

Plan Compilation Note:
FIELD SURVEY HAS BEEN CARRIED OUT PROGRESSIVELY OVER A PERIOD COMMENCING ON 16/10/17. CURRENCY OF SURVEY OVER WHOLE OF PROJECT AREA HAS NOT BEEN VERIFIED AT DATE OF LATEST REVISION OF SURVEY PLAN.

TITLE INDICATES THAT LOT 11 IN D.P.1232584 IS SUBJECT TO:

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANTS) WITHIN THE PARTS) SHOWN SO INDICATED IN THE TITLE DIAGRAM
- LAND EXCLUDES MINERALS - SEC IN PUBLIC WORKS ACT, 1888 AFFECTING THE PARTS) DESIGNATED (U) IN THE TITLE DIAGRAM
- ① - F82947 EASEMENT FOR DRAINAGE AFFECTING THE PARTS) DESIGNATED (C) IN THE TITLE DIAGRAM
- ② - U2006 EASEMENT FOR ELECTRICITY PURPOSES 4.57 AFFECTING THE PARTS) DESIGNATED (D) IN THE TITLE DIAGRAM
- ③ - RY994V EASEMENT FOR DRAINAGE PURPOSES 2.4 WIDE AFFECTING THE PARTS) DESIGNATED (A) IN THE TITLE DIAGRAM
- ④ - SH404V EASEMENT FOR DRAINAGE PURPOSES 2.4 WIDE AFFECTING THE PARTS) DESIGNATED (A) IN THE TITLE DIAGRAM
- ⑤ - T19906 EASEMENT FOR ELECTRICITY PURPOSES 6.095 & 11.095 AFFECTING THE PARTS) DESIGNATED (C) IN THE TITLE DIAGRAM
- ⑥ - U2007 EASEMENT TO DRAIN WATER 2.44 WIDE AFFECTING THE PARTS) DESIGNATED (P) IN THE TITLE DIAGRAM
- ⑦ - ACH263V EASEMENT FOR ELECTRICITY SUBSTATION PURPOSES AFFECTING THE PARTS) DESIGNATED (V) IN THE TITLE DIAGRAM
- ⑧ - ACH263V EASEMENT FOR ELECTRICITY PURPOSES AFFECTING THE PARTS) DESIGNATED (U) IN THE TITLE DIAGRAM
- ⑨ - ACH263V RIGHT OF CARRIAGEWAY AFFECTING THE PARTS) DESIGNATED (U) IN THE TITLE DIAGRAM
- ⑩ - ACH2632 LEASE TO AUSTRAL (SEE A1756A) OF SUBSTATION NO 789 DESIGNATED (N) SHOWN IN THE TITLE DIAGRAM. EXPIRES: 30/06/2095.
- ⑪ - ACH2632 LEASE OF LEASE ACH2632 TO BLUE ASSET PARTNER PTY LTD, ERIC ALPHA ASSET CORPORATION 1 PTY LTD, ERIC ALPHA ASSET CORPORATION 2 PTY LTD, ERIC ALPHA ASSET CORPORATION 3 PTY LTD & ERIC ALPHA ASSET CORPORATION 4 PTY LTD EXPIRES: SEE DEALING. CLAUSE 2.3 (D) (G).
- ⑫ - ACH2632 LEASE OF LEASE ACH2632 TO BLUE OF PARTNER PTY LTD, ERIC ALPHA ASSET CORPORATION 1 PTY LTD, ERIC ALPHA ASSET CORPORATION 2 PTY LTD, ERIC ALPHA ASSET CORPORATION 3 PTY LTD & ERIC ALPHA ASSET CORPORATION 4 PTY LTD EXPIRES: SEE DEALING. CLAUSE 12.
- ⑬ - ACH2632 LEASE OF LEASE ACH2632 TO ANZ FINANCIAL SERVICES PTY LTD
- ⑭ - ANZ FINANCIAL SERVICES PTY LTD NAME AFFECTING LEASE ACH2632 LESSEE NOW ALPHA DISTRIBUTION MINISTERIAL HOLDING CORPORATION
- ⑮ - DRINKWATER EASEMENT FOR ELECTRICITY AND OTHER PURPOSES AFFECTING THE PARTS) DESIGNATED (H) IN THE TITLE DIAGRAM
- ⑯ - DRINKWATER RIGHT OF CARRIAGEWAY 6.4 AND VARIABLE WIDTH AFFECTING THE PARTS) DESIGNATED (G) IN THE TITLE DIAGRAM
- ⑰ - ACH2632 LEASE TO TELSTRA CORPORATION LIMITED OF THE PART SHOWN IN PLAN WITH ACH2632. EXPIRES: 30/06/2095.
- ⑱ - OPTION OF REDEMPTION: 5 YEARS AND 4 YEARS: 1 MONTH & 12 DAYS.

TITLE INDICATES THAT LOT 10 IN D.P.1232584 IS SUBJECT TO:

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- OPTION OF REDEMPTION: 5 YEARS AND 4 YEARS: 1 MONTH & 12 DAYS.

Notes:

BOUNDARIES SHOWN ON THE PLAN ARE FROM TITLE DIAGRAM DP837179. PLAN SEARCHES SHOW A PLAN OF ACQUISITION HAS BEEN REGISTERED OVER THE SUBJECT LAND AT LAND AND PROPERTY INFORMATION HOWEVER THE LOT(S) DENIED BY THE ACQUISITION HAS NO TITLE ISSUED AT THIS TIME. THE ACQUISITION BOUNDARIES ARE NOT SHOWN ON THE PLAN.

EASEMENTS AFFECTING THE CURRENT CERTIFICATE OF TITLE AND OVER THAT PART OF THE LAND BEING THE SUBJECT OF OUR DETAIL AND LEVEL SURVEY ARE SHOWN ON THE PLAN. WE NOTE SOME OF THE DOCUMENTS DENYING THE EASEMENTS ARE UNCLEAR IN THEIR DIMENSIONING AND MAY REQUIRE FURTHER INVESTIGATION IF CRITICAL TO DESIGN.

SHOULD DESIGN OF NEW STRUCTURES BE CLOSE IN PROXIMITY TO EASEMENTS AND/OR BOUNDARIES WE RECOMMEND THE POSITION OF THE EASEMENTS AND BOUNDARIES BE DEFINED BY SURVEY AND MARKED ON THE SITE PRIOR TO FINALISING DESIGN OR COMMENCING CONSTRUCTION.

NOTES

- 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 PUBLIC RECORD.
- TREE SIZES ARE ESTIMATES ONLY.
- THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF WOODS BAGOT.
- RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGNOSTIC 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 (BUT) SHOULD BE USED AND A FURTHER INVESTIGATION, INCLUDING A UTILITY LOCATION SURVEY, SHOULD BE UNDERTAKEN BEFORE CARRYING OUT ANY CONSTRUCTION ACTIVITY IN OR NEAR THE SURVEYED AREA.
- SEWER MAIN MARKED AS ---S--- 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 - 0.2 metre - SPOT LEVELS SHOULD BE ADOPTED.
- POSITION OF RIDGE LINES ARE DIAGNOSTIC 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.
- COPYRIGHT © CMS 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 1969.
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- THIS NOTICE MUST NOT BE ERASED.

LEGEND:

AW = AWNING
BB = BOTTOM OF BANK
BBB = BARBEQUE
BEX = BOTTOM OF EXCAVATION / POTHOLE
BIT = BITUMEN
BLD = EXTERNAL BUILDING
BOR = BOTTOM OF ROCK
BRI = BRIDGE
BW = BOTTOM WALL
CL = CENTRELINE
CON = CONCRETE
CSL = COMMUNICATIONS SLA
CVI = CULVERT
DD = DISH DRAIN
DK = DECK
DS = DOOR SILL LEVEL
EK = ELECTRICITY KIOSK
ESL = ELECTRICITY SLA
FCE = FENCE
PHY = FIRE HYDRANT
FL = FLOOR LEVEL
GDN = GARDEN
GDR = GUARD RAIL
GF = GUTTER LEVEL
GRA = GRAVEL
GRT = GRATE
GSL = GAS SLA
GTE = GATE
LAN = LANDING
LID = MISCELLANEOUS PIT LID
LIP = KERB LIP
LTP = LINE MARKING
NS = NATURAL SURFACE
OSSL = OPTICS SURFACE LEVEL
PHOD = INVERT LEVEL PIPE AND DIA. 80
P75D = INVERT LEVEL PIPE AND DIA. 75
P400D = INVERT LEVEL PIPE AND DIA. 400
PAY = PAVING
RF = TOP OF ROOF
RHP = RAHP
RR = ROOF RIDGE
SGN = SIGN
SH = SPOT HEIGHT
SIP = SEWER INSPECTION POINT
SPH = SPEED HUMP
SSL = SEWER SLA
STR = STAIRS
SVC = SEWER VENT
SWCL = INTERNAL WALL LOCATED BY CCTV USL
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TWC = TOP OF OUTSIDE CONC CULVERT WALL AFTER POT HOLING
UNS = UNDERSIDE
USL = UNKNOWN SERVICE SLA
WSL = WATER SLA
WT = WATER TANK

HORIZONTAL DATUM:
CO-ORDINATE SYSTEM: MGA
MARKS USED: SSM 25391

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: SSM 25391
R.L.: 30.068 (ORDER 1.7)
SOURCE: S.C.I.M.S. 18/10/17)

8	STORMWATER CULVERT, & SEWER LINE UPDATED IN PART SHEETS 3 & 6	29/04/19
7	STORMWATER PIPE LINKS UPDATED IN PART SHEETS 7, 8 & 9	04/02/19
6	SHEET 1 UPDATED & SHEET 17 ADDED	29/10/18
5	EXTRA DETAIL ALONG SOUTH WEST CAR PARK, DRAINAGE CHANNEL UNDER RAILWAY & BANK STREET	22/10/18
4	EXTRA DETAIL IN RHODES STREET TITLES & BOUNDARY UPDATED	4/07/18
3	DTM TRIANGLES ADDED	14/06/18
2	FIRST ISSUE	15/11/17
1	PRELIMINARY	6/11/17

CLIENT:
WOODS BAGOT
60 CARRINGTON STREET,
SYDNEY NSW 2000

SURVEY PLAN
SHOWING DETAIL & LEVELS
OVER LOT 10 IN D.P.1232584
MEADOWBANK TAPE,
57-69 CONSTITUTION ROAD
MEADOWBANK NSW 2114

C.M.S. Surveyors
Pty Limited
ACN: 096 240 201
PO Box 463 Dwy Wily NSW 2009
2/39A South Creek Road, Dwy Wily NSW 2009
Telephone: (02) 9671 4802
Facsimile: (02) 9671 4802
E-mail: info@cmsurveyors.com.au

LG: RYDE	SHEET 1 OF 18		
SURVEYED	DRAWN	CHECKED	APPROVED
MB/MB	GP/MC/CJR	MB	MDL/DR
SURVEY INSTRUCTION	SCALE	DATE OF SURVEY	
1734	1:600 @ A3	16/07/2019	
DRAWING NAME	ISSUE		
1734detail	8		
CAD FILE			
1734detail.dwg			

RHODES

STREET

10
D.P.1232584
TITLE=3.329 ha



JOINS SHEET 5

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R.L. 10.068 (ORDER L3)
SOURCE: S.C.I.M.S. 18/10/17)

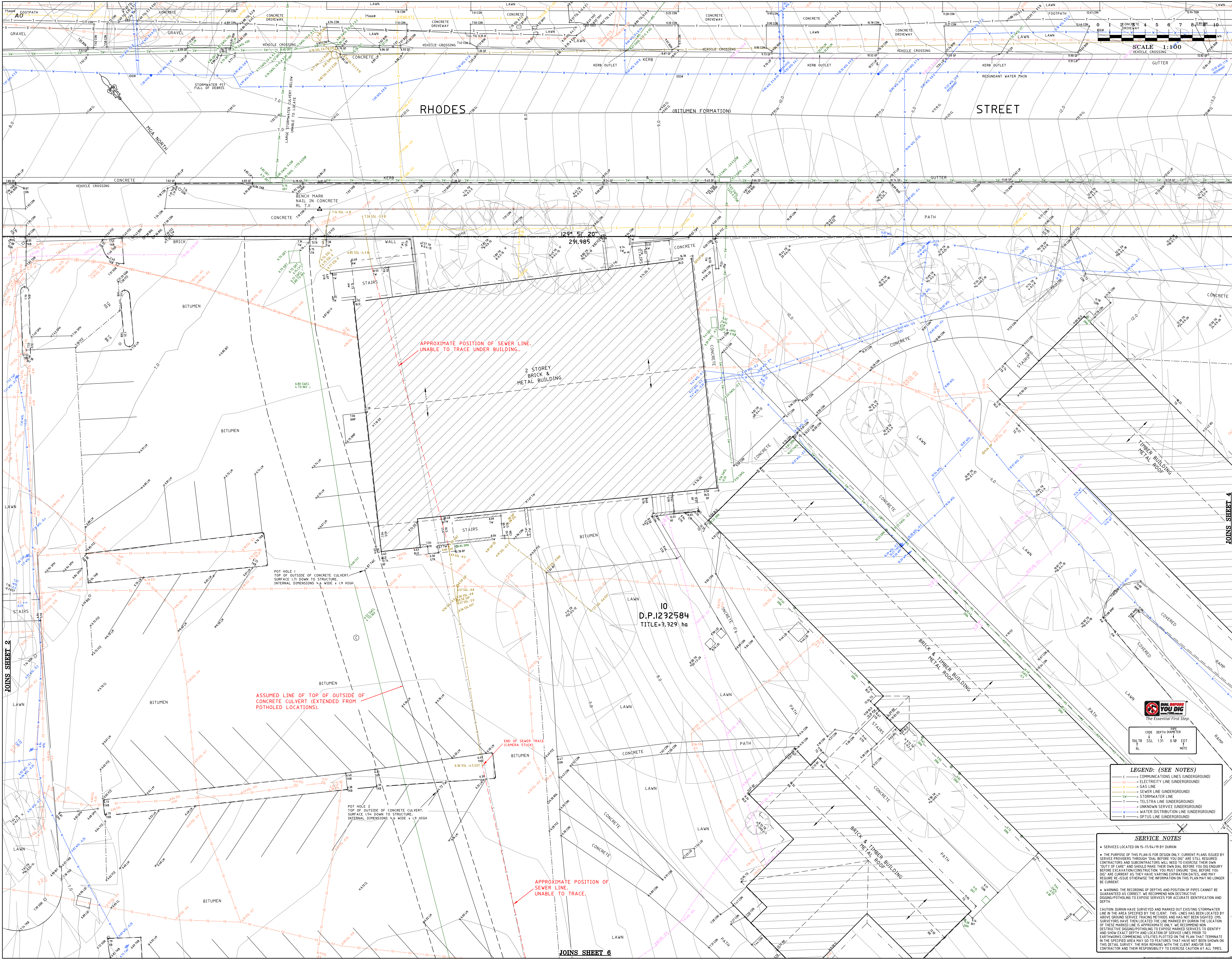
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MEADOWBANK NSW 2114

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 4800
Facsimile: (02) 9971 4802
E-mail: info@cmsurveyors.com.au

LGA: RYDE	SHEET 2 OF 18
SURVEYED BB/ME/MB	DRAWN GP/MC/CJR
CHECKED MB	APPROVED MDL/DR
SURVEY INSTRUCTION 17394	SCALE 1:100
DRAWING NAME 17394detail	DATE OF SURVEY 1/02/19
CAD FILE 17394detail 8.dwg	ISSUE 8



NOTES

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- CONTOUR INTERVAL - 0.2 metre - SPOT LEVELS SHOULD BE ADOPTED.
- POSITION OF RIDGE LINES ARE DIAGNOSTIC ONLY (NOT TO SCALE).
- THE INFORMATION IS ONLY TO BE USED AT A SCALE ACCURACY OF 1:100.
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LAN = LANDING
LID = MISCELLANEOUS PIT LID
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PI75D = INVERT LEVEL PIPE AND DIA. 75
PAHD = INVERT LEVEL PIPE AND DIA. 400
PAY = PAYING
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TSL = TELSTRA SLA
TW = TOP OF WALL
TWC = TOP OF OUTSIDE CONC CULVERT WALL AFTER POT HOLE
UNL = UNDERSIDE
UNL = UNKNOWN SERVICE SLA
WSL = WATER SLA
WT = WATER TANK

HORIZONTAL DATUM:
CO-ORDINATE SYSTEM: MGA
MARKS USED: SSM 25391

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: SSM 25391
R.L. 10.068 (ORDER L3)
SOURCE: S.C.I.M.S. 18/10/17

8	STORMWATER CULVERT, & SEWER LINE UPDATED IN PART SHEETS 3 & 6	29/04/19
7	STORMWATER PIPE LINES UPDATED IN PART SHEETS 7, 8 & 9	04/02/19
6	SHEET 1 UPDATED & SHEET 17 ADDED	29/10/18
5	EXTRA DETAIL, ALONG SOUTH WEST CAR PARK, DRAINAGE CHANNEL UNDER RAILWAY BANK STREET	22/10/18
4	EXTRA DETAIL IN RHODES STREET TITLES & BOUNDARY UPDATED	4/07/18
3	DTM TRIANGLES ADDED	14/06/18
2	FIRST ISSUE	15/11/17
1	PRELIMINARY	6/11/17

CLIENT:
WOODS BAGOT
60 CARRINGTON STREET,
SYDNEY NSW 2000

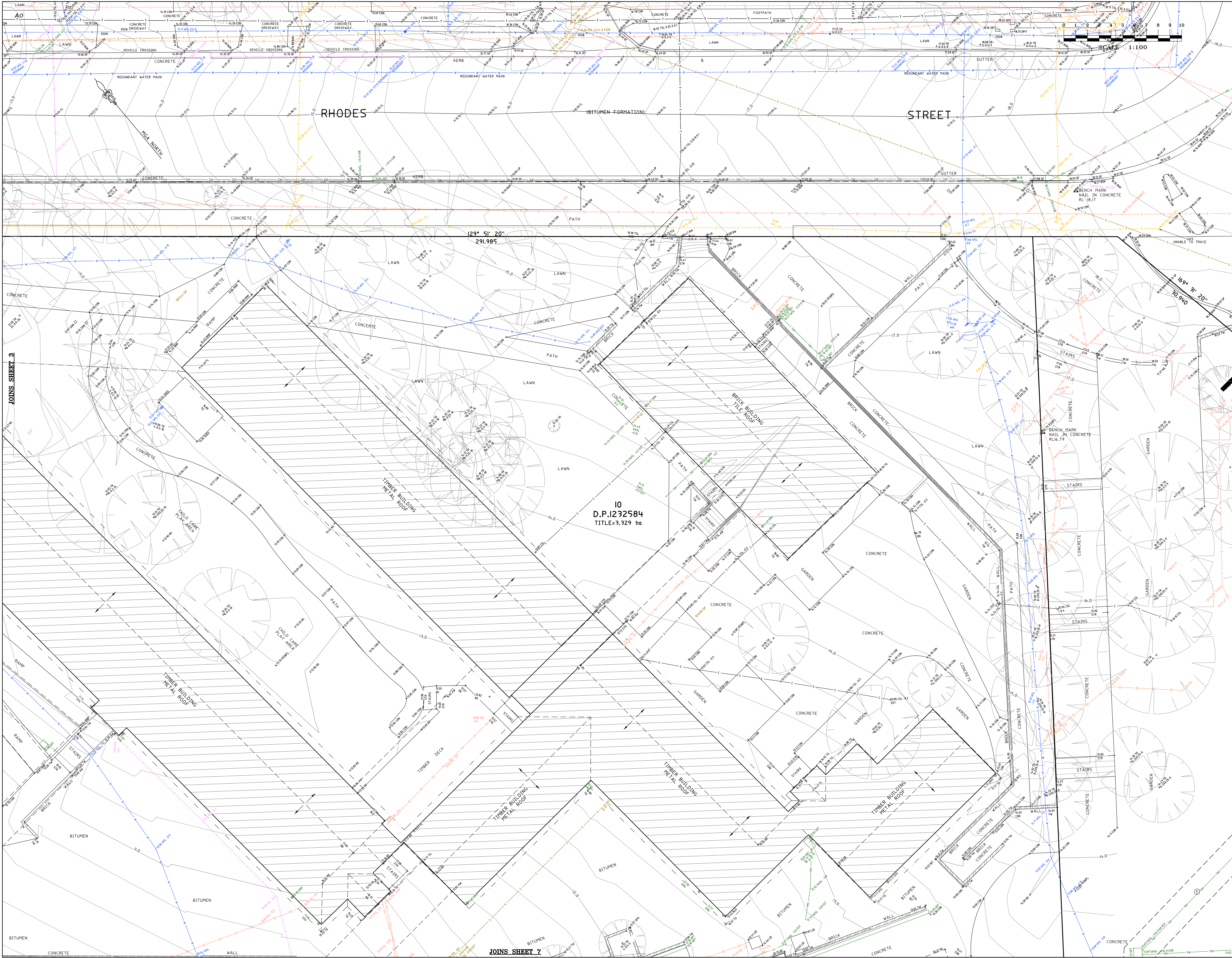
SURVEY PLAN
SHOWING DETAIL & LEVELS
OVER LOT 10 IN D.P.1232584
MEADOWBANK TAPE,
57-69 CONSTITUTION ROAD
MEADOWBANK NSW 2114

C.M.S. Surveyors Pty Limited
ACN: 096 240 201
PO Box 463 Dee Why NSW 2099
2/99A South Creek Road, Dee Why NSW 2099
Telephone: (02) 9971 4802
Facsimile: (02) 9971 4802
E-mail: info@cmsurveyors.com.au

LGA: RYDE	SHEET 3 OF 18		
SURVEYED BY: ME/MB	DRAWN BY: GP/MC/CJR	CHECKED BY: MB	APPROVED BY: MLD/DR
SURVEY INSTRUCTION: 17391	SCALE: 1:100	DATE OF SURVEY: 14/02/2019	DRAWING NAME: 17391detail
CAD FILE: 17391detail.dwg	ISSUE: 8		

SERVICE NOTES

- SERVICES LOCATED ON 15-17/04/19 BY DURKIN
- THE PURPOSE OF THIS PLAN IS FOR DESIGN ONLY. CURRENT PIPES 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: THE RECORDING OF DEPTHS AND POSITION OF PIPES CANNOT BE GUARANTEED AS CORRECT. WE RECOMMEND NON DESTRUCTIVE DIGGING/POT HOLE TO EXPOSE SERVICES FOR ACCURATE IDENTIFICATION AND DEPTH.
- CAUTION: DURKIN HAVE SURVEYED AND MARKED OUT EXISTING STORMWATER LINE IN THE AREA SPECIFIED BY THE CLIENT. THIS LINE HAS BEEN LOCATED BY ABOVE GROUND SERVICE TRACING METHODS AND HAS NOT BEEN SIGHTED. CMS SURVEYORS HAVE THEN LOCATED THE LINE MARKED BY DURKIN THE LOCATION OF THESE MARKED LINE IS APPROXIMATE ONLY. WE RECOMMEND NON DESTRUCTIVE DIGGING/POT HOLE TO EXPOSE MARKED SERVICES TO IDENTIFY AND SHOW EXACT DEPTH AND LOCATION OF SERVICE LINES PRIOR TO LAYING NEW SERVICES. UTILITIES PLOTTED ON THE PLAN THAT TERMINATE IN THE SPECIFIED AREA MAY GO TO FEATURES THAT HAVE NOT BEEN SHOWN ON THIS DETAIL SURVEY. THE RISK REMAINS WITH THE CLIENT AND/OR SUB CONTRACTOR AND THEIR RESPONSIBILITY TO EXERCISE CAUTION AT ALL TIMES.



NOTES

- A BASIC BOUNDARY SURVEY HAS BEEN UNDERTAKEN SUITABLE FOR COUNCIL DA SUBMISSION (TITLE DIMENSIONS ONLY) - BOUNDARY DIMENSIONS 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 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 WOODS BAGOT.
- RELATIONS OF IMPROVEMENTS TO BOUNDARIES IS DIAGNOSTIC ONLY. WHERE OFFSETS ARE CRITICAL THEY SHOULD BE CONFIRMED BY FURTHER SURVEY.
- ONLY VISIBLE SERVICES HAVE BEEN LOCATED. UNDERGROUND SERVICES HAVE NOT BEEN LOCATED. DIAL BEFORE YOU DIG SERVICES (DIAL) 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 MARKED AS --S-- 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 - 0.2 metre - SPOT LEVELS SHOULD BE ADOPTED.
- POSITION OF RIDGE LINES ARE DIAGNOSTIC 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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- 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 1969.
- 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:

AW = AWNING
BB = BOTTOM OF BANK
BBB = BARBEQUE
BEX = BOTTOM OF EXCAVATION / POTHOLE
BIT = BITUMEN
BLD = EXTERNAL BUILDING
BOR = BOTTOM OF ROCK
BR = BOTTOM WALL
BW = BOTTOM WALL
CL = CENTRELINE
CON = CONCRETE
CSL = COMMUNICATIONS SLA
CY = CULVERT
DD = DISH DRAIN
DK = DECK
DS = DOOR SILL LEVEL
EK = ELECTRICITY KIOSK
ESL = ELECTRICITY SLA
FCE = FENCE
FHY = FIRE HYDRANT
FL = FLOOR LEVEL
GF = GARDEN
GDR = GUARD RAIL
GRA = GRAVEL
GRT = GRATE
GSL = GAS SLA
GTE = GATE
LAW = LANDING
LID = MISCELLANEOUS PIT LID
LIP = KERB LIP
LTP = LINE MARKING
NS = NATURAL SURFACE
OSL = OPTIC SURFACE LEVEL
PIHD = INVERT LEVEL PIPE AND DIA. 10
PI75D = INVERT LEVEL PIPE AND DIA. 75
PAHD = INVERT LEVEL PIPE AND DIA. 400
PAY = PAYING
RF = TOP OF ROOF
RHP = RAMP
RR = ROOF RIDGE
SGN = SIGN
SH = SPOT HEIGHT
SIP = SEWER INSPECTION POINT
SPH = SPEED HUMP
SSL = SEWER SLA
STR = STAIRS
SVL = SEWER VENT
SWCL = INTERNAL WALL LOCATED BY CCTV USL
SWPIT = STORMWATER PIT
SWSL = STORMWATER SLA
TB = TOP OF BANK
TCK = TRACK
TEX = TOP OF EXCAVATION / POTHOLE
TFCE = TOP OF FENCE
TG = TOP OF GUTTER
THW = TOP OF HEADWALL
TKB = TOP OF KERB
TOR = TOP OF ROCK
TR = TREE
TSL = TELSTRA SLA
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UNL = UNDERSIDE
USL = UNKNOWN SERVICE SLA
WSL = WATER SLA
WT = WATER TANK

HORIZONTAL DATUM:
CO-ORDINATE SYSTEM: MGA
MARKS USED: SSM 25391

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: SSM 25391
R.L. 30.069 (ORDER L3)
SOURCE: S.C.I.M.S. 108/10/17

8	STORMWATER CULVERT, & SEWER LINE UPDATED IN PART SHEETS 3 & 6	29/04/19
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2	FIRST ISSUE	15/11/17
1	PRELIMINARY	6/11/17

CLIENT:
WOODS BAGOT
60 CARRINGTON STREET,
SYDNEY NSW 2000

SURVEY PLAN
SHOWING DETAIL & LEVELS
OVER LOT 10 IN D.P.1232584
MEADOWBANK TAFE,
57-69 CONSTITUTION ROAD
MEADOWBANK NSW 2114

C.M.S. Surveyors
Pty Limited
ACN: 096 240 201
PO Box 463 Dee Why NSW 2099
2/29A South Creek Road, Dee Why NSW 2099
Telephone: (02) 9671 4800
Facsimile: (02) 9671 4802
E-mail: info@cmsurveyors.com.au

LGA: RYDE	SHEET 4 OF 18		
SURVEYED BB/ME/MB	DRAWN GP/MC/CJR	CHECKED MB	APPROVED MDL/DR
SURVEY INSTRUCTION 17394	SCALE 1:100	DATE OF SURVEY 1/02/19	DATE OF SURVEY 15/11/17
DRAWING NAME 17394detail	CAD FILE 17394detail.dwg	ISSUE 8	

- A BASIC BOUNDARY SURVEY HAS BEEN UNDERTAKEN SUITABLE FOR COUNCIL DA SUBMISSION (TITLE DIMENSIONS ONLY) - BOUNDARY DIMENSIONS ARE SUBJECT TO FURTHER SURVEY.
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- 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 (H/T/DO) 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.
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BOR = BOTTOM OF ROCK
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BW = BOTTOM WALL
CL = CENTRELINE
CON = CONCRETE
CSL = COMMUNICATIONS SLA
CVT = CULVERT
DD = DISH DRAIN
DK = DECK
DS = DOOR SILL LEVEL
EK = ELECTRICITY KIOSK
ESL = ELECTRICITY SLA
FCE = FENCE
PHY = FIRE HYDRANT
FL = FLOOR LEVEL
GDN = GARDEN
GOR = GUARD RAIL
GF = GUTTER LEVEL
GRA = GRAVEL
GRT = GRATE
GSL = GAS SLA
GTE = GATE
LAN = LANDING
LID = MISCELLANEOUS PIT LID
LIP = KERB LIP
LIT = LINE MARKING
NS = NATURAL SURFACE
OSL = OPTUS SURFACE LEVEL
PHOD = INVERT LEVEL PIPE AND DIA. 10
PYTDO = INVERT LEVEL PIPE AND DIA. 15
P4000 = INVERT LEVEL PIPE AND DIA. 400
PAY = PAYING
RF = TOP OF ROOF
RHP = RAMP
RR = ROOF RIDGE
SGN = SIGN
SH = SPOT HEIGHT
SIP = SEWER INSPECTION POINT
SPH = SPEED HUMP
SSL = SEWER SLA
STR = STAIRS
SVC = SEWER VENT
SWCL = INTERNAL WALL LOCATED BY CCTV USL
SWMH = STORMWATER MANHOLE
SWPIT = STORMWATER PIT
SWSL = STORMWATER SLA
TB = TOP OF BANK
TCK = TRACK
TEX = TOP OF EXCAVATION / POTHOLE
TFCE = TOP OF FENCE
TG = TOP OF GUTTER
THW = TOP OF HEADWALL
TKB = TOP OF KERB
TOR = TOP OF ROCK
TR = TREE
TSL = TELSTRA SLA
TW = TOP OF WALL
TWC = TOP OF OUTSIDE CONC CULVERT WALL AFTER POT HOLING
UNS = UNDERSIDE
USL = UNKNOWN SERVICE SLA
WSL = WATER SLA
WT = WATER TANK



TREE
SPREAD-DIAMETER-HEIGHT

HORIZONTAL DATUM:
CO-ORDINATE SYSTEM: MGA
MARKS USED: SSM 25391

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: SSM 25391
R.L. = 10.068 (ORDER 1/3)
SOURCE: S.C.I.M.S. (18/10/17)

8	STORMWATER CULVERT, & SEWER LINE UPDATED IN PART SHEETS 3 & 6	29/04/19
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2	FIRST ISSUE	15/11/17
1	PRELIMINARY	6/11/17

CLIENT:

WOODS BAGOT
60 CARRINGTON STREET,
SYDNEY NSW 2000

**SURVEY PLAN
SHOWING DETAIL & LEVELS
OVER LOT 10 IN D.P.1232584
MEADOWBANK TAFE,
57-69 CONSTITUTION ROAD
MEADOWBANK NSW 2114**

**C.M.S. Surveyors
Pty Limited**

ACN: 096 240 201
PO Box 463 Den Why
NSW 2009
2/99A South Creek Road,
Den Why NSW 2009
Telephone: (02) 9671 4802
Facsimile: (02) 9671 4822
E-mail: info@cmsurveyors.com.au

LGA: RYDE			SHEET 5 OF 18	
SURVEYED BB/ME/MB	DRAWN GP/MC/CJR	CHECKED MB	APPROVED MDL/DR	
SURVEY INSTRUCTION 17314	SCALE 1:500 @ A0	DATE OF SURVEY 16/10/17 - 20/06/18, 2 - 4/10/18, 2/19, 15/17/204/19		
DRAWING NAME 17314detail			ISSUE 8	
CAD FILE 17314detail 8.dwg				

LEGEND:

- SW = SEWER LINE (UNDERGROUND) PLOTTED FROM SERVICE DIAGRAMS, APPROXIMATE POSITION ONLY

LEGEND: (SEE NOTES)

- CL = COMMUNICATIONS LINES (UNDERGROUND)
EL = ELECTRICITY LINE (UNDERGROUND)
G = GAS LINE
S = SEWER LINE (UNDERGROUND)
SW = STORMWATER LINE
T = TELSTRA LINE (UNDERGROUND)
U = UNKNOWN SERVICE (UNDERGROUND)
W = WATER DISTRIBUTION LINE (UNDERGROUND)
O = OPTUS LINE (UNDERGROUND)



CODE	DEPTH	DIAMETER
106.78	SSL	1.31
0.18	DOT	NOTE

SERVICE NOTES

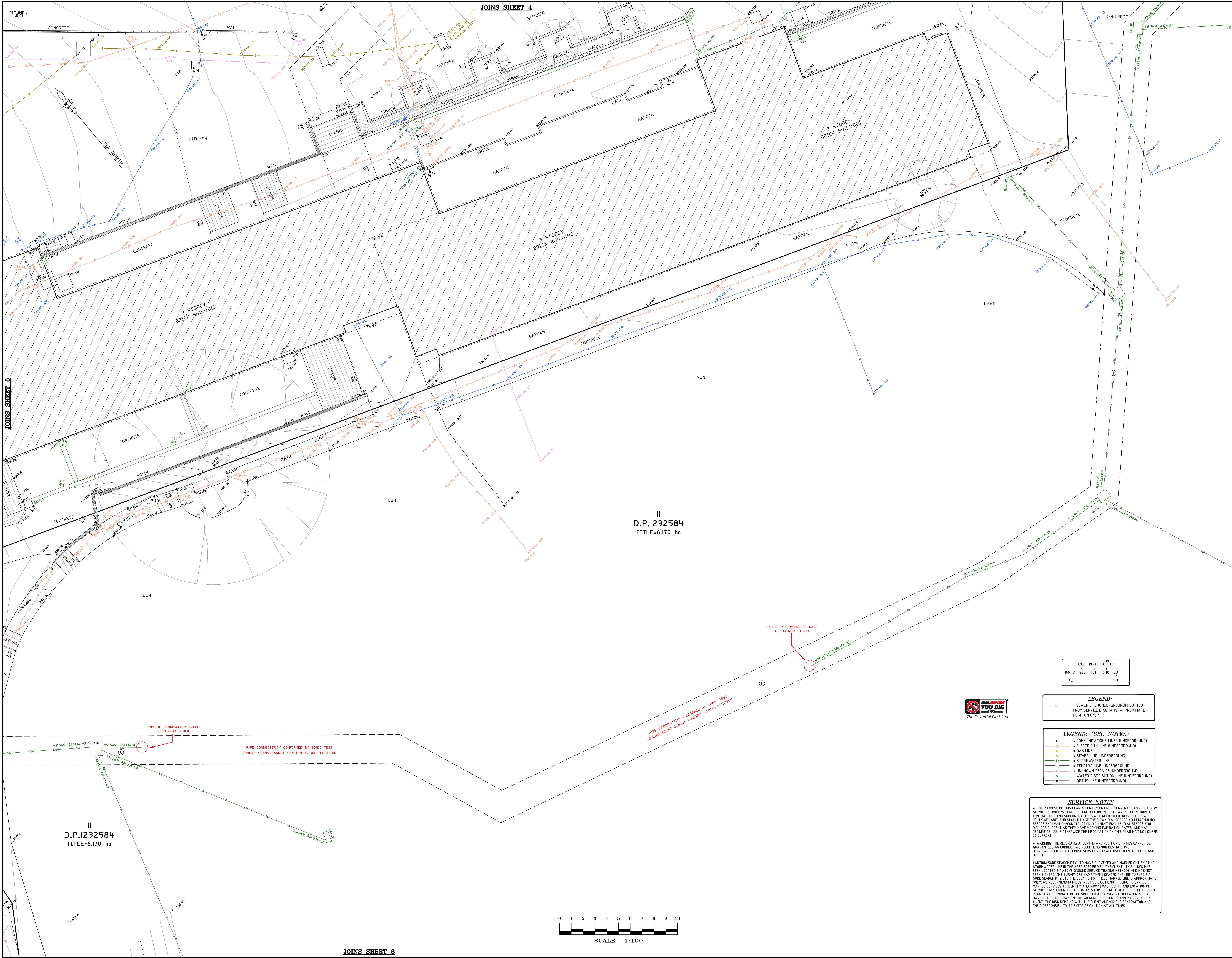
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- WARNING: THE RECORDING OF DEPTHS AND POSITION OF PIPES CANNOT BE GUARANTEED AS CORRECT. WE RECOMMEND NON DESTRUCTIVE DIGGING/POTHOLING TO EXPOSE SERVICES FOR ACCURATE IDENTIFICATION AND DEPTH.

CAUTION: SURE SEARCH PTY LTD HAVE SURVEYED AND MARKED OUT EXISTING STORMWATER LINE IN THE AREA SPECIFIED BY THE CLIENT. THIS LINE HAS BEEN LOCATED BY ABOVE GROUND SERVICE TRACING METHODS AND HAS NOT BEEN SIGHTED. CMS SURVEYORS HAVE THEN LOCATED THE LINE MARKED BY SURE SEARCH PTY LTD TO THE LOCATION OF THESE MARKED LINE IS APPROXIMATE ONLY. WE RECOMMEND NON DESTRUCTIVE DIGGING/POTHOLING TO EXPOSE MARKED SERVICES TO IDENTIFY AND SHOW EXACT DEPTH AND LOCATION OF SERVICE LINES PRIOR TO EXCAVATION. COMMUNICATING 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.

RAILWAY LAND

RAILWAY LAND



NOTES

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- 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 (PIT) SHOULD BE USED AND A FULL UTILITY INVESTIGATION, INCLUDING A UTILITY LOCATION SURVEY, SHOULD BE UNDERTAKEN BEFORE CARPENTRY OUT ANY CONSTRUCTION ACTIVITY IN OR NEAR THE SURVEYED AREA.
- SEWER MAIN MARKED AS ---SW--- PLOTTED FROM SYDNEY WATER SEWER DIAGRAM. LOCATION SHOULD BE MARKED ON SITE IF CRITICAL.
- CRITICAL SPOT LEVELS SHOULD BE CONFIRMED WITH SURVEYOR.
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- CONTOUR INTERVAL - 0.2 metre - SPOT LEVELS SHOULD BE ADOPTED.
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LEGEND:

AW = AWNING
BB = BOTTOM OF BANK
BBB = BARBEQUE
BEX = BOTTOM OF EXCAVATION / POTHOLE
BIT = BITUMEN
BLU = EXTERNAL BUILDING
BOR = BOTTOM OF ROCK
BRI = BRIDGE
BW = BOTTOM WALL
CL = CENTRELINE
CON = CONCRETE
CSL = COMMUNICATIONS SLA
CYF = CULVERT
DD = DISH DRAIN
DK = DECK
DS = DOOR SILL LEVEL
EK = ELECTRICITY KIOSK
ESL = ELECTRICITY SLA
FCE = FENCE
PHY = FIRE HYDRANT
FL = FLOOR LEVEL
GDN = GARDEN
GDR = GUARD RAIL
GF = GUTTER LEVEL
GRA = GRAVEL
GR1 = GRATE
GSL = GAS SLA
GTE = GATE
LAN = LANDING
LID = MISCELLANEOUS PIT LID
LIP = KERB LIP
LIT = LINE MARKING
NS = NATURAL SURFACE
OSL = OPTUS SURFACE LEVEL
PIHD = INVERT LEVEL PIPE AND DIA. HD
PITD = INVERT LEVEL PIPE AND DIA. PIT
PADDD = INVERT LEVEL PIPE AND DIA.400
PAY = PAYING
RF = TOP OF ROOF
RHP = RAMP
RR = ROOF RIDGE
SGN = SIGN
SH = SPOT HEIGHT
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SWSL = STORMWATER PIT
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TR = TREE
TSL = TELSTRA SLA
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TWC = TOP OF OUTSIDE CONC CULVERT WALL AFTER POT HOLLING
UNL = UNDERSIDE
USL = UNKNOWN SERVICE SLA
WSL = WATER SLA
WT = WATER TANK

LEGEND:

--- = SEWER LINE (UNDERGROUND) PLOTTED FROM SERVICE DIAGRAMS, APPROXIMATE POSITION ONLY.

LEGEND: (SEE NOTES)

- C = COMMUNICATIONS LINES (UNDERGROUND)
- E = ELECTRICITY LINE (UNDERGROUND)
- G = GAS LINE
- S = SEWER LINE (UNDERGROUND)
- SW = STORMWATER LINE
- T = TELSTRA LINE (UNDERGROUND)
- U = UNKNOWN SERVICE (UNDERGROUND)
- W = WATER DISTRIBUTION LINE (UNDERGROUND)
- O = OPTUS LINE (UNDERGROUND)

SERVICE NOTES

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- WARNING: THE RECORDING OF DEPTHS AND POSITION OF PIPES CANNOT BE GUARANTEED AS CORRECT. WE RECOMMEND NON DESTRUCTIVE DIGGING/POTHOLING TO EXPOSE SERVICES FOR ACCURATE IDENTIFICATION AND DEPTH.
- CAUTION: SURE SEARCH PTY LTD HAVE SURVEYED AND MARKED OUT EXISTING STORMWATER LINE IN THE AREA SPECIFIED BY THE CLIENT. THIS LINE HAS BEEN LOCATED BY ADVIC USING SERVICE TRAILING METHOD AND HAS NOT BEEN SIGHTED. CMS SURVEYORS HAVE THEN LOCATED THE LINE MARKED BY SURE SEARCH PTY LTD. THE LOCATION OF THESE MARKED LINE IS APPROXIMATE ONLY. WE RECOMMEND NON DESTRUCTIVE DIGGING/POTHOLING TO EXPOSE MARKED SERVICES TO IDENTIFY AND SHOW EXACT DEPTH AND LOCATION OF SERVICE LINES PRIOR TO EXCAVATIONS 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.

CLIENT:

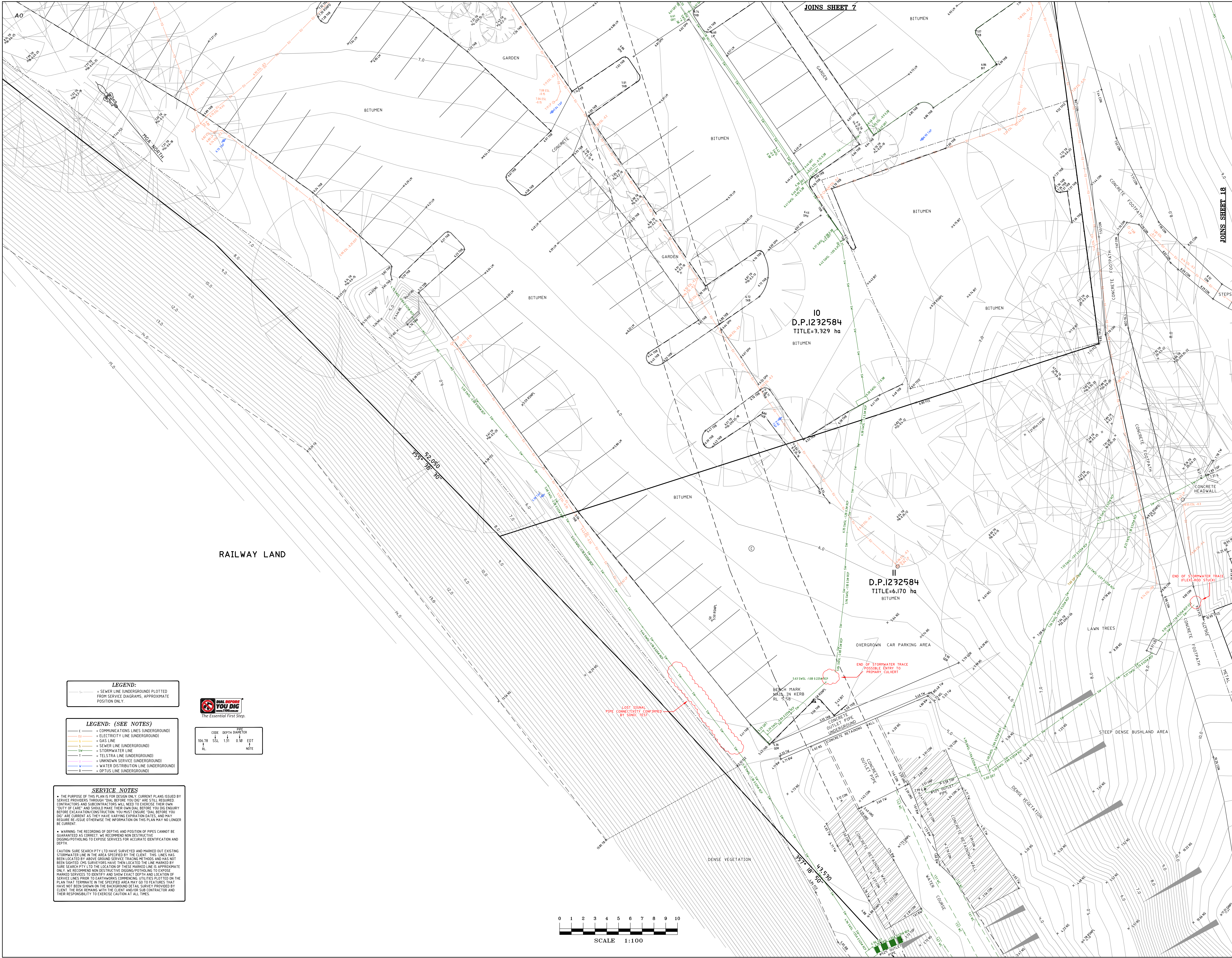
WOODS BAGOT
60 CARRINGTON STREET,
SYDNEY NSW 2000

SURVEY PLAN
SHOWING DETAIL & LEVELS
OVER LOT 10 IN D.P.1232584
MEADOWBANK TAPE,
57-69 CONSTITUTION ROAD
MEADOWBANK NSW 2114

C.M.S. Surveyors
Pty Limited

ACN: 096 240 201
PO Box 463 Den Why NSW 2009
2/99A South Creek Road, Den Why NSW 2009
Telephone: (02) 9971 4802
Facsimile: (02) 9971 4802
E-mail: info@cmsurveyors.com.au

LGA: RYDE		SHEET 7 OF 18	
SURVEYED	DRAWN	CHECKED	APPROVED
BB/ME/MB	GP/MC/CJR	MB	MDL/DR
SURVEY INSTRUCTION		SCALE	DATE OF SURVEY
1734		1:500 @ A3	16/07/2019
DRAWING NAME		ISSUE	
1734detail		8	
CAD FILE			
1734detail 8.dwg			



NOTES

- A BASIC BOUNDARY SURVEY HAS BEEN UNDERTAKEN SUITABLE FOR COUNCIL DA SUBMISSION (TITLE DIMENSIONS ONLY) - BOUNDARY DIMENSIONS 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 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 WOODS BAGOT.
- 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 (H100) 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 MARKED AS --S-- 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 - 0.2 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 1969.
- 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:

AW = AWNING
BB = BOTTOM OF BANK
BBB = BARBEQUE
BEX = BOTTOM OF EXCAVATION / POTHOLE
BIT = BITUMEN
BLP = EXTERNAL BUILDING
BOR = BOTTOM OF ROCK
BR = BRIDGE
BW = BOTTOM WALL
CL = CENTRELINE
CON = CONCRETE
CSL = COMMUNICATIONS SLA
CVT = CULVERT
DD = DISH DRAIN
DK = DISH
DS = DOOR SILL LEVEL
EK = ELECTRICITY KIECK
ESL = ELECTRICITY SLA
FCE = FENCE
PHY = FIRE HYDRANT
FL = FLOOR LEVEL
GDN = GARDEN
GDR = GUARD RAIL
GRA = GRAVEL
GRT = GRATE
GSL = GAS SLA
GTE = GATE
LAN = LANDING
LID = MISCELLANEOUS PIT LID
LIP = KERB LIP
LP = LINE MARKING
NS = NATURAL SURFACE
OSL = OPTUS SURFACE LEVEL
PIHD = INVERT LEVEL PIPE AND DIA. HD
PISTD = INVERT LEVEL PIPE AND DIA. PTD
PADDD = INVERT LEVEL PIPE AND DIA. DDD
PAY = PAYING
RF = ROOF
RHP = RAMP
RR = ROOF RIDGE
SGN = SIGN
SH = SPOT HEIGHT
SIP = SEWER INSPECTION POINT
SPH = SPEED HUMP
SSL = SEWER SLA
STR = STAIRS
SVL = SEWER VENT
SWCL = INTERNAL WALL LOCATED BY CCTV USL
SWTH = STORMWATER HANDHOLE
SWPIT = STORMWATER PIT
SWSL = STORMWATER SLA
TB = TOP OF BANK
TCK = TRACK
TEX = TOP OF EXCAVATION / POTHOLE
TFCE = TOP OF FENCE
TG = TOP OF GUTTER
THW = TOP OF HEADWALL
TMB = TOP OF KERB
TOR = TOP OF ROCK
TR = TREE
TSL = TELSTRA SLA
TW = TOP OF WALL
TWC = TOP OF OUTSIDE CONC CULVERT WALL AFTER POT HOLLING
UNS = UNDERSIDE
USL = UNKNOWN SERVICE SLA
WSL = WATER SLA
WT = WATER TANK

HORIZONTAL DATUM:
CO-ORDINATE SYSTEM: MGA
MARKS USED: SSM 25391

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: SSM 25391
R.L. 10.068 (ORDER 1.3)
SOURCE: S.C.H.S. 18/10/17

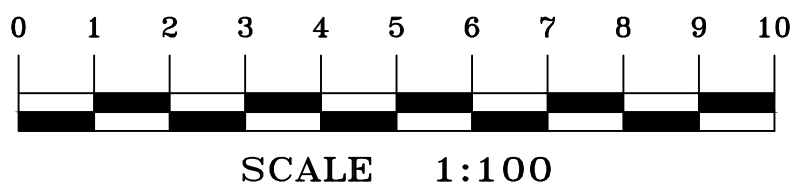
8	STORMWATER CULVERT, & SEWER LINE UPDATED IN PART SHEETS 3 & 6	29/04/19
7	STORMWATER PIPE LINKS UPDATED IN PART SHEETS 7A&C & 9	04/02/19
6	SHEET 1 UPDATED & SHEET 17 ADDED	29/10/18
5	EXTRA DETAIL, ALONG SOUTH WEST CAR PARK, DRAINAGE CHANNEL UNDER RAILWAY & BANK STREET	22/10/18
4	EXTRA DETAIL IN RHODES STREET TITLES & BOUNDARY UPDATED	4/07/18
3	DTM TRIANGLES ADDED	14/06/18
2	FIRST ISSUE	15/11/17
1	PRELIMINARY	6/11/17

CLIENT:
WOODS BAGOT
60 CARRINGTON STREET,
SYDNEY NSW 2000

SURVEY PLAN
SHOWING DETAIL & LEVELS
OVER LOT 10 IN D.P.1232584
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57-69 CONSTITUTION ROAD
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PO Box 463 Den Why NSW 2009
2/99A South Creek Road, Den Why NSW 2009
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Facsimile: (02) 9971 4802
E-mail: info@cmsurveyors.com.au

LGA: RYDE	SHEET 8 OF 18		
SURVEYED BB/ME/MB	DRAWN GP/MC/CJR	CHECKED MB	APPROVED MDL/DR
SURVEY INSTRUCTION 17394	SCALE 1:100	DATE OF SURVEY 1/02/19	DRAWING NAME 17394detail
CAD FILE 17394detail.dwg	ISSUE 8		



SUBSURFACE UTILITY INFORMATION

SUBSURFACE UTILITY INFORMATION (SUI) AS PER CLASSIFICATION QUALITY LABELLING UTILITY INFORMATION BY A CLASSIFICATION CODE ALLOWS THE USER OF THIS INFORMATION TO UNDERSTAND CLEARLY HOW THE INFORMATION WAS COLLECTED AND THEN PLACE AN APPROPRIATE AMOUNT OF RELIANCE ON IT. PROJECT RISKS RELATED TO UNDERGROUND UTILITIES CAN THEN BE PROPERLY MANAGED.

QUALITY A
INFORMATION IS THE HIGHEST POSSIBLE LEVEL OF ACCURACY AND IS OBTAINED EMPLOYING THE UNDERGROUND UTILITY (USING A NON-DESTRUCTIVE EXCAVATION (POT HOLE) METHOD). THE VERTICAL INFORMATION FOR THIS LOCATING METHOD IS TO THE TOP OF THE SHALLOWEST PART OF THE LOCATED SERVICE. THE 3D LOCATION IS RECORDED AS AN X, Y, Z COORDINATE. EXPECTED HORIZONTAL ACCURACY +/- 300MM.

QUALITY B
INFORMATION IS COLLECTED BY DESIGNATING THE HORIZONTAL AND VERTICAL LOCATION OF UNDERGROUND UTILITIES BY USING ELECTROMAGNETIC PIPE AND CABLE LOCATORS, SONDES OR FLEXI TRACE, GROUND PENETRATING RADAR AND ACOUSTIC PULSE EQUIPMENT. THIS IS THE MOST COMMON FORM OF UTILITY LOCATING AND ALTHOUGH ANY, Y AND Z AXES CAN BE ESTABLISHED IT IS NOT ALWAYS ENTIRELY ACCURATE DUE TO DIFFERING ELECTROMAGNETIC FIELDS, SOIL CONDITIONS AND MULTIPLE BANKS OF CABLES AFFECTING THE LOCATING SIGNAL. EXPECTED HORIZONTAL ACCURACY +/- 300MM. VERTICAL ACCURACY +/- 500MM.

QUALITY C
INFORMATION IS COLLECTED BY CORRELATING THE SURVEY OF VISIBLE UTILITY SURFACE FEATURES SUCH AS MANHOLE PLATES OR WATER HYDRANTS AND ACQUIRED DIAL BEFORE YOU DIG PLANS TO DRAW A STRONG WHICH SHOWS THE APPROXIMATE POSITION OF SERVICES. THIS METHOD DOES NOT USUALLY SHOW MULTIPLE BANKS OF CABLES AND DOES NOT ALWAYS SHOW THREE-DIMENSIONAL INFORMATION. EXPECTED HORIZONTAL ACCURACY (SURFACE FEATURES ONLY) IS +/- 300MM.

QUALITY D
INFORMATION IS THE MOST BASIC LEVEL OF UTILITY LOCATIONS USING ONLY INFORMATION BASED ON EXISTING DIAL BEFORE YOU DIG PLANS OR OTHER RECORDS AND BY MEASURING BOUNDARY OFFSETS ETC. THIS METHOD OF UTILITY LOCATING SHOULD ALWAYS BE TREATED AS AN INDICATION OF THE PRESENCE OF A SERVICE ONLY AND SHOULD NOT BE USED FOR DESIGN. TOLERANCE DOES NOT APPLY TO AN INDICATIVE LOCATION THAT IS ATTRIBUTED TO QUALITY LEVEL D.

DETECTION DISCLAIMER
ELECTROMAGNETIC LOCATING TECHNIQUES AS WELL AS GROUND PENETRATING RADAR HAVE BEEN UTILISED IN THE LOCATION OF UNDERGROUND SERVICES. THESE RESULTS ARE NOT MEASURABLE AND A NON-DESTRUCTIVE DIG PROCESS SHOULD BE CARRIED OUT TO CONFIRM SERVICE IDENTIFICATION, POSITIONS AND PARTICULARLY HEIGHTS, WHERE THESE ARE CRITICAL. ALTHOUGH ALL REASONABLE EFFORT HAS BEEN MADE IN LOCATING AND MAPPING THE UNDERGROUND SERVICES, THE COMPLETE EXTENTS OF THIS UTILITY SURVEY INFORMATION CANNOT BE GUARANTEED.

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LEGEND: (SEE NOTES)

- C = COMMUNICATIONS LINES (UNDERGROUND)
- EO = ELECTRICITY LINE (UNDERGROUND)
- G = GAS LINE
- S = SEWER LINE (UNDERGROUND)
- SW = STORMWATER LINE
- T = TELSTRA LINE (UNDERGROUND)
- U = UNKNOWN SERVICE (UNDERGROUND)
- W = WATER DISTRIBUTION LINE (UNDERGROUND)
- O = OPTUS LINE (UNDERGROUND)

LEGEND:

- S = SEWER LINE (UNDERGROUND) PLOTTED FROM SERVICE DIAGRAMS, APPROXIMATE POSITION ONLY.


CODE	DEPTH	DPE
106.78	SSL	1.31
RL	LOCATION	NOTE



NOTES

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 - BIT = BITUMEN
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 - BOR = BOTTOM OF ROCK
 - BRI = BRIDGE
 - BW = BOTTOM WALL
 - CL = CENTRELINE
 - CON = CONCRETE
 - CSL = COMMUNICATIONS SLA
 - CUL = CULVERT
 - DD = DISH DRAIN
 - DK = DECK
 - DS = DOOR SILL LEVEL
 - EK = ELECTRICITY KIOSK
 - ESL = ELECTRICITY SLA
 - FCE = FENCE
 - FHY = FIRE HYDRANT
 - FL = FLOOR LEVEL
 - GON = GARDEN
 - GOR = GUARD RAIL
 - GF = GUTTER LEVEL
 - GRA = GRAVEL
 - GRT = GRATE
 - GSL = GAS SLA
 - GTE = GATE
 - LAW = LANDING
 - LID = MISCELLANEOUS PIT LID
 - LIP = KERB LIP
 - LIP = LINE MARKING
 - NSL = NATURAL SURFACE
 - OSSL = OPTUS SURFACE LEVEL
 - PIHOD = INVERT LEVEL PIPE AND DIA. 10
 - PIYTD = INVERT LEVEL PIPE AND DIA. 15
 - PAHOD = INVERT LEVEL PIPE AND DIA. 400
 - PAY = PAVING
 - RF = TOP OF ROOF
 - RHP = RAMP
 - RR = ROOF RIDGE
 - SGN = SIGN
 - SH = SPOT HEIGHT
 - SIP = SEWER INSPECTION POINT
 - SPH = SPEED HUMP
 - SSL = SEWER SLA
 - STR = STAIRS
 - SVK = SEWER VENT
 - SWCL = INTERNAL WALL LOCATED BY CCTV USL
 - SWMH = STORMWATER MANHOLE
 - SWPIT = STORMWATER PIT
 - SWSL = STORMWATER SLA
 - TB = TOP OF BANK
 - TCK = TRACK
 - TEX = TOP OF EXCAVATION / POTHOLE
 - TFCE = TOP OF FENCE
 - TG = TOP OF GUTTER
 - THW = TOP OF HEADWALL
 - TKR = TOP OF KERB
 - TOR = TOP OF ROCK
 - TR = TREE
 - TSL = TELSTRA SLA
 - TW = TOP OF WALL
 - TWC = TOP OF OUTSIDE CONC CULVERT WALL AFTER POT HOLING
 - UNS = UNDERSIDE
 - USL = UNKNOWN SERVICE SLA
 - WSL = WATER SLA
 - WT = WATER TANK

 TREE SPREAD-DIAMETER-HEIGHT		
HORIZONTAL DATUM: CO-ORDINATE SYSTEM: MGA MARKS USED: SSM 25391		
VERTICAL DATUM: DATUM: AUSTRALIAN HEIGHT DATUM (AHD) B.M. ADOPTED: SSM 25391 R.L. 30.068 (ORDER L9) SOURCE: S.C.I.M.S. 18/10/17		
8	STORMWATER CULVERT, & SEWER LINE UPDATED IN PART SHEETS 3 & 6	29/04/19
7	STORMWATER PIPE LKRS UPDATED IN PART SHEETS 7, 8 & 9	04/02/19
6	SHEET 1 UPDATED & SHEET 17	29/10/18
5	EXTRA DETAIL ALONG SOUTH WEST CAR PARK, DRAINAGE CHANNEL UNDER RAILWAY BANK STREET	22/10/18
4	EXTRA DETAIL IN RHODES STREET TITLES & BOUNDARY	4/07/18
3	DTM TRIANGLES ADDED	14/06/18
2	FIRST ISSUE	15/11/17
1	PRELIMINARY	6/11/17

CLIENT:

WOODS BAGOT
60 CARRINGTON STREET,
SYDNEY NSW 2000

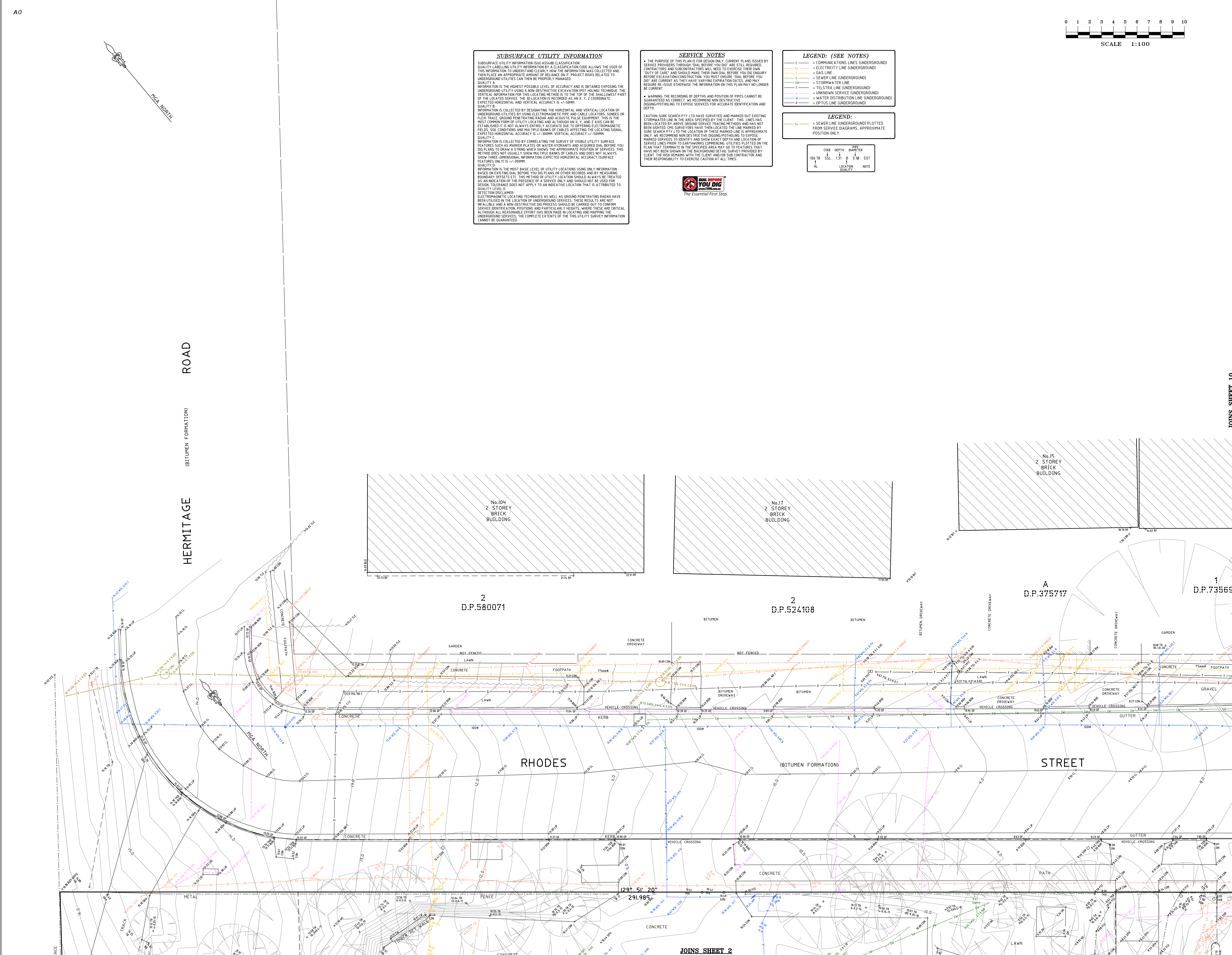
SURVEY PLAN
SHOWING DETAIL & LEVELS
OVER LOT 10 IN D.P.1232584
MEADOWBANK TAFE,
57-69 CONSTITUTION ROAD
MEADOWBANK NSW 2114

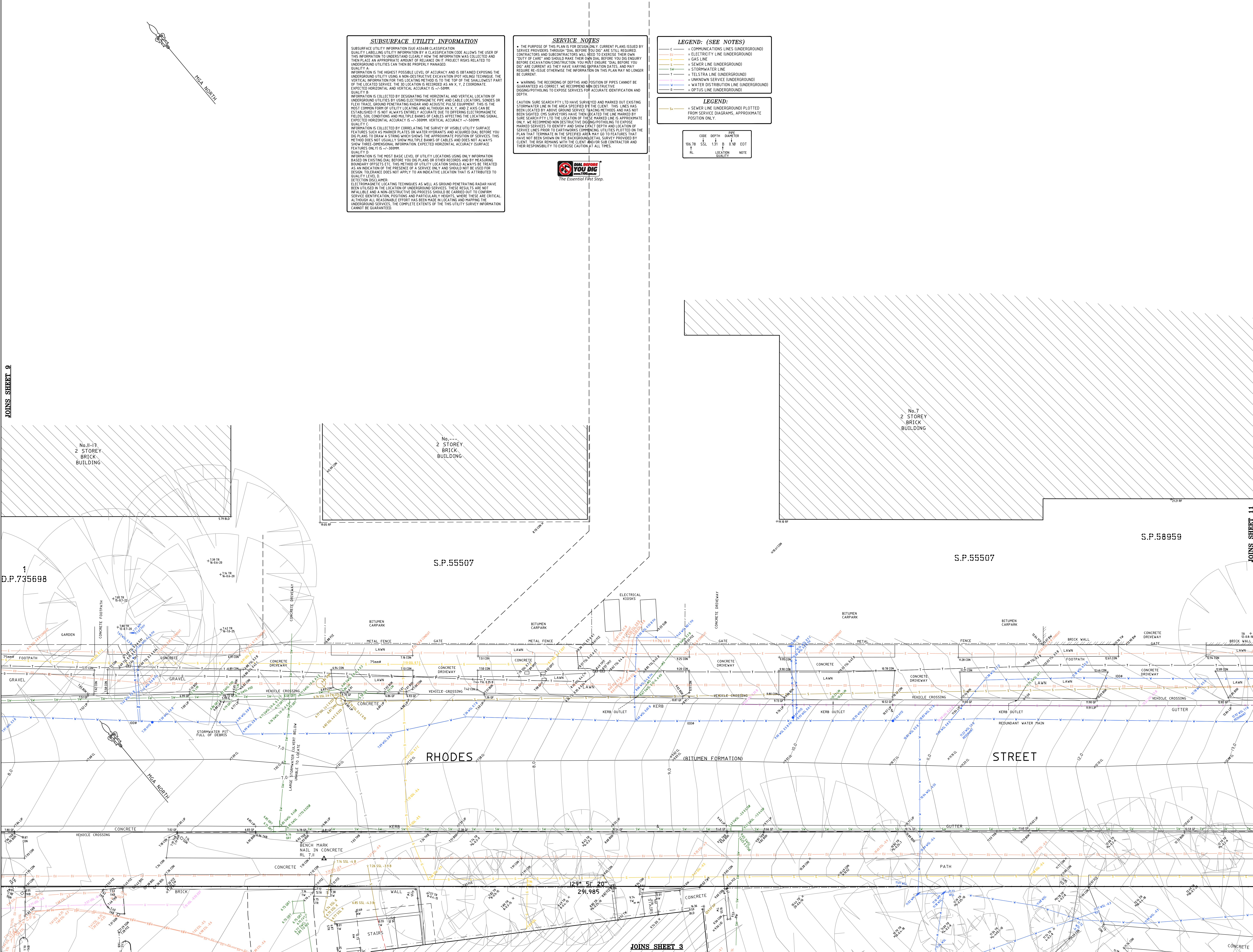
C.M.S. Surveyors
Pty Limited

ACN: 096 240 201

PO Box 463 Dee Why NSW 2099
2/99A South Creek Road, Dee Why NSW 2099
Telephone: (02) 9971 4802
Facsimile: (02) 9971 4802
E-mail: info@cmsurveyors.com.au

LGA: RYDE	SHEET 9 OF 18		
SURVEYED BY/ME/MB	DRAWN GP/MC/CJR	CHECKED MB	APPROVED MDL/DR
SURVEY INSTRUCTION 17394	SCALE 1:100	DATE OF SURVEY 1/02/19	DATE OF SURVEY 15/11/17
DRAWING NAME 17394detail	ISSUE 8		
CAD FILE 17394detail 8.dwg			





SUBSURFACE UTILITY INFORMATION

SUBSURFACE UTILITY INFORMATION (SU) ASSA88 CLASSIFICATION QUALITY LABELING UTILITY INFORMATION BY A CLASSIFICATION CODE ALLOWS THE USER OF THIS INFORMATION TO UNDERSTAND CLEARLY HOW THE INFORMATION WAS COLLECTED AND THEN PLACE AN APPROPRIATE AMOUNT OF RELIANCE ON IT. PROJECT RISKS RELATED TO UNDERGROUND UTILITIES CAN THEN BE PROPERLY MANAGED.

QUALITY A - INFORMATION IS THE HIGHEST POSSIBLE LEVEL OF ACCURACY AND IS OBTAINED EXPOSING THE UNDERGROUND UTILITY USING A NON-DESTRUCTIVE EXCAVATION (POT HOLE) TECHNIQUE. THE VERTICAL INFORMATION FOR THIS LOCATING METHOD IS TO THE TOP OF THE SHALLOWEST PART OF THE LOCATED SERVICE. THE 3D LOCATION IS RECORDED AS AN X, Y, Z COORDINATE. EXPECTED HORIZONTAL AND VERTICAL ACCURACY IS +/-50MM.

QUALITY B - INFORMATION IS COLLECTED BY DESIGNATING THE HORIZONTAL AND VERTICAL LOCATION OF UNDERGROUND UTILITIES BY USING ELECTROMAGNETIC PIPE AND CABLE LOCATORS, SONDES OR FLUX TRACE, GROUND PENETRATING RADAR AND ACOUSTIC PULSE EQUIPMENT. THIS IS THE MOST COMMON FORM OF UTILITY LOCATING AND ALTHOUGH AN X, Y, AND Z AXIS CAN BE ESTABLISHED IT IS NOT ALWAYS ENTIRELY ACCURATE DUE TO DIFFERING ELECTROMAGNETIC FIELDS, SOIL CONDITIONS AND MULTIPLE BANKS OF CABLES AFFECTING THE LOCATING SIGNAL. EXPECTED HORIZONTAL ACCURACY IS +/-200MM VERTICAL ACCURACY +/-500MM.

QUALITY C - INFORMATION IS COLLECTED BY CORRELATING THE SURVEY OF VISIBLE UTILITY SURFACE FEATURES SUCH AS MARKER PLATES OR WATER HYDRANTS AND ACQUIRED DIAL BEFORE YOU DIG PLANS TO DRAW A STRIKE WHICH SHOWS THE APPROPRIATE POSITION OF SERVICES. THIS METHOD DOES NOT USUALLY SHOW MULTIPLE BANKS OF CABLES AND DOES NOT ALWAYS SHOW THREE-DIMENSIONAL INFORMATION. EXPECTED HORIZONTAL ACCURACY (SURFACE FEATURES ONLY) IS +/-500MM.

QUALITY D - INFORMATION IS THE MOST BASIC LEVEL OF UTILITY LOCATIONS USING ONLY INFORMATION BASED ON EXISTING DIAL BEFORE YOU DIG PLANS OR OTHER RECORDS AND BY MEASURING BOUNDARY OFFSETS ETC. THIS METHOD OF UTILITY LOCATION SHOULD ALWAYS BE TREATED AS AN INDICATION OF THE PRESENCE OF A SERVICE ONLY AND SHOULD NOT BE USED FOR DESIGN. TOLERANCE DOES NOT APPLY TO AN INDICATIVE LOCATION THAT IS ATTRIBUTED TO QUALITY LEVEL D.

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- 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 HAVE THEM DONE BEFORE YOU DIG ENDS BEFORE EXCAVATION/CONSTRUCTION. YOU MUST ENSURE DIAL BEFORE YOU DIG ARE CURRENT AS THEY HAVE VARYING INFORMATION DATES, AND MAY REQUIRE RE-ISSUE OTHERWISE THE INFORMATION ON THIS PLAN MAY NO LONGER BE CURRENT.
- WARNING: THE RECORDING OF DEPTHS AND POSITION OF PIPES CANNOT BE GUARANTEED AS CORRECT. WE RECOMMEND NON DESTRUCTIVE DIGGING/POTHOLING TO EXPOSE SERVICES FOR ACCURATE IDENTIFICATION AND DEPTH.
- CAUTION: SURE SEARCH PTY LTD HAVE SURVEYED AND MARKED OUT EXISTING STORMWATER LINE IN THE AREA SPECIFIED BY THE CLIENT. THIS LINE HAS BEEN LOCATED BY ABOVE GROUND SERVICE TRACING METHODS AND HAS NOT BEEN SIGHTED. CMS SURVEYORS HAVE THEN LOCATED THE LINE MARKED BY SURE SEARCH PTY LTD TO THE LOCATION OF THESE MARKED LINE IS APPROXIMATE ONLY. 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.



LEGEND: (SEE NOTES)

- C = COMMUNICATIONS LINES (UNDERGROUND)
- EL = ELECTRICITY LINE (UNDERGROUND)
- G = GAS LINE
- S = SEWER LINE (UNDERGROUND)
- SW = STORMWATER LINE
- T = TELSTRA LINE (UNDERGROUND)
- U = UNKNOWN SERVICE (UNDERGROUND)
- W = WATER DISTRIBUTION LINE (UNDERGROUND)
- O = OPTUS LINE (UNDERGROUND)

LEGEND:

- SW = SEWER LINE (UNDERGROUND) PLOTTED FROM SERVICE DIAGRAMS, APPROXIMATE POSITION ONLY.

CODE	DEPTH	PIPE
106.78	SSL	131
RL	LOCATION	QUALITY
		NOTE

NOTES

- 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 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 WOODS BAGOT.
- 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 (POT HOLE) 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 MARKED AS ---SW--- 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 - 0.2 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 READINGS.
- COPYRIGHT © CMS 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 1969.
- 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:

AW = AWNING
BB = BOTTOM OF BANK
BBB = BARBEQUE
BEX = BOTTOM OF EXCAVATION / POTHOLE
BIT = BITUMEN
BLD = EXTERNAL BUILDING
BOR = BOTTOM OF ROCK
BRI = BRIDGE
BW = BOTTOM WALL
CL = CENTRELINE
CON = CONCRETE
CSL = COMMUNICATIONS SLA
CYL = CULVERT
DD = DISH DRAIN
DK = DECK
DS = DOOR SILL LEVEL
EK = ELECTRICITY KIOSK
ESL = ELECTRICITY SLA
FCE = FENCE
PHY = FIRE HYDRANT
FL = FLOOR LEVEL
GDN = GARDEN
GOR = GUARD RAIL
GR = GRAVEL
GRT = GRATE
GSL = GAS SLA
GTE = GATE
LAN = LANDING
LID = MISCELLANEOUS PIT LID
LIP = KERB LIP
LPT = LINE MARKING
NS = NATURAL SURFACE
OSL = OPTUS SURFACE LEVEL
PIHD = INVERT LEVEL PIPE AND DIA. 10
PIYTD = INVERT LEVEL PIPE AND DIA. 15
PA000 = INVERT LEVEL PIPE AND DIA. 400
PAY = PAVING
RF = TOP OF ROOF
RHP = RAHP
RR = ROOF RIDGE
SGN = SIGN
SH = SPOT HEIGHT
SIP = SEWER INSPECTION POINT
SPH = SPEED HUMP
SSL = SEWER SLA
STR = STAIRS
SV = SEWER VENT
SWCL = INTERNAL WALL LOCATED BY CCTV USL
SWMH = STORMWATER MANHOLE
SWPIT = STORMWATER PIT
WSL = STORMWATER SLA
TB = TOP OF BANK
TCK = TRACK
TEX = TOP OF EXCAVATION / POTHOLE
TFCE = TOP OF FENCE
TG = TOP OF GUTTER
THW = TOP OF HEADWALL
TKB = TOP OF KERB
TOR = TOP OF ROCK
TR = TREE
TSL = TELSTRA SLA
TW = TOP OF WALL
TWC = TOP OF OUTSIDE CONC CULVERT WALL AFTER POT HOLING
UNS = UNDERSIDE
USL = UNKNOWN SERVICE SLA
WSL = WATER SLA
WT = WATER TANK

TREE SPREAD-DIAMETER-HEIGHT	
HORIZONTAL DATUM: CO-ORDINATE SYSTEM: MGA MARKS USED: SSM 25391	
VERTICAL DATUM: DATUM: AUSTRALIAN HEIGHT DATUM (AHD) B.M. ADOPTED: SSM 25391 RL: 10.068 (ORDER L3) SOURCE: S.S.M. 118/10/17	
8	STORMWATER CULVERT, & SEWER LINE UPDATED IN PART SHEETS 3 & 6
7	STORMWATER PIPE LIMS UPDATED IN PART SHEETS 7A2 & 9
6	SHEET 1 UPDATED & SHEET 17
5	EXTRA DETAIL ALONG SOUTH WEST CAR PARK, DRAINAGE CHANNEL UNDER RAILWAY BANK STREET
4	EXTRA DETAIL IN RHODES STREET TITLES & BOUNDARY UPDATED
3	DTM TRIANGLES ADDED
2	FIRST ISSUE
1	PRELIMINARY

CLIENT:

WOODS BAGOT
60 CARRINGTON STREET,
SYDNEY NSW 2000

SURVEY PLAN
SHOWING DETAIL & LEVELS
OVER LOT 10 IN D.P.1232584
MEADOWBANK TAFE,
57-69 CONSTITUTION ROAD
MEADOWBANK NSW 2114

C.M.S. Surveyors
Pty Limited

ACN: 096 240 201

PO Box 463 Den Why
NSW 2009
2/29A South Creek Road,
Den Why NSW 2009
Telephone: (02) 9671 4800
Facsimile: (02) 9671 4802
E-mail: info@cmsurveyors.com.au

LGA: RYDE	SHEET 10 OF 18
SURVEYED BB/ME/MB	DRAWN GP/MC/CJR
CHECKED MB	APPROVED MDL/DR
SURVEY INSTRUCTION 17394	SCALE 1:500
DRAWING NAME 17394detail	DATE OF SURVEY 1/02/19
CAD FILE 17394detail 8.dwg	ISSUE 8

SUBSURFACE UTILITY INFORMATION

SUBSURFACE UTILITY INFORMATION (SU) ASS488 CLASSIFICATION QUALITY LABELLING UTILITY INFORMATION BY A CLASSIFICATION CODE ALLOWS THE USER OF THIS INFORMATION TO UNDERSTAND CLEARLY HOW THE INFORMATION WAS COLLECTED AND THEN PLACE AN APPROPRIATE AMOUNT OF RELIANCE ON IT. PROJECT RISKS RELATED TO UNDERGROUND UTILITIES CAN THEN BE PROPERLY MANAGED.

INFORMATION A: INFORMATION IS THE HIGHEST POSSIBLE LEVEL OF ACCURACY AND IS OBTAINED EXPOSING THE UNDERGROUND UTILITY USING A NON-DESTRUCTIVE EXCAVATION (POT HOLE) TECHNIQUE. THE VERTICAL INFORMATION FOR THIS LOCATION METHOD IS TO THE TOP OF THE SMALLEST PART OF THE LOCATED SERVICE. THE 3D LOCATION IS RECORDED AS AN X, Y, Z COORDINATE. EXPECTED HORIZONTAL AND VERTICAL ACCURACY IS +/- 50MM.

INFORMATION B: INFORMATION IS COLLECTED BY DESIGNATING THE HORIZONTAL AND VERTICAL LOCATION OF UNDERGROUND UTILITIES BY USING ELECTROMAGNETIC PIPE AND CABLE LOCATORS, SONDES OR FLEX TRAIL, GROUND PENETRATING RADAR AND ACoustic PULSE EQUIPMENT. THIS IS THE MOST COMMON FORM OF UTILITY LOCATING AND ALTHOUGH AN X, Y, AND Z AXIS CAN BE ESTABLISHED IT IS NOT ALWAYS ENTIRELY ACCURATE DUE TO DIFFERING ELECTROMAGNETIC FIELDS, SOIL CONDITIONS AND MULTIPLE BUNDLES OF CABLES AFFECTING THE LOCATION SIGNAL. EXPECTED HORIZONTAL ACCURACY IS +/- 300MM. VERTICAL ACCURACY +/- 500MM.

INFORMATION C: INFORMATION IS COLLECTED BY CORRELATING THE SURVEY OF VISIBLE UTILITY SURFACE FEATURES SUCH AS MANHOLE PLATES OR WATER HYDRANTS AND ACQUIRED DATA BEFORE YOU DIG PLANS TO DRAW A STRONG WHICH SHOWS THE APPROXIMATE POSITION OF SERVICES. THIS METHOD DOES NOT USUALLY SHOW MULTIPLE BUNDLES OF CABLES AND DOES NOT ALWAYS SHOW THREE-DIMENSIONAL INFORMATION. EXPECTED HORIZONTAL ACCURACY (SURFACE FEATURES ONLY) IS +/- 300MM.

INFORMATION D: INFORMATION IS THE MOST BASIC LEVEL OF UTILITY LOCATIONS USING ONLY INFORMATION BASED ON EXISTING DATA BEFORE YOU DIG PLANS OR OTHER RECORDS AND BY MEASURING BOUNDARY OFFSETS ETC. THIS METHOD OF UTILITY LOCATION SHOULD ALWAYS BE TREATED AS AN INDICATION OF THE PRESENCE OF A SERVICE ONLY AND SHOULD NOT BE USED FOR DESIGN. TOLERANCE DOES NOT APPLY TO AN INDICATIVE LOCATION THAT IS ATTRIBUTED TO QUALITY LEVEL D.

DETECTION DISCLOSURE: ELECTROMAGNETIC LOCATING TECHNIQUES AS WELL AS GROUND PENETRATING RADAR HAVE BEEN UTILISED IN THE LOCATION OF UNDERGROUND SERVICES. THESE RESULTS ARE NOT INFALLIBLE AND A NON-DESTRUCTIVE DIG PROCESS SHOULD BE CARRIED OUT TO CONFIRM SERVICE IDENTIFICATION POSITIONS AND PARTICULARLY HEIGHTS, WHERE THESE ARE CRITICAL. ALTHOUGH ALL REASONABLE EFFORT HAS BEEN MADE IN LOCATING AND MAPPING THE UNDERGROUND SERVICES, THE COMPLETE EXTENTS OF THE UTILITY SURVEY INFORMATION CANNOT BE GUARANTEED.

SERVICE NOTES

- THE PURPOSE OF THIS PLAN IS FOR DESIGN ONLY. CURRENT PLANS ISSUED BY SERVICE PROVIDERS THROUGHOUT 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.
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- CAUTION: SURE SEARCH PTY LTD HAVE SURVEYED AND MARKED OUT EXISTING STORMWATER LINE IN THE AREA SPECIFIED BY THE CLIENT. THIS LINES HAS BEEN LOCATED BY ABOVE GROUND SERVICE TRACING METHODS AND WAS NOT BEEN SIGHTED. CMS SURVEYORS HAVE THEN LOCATED THE LINE MARKED BY SURE SEARCH PTY LTD TO THE LOCATION OF THESE MARKED LINE IS APPROXIMATE ONLY. 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.



LEGEND: (SEE NOTES)

- C = COMMUNICATIONS LINES (UNDERGROUND)
- E = ELECTRICITY LINE (UNDERGROUND)
- G = GAS LINE
- S = SEWER LINE (UNDERGROUND)
- SW = STORMWATER LINE
- T = TELSTRA LINE (UNDERGROUND)
- U = UNKNOWN SERVICE (UNDERGROUND)
- V = WATER DISTRIBUTION LINE (UNDERGROUND)
- O = OPTUS LINE (UNDERGROUND)

LEGEND:

CODE	DEPTH	PIPE DIAMETER	NOTE
106.78	SSL	131	8 0.18 EOT
RL	LOCATION	QUALITY	

NOTES

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- 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 (SP) 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 MARKED AS ---S--- 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 - 0.2 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.
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- THIS NOTICE MUST NOT BE ERASED.

LEGEND:

- AW = AWNING
- BB = BOTTOM OF BANK
- BBQ = BARBEQUE
- BEX = BOTTOM OF EXCAVATION / POTHOLE
- BIT = BITUMEN
- BLD = EXTERNAL BUILDING
- BOR = BOTTOM OF ROCK
- BRI = BRIDGE
- BW = BOTTOM WALL
- CL = CENTRELINE
- CON = CONCRETE
- CSL = COMMUNICATIONS SLA
- CY = CULVERT
- DD = DISH DRAIN
- DK = DECK
- DS = DOOR SILL LEVEL
- EK = ELECTRICITY KIOSK
- ESL = ELECTRICITY SLA
- FCE = FENCE
- PHY = FIRE HYDRANT
- FL = FLOOR LEVEL
- GON = GARDEN
- GDR = GUARD RAIL
- GRA = GRAVEL
- GRT = GRATE
- GSL = GAS SLA
- GTE = GATE
- LAN = LANDING
- LID = MISCELLANEOUS PIT LID
- LIP = KERB LIP
- LIP = LINE MARKING
- NS = NATURAL SURFACE
- OSS = OPTUS SURFACE LEVEL
- PIHD = INVERT LEVEL PIPE AND DIA. 10
- PIYTD = INVERT LEVEL PIPE AND DIA. 15
- PA000 = INVERT LEVEL PIPE AND DIA. 400
- PAY = PAVING
- RF = TOP OF ROOF
- RHP = RAMP
- RR = ROOF RIDGE
- SGN = SIGN
- SH = SPOT HEIGHT
- SIP = SEWER INSPECTION POINT
- SPH = SPEED HUMP
- SSL = SEWER SLA
- STR = STAIRS
- SVK = SEWER VENT
- SWCL = INTERNAL WALL, LOCATED BY CCTV USL
- SWMH = STORMWATER MANHOLE
- SWPIT = STORMWATER PIT
- WSL = STORMWATER SLA
- TB = TOP OF BANK
- TCK = TRACK
- TFCE = TOP OF FENCE
- TF = TOP OF FLOOR
- THW = TOP OF HEADWALL
- TBR = TOP OF KERB
- TF = TOP OF GUTTER
- TOR = TOP OF ROCK
- TR = TREE
- TSL = TELSTRA SLA
- TW = TOP OF WALL
- TWC = TOP OF OUTSIDE CONC CULVERT WALL AFTER POTHOLING
- UNL = UNDERSIDE
- USL = UNKNOWN SERVICE SLA
- WSL = WATER SLA
- WT = WATER TANK

TREE SPREAD-DIAMETER-HEIGHT

HORIZONTAL DATUM:
CO-ORDINATE SYSTEM: MGA
MARKS USED: SSM 25391

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: SSM 25391
RL: 30.068 (ORDER L9)
SOURCE: S.S.M. 118/10/17

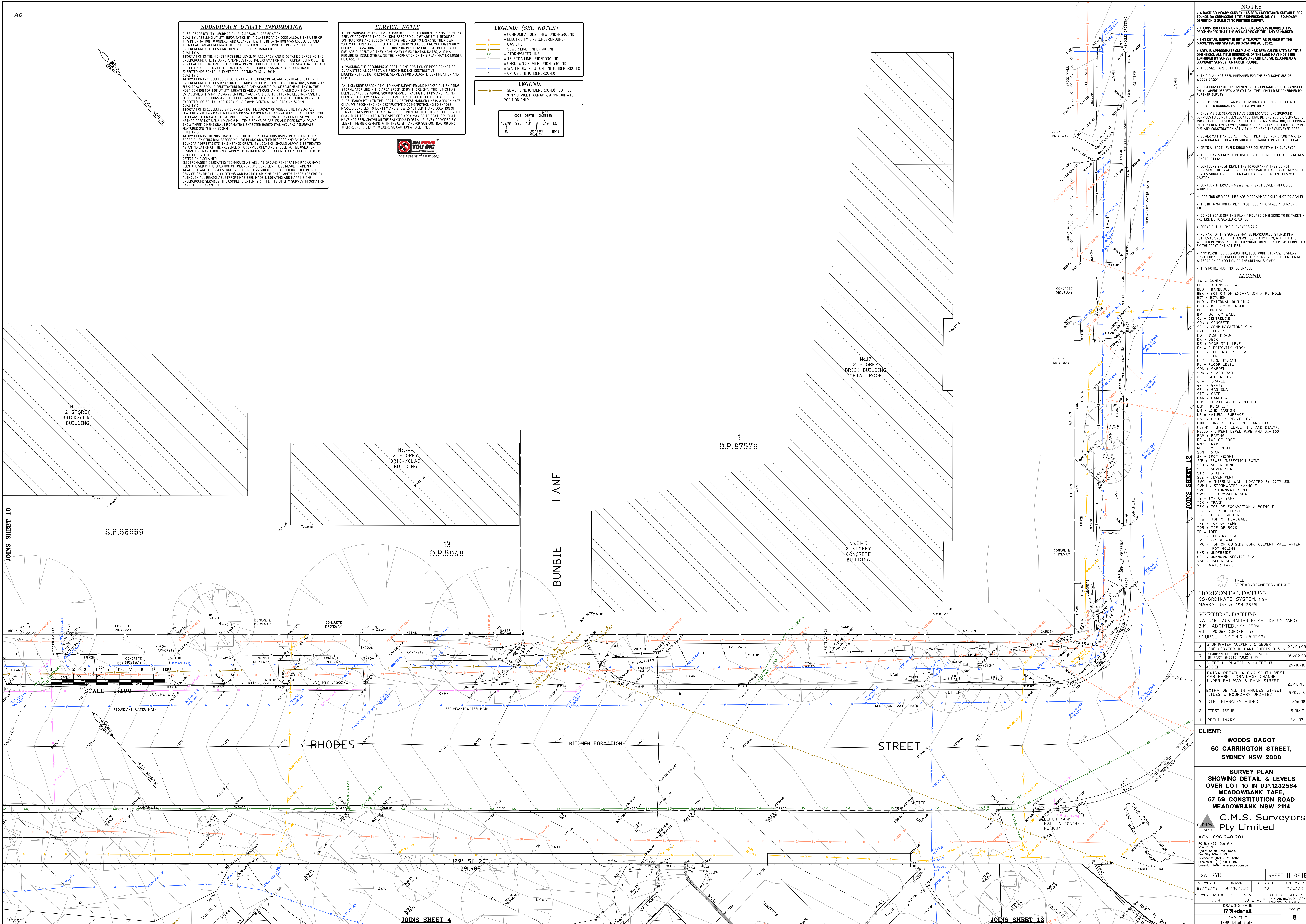
8	STORMWATER CULVERT, & SEWER LINE UPDATED IN PART SHEETS 3 & 6	29/04/19
7	STORMWATER PIPE LIMS UPDATED IN PART SHEETS 3 & 6	04/02/19
6	SHEET 1 UPDATED & SHEET 17 ADDED	29/10/18
5	EXTRA DETAIL ALONG SOUTH WEST CAR PARK, DRAINAGE CHANNEL, RAILWAY, BANK STREET	22/10/18
4	EXTRA DETAIL IN RHODES STREET TITLES & BOUNDARY	4/07/18
3	DTM TRIANGLES ADDED	14/06/18
2	FIRST ISSUE	15/11/17
1	PRELIMINARY	6/11/17

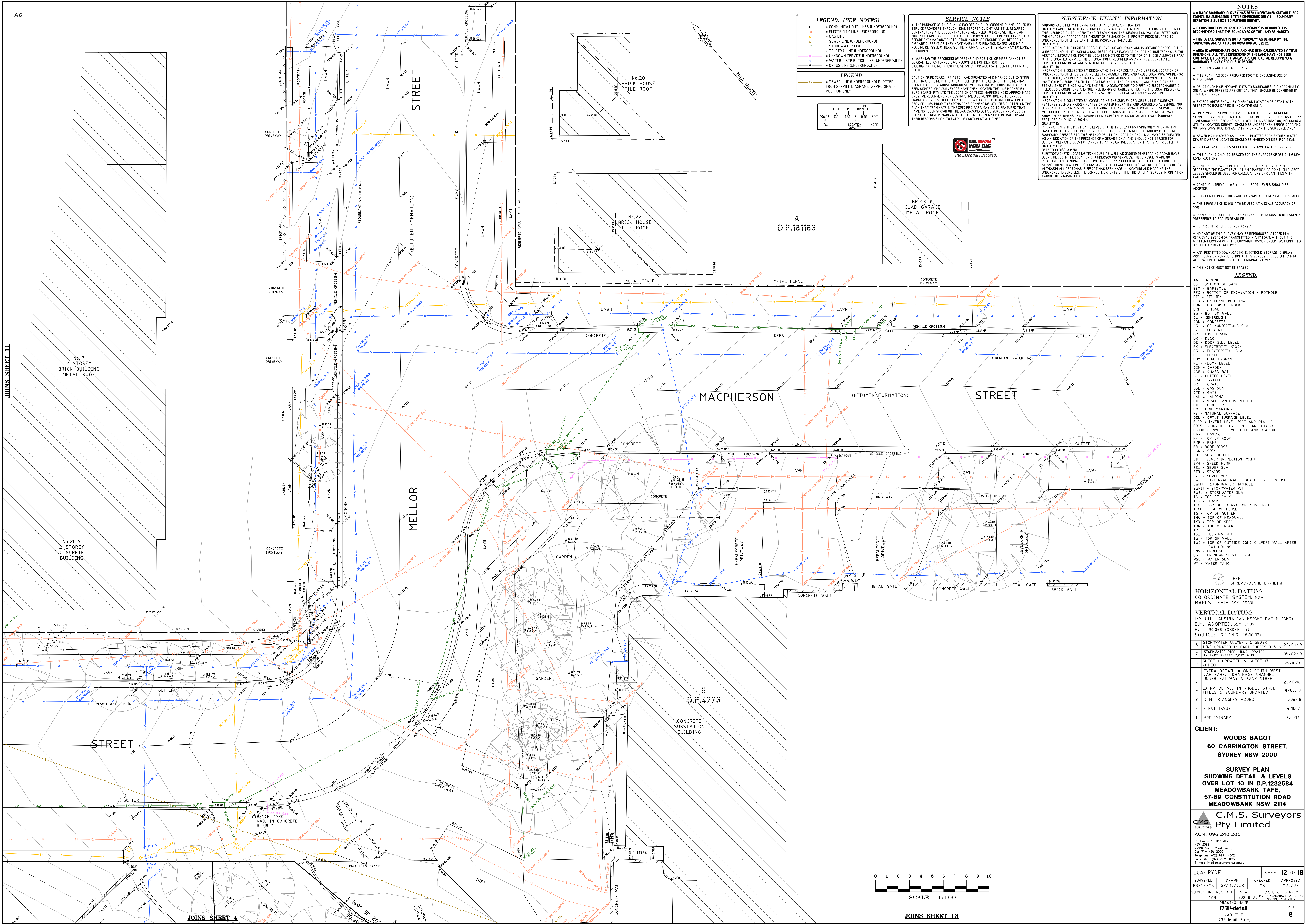
CLIENT:
WOODS BAGOT
60 CARRINGTON STREET,
SYDNEY NSW 2000

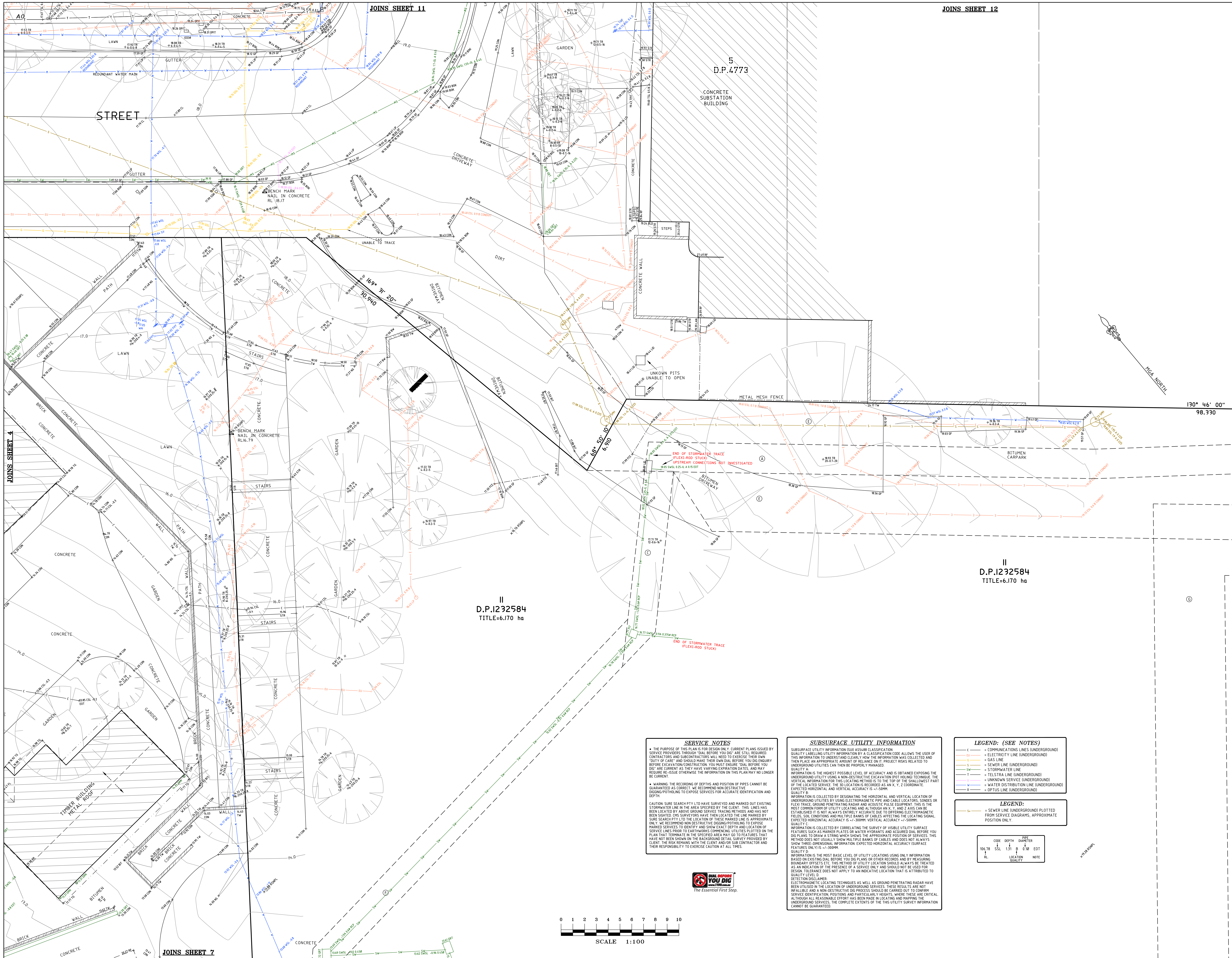
SURVEY PLAN
SHOWING DETAIL & LEVELS
OVER LOT 10 IN D.P.1232584
MEADOWBANK TAFE,
57-69 CONSTITUTION ROAD
MEADOWBANK NSW 2114

C.M.S. Surveyors Pty Limited
CMS SURVEYORS
ACN: 096 240 201
PO Box 463 Dee Why NSW 2099
2/29A South Creek Road, Dee Why NSW 2099
Telephone: (02) 9971 4800
Facsimile: (02) 9971 4802
E-mail: info@cmsurveyors.com.au

LGA: RYDE			SHEET 11 OF 18	
SURVEYED BB/ME/MB	DRAWN GP/MC/CJR	CHECKED MB	APPROVED MDL/DR	
SURVEY INSTRUCTION 17314	SCALE 1:100	DATE OF SURVEY 16/10/17 - 20/06/18, 2 - 4/10/18, 2/19, 15/12/2019		
DRAWING NAME 17314detail			ISSUE	
CAD FILE 17314detail 8.dwg			8	







NOTES

- * A BASIC BOUNDARY SURVEY HAS BEEN UNDERTAKEN SUITABLE FOR CONVEYANCE SUBMISSION. TITLE DIMENSIONS ONLY - BOUNDARY DIMENSIONS ARE SUBJECT TO FURTHER SURVEY.
- * IF CONSTRUCTION ON OR NEAR BOUNDARIES IS REQUIRED IT IS RECOMMENDED THAT THE BOUNDARIES OF THE LAND BE MARKED.
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- * AREA IS APPROXIMATE ONLY AND HAS BEEN CALCULATED BY THE SURVEYOR. ALL TITLE DIMENSIONS OF THE LAND HAVE NOT BEEN DIMENSIONED. DIMENSIONS OF 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 VICODS PART 8.
- * RELATIONSHIPS OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY. WHERE OPFENS ARE CRITICAL, THEY SHOULD BE CONFIRMED BY A SEPARATE SURVEY.
- * EXCEPT WHERE SHOWN BY DIMENSION LOCATION OF DETAIL WITH RESPECT TO BOUNDARIES IS INDICATIVE ONLY.
- * ONLY VISIBLE SURVEY FEATURES HAVE BEEN LOCATED. UNDERGROUND SERVICES, SUCH AS WATER, GAS, CABLE, BEFORE YOU DO SERVICES (SP-1000) SHOULD BE USED AND A FULL UTILITY INVESTIGATION, INCLUDING A GROUND PENETRATING RADAR, SHOULD BE UNDERTAKEN BEFORE CARRYING OUT ANY CONSTRUCTION ACTIVITY ON OR NEAR THE SURVEYED AREA.
- * SEWER MAIN MARKED AS5 - Ss4 - PLOTTED FROM STONEY WATER SEWER DIAGRAM. LOCATIONS OF SEWERS MARKED ON SITE IF CRITICAL.
- * CRITICAL SPOT LEVELS SHOULD BE CONFIRMED WITH SURVEYOR.
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- * CONTOUR INTERVAL - 0.2 metre - SPOT LEVELS SHOULD BE ADJUSTED.
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LEGEND:

AW	=	AWNING
BB	=	BOTTOM OF BANK
BBQ	=	BARBECUE
BCK	=	BACK OF EXCAVATION / POTHOLE
BTD	=	BUTENEN
BLD	=	EXTERNAL BUILDING
BST	=	POSITION OF ROOF
BRI	=	BRIDGE
BW	=	BOTTOM WALL
CL	=	CENTRELINE
CON	=	CONCRETE
CSL	=	COMMUNICATIONS SLA
CVI	=	CULVERT
DD	=	DISH DRAIN
DE	=	DECK
DD	=	DOOR SILL LEVEL
EX	=	ELECTRICITY KIOSK
EL	=	ELECTRICITY SLA
FCE	=	FENCE
FHY	=	FIRE HYDRANT
FL	=	FLOW LEVEL
GDN	=	GARDEN
GR	=	GRASS
GF	=	GUTTER LEVEL
GGR	=	GRAVEL
GR	=	GRATE
GSL	=	GRASS SLA
GTE	=	GATE
LAN	=	LANDING
LAN	=	MISCELLANEOUS PIT LID
LIP	=	LIP
LIP	=	LIP
MS	=	NATURAL SURFACE
MS	=	NATURAL SURFACE
PRO	=	INVERT LEVEL PIPE AND DIA
P7370	=	INVERT LEVEL PIPE AND DIA 375
PRO60	=	INVERT LEVEL PIPE AND DIA 600
PAY	=	PAVING
RF	=	TOP OF ROOF
RMP	=	RAMP
RR	=	ROAD
SGN	=	SEASON
SH	=	SPOT HEIGHT
SIP	=	SIDEPERIMETER POINT
SPH	=	SPEED HUMP
SL	=	SEWER SLA
SL	=	SEWER
SL	=	STAIRS
SE	=	SEWER
SWGL	=	INTERNAL WALL LOCATED BY CCTV SLA
SWHSL	=	STORMWATER WHOLE
SWHPT	=	STORMWATER PUMP
SWHSL	=	STORMWATER SLA
TR	=	TOP OF BANK
TR	=	TRACK
TR	=	TOP OF EXCAVATION / POTHOLE
TR	=	TOP OF FENCE
TR	=	TOP OF GUTTER
TR	=	TOP OF HEADMALL
TR	=	TOP OF KERB
TR	=	TOP OF ROOF
TR	=	TREE
TR	=	TRUCK SLA
TR	=	TOP OF WALL
TR	=	TOP OF OUTSIDE CONCRETE CULVERT WALL AFTER POT
US	=	UNDERSIDE
USL	=	UNKNOWN SERVICE SLA
WSL	=	WATER SLA
WT	=	WATER TANK

TREE

SPREAD-DIAMETER-HEIGHT

HORIZONTAL DATUM:

CO-ORDINATE SYSTEM: MGA

MARKS USED: SSM 25391

VERTICAL DATUM:

DATUM: AUSTRALIAN SEA LEVEL DATUM (AHD)

B.M. ADDED: SSM 25391

VERTICAL ADJUSTMENT ORDER L3

SOURCE: S.C.I.M.S. (18/01/07)

8	STORMWATER CULVERT, & SEWER LINE LOCATED IN PART SHEETS 3 & 6	29/04/19
9	TRAIL, TOP OF FENCE LINE LOCATED IN PART SHEETS 7&8, 6 & 11	04/02/19
6	SHEET 1 UPDATED & SHEET IT	29/10/18
5	EXTRA DETAIL ALONG SOUTH WEST CAR PARK, DRAINAGE CHANNEL, DRIVEWAY & BANK STREET	22/10/18
4	EXTRA DETAIL IN RHODES STREET DIMENSIONS & BOUNDARY	4/07/18
3	TITLE TRIANGLES ADDED	11/06/18
2	FIRST ISSUE	15/11/17
1	PRELIMINARY	6/11/17

CLIENT:

WOODS BAGOT
80 CARRINGTON STREET,
SYDNEY NSW 2000

SURVEY PLAN

SHOWING DETAIL & LEVELS
OVER LOT 10 IN D.P.1232584
MEADOWBANK FATE
57-69 CONSTITUTION ROAD
MEADOWBANK NSW 2114

C.M.S. SURVEYS

Pty Limited

ACNC: 096 240 201

PO BOX 463 Deewy Hill
 NSW 2059
 2/888 South Creek Road,
 Deewy Hill NSW 2059
 Telephone: (02) 9971 4802
 Facsimile: (02) 9971 4802
 E-mail: info@cms-surveys.com.au

LG&A: RYDE	SHEET 13 OF 18
SURVEYED BY: DR J. W. CRAWFORD	CHECKED BY: J. W. CRAWFORD
DRAWN BY: GP M/C CRAWFORD	DATE OF SURVEY: 14/07/2018
SURVEY INSTRUMENT: 17314	SCALE: 1:500 @ A4
DATE OF SURVEY: 17/04/2018	DATE OF SURVEY: 17/04/2018
ISSUE: 1	ISSUE: 1



NOTES

- 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 PUBLIC RECORD.
- TREE SIZES ARE ESTIMATES ONLY.
- THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF WOODS BAGOT.
- 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 (DIAL) 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 MARKED AS ---S---, 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 ANALYSIS.
- CONTOUR INTERVAL: 0.2 metre - SPOT LEVELS SHOULD BE ADDED.
- POSITION OF RIDGE LINES ARE DIAGRAMMATIC (ONLY INOT 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 SCALE READINGS.
- COPYRIGHT © CMS 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.

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SERVICE 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 CORRECT.

WARNING: THE RECORDING OF DEPTHS AND POSITION OF PIPES CANNOT BE GUARANTEED AS CORRECT. WE RECOMMEND NON DESTRUCTIVE DIGGING/POTHOLING TO EXPOSE SERVICES FOR ACCURATE IDENTIFICATION AND DEPTH.

CAUTION: SURE SEARCH PTY LTD HAVE SURVEYED AND MARKED OUT EXISTING STORMWATER LINES IN THE AREA SPECIFIED BY THE CLIENT. THIS LINES HAS BEEN LOCATED BY ABOVE GROUND SERVICE TRACING METHODS AND HAS NOT BEEN SIGHTED. CMS SURVEYORS HAVE THEN LOCATED THE LINE MARKED BY SURE SEARCH PTY LTD TO THE LOCATION OF THESE MARKED LINES IS APPROXIMATE. ONLY 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.

SUBSURFACE UTILITY INFORMATION

SUBSURFACE UTILITY INFORMATION (SU) ASS488 CLASSIFICATION. QUALITY LABELLING UTILITY INFORMATION BY A CLASSIFICATION CODE ALLOWS THE USER OF THIS INFORMATION TO UNDERSTAND CLEARLY HOW THE INFORMATION WAS COLLECTED AND THEN PLACE AN APPROPRIATE AMOUNT OF RELIANCE ON IT. PROJECT RISKS RELATED TO UNDERGROUND UTILITIES CAN THEN BE PROPERLY MANAGED.

QUALITY A INFORMATION IS THE HIGHEST POSSIBLE LEVEL OF ACCURACY AND IS OBTAINED EXPOSING THE UNDERGROUND UTILITY USING A NON-DESTRUCTIVE EXCAVATION (DIP) HOUND TECHNIQUE. THE VERTICAL INFORMATION FOR THIS LOCATING METHOD IS TO THE TOP OF THE SHALLOWEST PART OF THE LOCATED SERVICE. THE 3D LOCATION IS RECORDED AS AN X, Y, Z COORDINATE. EXPECTED HORIZONTAL AND VERTICAL ACCURACY IS +/-50MM.

QUALITY B INFORMATION IS COLLECTED BY DESIGNATING THE HORIZONTAL AND VERTICAL LOCATION OF UNDERGROUND UTILITIES BY USING ELECTROMAGNETIC PIPE AND CABLE LOCATORS, SONDES OR FLEXI TRACE, GROUND PENETRATING RADAR AND ACOUSTIC PULSE EQUIPMENT. THIS IS THE MOST COMMON FORM OF UTILITY LOCATING AND ALTHOUGH AN X, Y, AND Z AXIS CAN BE ESTABLISHED IT IS NOT ALWAYS ENTIRELY ACCURATE DUE TO DIFFERING ELECTROMAGNETIC FIELDS, SOIL CONDITIONS AND MULTIPLE BANKS OF CABLES AFFECTING THE LOCATING SIGNAL. EXPECTED HORIZONTAL AND VERTICAL ACCURACY IS +/-300MM.

QUALITY C INFORMATION IS COLLECTED BY CORRELATING THE SURVEY OF VISIBLE UTILITY SURFACE FEATURES SUCH AS MARKER PLATES OR WATER HYDRANTS AND ACQUIRED DIAL BEFORE YOU DIG PLANS TO DRAW A STRONG WHICH SHOWS THE APPROXIMATE POSITION OF SERVICES. THIS METHOD DOES NOT USUALLY SHOW MULTIPLE BANKS OF CABLES AND DOES NOT ALWAYS SHOW THESE DIMENSIONAL INFORMATION. EXPECTED HORIZONTAL AND VERTICAL ACCURACY FEATURES ONLY IS +/-300MM.

QUALITY D INFORMATION IS THE MOST BASIC LEVEL OF UTILITY LOCATIONS USING ONLY INFORMATION BASED ON EXISTING DIAL BEFORE YOU DIG PLANS OR OTHER RECORDS AND BY MEASURING BOUNDARY OFFSETS ETC. THIS METHOD OF UTILITY LOCATION SHOULD ALWAYS BE TREATED AS AN INDICATION OF THE PRESENCE OF A SERVICE ONLY AND SHOULD NOT BE USED FOR DESIGN. TOLERANCE DOES NOT APPLY TO AN INDICATIVE LOCATION THAT IS ATTRIBUTED TO QUALITY LEVEL D.

DETECTION DISCLAIMER: ELECTROMAGNETIC LOCATING TECHNIQUES AS WELL AS GROUND PENETRATING RADAR HAVE BEEN UTILISED IN THE LOCATION OF UNDERGROUND SERVICES. THESE RESULTS ARE NOT INFALLIBLE AND A NON-DESTRUCTIVE DIP PROCESS SHOULD BE CARRIED OUT TO CONFIRM SERVICE IDENTIFICATION, POSITIONS AND PARTICULARLY HEIGHTS, WHERE THESE ARE CRITICAL. ALTHOUGH ALL REASONABLE EFFORT HAS BEEN MADE IN LOCATING AND MAPPING THE UNDERGROUND SERVICES, THE COMPLETE EXTENTS OF THE THIS UTILITY SURVEY INFORMATION CANNOT BE GUARANTEED.

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SERVICE 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: THE RECORDING OF DEPTHS AND POSITION OF PIPES CANNOT BE GUARANTEED AS CORRECT. WE RECOMMEND NON DESTRUCTIVE DIGGING/POTHOLING TO EXPOSE SERVICES FOR ACCURATE IDENTIFICATION AND DEPTH.

CAUTION: SURE SEARCH PTY LTD HAVE SURVEYED AND MARKED OUT EXISTING STORMWATER LINE IN THE AREA SPECIFIED FOR THE CLIENT. THIS LINE HAS BEEN LOCATED BY ABOVE GROUND SERVICE TRACING METHODS AND HAS NOT BEEN SIGHTED. CMS SURVEYORS HAVE THEN LOCATED THE LINE MARKED BY SURE SEARCH PTY LTD TO THE LOCATION OF THESE MARKED LINE IS APPROXIMATE ONLY. WE RECOMMEND NON DESTRUCTIVE DIGGING/POTHOLING TO EXPOSE MARKED SERVICES TO IDENTIFY AND SHOW EXACT DEPTH AND LOCATION OF SERVICE LINES PRIOR TO EARTHWORKS. UTILITIES PLOTTED ON THE PLAN THAT TERMINATE IN THE SPECIFIED AREA MAY GO TO FEATURES THAT HAVE NOT BEEN SHOWN BY THE BACKGROUND DETAIL SURVEY PROVIDED BY CLIENT. THE WORK REMAINS WITH THE CLIENT AND OUR CONTRACTOR AND THEIR RESPONSIBILITY TO EXERCISE CAUTION AT ALL TIMES.

SUBSURFACE UTILITY INFORMATION

SUBSURFACE UTILITY INFORMATION (SU) ASS488 CLASSIFICATION. QUALITY LABELLING UTILITY INFORMATION BY A CLASSIFICATION CODE ALLOWS THE USER OF THIS INFORMATION TO UNDERSTAND CLEARLY HOW THE INFORMATION WAS COLLECTED AND THEN PLACE AN APPROPRIATE AMOUNT OF RELIANCE ON IT. PROJECT READS RELATED TO UNDERGROUND UTILITIES CAN THEN BE PROPERLY MANAGED.

QUALITY A: INFORMATION IS THE HIGHEST POSSIBLE LEVEL OF ACCURACY AND IS OBTAINED EXPOSING THE UNDERGROUND UTILITY USING A NON-DESTRUCTIVE EXCAVATION (POTHOLING) TECHNIQUE. THE VERTICAL INFORMATION FOR THIS LOCATING METHOD IS TO THE TOP OF THE SHALLOWEST PART OF THE LOCATED SERVICE. THE 3D LOCATION IS RECORDED AS AN X, Y, Z COORDINATE. EXPECTED HORIZONTAL AND VERTICAL ACCURACY IS +/-500MM.

QUALITY B: INFORMATION IS COLLECTED BY DESIGNATING THE HORIZONTAL AND VERTICAL LOCATION OF UNDERGROUND UTILITIES BY USING ELECTROMAGNETIC PIPE AND CABLE LOCATORS, SONDES OR FLEXI TRACE, GROUND PENETRATING RADAR AND ACOUSTIC PULSE EQUIPMENT. THIS IS THE MOST COMMON FORM OF UTILITY LOCATION AND ACHIEVES AN X, Y, AND Z AVE CAN BE ESTABLISHED. IT IS NOT ALWAYS ENTIRELY ACCURATE DUE TO DIFFERING ELECTROMAGNETIC FIELD, SOIL CONDITIONS AND MULTIPLE BANKS OF CABLES AFFECTING THE LOCATING SIGNAL. EXPECTED HORIZONTAL ACCURACY IS +/-300MM, VERTICAL ACCURACY +/-500MM.

QUALITY C: INFORMATION IS COLLECTED BY CORRELATING THE SURVEY OF VISIBLE UTILITY SURFACE FEATURES SUCH AS MARKER PLATES OR WATER HYDRANTS AND ACQUIRED DIAL BEFORE YOU DIG PLANS TO DRAW A STRONG WHICH SHOWS THE APPROXIMATE POSITION OF SERVICES. THIS METHOD DOES NOT USUALLY SHOW MULTIPLE BANKS OF CABLES AND DOES NOT ALWAYS SHOW THREE-DIMENSIONAL INFORMATION. EXPECTED HORIZONTAL ACCURACY SURFACE FEATURES ONLY IS +/-300MM.

QUALITY D: INFORMATION IS THE MOST BASIC LEVEL OF UTILITY LOCATIONS USING ONLY INFORMATION BASED ON EXISTING DIAL BEFORE YOU DIG PLANS OR OTHER RECORDS AND BY MEASURING BOUNDARY OFFSETS ETC. THIS METHOD OF UTILITY LOCATION SHOULD ALWAYS BE TREATED AS AN INDICATION OF THE PRESENCE OF A SERVICE ONLY AND SHOULD NOT BE USED FOR DESIGN. TOLERANCE DOES NOT APPLY TO AN INDICATIVE LOCATION THAT IS ATTRIBUTED TO QUALITY LEVEL D.

DETECTION DISCLAIMER: ELECTROMAGNETIC LOCATING TECHNIQUES AS WELL AS GROUND PENETRATING RADAR HAVE BEEN UTILISED IN THE LOCATION OF UNDERGROUND SERVICES. THESE RESULTS ARE NOT INFALLIBLE AND A NON-DESTRUCTIVE DIG PROCESS SHOULD BE CARRIED OUT TO CONFIRM SERVICE IDENTIFICATION, POSITIONS AND PARTICULARLY HEIGHTS, WHERE THESE ARE CRITICAL. ALTHOUGH ALL REASONABLE EFFORT HAS BEEN MADE IN LOCATING AND MAPPING THE UNDERGROUND SERVICES, THE COMPLETE EXTENTS OF THIS UTILITY SURVEY INFORMATION CANNOT BE GUARANTEED.

NOTE
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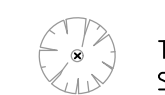
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NOTES

- A BASIC BOUNDARY SURVEY HAS BEEN UNDERTAKEN SUITABLE FOR COUNCIL DA SUBMISSION (TITLE DIMENSIONS ONLY) - BOUNDARY DIMENSIONS 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 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 PUBLIC RECORD.
- TREE SIZES ARE ESTIMATES ONLY.
- THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF WOODS BAGOT.
- 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 MARKED AS ---S--- 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 - 0.2 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 1:50.
- DO NOT SCALE OFF THIS PLAN / FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS.
- COPYRIGHT © CMS 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 1969.
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LEGEND:

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EK = ELECTRICITY KIOSK
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GF = GUTTER LEVEL
GRA = GRAVEL
GRT = GRATE
GSL = GAS SLA
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LID = MISCELLANEOUS PIT LID
LIP = KERB LIP
LTP = LINE MARKING
NS = NATURAL SURFACE
OSL = OPTICS SURFACE LEVEL
PHOD = INVERT LEVEL PIPE AND DIA. 10
P75D = INVERT LEVEL PIPE AND DIA. 75
P400D = INVERT LEVEL PIPE AND DIA. 400
PAY = PAVING
RF = TOP OF ROOF
RHP = RAMP
RR = ROOF RIDGE
SGN = SIGN
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UNGS = UNDERSIDE
USL = UNKNOWN SERVICE SLA
WSL = WATER SLA
WT = WATER TANK



TREE
SPREAD-DIAMETER-HEIGHT

HORIZONTAL DATUM:
CO-ORDINATE SYSTEM: MGA
MARKS USED: SSM 25391

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: SSM 25391
R.L.: 70.068 (ORDER 1.71)
SOURCE: S.C.I.M.S. 118/10/17

8	STORMWATER (CULVERT, & SEWER LINE UPDATED IN PART SHEETS 3 & 6)	29/04/19
7	STORMWATER PIPE LINKS UPDATED IN PART SHEETS 7&8 & 9	04/02/19
6	SHEET 1 UPDATED & SHEET 17 ADDED	29/10/18

EXTRA DETAIL ALONG SOUTH WEST CAR PARK, DRAINAGE CHANNEL UNDER RAILWAY & BANK STREET

5	EXTRA DETAIL IN RHODES STREET TITLES & BOUNDARY UPDATED	22/10/18
4	DTM TRIANGLES ADDED	14/07/18
3	FIRST ISSUE	15/11/17
1	PRELIMINARY	6/11/17

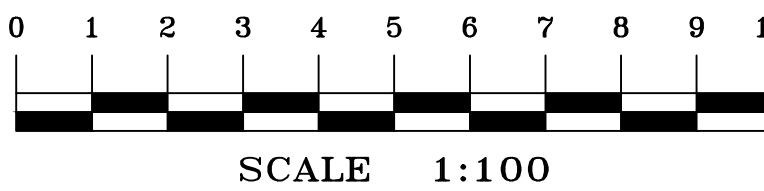
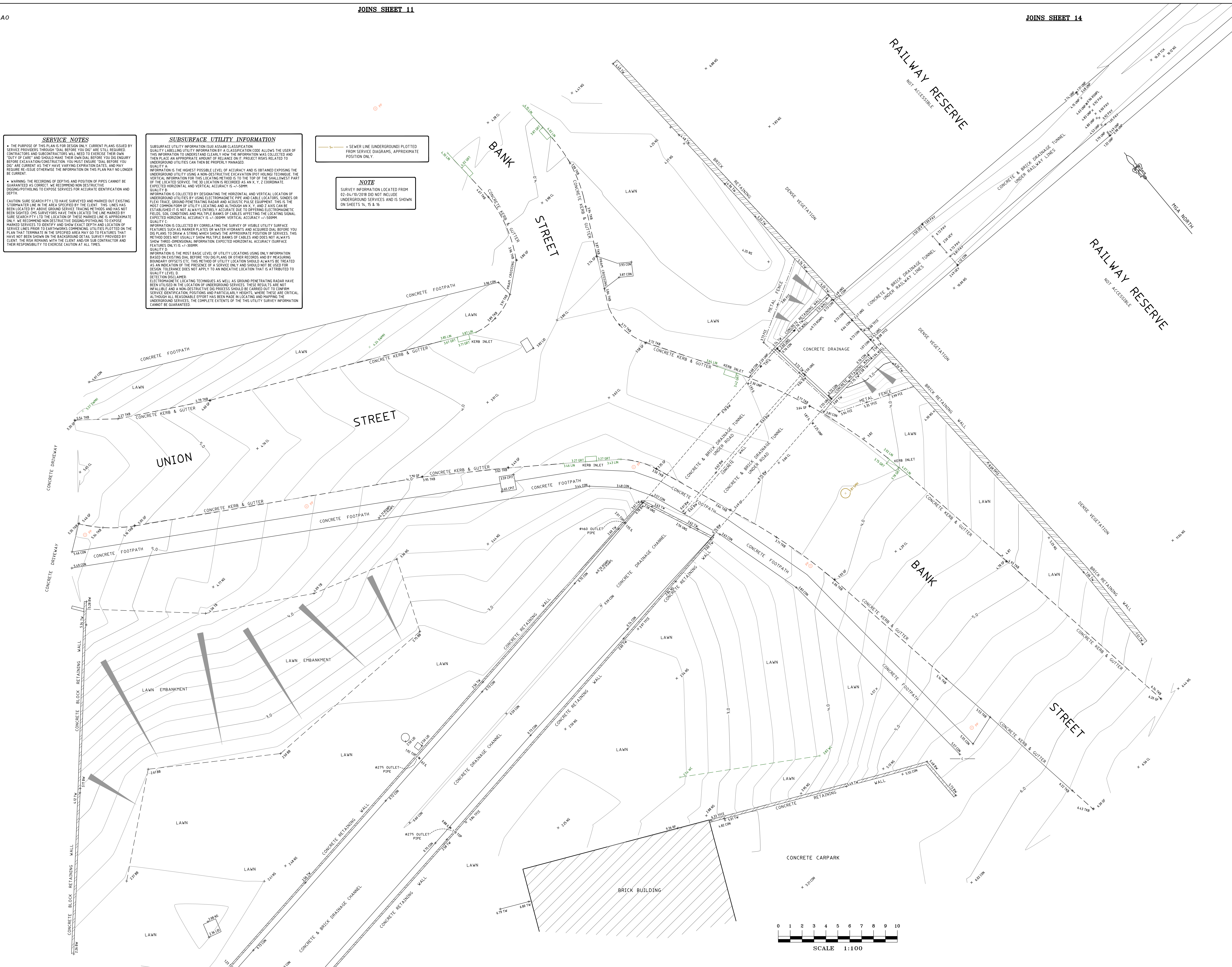
CLIENT:
WOODS BAGOT
60 CARRINGTON STREET,
SYDNEY NSW 2000

SURVEY PLAN
SHOWING DETAIL & LEVELS
OVER LOT 10 IN D.P.1232584
MEADOWBANK TAFE,
57-69 CONSTITUTION ROAD
MEADOWBANK NSW 2114

C.M.S. Surveyors
Pty Limited

ACN: 096 240 201
PO Box 463 Dwy Wily
NSW 2009
2/99A South Creek Road,
Dwy Wily NSW 2009
Telephone: (02) 9671 4802
Facsimile: (02) 9671 4802
E-mail: info@cmsurveyors.com.au

LGA: RYDE			SHEET 15 OF 18		
SURVEYED BB/ME/MB		DRAWN GP/MC/CJR		CHECKED MB	APPROVED MDL/DR
SURVEY INSTRUCTION 17314		SCALE 1:100 @ A0		DATE OF SURVEY 16/10/17-20/06/18, 2-4/10/19, 15-17/04/19	
DRAWING NAME 17314detail				ISSUE 8	
CAD FILE 17314detail 8.dwg					





SERVICE NOTES

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- WARNING: THE RECORDING OF DEPTH AND POSITION OF PIPES CANNOT BE GUARANTEED AS CORRECT. WE RECOMMEND NON-DESTRUCTIVE DIGGING/POTHOLING TO EXPOSE SERVICES FOR ACCURATE IDENTIFICATION AND DEPTH.
- CAUTION: SURE SEARCH PTY LTD HAVE SURVEYED AND MARKED OUT EXISTING STORMWATER LINE IN THE AREA SPECIFIED BY THE CLIENT. THIS LINE HAS BEEN LOCATED BY ABOVE GROUND SERVICE TRACING METHODS AND HAS NOT BEEN SIGHTED. C.M.S. SURVEYORS HAVE THEN LOCATED THE LINE MARKED BY SURE SEARCH PTY LTD TO THE LOCATION OF THESE MARKED LINE IS APPROXIMATE ONLY. WE RECOMMEND NON-DESTRUCTIVE DIGGING/POTHOLING TO EXPOSE MARKED SERVICES TO IDENTIFY AND SHOW EXACT DEPTH AND LOCATION OF SERVICE LINES PRIOR TO EXCAVATIONS 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.

SUBSURFACE UTILITY INFORMATION

SUBSURFACE UTILITY INFORMATION (SU) ASSASSIN CLASSIFICATION QUALITY LABELLING UTILITY INFORMATION BY A CLASSIFICATION CODE ALLOWS THE USER OF THIS INFORMATION TO UNDERSTAND CLEARLY HOW THE INFORMATION WAS COLLECTED AND THEN PLACE AN APPROPRIATE AMOUNT OF RELIANCE ON IT. PROJECT RISKS RELATED TO UNDERGROUND UTILITIES CAN THEN BE PROPERLY MANAGED.

QUALITY A: INFORMATION IS THE HIGHEST POSSIBLE LEVEL OF ACCURACY AND IS OBTAINED EXPOSING THE UNDERGROUND UTILITY USING A NON-DESTRUCTIVE EXCAVATION (POT HOLING) TECHNIQUE. THE VERTICAL INFORMATION FOR THIS LOCATING METHOD IS TO THE TOP OF THE SHALLOWEST PART OF THE LOCATED SERVICE. THE 3D LOCATION IS RECORDED AS AN X, Y, Z COORDINATE. EXPECTED HORIZONTAL AND VERTICAL ACCURACY IS +/-500MM.

QUALITY B: INFORMATION IS COLLECTED BY DESIGNATING THE HORIZONTAL AND VERTICAL LOCATION OF UNDERGROUND UTILITIES BY USING ELECTROMAGNETIC PIPE AND CABLE LOCATORS, SONDES OR FLEXY TRACE, GROUND PENETRATING RADAR AND ACOUSTIC PULSE EQUIPMENT. THIS IS THE MOST COMMON FORM OF UTILITY LOCATING AND ALTHOUGH AN X, Y, AND Z LINE CAN BE ESTABLISHED IT IS NOT ALWAYS ENTIRELY ACCURATE DUE TO DIFFERING ELECTROMAGNETIC FIELDS, SOIL CONDITIONS AND MULTIPLE BANKS OF CABLES AFFECTING THE LOCATING SIGNAL. EXPECTED HORIZONTAL ACCURACY IS +/-3000MM VERTICAL ACCURACY +/-500MM.

QUALITY C: INFORMATION IS COLLECTED BY CORRELATING THE SURVEY OF VISIBLE UTILITY SURFACE FEATURES SUCH AS MARKED PLATES OR WATER HYDRANTS AND ACQUIRED DIAL BEFORE YOU DIG PLANS TO DRAW A STRING WHICH SHOWS THE APPROXIMATE POSITION OF SERVICES. THIS METHOD DOES NOT USUALLY SHOW MULTIPLE BANKS OF CABLES AND DOES NOT ALWAYS SHOW THREE-DIMENSIONAL INFORMATION. EXPECTED HORIZONTAL ACCURACY IS SURFACE FEATURES ONLY IS +/-300MM.

QUALITY D: INFORMATION IS THE MOST BASIC LEVEL OF UTILITY LOCATIONS USING ONLY INFORMATION BASED ON EXISTING DIAL BEFORE YOU DIG PLANS OR OTHER RECORDS AND BY MEASURING BOUNDARY OFFSETS ETC. THIS METHOD OF UTILITY LOCATION SHOULD ALWAYS BE TREATED AS AN INDICATION OF THE PRESENCE OF A SERVICE ONLY AND SHOULD NOT BE USED FOR DESIGN. TOLERANCE DOES NOT APPLY TO AN INDICATIVE LOCATION THAT IS ATTRIBUTED TO QUALITY LEVEL D.

DETECTION DISSEMINER: ELECTROMAGNETIC LOCATING TECHNIQUES AS WELL AS GROUND PENETRATING RADAR HAVE BEEN UTILISED IN THE LOCATION OF UNDERGROUND SERVICES. THESE RESULTS ARE NOT INFALLIBLE AND A NON-DESTRUCTIVE DIG PROCESS SHOULD BE CARRIED OUT TO CONFIRM SERVICE IDENTIFICATION, POSITIONS AND PARTICULARLY HEIGHTS, WHERE THESE ARE CRITICAL. ALTHOUGH ALL REASONABLE EFFORT HAS BEEN MADE IN LOCATING AND MAPPING THE UNDERGROUND SERVICES, THE COMPLETE EXTENTS OF THE THIS UTILITY SURVEY INFORMATION CANNOT BE GUARANTEED.

LEGEND:

- Sewer line (underground) plotted from service diagrams, approximate position only.

NOTE

SURVEY INFORMATION LOCATED FROM 02-04/10/2018 DID NOT INCLUDE UNDERGROUND SERVICES AND IS SHOWN ON SHEETS 16, 15 & 9.

NOTES

- 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.
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- AREA 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 WOODS BAGOT.
- 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 (POT HOLES) 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 MARKED AS ---S--- 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 - 0.2 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 1:50.
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USL = UNKNOWN SERVICE SLA
WSL = WATER SLA
WT = WATER TANK

CLIENT:

WOODS BAGOT
60 CARRINGTON STREET,
SYDNEY NSW 2000

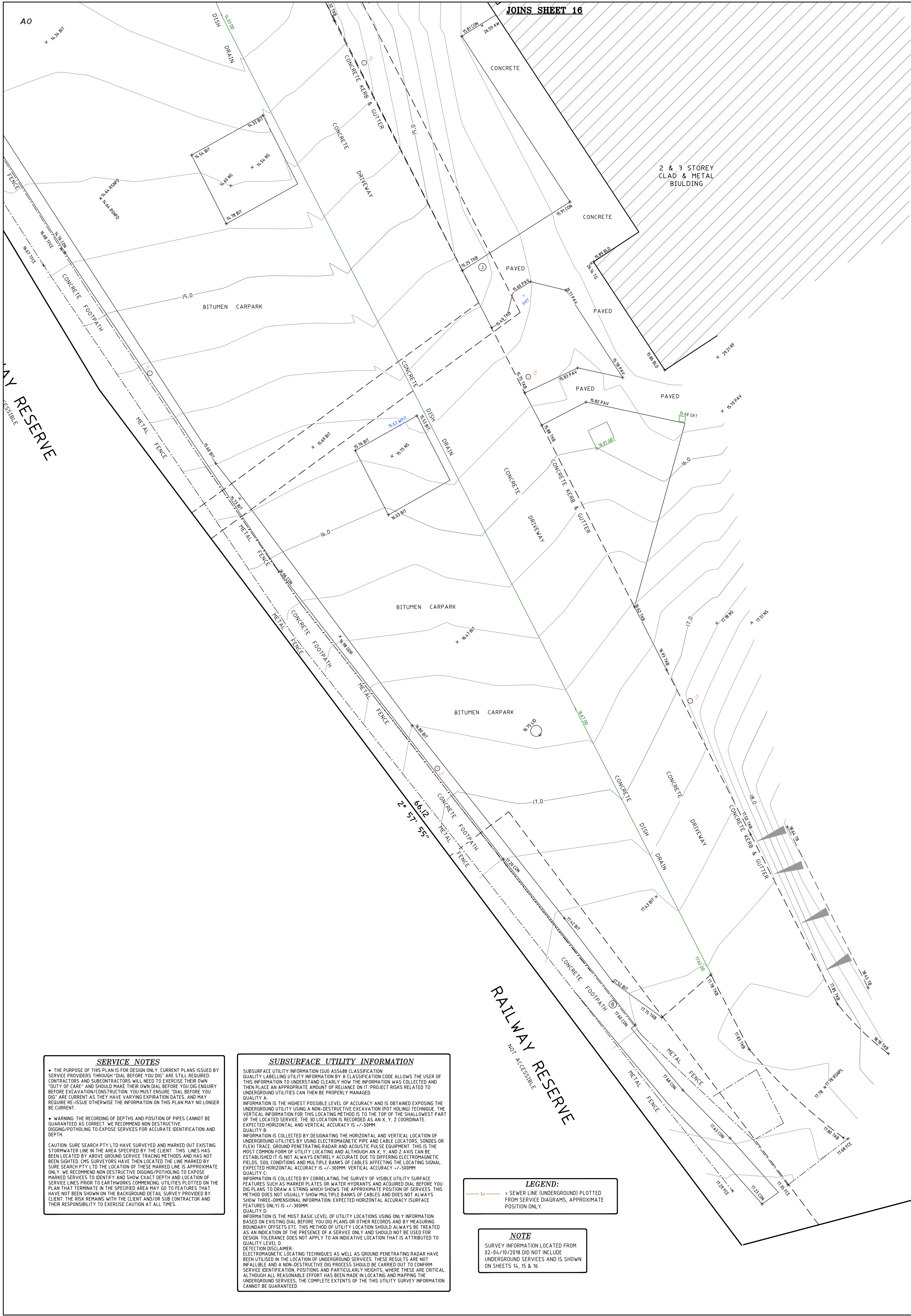
SURVEY PLAN
SHOWING DETAIL & LEVELS
OVER LOT 10 IN D.P.1232584
MEADOWBANK TAPE,
57-69 CONSTITUTION ROAD
MEADOWBANK NSW 2114

C.M.S. Surveyors Pty Limited
ACN: 096 240 201
PD Box 463 Dwy Wily NSW 2009
2/99A South Creek Road, Dwy Wily NSW 2009
Telephone: (02) 9671 4802
Facsimile: (02) 9671 4802
E-mail: info@cmsurveyors.com.au

LGA: RYDE		SHEET 16 OF 18	
SURVEYED	DRAWN	CHECKED	APPROVED
BB/ME/MB	GP/MC/CJR	MB	MDL/DR
SURVEY INSTRUCTION		SCALE	DATE OF SURVEY
1734		1:50 @ A3	16/07/2019
DRAWING NAME		ISSUE	
1734detail		8	
CAD FILE		1734detail.dwg	



JOINS SHEET 17



SERVICE NOTES

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LEGEND:

- Sx— = SEWER LINE (UNDERGROUND) PLOTTED FROM SERVICE DIAGRAMS, APPROXIMATE POSITION ONLY.

NOTE

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WT = WATER TANK

CLIENT:

WOODS BAGOT
60 CARRINGTON STREET,
SYDNEY NSW 2000

SURVEY PLAN
SHOWING DETAIL & LEVELS
OVER LOT 10 IN D.P.1232584
MEADOWBANK TAPE,
57-69 CONSTITUTION ROAD
MEADOWBANK NSW 2114

C.M.S. Surveyors
Pty Limited

ACN: 096 240 201

PO Box 463 Dwn Willy NSW 2009
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Telephone: (02) 9671 4800
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SURVEYED	DRAWN	CHECKED	APPROVED
BB/MY/MB	GP/MC/CJR	MB	MDL/DR

SURVEY INSTRUCTION: SCALE: DATE OF SURVEY: 17/3/17 1:500 08/08/17 1/02/17 15/12/2017

DRAWING NAME: 17314detail ISSUE: 8

CAD FILE: 17314detail 8.dwg

REVISIONS

NO	DESCRIPTION	DATE
8	STORMWATER (CULVERT, & SEWER LINE UPDATED IN PART SHEETS 3 & 6	29/04/19
7	STORMWATER PIPE LKMS UPDATED IN PART SHEETS 7,8,9 & 11	04/02/19
6	SHEET 1 UPDATED & SHEET 17 ADDED	29/10/18
5	EXTRA DETAIL ALONG SOUTH WEST CAR PARK, DRAINAGE CHANNEL UNDER RAILWAY BANK STREET	22/10/18
4	EXTRA DETAIL IN RHODES STREET TITLES & BOUNDARY UPDATED	4/07/18
3	DTM TRIANGLES ADDED	14/06/18
2	FIRST ISSUE	15/11/17
1	PRELIMINARY	6/11/17

SCALE 1:100

0 1 2 3 4 5 6 7 8 9 10

