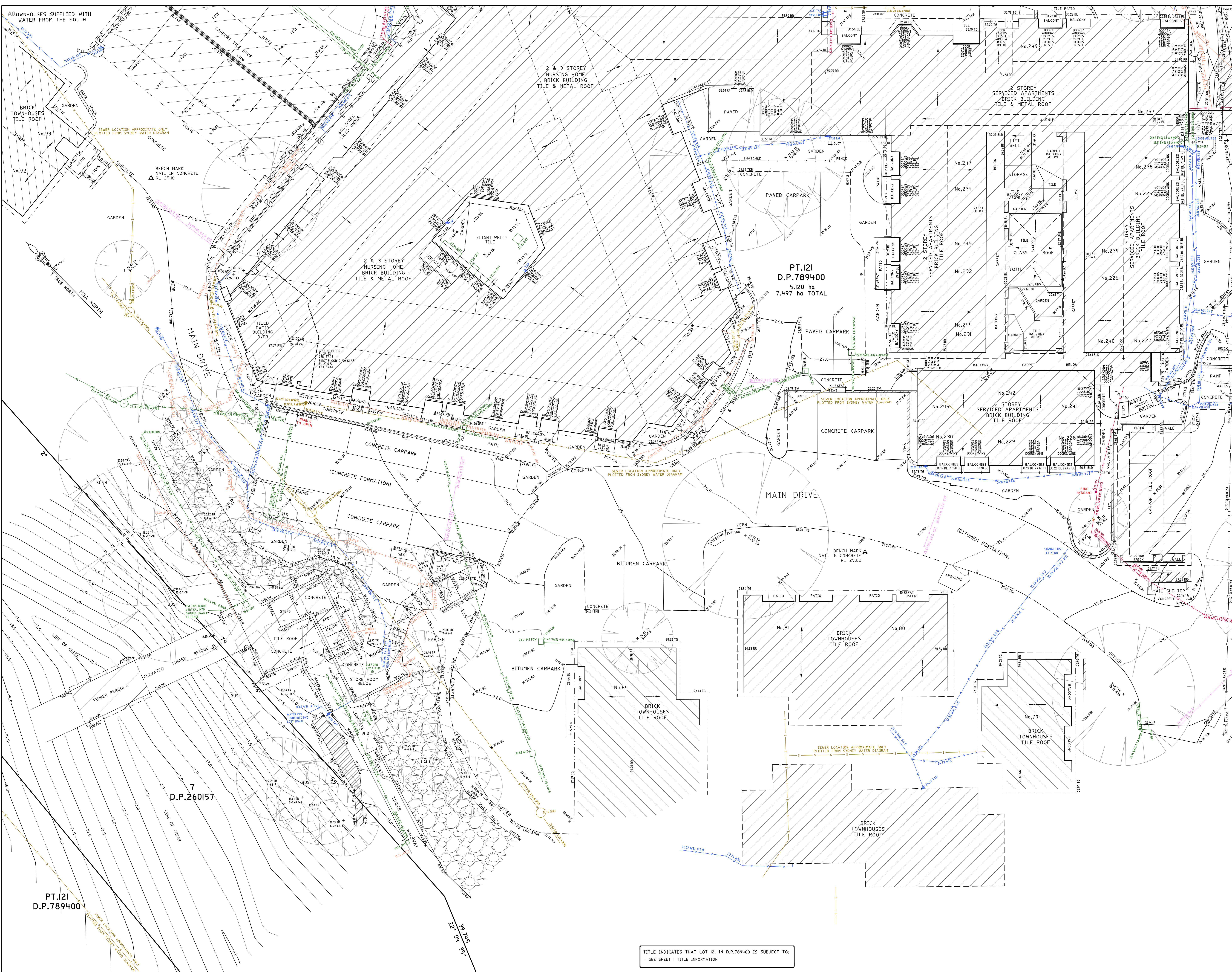
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DETAIL & LEVELS  
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2090A South Creek Road, Dee Why, NSW, 2099  
☎ (02) 9971 4802  
✉ info@cmsurveyors.com.au  
www.cmsurveyors.com.au

SURVEYED TO/CH	DRAWN BY/PTC	CHECKED BY/TC	APPROVED BY/DR/LRM
SURVEY INSTRUCTION/15880E	SCALE/1:100@A0	DATE OF SURVEY/17/11/23, 29/04/24, 07/09/24	
DRAWING NAME/15880Edetail	SHEET/1	2 OF 5	

**PT.121  
D.P.789400  
5,120 ha  
7,497 ha TOTAL**





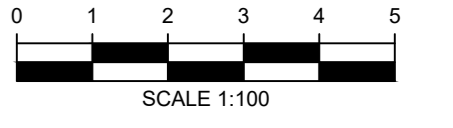
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- DS = DOOR SILL LEVEL
- DRN = DRAIN
- EPL = ELECTRICITY PILLAR
- FCE = FENCE
- FL = FLOOR LEVEL
- GDN = GARDEN
- HTD = HYDRANT
- HW = HEADWALL
- IL = INVERT LEVEL
- LM = LINE MARKING
- LIN = LINTEL
- LND = MISCELLANEOUS PIT LID
- NS = NATURAL SURFACE
- PAT = PATIO
- PAV = PAVING
- PIT = TOP OF PIT
- POST = POST
- PP = POWER POLE
- RF = TOP OF ROOF
- RR = ROOF RIDGE
- SIP = SEWER INSPECTION PIT
- SMH = SEWER MAN HOLE SQUARE
- STR = SEWER TRENCH
- SGN = SIGN
- SSM = STATE SURVEY MARK
- STN = SURVEY STATION
- SV = STOP VALVE
- TP = TAP
- TIL = TILE
- TB = TOP OF BANK
- TG = TOP OF GUTTER
- TKB = TOP OF KERB
- TS = TOP OF STEPS
- TW = TOP WALL
- TR = TREE
- TRL = TREE LINE
- VC = VEHICLE CROSSING
- WP = WATER PIT
- WV = WATER VALVE
- S = SEWER UNDERGROUND
- TREE:
  - TRUNK DIAMETER
  - HEIGHT
  - SPREAD DIAMETER
  - TREE SPREAD/HEIGHT/DIAMETER

7	EXTRA DETAIL ADDED	20/09/24
6	PARTIAL DETAIL UPDATE	01/05/24
5	ADD MORE UNDERGROUND SERVICES	18/12/23
4	ADD FLOOR & CEILING LEVELS	30/11/23
3	ADD DOORS/ WINDOWS & UNDERGROUND SERVICES	17/11/23
2	EXTRA DETAIL STAGE 2	16/03/22
1	FIRST ISSUE	21/12/16



**HORIZONTAL DATUM:**  
 CO-ORDINATE SYSTEM: MGA 2020 (GROUND)  
 MARKS ADOPTED: SSM 24846 & PM 46388

**VERTICAL DATUM:**  
 DATUM: AUSTRALIAN HEIGHT DATUM (AHD)  
 S.M. ADOPTED: SSM 24846  
 R.L. 1.925 (ORDER LB)  
 SOURCE: S.C.I.M.S. (27/10/23)

**CLIENT:**

**BOKOR ARCHITECTURE + INTERIORS**

**LGA: NORTHERN BEACHES**

**SURVEY PLAN SHOWING  
 DETAIL & LEVELS  
 OVER PART OF LOT 121 IN DP789400  
 & PART LOT 6 IN DP260157  
 No.36-42 CABBAGE TREE ROAD,  
 BAYVIEW, NSW, 2104**

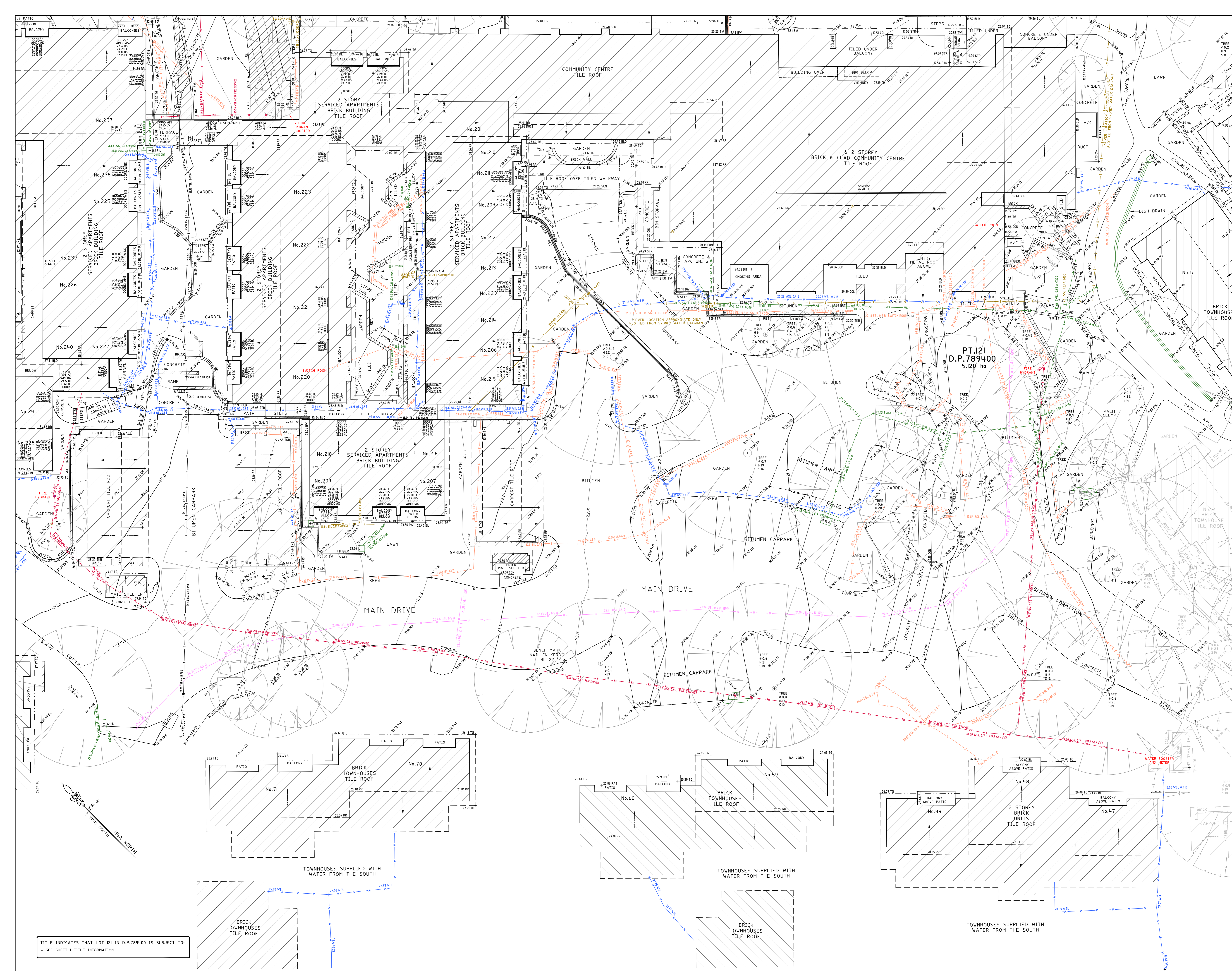
**CMS SURVEYORS PT LTD**  
 ACN 096 240 201  
 PO Box 463 Dee Why, NSW, 2099  
 299A South Creek Road, Dee Why, NSW, 2099  
 (02) 9971 4802  
 info@cmsurveyors.com.au  
 www.cmsurveyors.com.au

SURVEYED	TOCH	DRAWN	GPYC	CHECKED	TC	APPROVED	DR/LJM
SURVEY INSTRUCTION	15880E	SCALE	1:100@A0	DATE OF SURVEY	17/11/23	SHEET	07/02/24
DRAWING NAME	15880Edetail	SHEET		ISSUE			
CAD FILE	15880Edetail 7.dwg				4 OF 5		7

TITLE INDICATES THAT LOT 121 IN D.P.789400 IS SUBJECT TO:  
 - SEE SHEET 1 TITLE INFORMATION

PT.121  
 D.P.789400

7  
 D.P.260157



**NOTES:**

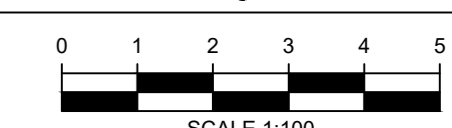
- A BASIC BOUNDARY SURVEY HAS BEEN UNDERTAKEN SUITABLE FOR CONSTRUCTION OF THE SUBJECT LAND ONLY. BOUNDARY DEFINITIONS ARE SUBJECT TO FURTHER SURVEY.
- IF CONSTRUCTION ON OR NEAR BOUNDARIES IS REQUIRED IT IS RECOMMENDED THAT THE BOUNDARIES OF THE LAND BE MARKED.
- THIS SURVEY IS FOR DESIGN PURPOSES OF THE SUBJECT LAND ONLY. THIS PLAN MUST NOT BE USED FOR ANY OTHER PURPOSE, PURPOSE OF CONSTRUCTION SETOUT.
- SIZE ARE ESTIMATES ONLY.
- THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF OPAL HEALTH CARE.
- RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY. WHERE IMPROVEMENTS ARE CRITICAL, THEY SHOULD BE CONFIRMED BY FURTHER SURVEY.
- EXCEPT WHERE SHOWN BY DIMENSION LOCATION OF DETAIL WITH RESPECT TO BOUNDARIES IS DIAGRAMMATIC ONLY.
- SEWER MAIN PLOTTED FROM SYDNEY WATER SEWER DIAGRAM. LOCATION SHOULD BE MARKED ON SITE IF CRITICAL.
- CRITICAL SPOT LEVELS SHOULD BE CONFIRMED BY SURVEYOR.
- CONTOURS SHOWN DEPICT THE TOPOGRAPHY. THEY DO NOT REPRESENT THE STAKE 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 1:500.
- DO NOT SCALE OFF THIS PLAN / FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.
- COPYRIGHT © CMS SURVEYORS 2023.
- 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:**

AC	= AIR CONDITIONER
BL	= BALCONY
BT	= BITUMEN
BB	= BOTTOM OF BANK
BS	= BOTTOM OF STEP
BW	= BOTTOM WALL
BLD	= EXTERNAL BUILDING
CH	= CHIMNEY
COL	= COLUMN
COM	= COMMUNICATIONS PIT
CON	= CONCRETE
DD	= DISH DRAIN
DL	= DOOR SILL LEVEL
DRN	= DRAIN
EPL	= ELECTRICITY PILLAR
FCE	= FENCE
FL	= FLOOR LEVEL
GDN	= GARDEN
GRT	= GRATE
GF	= GUTTER LEVEL
HYD	= HYDRANT
HW	= HEADWALL
IL	= INVERT LEVEL
IP	= LIGHT POLE
LM	= LINE MARKING
LIN	= LINEAL
LID	= MISCELLANEOUS PIT LID
NS	= NATURAL SURFACE
PAT	= PATIO
PAV	= PAVING
PIT	= TOP OF PIT
POST	= POST
PP	= POWER POLE
RF	= TOP OF ROOF
RR	= ROOF RIDGE
SIP	= SEWER INSPECTION PIT
SMH	= SEWER MAN HOLE
SMHS	= SEWER MAN HOLE SQUARE
SW	= SEWER WENT
SGN	= SIGN
SSM	= STAIRS
SSM	= STATE SURVEY MARK
STN	= SURVEY STATION
SV	= STOP VALVE
TP	= TAP
TIL	= TILE
TR	= TOP OF BANK
TG	= TOP OF GUTTER
TKB	= TOP OF KERB
TS	= TOP STEPS
TW	= TOP WALL
TR	= TREE
TRL	= TREE LINE
VC	= VEHICLE CROSSING
WP	= WATER PIT
WV	= WATER VALVE
W	= SEWER UNDERGROUND

TREE  
 \* = TRUNK DIAMETER  
 H = HEIGHT  
 S = SPREAD DIAMETER  
 S.D. = SPREAD HEIGHT DIAMETER

7	EXTRA DETAIL ADDED	20/09/24
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**HORIZONTAL DATUM:**  
 CO-ORDINATE SYSTEM: MGA 2020 (GROUND)  
 MARKS ADOPTED: SSM 24846 & PM 46388

**VERTICAL DATUM:**  
 DATUM: AUSTRALIAN HEIGHT DATUM (AHD)  
 S.M. ADOPTED: SSM 02696  
 R.L. 1.926 (ORDER LB)  
 SOURCE: S.C.I.M.S. (27/10/23)

**CLIENT:**  
 BOKOR ARCHITECTURE + INTERIORS

**LGA: NORTHERN BEACHES**

**SURVEY PLAN SHOWING  
 DETAIL & LEVELS  
 OVER PART OF LOT 121 IN DP789400  
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 No.36-42 CABBAGE TREE ROAD,  
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 www.cmsurveyors.com.au

SURVEYED	TOCH	DRAWN	GPTC	CHECKED	TC	APPROVED	DR/ARM
SURVEY INSTRUCTION	15880E	SCALE	1:100@A0	DATE OF SURVEY	17/11/23, 29/04/24, 07/09/24		
DRAWING NAME	15880Edetail	SHEET	4/24	ISSUE			
CAD FILE	15880Edetail 7.dwg				5 OF 5		7

TITLE INDICATES THAT LOT 121 IN D.P.789400 IS SUBJECT TO:  
 - SEE SHEET 1 TITLE INFORMATION