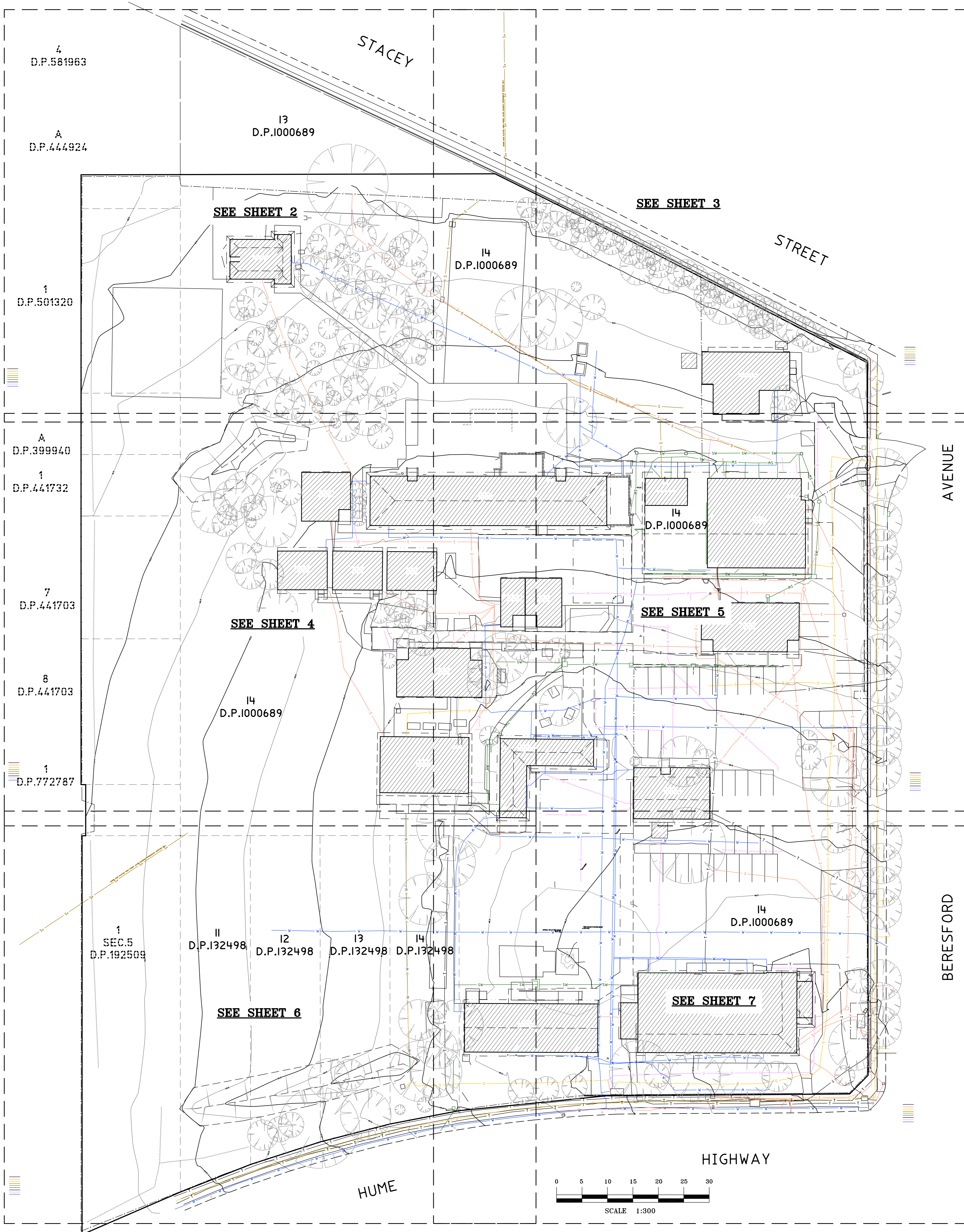


APPROX. TRUE NORTH
MAG. NORTH



- TITLE INDICATES THAT LOT 14 IN D.P.1000689 IS SUBJECT TO:
- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
 - HIGHWAY COVENANT (NOT INVESTIGATED)
 - DP129802 EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 3.3 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURNED IN DP129802
- TITLE INDICATES THAT LOTS 11,12,13&14 IN D.P.132498 IS SUBJECT TO:
- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
 - DPO626 LAND EXCLUDES MINERALS
- TITLE INDICATES THAT LOT A IN D.P.444924 IS SUBJECT TO:
- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- TITLE INDICATES THAT LOT 1 IN D.P.501320 IS SUBJECT TO:
- LAND EXCLUDES MINERALS (SH PUBLIC WORKS ACT, 1982)
- TITLE INDICATES THAT LOT A IN D.P.399940 IS SUBJECT TO:
- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- TITLE INDICATES THAT LOT 1 IN D.P.441732 IS SUBJECT TO:
- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- TITLE INDICATES THAT LOTS 7 & 8 IN D.P.441703 IS SUBJECT TO:
- 6997TH LAND EXCLUDES MINERALS
- TITLE INDICATES THAT LOT 1 IN D.P.772787 IS SUBJECT TO:
- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
 - LIMITED TITLE, LIMITATION PURSUANT TO SECTION 28(1)(a) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.
- TITLE INDICATES THAT LOT 1 SEC.5 IN D.P.192509 IS SUBJECT TO:
- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
 - LIMITED TITLE, LIMITATION PURSUANT TO SECTION 28(1)(a) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL. BK 2048 NO 885



- LEGEND: (SEE NOTES 1)**
- COMMUNICATIONS LINES (UNDERGROUND)
 - ELECTRICITY LINES (UNDERGROUND)
 - GAS LINES
 - SEWER LINES (UNDERGROUND)
 - SEWER LINES (UNDERGROUND PLOTTED DBYD)
 - STORMWATER LINES
 - TELSTRA LINES
 - UNDERGROUND SERVICES (UNDERGROUND)
 - WATER LINES (UNDERGROUND)

- NOTES 1**
- THE PURPOSE OF THIS PLAN IS FOR DESIGN ONLY. CURRENT PLANS ISSUED BY SERVICE PROVIDERS THROUGH DIAL BEFORE YOU DIG ARE STILL REQUIRED. CONTRACTORS AND SUBCONTRACTORS WILL NEED TO EXERCISE THEIR OWN DUTY OF CARE AND SHOULD MAKE THEIR OWN DIAL BEFORE YOU DIG ENQUIRY BEFORE EXCAVATION/CONSTRUCTION. YOU MUST ENSURE DIAL BEFORE YOU DIG ARE CURRENT AS THEY HAVE VARYING EXPIRATION DATES, AND MAY REQUIRE RE-ISSUE OTHERWISE THE INFORMATION ON THIS PLAN MAY NO LONGER BE CURRENT.
 - WARNING: UNKNOWN SERVICES MAY EXIST THAT COULD NOT BE ELECTRONICALLY DETECTED. THE DIAGRAMS OF THE SERVICE PROVIDER MAY NOT DEPICT ALL ASSETS WITHIN THEIR NETWORK AND SERVICE PROVIDERS MAY SHARE CONDUITS AND /OR TRENCHES AT THIS LOCATION.
 - WARNING: SINGLE MARKED LINES MAY REPRESENT MULTIPLE CONDUITS. PIPES AND/OR CABLES AT THIS LOCATION, THE RECORDING OF DEPTH AND POSITION OF UTILITIES CANNOT BE GUARANTEED AS CORRECT. WE RECOMMEND NON DESTRUCTIVE DIGGING/POT-HOLING TO EXPOSE SERVICES FOR ACCURATE IDENTIFICATION AND DEPTH.
 - CAUTION: DURNIN HAVE SURVEYED AND MARKED OUT EXISTING SERVICES IN THE AREA SPECIFIED BY THE CLIENT. THESE SERVICES HAVE BEEN LOCATED BY ABOVE GROUND SERVICE TRACING METHODS AND HAVE NOT BEEN SIGHTED. DMS SURVEYORS HAVE THEN LOCATED THE LINE MARKED BY DURNIN. THE LOCATION OF THESE MARKED SERVICES ARE APPROXIMATE ONLY. THE POSITION OF THE MARKED SERVICE LINES HAS BEEN MADE WITH REFERENCE TO THE RELEVANT SERVICE AUTHORITY DIAGRAMS. ALL SERVICES MAY NOT HAVE BEEN SHOWN AND UTILITY DESCRIPTIONS HAVE BEEN TAKEN FROM UTILITY PROVIDED DIAGRAMS WHERE AVAILABLE. WE RECOMMEND NON DESTRUCTIVE DIGGING/POT-HOLING 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.

CODE	DEPTH	PIPE
106.78	SSL	131 B 0.78 EOT
1	1	1
RL	LOCATION	NOTE
	QUALITY	

SUBSURFACE UTILITY INFORMATION

QL-D IS THE LOWEST OF THE FOUR QUALITY LEVELS STIPULATED IN ASS488. IT IS AN INDICATIVE POSITION CORRELATED FROM EXISTING RECORDS, CURSORY SITE INSPECTION, ANECDOTAL EVIDENCE.

QL-C IS THE NEXT LEVEL UP FROM QL-D. ASS488 STATES THAT QL-C IS A SURFACE FEATURE CORRELATION OR AN INTERPRETATION OF THE APPROXIMATE LOCATIONS AND ATTRIBUTES OF A SURFACE FEATURE USING A COMBINATION OF EXISTING RECORDS (ANECDOTAL EVIDENCE) SOME BOOM TECHNIQUES AND A SITE SURVEY OF VISIBLE EVIDENCE.

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

QL-A 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 IN THE POT-HOLES WHERE THE UTILITY IS EXPOSED.

HORIZONTAL AND VERTICAL TOLERANCE: +/- 50MM

QL-2 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).

QL-1 ELECTRONICALLY LOCATED BUT WITH REDUCED CONFIDENCE IN PLAN POSITION/DEPTH (MEDIUM CONFIDENCE LEVEL).

QL-0 ELECTRONICALLY LOCATED WITH LOW CONFIDENCE LEVEL IN PLAN POSITION/DEPTH (LOW CONFIDENCE LEVEL).

- 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 JDH ARCHITECTS.
 - 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.
 - DIAL BEFORE YOU DIG SERVICES (60 1100) SHOULD BE USED BEFORE CARRYING OUT ANY CONSTRUCTION ACTIVITY IN OR NEAR THE SURVEYED AREA.
 - CRITICAL SPOT LEVELS SHOULD BE CONFIRMED WITH SURVEYOR.
 - THIS PLAN IS ONLY TO BE USED FOR THE PURPOSE OF DESIGNING NEW CONSTRUCTIONS.
 - CONTOURS SHOWN DEPICT THE TOPOGRAPHY. THEY DO NOT REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.
 - CONTOUR INTERVAL - 0.5 metre. - SPOT LEVELS SHOULD BE ADOPTED.
 - POSITION OF RIDGE LINES ARE DIAGRAMMATIC ONLY (NOT TO SCALE).
 - THE INFORMATION IS ONLY TO BE USED AT A SCALE ACCURACY OF 1:100.
 - DO NOT SCALE OFF THIS PLAN / FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS.
 - COPYRIGHT © 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.

- LEGEND:**
- BB = BOTTOM OF BANK
 - BIT = BITUMEN
 - BLD = EXTERNAL BUILDING
 - BM = BOTTOM WALL
 - CON = CONCRETE
 - CPIT = COMMUNICATIONS PIT
 - CSL = COMMUNICATIONS SURFACE LEVEL
 - DD = DISH DRAIN
 - DK = DECK
 - DNP = DOWN PIPE
 - DS = DOOR SILL LEVEL
 - EX = ELECTRICITY KIOSK
 - EPIL = ELECTRICITY PILLAR
 - EPIT = ELECTRICITY PIT
 - ESL = ELECTRICITY SURFACE LEVEL
 - FCE = FENCE
 - FHY = FIRE HYDRANT
 - FL = FLOOR LEVEL
 - FP = FLAG POLE
 - GDN = GARDEN
 - GF = GUTTER LEVEL
 - GPL = GAS PLAQUE
 - GRT = GRATE
 - GSL = GAS SLA
 - GVA = GAS VALVE
 - HYD = HYDRANT
 - LAN = LANDING
 - LID = MISCELLANEOUS PIT LID
 - LIN = LINTEL
 - LM = LINE MARKING
 - LP = LIGHT POLE
 - NS = NATURAL SURFACE
 - PAV = PAVING
 - PIPE = PIPE OBVERT
 - PIT = TOP OF PIT
 - PH = PERMANENT MARK
 - RF = TOP OF ROOF
 - RMP = RAMP
 - RR = ROOF RIDGE
 - RTA = RTA/RHS PIT
 - SGN = SIGN
 - SIP = SEWER INSPECTION PIT
 - SPC = SPEED CAMERA
 - SSL = SEWER SURFACE LEVEL
 - STR = STAIRS
 - SWPIT = STORMWATER PIT
 - WSL = STORMWATER SURFACE LEVEL
 - TS = TOP OF BANK
 - TG = TOP OF GUTTER
 - TAB = TOP OF KERB
 - TLE = TREE LINE
 - TLI = TRAFFIC LIGHT
 - TOT = TOP OF TREE
 - TPIT = TELSTRA PIT
 - TR = TREE
 - TSL = TELSTRA SURFACE LEVEL
 - TSP = TRAFFIC SIGNAL PIT
 - TW = TOP OF WALL
 - UEV = UNDERSIDE OF EAVE
 - USL = UNKNOWN SERVICE SURFACE LEVEL
 - UTR = UNDERSIDE OF TREE
 - VER = VERANDAH
 - WR = WATER METER
 - WPIT = WATER PIT SPOT
 - WSL = WATER SLA SURFACE LEVEL
 - WV = WATER VALVE
- TREE
SPREAD-DIAMETER-HEIGHT-TAG
NUMBER

HORIZONTAL DATUM:
CO-ORDINATE SYSTEM: MGA
MARKS: ADOPED: 5SM IJH4
VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPED: 5SM IJH4
R.L. 66.994 (ORDER L2)
SOURCE: S.C.I.M.S. (4/10/18)

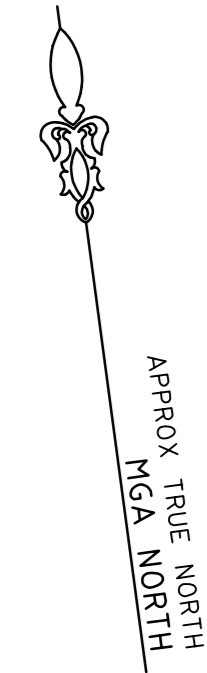
9	TREE CANOPY REVISED	24/10/19
2	INDIVIDUAL LOT AREAS ADDED	18/02/19
1	FIRST ISSUE	19/10/18

CLIENT:
JDH ARCHITECTS
44 LITTLE STREET,
DARLINGHURST NSW 2010

SURVEY PLAN SHOWING DETAIL & LEVELS OVER LOT 14 IN DP1000689, LOTS 11 TO 14 IN DP132498, LOT A IN DP444924, LOT 1 IN DP501320, LOT A IN DP399940, LOT 1 IN DP441732, LOTS 7 & 8 IN DP441703, LOT 1 IN DP772787 & LOT 1 SEC.5 IN DP192509 BANKSTOWN NORTH, PUBLIC SCHOOL

C.M.S. Surveyors Pty Limited
ACN: 096 240 201
RD Box 463 Dee Why NSW 2099
2/39A South Creek Road, Dee Why NSW 2099
Telephone: (02) 9971 4802
Facsimile: (02) 9971 4802
E-mail: info@cmsurveyors.com.au

LGA: CATERBURY-BANKSTOWN SHEET 1 OF 7			
SURVEYED ME/H/C	DRAWN GP	CHECKED ME/H/C	APPROVED DR
SURVEY INSTRUCTION 18067	SCALE 1:300 (B AD)	DATE OF SURVEY 8/10/18-23/10/19	
DRAWING NAME 18067detail			ISSUE 3
CAD FILE 18067detail 3.dwg			



4
D.P.581963

13
D.P.1000689

A
D.P.444924
AREA=126.5m²

I
D.P.501320
AREA=695.6m²

14
D.P.1000689
AREA=2.136ha

A
D.P.399940

JOINS SHEET 4

SUBSURFACE UTILITY INFORMATION

Q1-D IS THE LOWEST OF THE FOUR QUALITY LEVELS STIPULATED IN ASS488. IT IS AN INDICATIVE POSITION COMPILED FROM EXISTING RECORDS, CURSORY SITE INSPECTION, ANECDOTAL EVIDENCE.
Q1-C IS THE NEXT LEVEL UP FROM Q1-D. ASS488 STATES THAT Q1-C IS A SURFACE FEATURE CORRELATION OR AN INTERPRETATION OF THE APPROXIMATE LOCATIONS AND ATTRIBUTES OF A SURFACE FEATURE USING A COMBINATION TOP, OFC, WALL, ANECDOTAL EVIDENCE, SONIC BOOM TECHNIQUES AND A SITE SURVEY OF VISIBLE EVIDENCE.
Q1-B ELECTRONICALLY TRACED AS PER ASS488 (DIRECT CONNECTION, INDUCTION, FLEXITRACE/SONDE, FLEXROD/SONDE) WITH AN ESTIMATED POSITIONAL TOLERANCE OF +/-300MM IN PLAN, +/-500MM IN DEPTH (HIGH CONFIDENCE LEVEL).
Q1-A 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 IN THE POTHOLES WHERE THE UTILITY IS EXPOSED.
HORIZONTAL AND VERTICAL TOLERANCE - +/- 50MM.
Q1-C 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).
Q1-B ELECTRONICALLY LOCATED BUT WITH REDUCED CONFIDENCE IN PLAN POSITION/DEPTH (MEDIUM CONFIDENCE LEVEL).
Q1-A ELECTRONICALLY LOCATED WITH LOW CONFIDENCE LEVEL IN PLAN POSITION/DEPTH (LOW CONFIDENCE LEVEL).

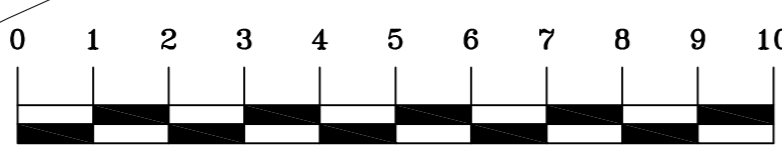
END = END OF TRACE
FOD = FULL OF DEBRIS
GPR = GROUND PENETRATING RADAR
UTO = UNABLE TO OPEN



LEGEND: (SEE NOTES 1)

— COMMUNICATIONS LINES (UNDERGROUND)
— ELECTRICITY LINE (UNDERGROUND)
— GAS LINE
— SEWER LINE (UNDERGROUND)
— SEWER LINE (UNDERGROUND PLOTTED DRY)
— STORMWATER LINE
— TELSTRA LINE
— UNKNOWN SERVICE (UNDERGROUND)
— WATER LINE (UNDERGROUND)

PLEASE NOTE: DISCREPANCIES EXIST BETWEEN THE TITLE AND AVAILABLE DISTANCES ALONG THE SOUTHERN & WESTERN BOUNDARIES. DUE TO THESE ANOMALIES, IF STRUCTURES ARE TO BE BUILT ON OR ADJACENT TO THE SOUTHERN AND WESTERN BOUNDARIES OF THE SUBJECT SITE, WE STRONGLY RECOMMEND THAT FURTHER BOUNDARY INVESTIGATION IS CARRIED OUT.



- 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 JDH ARCHITECTS.
 - 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.
 - DIAL BEFORE YOU DIG SERVICES (AN 1100) SHOULD BE USED BEFORE CARRYING OUT ANY CONSTRUCTION ACTIVITY IN OR NEAR THE SURVEYED AREA.
 - CRITICAL SPOT LEVELS SHOULD BE CONFIRMED WITH SURVEYOR.
 - THIS PLAN IS ONLY TO BE USED FOR THE PURPOSE OF DESIGNING NEW CONSTRUCTIONS.
 - CONTOURS SHOWN DEPICT THE TOPOGRAPHY. THEY DO NOT REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.
 - CONTOUR INTERVAL - 0.5 metre. SPOT LEVELS SHOULD BE ADOPTED.
 - POSITION OF RIDGE LINES ARE DIAGRAMMATIC ONLY (NOT TO SCALE).
 - THE INFORMATION IS ONLY TO BE USED AT A SCALE ACCURACY OF 1:100.
 - DO NOT SCALE OFF THIS PLAN. FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS.
 - COPYRIGHT © 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.

LEGEND:

BB = BOTTOM OF BANK
BIT = BITUMEN
BLD = EXTERNAL BUILDING
BW = BOTTOM WALL
CON = CONCRETE
CPIT = COMMUNICATIONS PIT
CSL = COMMUNICATIONS SURFACE LEVEL
DD = DISH DRAIN
DK = DECK
DNP = DOWN PIPE
DS = DOOR SILL LEVEL
EK = ELECTRICITY KIOSK
EPIL = ELECTRICITY PULLAR
EPIT = ELECTRICITY PIT
ESL = ELECTRICITY SURFACE LEVEL
FCE = FENCE
PHY = FIRE HYDRANT
FL = FLOOR LEVEL
FP = FLAG POLE
GDN = GARDEN
GF = GUTTER LEVEL
GPL = GAS PLAQUE
GRT = GRATE
GSL = GAS SLA
GVA = GAS VALVE
HYD = HYDRANT
LAN = LANDING
LID = MISCELLANEOUS PIT LID
LIN = LINTEL
LM = LINE MARKING
LP = LIGHT POLE
NS = NATURAL SURFACE
PAV = PAVING
PIPE = PIPE OBVERT
PIT = TOP OF PIT
PH = PERMANENT MARK
RF = TOP OF ROOF
RMP = RAMP
RR = ROOF RIDGE
RTA = RTA/RHS PIT
SGN = SIGN
SIP = SEWER INSPECTION PIT
SPC = SPEED CAMERA
SSL = SEWER SURFACE LEVEL
STR = STAIRS
SWPIT = STORMWATER PIT
SWSL = STORMWATER SURFACE LEVEL
TB = TOP OF BANK
TG = TOP OF GUTTER
TAB = TOP OF KERB
TLE = TREE LINE
TLI = TRAFFIC LIGHT
TOT = TOP OF TREE
TPIT = TELSTRA PIT
TR = TREE
TSL = TELSTRA SURFACE LEVEL
TSP = TRAFFIC SIGNAL PIT
TR = TOP OF ROOF
UEV = UNDERSIDE OF EAVE
USL = UNKNOWN SERVICE SURFACE LEVEL
UTR = UNDERSIDE OF TREE
VER = VERANDAH
WR = WATER METER
WPIT = WATER PIT SPOT
WSL = WATER SLA SURFACE LEVEL
WV = WATER VALVE

HORIZONTAL DATUM:

CO-ORDINATE SYSTEM: MGA
MARKS ADOPTED: SSM IHIH

VERTICAL DATUM:

DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: SSM IHIH
R.L. 66.994 (ORDER L2)
SOURCE: S.C.I.M.S. (4/10/18)

3	TREE CANOPY REVISED	24/10/19
2	INDIVIDUAL LOT AREAS ADDED	18/02/19
1	FIRST ISSUE	19/10/18

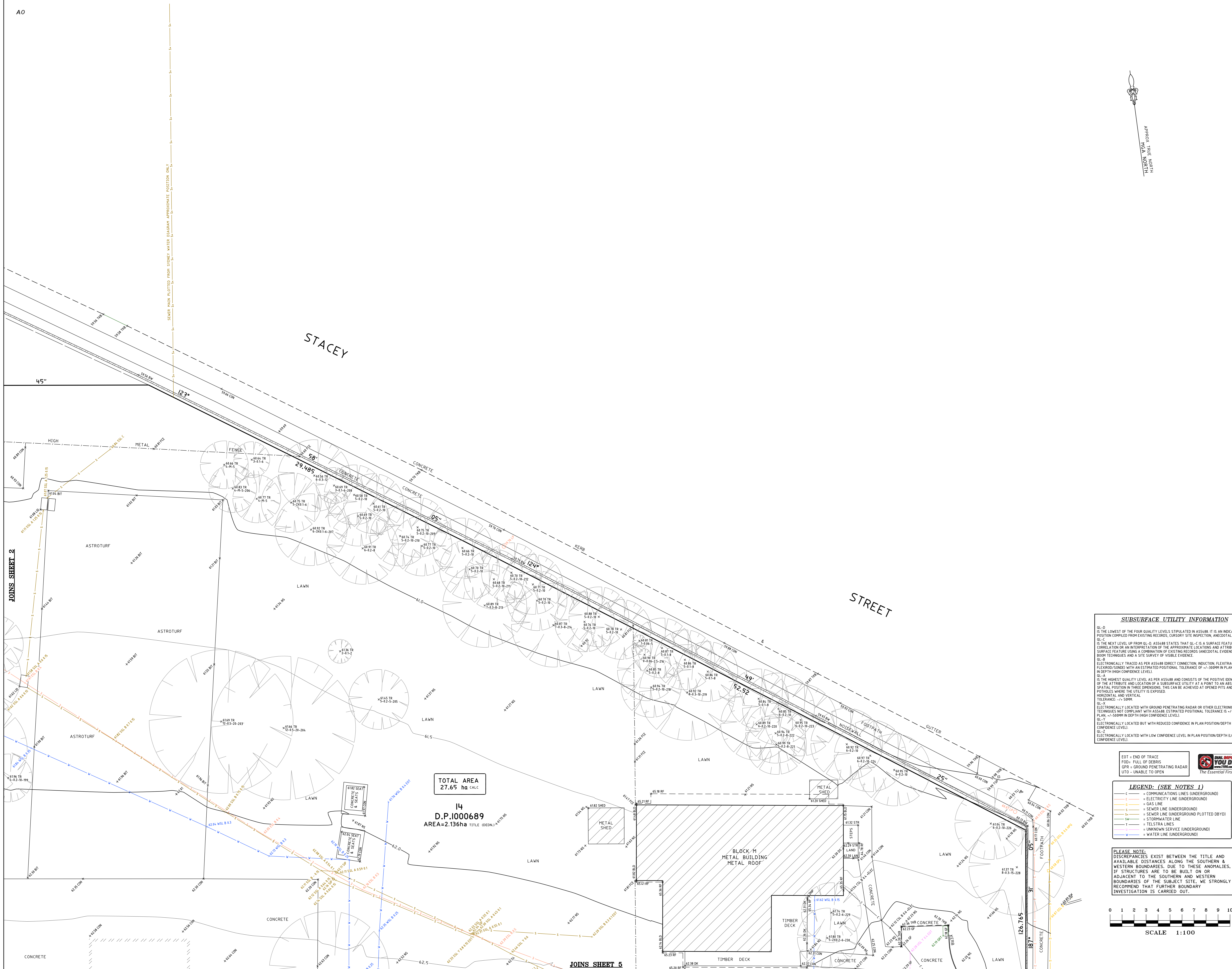
CLIENT:
JDH ARCHITECTS
44 LITTLE STREET,
DARLINGHURST NSW 2010

SURVEY PLAN SHOWING DETAIL & LEVELS OVER LOT 14 IN DP1000689, LOTS 11 TO 14 IN DP132498, LOT A IN DP444924, LOT 1 IN DP501320, LOT A IN DP399940, LOT 1 IN DP441732, LOTS 7 & 8 IN DP441703, LOT 1 IN DP72787 & LOT 1 SEC.5 IN DP192509 BANKSTOWN NORTH, PUBLIC SCHOOL

C.M.S. Surveyors Pty Limited
ACN: 096 240 201

RG Box 463 Dee Why NSW 2099
2/39A South Creek Road, Dee Why NSW 2099
Telephone: (02) 9971 4802
Facsimile: (02) 9971 4802
E-mail: info@cmsurveyors.com.au

SURVEYED ME/H/C	DRAWN GP	CHECKED ME/H/C	APPROVED DR
SURVEY INSTRUCTION 18067	SCALE 1:100 IN AD	DATE OF SURVEY 8/10/18-23/10/19	
DRAWING NAME 18067detail	CAD FILE 18067detail 3.dwg	ISSUE 3	



- 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 JDH ARCHITECTS.
 - 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.
 - DIAL BEFORE YOU DIG SERVICES (AN 1100) SHOULD BE USED BEFORE CARRYING OUT ANY CONSTRUCTION ACTIVITY IN OR NEAR THE SURVEYED AREA.
 - CRITICAL SPOT LEVELS SHOULD BE CONFIRMED WITH SURVEYOR.
 - THIS PLAN IS ONLY TO BE USED FOR THE PURPOSE OF DESIGNING NEW CONSTRUCTIONS.
 - CONTOURS SHOWN DEPICT THE TOPOGRAPHY. THEY DO NOT REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.
 - CONTOUR INTERVAL - 0.5 metre. - SPOT LEVELS SHOULD BE ADOPTED.
 - POSITION OF RIDGE LINES ARE DIAGRAMMATIC ONLY (NOT TO SCALE).
 - THE INFORMATION IS ONLY TO BE USED AT A SCALE ACCURACY OF 1:100.
 - DO NOT SCALE OFF THIS PLAN. FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS.
 - COPYRIGHT © JMS 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.

LEGEND:

- BB = BOTTOM OF BANK
- BIT = BITUMEN
- BLD = EXTERNAL BUILDING
- BM = BOTTOM WALL
- CON = CONCRETE
- CPIT = COMMUNICATIONS PIT
- CSL = COMMUNICATIONS SURFACE LEVEL
- DD = DISH DRAIN
- DK = DECK
- DNP = DOWN PIPE
- DS = DOOR SILL LEVEL
- EX = ELECTRICITY KIOSK
- EPIL = ELECTRICITY PULLAR
- EPIT = ELECTRICITY PIT
- ESL = ELECTRICITY SURFACE LEVEL
- FCE = FENCE
- FHY = FIRE HYDRANT
- FL = FLOOR LEVEL
- FP = FLAG POLE
- GDN = GARDEN
- GP = GUTTER LEVEL
- GPL = GAS PLAUQUE
- GRT = GRATE
- GSL = GAS SLA
- GVA = GAS VALVE
- HYD = HYDRANT
- LAN = LANDING
- LID = MISCELLANEOUS PIT LID
- LIN = LINTEL
- LM = LINE MARKING
- LP = LIGHT POLE
- NS = NATURAL SURFACE
- PAV = PAVING
- PIPE = PIPE OBVERT
- PIT = TOP OF PIT
- PH = PERMANENT MARK
- RF = TOP OF ROOF
- RMP = RAMP
- RR = ROOF RIDGE
- RTA = RTA/RHS PIT
- SGN = SIGN
- SP = SEWER INSPECTION PIT
- SPC = SPEED CAMERA
- SSL = SEWER SURFACE LEVEL
- STR = STAIRS
- SWPIT = STORMWATER PIT
- SWSL = STORMWATER SURFACE LEVEL
- TB = TOP OF BANK
- TG = TOP OF GUTTER
- TKB = TOP OF KERB
- TLE = TREE LINE
- TLI = TRAFFIC LIGHT
- TOT = TOP OF TREE
- TPIT = TELSTRA PIT
- TR = TREE
- TSL = TELSTRA SURFACE LEVEL
- TSP = TRAFFIC SIGNAL PIT
- TW = TOP OF WALL
- UEV = UNDERSIDE OF EAVE
- USL = UNKNOWN SERVICE SURFACE LEVEL
- UTR = UNDERSIDE OF TREE
- VER = VERANDAH
- WR = WATER METER
- WPIT = WATER PIT SPOT
- WSL = WATER SLA SURFACE LEVEL
- WV = WATER VALVE

SUBSURFACE UTILITY INFORMATION

QL-D IS THE LOWEST OF THE FOUR QUALITY LEVELS STIPULATED IN ASSA88. IT IS AN INDICATIVE POSITION COMPILED FROM EXISTING RECORDS, CUNGRU SITE INSPECTION, ANECDOTAL EVIDENCE.

QL-C IS THE NEXT LEVEL UP FROM QL-D. ASSA88 STATES THAT QL-C IS A SURFACE FEATURE CORRELATION OR AN INTERPRETATION OF THE APPROXIMATE LOCATIONS AND ATTRIBUTES OF A SURFACE FEATURE USING A COMBINATION OF EXISTING RECORDS, ANECDOTAL EVIDENCE, SONIC BOOM TECHNIQUES AND A SITE SURVEY OF VISIBLE EVIDENCE.

QL-B ELECTRONICALLY TRACED AS PER ASSA88 (DIRECT CONNECTION, INDUCTION, FLEXITRACE/SONDE, FLEXROD/SONDE) WITH AN ESTIMATED POSITIONAL TOLERANCE OF +/- 300MM IN PLAN, +/- 500MM IN DEPTH (HIGH CONFIDENCE LEVEL).

QL-A IS THE HIGHEST QUALITY LEVEL AS PER ASSA88 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 IN THE PORTHOLES WHERE THE UTILITY IS EXPOSED.

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

QL-L ELECTRONICALLY LOCATED WITH LOW CONFIDENCE LEVEL IN PLAN POSITION/DEPTH (LOW CONFIDENCE LEVEL).

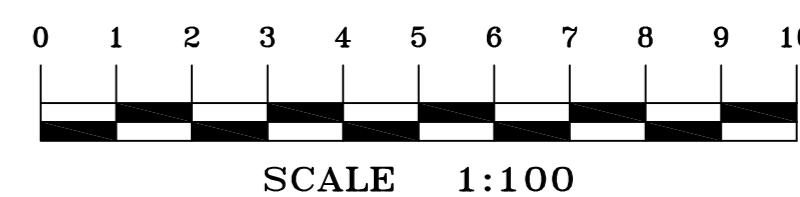
EOT = END OF TRACE
FOD = FULL OF DEBRIS
GPR = GROUND PENETRATING RADAR
UTO = UNABLE TO OPEN



LEGEND: (SEE NOTES 1)

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

PLEASE NOTE:
DISCREPANCIES EXIST BETWEEN THE TITLE AND AVAILABLE DISTANCES ALONG THE SOUTHERN & WESTERN BOUNDARIES. DUE TO THESE ANOMALIES, IF STRUCTURES ARE TO BE BUILT ON OR ADJACENT TO THE SOUTHERN AND WESTERN BOUNDARIES OF THE SUBJECT SITE, WE STRONGLY RECOMMEND THAT FURTHER BOUNDARY INVESTIGATION IS CARRIED OUT.



HORIZONTAL DATUM:

CO-ORDINATE SYSTEM: MGA
MARKS: ADOPTED: SSM IJH4

VERTICAL DATUM:

DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: SSM IJH4

R.L. 66.994 (ORDER L2)
SOURCE: S.C.I.M.S. (4/10/18)

1	INDIVIDUAL LOT AREAS ADDED	18/02/19
2	FIRST ISSUE	19/10/18
3	TREE CANOPY REVISED	24/10/19

CLIENT:

JDH ARCHITECTS
44 LITTLE STREET,
DARLINGHURST NSW 2010

SURVEY PLAN SHOWING DETAIL & LEVELS OVER LOT 14 IN DP1000689, LOTS 11 TO 14 IN DP132498, LOT A IN DP444924, LOT 1 IN DP501320, LOT A IN DP399940, LOT 1 IN DP441732, LOTS 7 & 8 IN DP441703, LOT 1 IN DP72787 & LOT 1 SEC.5 IN DP192509 BANKSTOWN NORTH, PUBLIC SCHOOL

C.M.S. Surveyors Pty Limited
ACN: 096 240 201

RS Box 463 Dee Why NSW 2099
2/39A South Creek Road, Dee Why NSW 2099
Telephone: (02) 9971 4802
Facsimile: (02) 9971 4802
E-mail: info@cmsurveyors.com.au

LGA: CATERBURY-BANKSTOWN			SHEET 3 OF 7	
SURVEYED ME/H/C		DRAWN GP	CHECKED ME/H/C	APPROVED DR
SURVEY INSTRUCTION 18067		SCALE 1:100 @ A0	DATE OF SURVEY 8/10/18-23/10/19	
DRAWING NAME 18067detail				ISSUE 3
CAD FILE 18067detail 3.dwg				

AO

A
D.P.399940
AREA=234m² TITLE

JOINS SHEET 2

I
D.P.441732
AREA=234m² TITLE

7
D.P.441703
AREA=467.9m² TITLE

8
D.P.441703
AREA=556.4m² TITLE

I
D.P.772787
AREA=187.1m² TITLE

14
D.P.I000689
AREA=2.136ha TITLE (DEGN.)
TOTAL AREA
27.65 ha CALC

JOINS SHEET 6



SUBSURFACE UTILITY INFORMATION

Q1-D IS THE LOWEST OF THE FOUR QUALITY LEVELS STIPULATED IN ASS488. IT IS AN INDICATIVE POSITION COMPILED FROM EXISTING RECORDS, CURSORY SITE INSPECTION, ANECDOTAL EVIDENCE.

Q1-C IS THE NEXT LEVEL UP FROM Q1-D. ASS488 STATES THAT Q1-C IS A SURFACE FEATURE CORRELATION OR AN INTERPRETATION OF THE APPROXIMATE LOCATION AND ATTRIBUTES OF A SURFACE FEATURE USING A COMBINATION OF EXISTING RECORDS (ANECDOTAL EVIDENCE) SONIC BOM TECHNIQUES AND A SITE SURVEY OF VISIBLE EVIDENCE.

Q1-B ELECTRONICALLY TRACED AS PER ASS488 DIRECT CONNECTION, INDUCTION, FLEXITRACE/SONDE, FLEXIROD/SONDE) WITH AN ESTIMATED POSITIONAL TOLERANCE OF +/-3000MM IN PLAN, +/-5000MM IN DEPTH (HIGH CONFIDENCE LEVEL).

Q1-A 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 IN THE POTHOLES WHERE THE UTILITY IS EXPOSED.

Q1-X ELECTRONICALLY LOCATED WITH GROUND PENETRATING RADAR OR OTHER ELECTRONIC LOCATING TECHNIQUES NOT COMPLIANT WITH ASS488. ESTIMATED POSITIONAL TOLERANCE IS +/-3000MM IN PLAN, +/-5000MM IN DEPTH (LOW CONFIDENCE LEVEL).

Q1-Y ELECTRONICALLY LOCATED BUT WITH REDUCED CONFIDENCE IN PLAN POSITION/DEPTH (MEDIUM CONFIDENCE LEVEL).

Q1-Z ELECTRONICALLY LOCATED WITH LOW CONFIDENCE LEVEL IN PLAN POSITION/DEPTH (LOW CONFIDENCE LEVEL).

EOT = END OF TRACE
FOU = FULL OF DEBRIS
GPR = GROUND PENETRATING RADAR
UTO = UNABLE TO OPEN



LEGEND: (SEE NOTES 1)

— c — = COMMUNICATIONS LINES (UNDERGROUND)
— e — = ELECTRICITY LINES (UNDERGROUND)
— g — = GAS LINE
— s — = SEWER LINE (UNDERGROUND) (PLOTTED BY OJ)
— sw — = STORMWATER LINE
— t — = TELSTRA LINES
— u — = UNKNOWN SERVICE (UNDERGROUND)
— w — = WATER LINE (UNDERGROUND)

PLEASE NOTE:
DISCREPANCIES EXIST BETWEEN THE TITLE AND AVAILABLE DISTANCES ALONG THE SOUTHERN & WESTERN BOUNDARIES. DUE TO THESE ANOMALIES, IF STRUCTURES ARE TO BE BUILT ON OR ADJACENT TO THE SOUTHERN AND WESTERN BOUNDARIES OF THE SUBJECT SITE, WE STRONGLY RECOMMEND THAT FURTHER BOUNDARY INVESTIGATION IS CARRIED OUT.

- 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 AREA IS CRITICAL WE RECOMMEND A BOUNDARY SURVEY FOR PUBLIC RECORD.
 - TREE SIZES ARE ESTIMATES ONLY.
 - THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF JDH ARCHITECTS.
 - 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.
 - DIAL BEFORE YOU DIG SERVICES (60-1100) SHOULD BE USED BEFORE CARRYING OUT ANY CONSTRUCTION ACTIVITY IN OR NEAR THE SURVEYED AREA.
 - CRITICAL SPOT LEVELS SHOULD BE CONFIRMED WITH SURVEYOR.
 - THIS PLAN IS ONLY TO BE USED FOR THE PURPOSE OF DESIGNING NEW CONSTRUCTIONS.
 - CONTOURS SHOWN DEPICT THE TOPOGRAPHY. THEY DO NOT REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.
 - CONTOUR INTERVAL - 0.5 metre. - SPOT LEVELS SHOULD BE ADOPTED.
 - POSITION OF RIDGE LINES ARE DIAGRAMMATIC ONLY (NOT TO SCALE).
 - THE INFORMATION IS ONLY TO BE USED AT A SCALE ACCURACY OF 1:100.
 - DO NOT SCALE OFF THIS PLAN / FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS.
 - COPYRIGHT © 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.

LEGEND:

BB = BOTTOM OF BANK
BIT = BITUMEN
BLD = EXTERNAL BUILDING
BR = BOTTOM WALL
CON = CONCRETE
CPIT = COMMUNICATIONS PIT
CSL = COMMUNICATIONS SURFACE LEVEL
DD = DISH DRAIN
DK = DECK
DNP = DOWN PIPE
DS = DOOR SILL LEVEL
EK = ELECTRICITY KIOSK
EPIL = ELECTRICITY PULLAR
EPIT = ELECTRICITY PIT
ESL = ELECTRICITY SURFACE LEVEL
FCE = FENCE
PHY = FIRE HYDRANT
FL = FLOOR LEVEL
FP = FLAG POLE
GDN = GARDEN
GP = GUTTER LEVEL
GPL = GAS PLAQUE
GSL = GAS SLA
GVA = GAS VALVE
HYD = HYDRANT
LAN = LANDING
LID = MISCELLANEOUS PIT LID
LIN = LINTEL
LM = LINE MARKING
LP = LIGHT POLE
NS = NATURAL SURFACE
PAV = PAVING
PIPE = PIPE OVERBUT
PIT = TOP OF PIT
PH = PERMANENT MARK
RF = TOP OF ROOF
RMP = RAMP
RR = ROOF RIDGE
RTA = RTA/RHS PIT
SGN = SIGN
SIP = SEWER INSPECTION PIT
SPC = SPEED CAMERA
SSL = SEWER SURFACE LEVEL
STR = STAIRS
SWPIT = STORMWATER PIT
SWSL = STORMWATER SURFACE LEVEL
TB = TOP OF BANK
TG = TOP OF GUTTER
TKB = TOP OF KERB
TLE = TREE LINE
TLI = TRAFFIC LIGHT
TOT = TOP OF TREE
TPIT = TELSTRA PIT
TR = TREE
TSL = TELSTRA SURFACE LEVEL
TSP = TRAFFIC SIGNAL PIT
TW = TOP OF WALL
UEV = UNDERSIDE OF EAVE
USL = UNKNOWN SERVICE SURFACE LEVEL
UTR = UNDERSIDE OF TREE
VER = VERANDAH
WR = WATER METER
WPIT = WATER PIT SPOT
WSL = WATER SLA SURFACE LEVEL
WV = WATER VALVE

TREE
SPREAD-DIAMETER-HEIGHT-TAG
NUMBER

HORIZONTAL DATUM:

CO-ORDINATE SYSTEM: MGA

MARKS ADOPTED: SSM IHH

VERTICAL DATUM:

DATUM: AUSTRALIAN HEIGHT DATUM (AHD)

B.M. ADOPTED: SSM IHH

R.L. 66.994 (ORDER L2)

SOURCE: S.C.I.M.S. (4/10/18)

9	TREE CANOPY REVISED	24/10/19
2	INDIVIDUAL LOT AREAS ADDED	18/02/19
1	FIRST ISSUE	19/10/18

CLIENT:

JDH ARCHITECTS
44 LITTLE STREET,
DARLINGHURST NSW 2010

SURVEY PLAN SHOWING DETAIL & LEVELS OVER LOT 14 IN DP1000689, LOTS 11 TO 14 IN DP132498, LOT A IN DP444924, LOT 1 IN DP501320, LOT A IN DP399940, LOT 1 IN DP441732, LOTS 7 & 8 IN DP441703, LOT 1 IN DP772787 & LOT 1 SEC.5 IN DP192509 BANKSTOWN NORTH, PUBLIC SCHOOL

C.M.S. Surveyors Pty Limited

ACN: 096 240 201
PO Box 463 Dee Why NSW 2089
2/39A South Creek Road, Dee Why NSW 2089
Telephone: (02) 9971 4802
Facsimile: (02) 9971 4822
E-mail: info@cmsurveyors.com.au

LGA: CATERBURY-BANKSTOWN

SHEET 4 OF 7

SURVEYED ME/H/C

DRAWN GP

CHECKED ME/H/C

APPROVED DR

SURVEY INSTRUCTION 18067

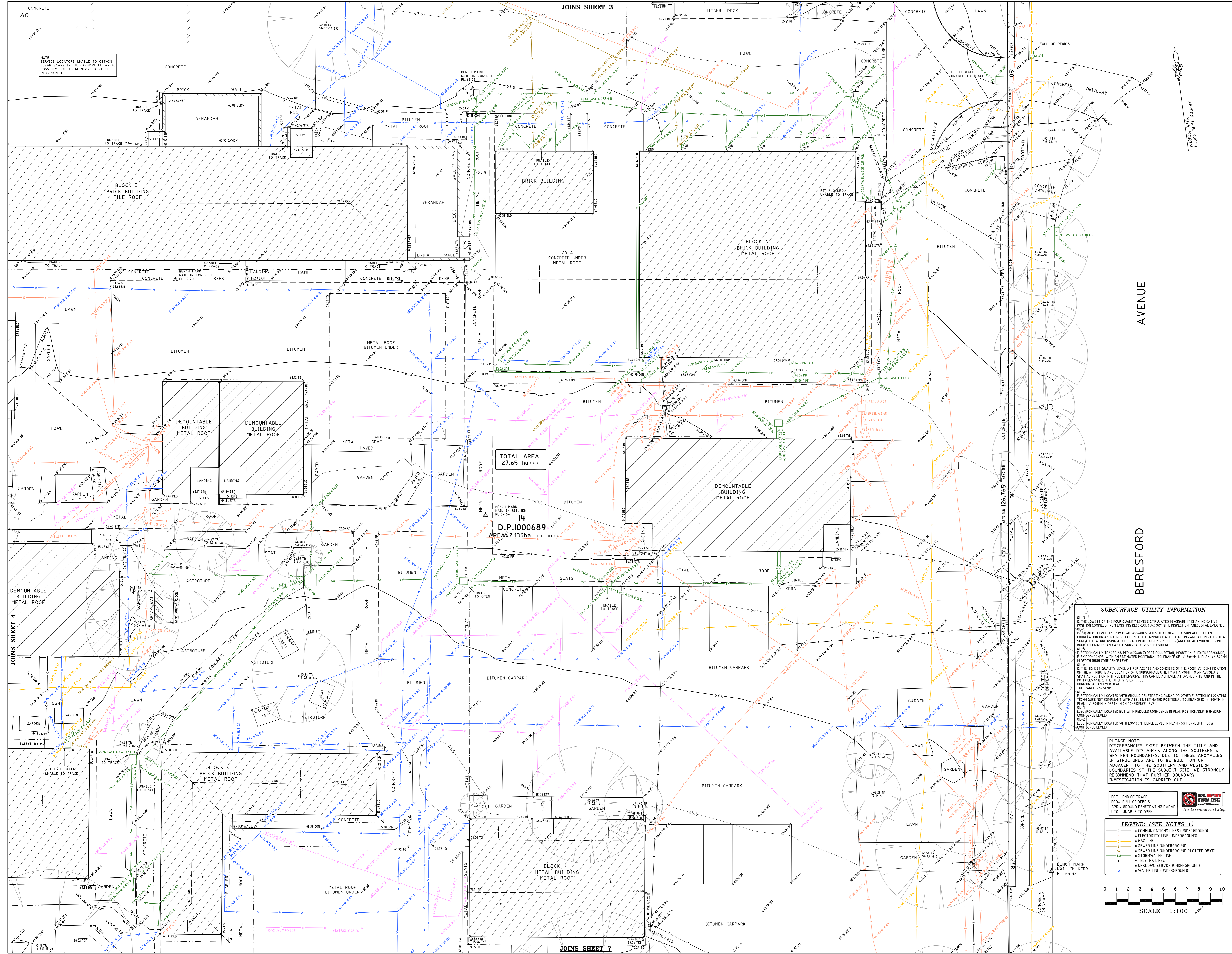
SCALE 1:100 @ A0

DATE OF SURVEY 8/10/18-23/10/19

DRAWING NAME 18067detail

ISSUE 3

CAD FILE 18067detail 3.dwg



- NOTES**
- A BASIC BOUNDARY SURVEY HAS BEEN UNDERTAKEN SUITABLE FOR CONVEYANCE OF THE LAND (TITLE DEEDS 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 AREA IS CRITICAL WE RECOMMEND A BOUNDARY SURVEY FOR PUBLIC RECORD.
 - TREE AREAS ARE ESTIMATES ONLY.
 - THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF JOHN ARCHITECTS.
 - RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY. WHERE SPOTS ARE CRITICAL, THEY SHOULD BE CONFIRMED BY FURTHER SURVEY.
 - EXCEPT WHERE SHOWN BY DIMENSION LOCATION OF DETAIL WITH REFERENCE TO BOUNDARIES IS INDICATIVE ONLY.
 - DIAL BEFORE YOU DIG SERVICES (60-1000) SHOULD BE USED BEFORE CARRYING OUT ANY CONSTRUCTION ACTIVITY IN OR NEAR THE SURVEYED AREA.
 - CRITICAL SPOT LEVELS SHOULD BE CONFIRMED WITH SURVEYOR.
 - THIS PLAN IS ONLY TO BE USED FOR THE PURPOSE OF DESIGNING NEW CONSTRUCTIONS.
 - CONTOURS SHOWN DEPICT THE TOPOGRAPHY. THEY DO NOT REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.
 - CONTOUR INTERVAL - 0.5 metre. SPOT LEVELS SHOULD BE ADOPTED.
 - POSITION OF RIDGE LINES ARE DIAGRAMMATIC ONLY (NOT TO SCALE).
 - THE INFORMATION IS ONLY TO BE USED AT A SCALE ACCURACY OF 1:100.
 - DO NOT SCALE OFF THIS PLAN / FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS.
 - COPYRIGHT © CHS 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.

- LEGEND:**
- BB = BOTTOM OF BANK
 - BIT = BITUMEN
 - BLD = EXTERNAL BUILDING
 - BN = BOTTOM WALL
 - CON = CONCRETE
 - CPIT = COMMUNICATIONS PIT
 - CSL = COMMUNICATIONS SURFACE LEVEL
 - DD = DISH DRAIN
 - DK = DECK
 - DNP = DOWN PIPE
 - DS = DOOR SILL LEVEL
 - EK = ELECTRICITY KIOSK
 - EPIL = ELECTRICITY PULLAR
 - EPIT = ELECTRICITY PIT
 - ESL = ELECTRICITY SURFACE LEVEL
 - FCE = FENCE
 - FHY = FIRE HYDRANT
 - FL = FLOOR LEVEL
 - FP = FLAG POLE
 - GDN = GARDEN
 - GF = GUTTER LEVEL
 - GPL = GAS PLAUQUE
 - GRT = GRATE
 - GSL = GAS SLA
 - GVA = GAS VALVE
 - HYD = HYDRANT
 - LAN = LANDING
 - LID = MISCELLANEOUS PIT LID
 - LIN = LINTEL
 - LM = LINE MARKING
 - LP = LIGHT POLE
 - NS = NATURAL SURFACE
 - PAV = PAVING
 - PIPE = PIPE OVERT
 - PIT = TOP OF PIT
 - PH = PERMANENT MARK
 - RF = TOP OF ROOF
 - RMP = RAMP
 - RR = ROOF RIDGE
 - RTA = RTA/RHS PIT
 - SGN = SIGN
 - SIP = SEWER INSPECTION PIT
 - SPC = SPEED CAMERA
 - SSL = SEWER SURFACE LEVEL
 - STR = STAIRS
 - SWPIT = STORMWATER PIT
 - WSL = STORMWATER SURFACE LEVEL
 - TB = TOP OF BANK
 - TG = TOP OF GUTTER
 - TMB = TOP OF KERB
 - TLE = TREE LINE
 - TLL = TRAFFIC LIGHT
 - TOT = TOP OF TREE
 - TPIT = TELSTRA PIT
 - TR = TREE
 - TR = TREE
 - TSR = TELSTRA SURFACE LEVEL
 - TSP = TRAFFIC SIGNAL PIT
 - TW = UNDERSIDE OF EAVE
 - USL = UNKNOWN SERVICE SURFACE LEVEL
 - UTR = UNDERSIDE TREE
 - VER = VERANDAH
 - WR = WATER METER
 - WPIT = WATER PIT SPOT
 - WSL = WATER SLA SURFACE LEVEL
 - WV = WATER VALVE
- THREE SPREAD-DIAMETER-HEIGHT-TAG NUMBER

SUBSURFACE UTILITY INFORMATION

QL-D IS THE LOWEST OF THE FOUR QUALITY LEVELS STIPULATED IN ASSA88. IT IS AN INDICATIVE POSITION COMPILED FROM EXISTING RECORDS, CURSORY SITE INSPECTION, ANECDOTAL EVIDENCE.

QL-C IS THE NEXT LEVEL UP FROM QL-D. ASSA88 STATES THAT QL-C IS A SURFACE FEATURE CORRELATION OR AN INTERPRETATION OF THE APPROXIMATE LOCATIONS AND ATTRIBUTES OF A SURFACE FEATURE USING A COMBINATION OF EXISTING RECORDS (ANECDOTAL EVIDENCE) SONG ROOM TECHNIQUES AND A SITE SURVEY OF VISIBLE EVIDENCE.

QL-B IS ELECTRONICALLY TRACED AS PER ASSA88 DIRECT CONNECTION, INDUCTION, FLEXTRACE, PSOMDE, FLEXROD/SONDED WITH AN ESTIMATED POSITIONAL TOLERANCE OF +/-300MM IN PLAN, +/-500MM IN DEPTH (HIGH CONFIDENCE LEVEL).

QL-A IS THE HIGHEST QUALITY LEVEL AS PER ASSA88 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 IN THE POTHOLES WHERE THE UTILITY IS EXPOSED.

QL-E IS ELECTRONICALLY LOCATED WITH GROUND PENETRATING RADAR OR OTHER ELECTRONIC LOCATING TECHNIQUES NOT COMPLIANT WITH ASSA88. ESTIMATED POSITIONAL TOLERANCE IS +/-500MM IN PLAN, +/-500MM IN DEPTH (HIGH CONFIDENCE LEVEL).

QL-F IS ELECTRONICALLY LOCATED BUT WITH REDUCED CONFIDENCE IN PLAN POSITION/DEPTH (MEDIUM CONFIDENCE LEVEL).

QL-G IS ELECTRONICALLY LOCATED WITH LOW CONFIDENCE LEVEL IN PLAN POSITION/DEPTH (LOW CONFIDENCE LEVEL).

PLEASE NOTE: DISCREPANCIES EXIST BETWEEN THE TITLE AND AVAILABLE DISTANCES ALONG THE SOUTHERN & WESTERN BOUNDARIES. DUE TO THESE ANOMALIES, IF STRUCTURES ARE TO BE BUILT ON OR ADJACENT TO THE SOUTHERN AND WESTERN BOUNDARIES OF THE SUBJECT SITE, WE STRONGLY RECOMMEND THAT FURTHER BOUNDARY INVESTIGATION IS CARRIED OUT.

LEGEND: (SEE NOTES 1)

- = COMMUNICATIONS LINES (UNDERGROUND)
- = ELECTRICITY LINES (UNDERGROUND)
- = GAS LINE
- = SEWER LINE (UNDERGROUND)
- = SEWER LINE UNDERGROUND (PLOTTED OBYD)
- = STORMWATER LINE
- = TELSTRA LINES
- = UNKNOWN SERVICE (UNDERGROUND)
- = WATER LINE (UNDERGROUND)

CLIENT: JDD ARCHITECTS
44 LITTLE STREET,
DARLINGHURST NSW 2010

SURVEY PLAN SHOWING DETAIL & LEVELS OVER LOT 14 IN DP1000689, LOTS 11 TO 14 IN DP132498, LOT A IN DP444924, LOT 1 IN DP501320, LOT A IN DP399940, LOT 1 IN DP441732, LOTS 7 & 8 IN DP441703, LOT 1 IN DP772787 & LOT 1 SEC.5 IN DP192509 BANKSTOWN NORTH, PUBLIC SCHOOL

C.M.S. Surveyors Pty Limited
ACN: 096 240 201
RD Box 483 Dee Why NSW 2099
2/39A South Creek Road, Dee Why NSW 2099
Telephone: (02) 9971 4802
Facsimile: (02) 9971 4822
E-mail: info@cmsurveyors.com.au

LG&C:AT&BURY-BANKSTOWN SHEET 5 OF 7

SURVEYED ME/H/C	DRAWN GP	CHECKED ME/H/C	APPROVED DR
18067	18067	18067	18067
DRAWING NAME: 18067detail			ISSUE: 3
CAD FILE: 18067detail.dwg			

AO

I
D.P.772787
AREA=187.1m² TITLE

JOINS SHEET 4

I
SEC.5
D.P.I92509
AREA=1432m² APPROX. CALC

II
D.P.I32498
AREA=925.7m² TITLE

I2
D.P.I32498
AREA=851.1m² TITLE

I3
D.P.I32498
AREA=798m² TITLE

I4
D.P.I32498
AREA=751.2m² TITLE

TOTAL AREA
27.65 ha CALC

- 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 JDH ARCHITECTS.
 - 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.
 - DIAL BEFORE YOU DIG SERVICES (AN 1100) SHOULD BE USED BEFORE CARRYING OUT ANY CONSTRUCTION ACTIVITY IN OR NEAR THE SURVEYED AREA.
 - CRITICAL SPOT LEVELS SHOULD BE CONFIRMED WITH SURVEYOR.
 - THIS PLAN IS ONLY TO BE USED FOR THE PURPOSE OF DESIGNING NEW CONSTRUCTIONS.
 - CONTOURS SHOWN DEPICT THE TOPOGRAPHY. THEY DO NOT REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.
 - CONTOUR INTERVAL - 0.5 metre. - SPOT LEVELS SHOULD BE ADOPTED.
 - POSITION OF RIDGE LINES ARE DIAGRAMMATIC ONLY (NOT TO SCALE).
 - THE INFORMATION IS ONLY TO BE USED AT A SCALE ACCURACY OF 1:100.
 - DO NOT SCALE OFF THIS PLAN / FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS.
 - COPYRIGHT © 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.

- LEGEND:**
- BB = BOTTOM OF BANK
 - BIT = BITUMEN
 - BLD = EXTERNAL BUILDING
 - BTM = BOTTOM WALL
 - CON = CONCRETE
 - CPIT = COMMUNICATIONS PIT
 - CSL = COMMUNICATIONS SURFACE LEVEL
 - DD = DISH DRAIN
 - DK = DECK
 - DNP = DOWN PIPE
 - DS = DOOR SILL LEVEL
 - EK = ELECTRICITY KIOSK
 - EPIL = ELECTRICITY PULLER
 - EPIT = ELECTRICITY PIT
 - ESL = ELECTRICITY SURFACE LEVEL
 - FCE = FENCE
 - PHY = FIRE HYDRANT
 - FL = FLOOR LEVEL
 - FP = FLAG POLE
 - GDN = GARDEN
 - GP = GUTTER LEVEL
 - GPL = GAS PLAQUE
 - GRT = GRATE
 - GSL = GAS SLA
 - GVA = GAS VALVE
 - HYD = HYDRANT
 - LAN = LANDING
 - LID = MISCELLANEOUS PIT LID
 - LIN = LINTEL
 - LM = LINE MARKING
 - LP = LIGHT POLE
 - NS = NATURAL SURFACE
 - PAV = PAVING
 - PIPE = PIPE OBVERT
 - PIT = TOP OF PIT
 - PH = PERMANENT MARK
 - RF = TOP OF ROOF
 - RMP = RAMP
 - RR = ROOF RIDGE
 - RTA = RTA/RHS PIT
 - SGN = SIGN
 - SP = SEWER INSPECTION PIT
 - SPC = SPEED CAMERA
 - SSL = SEWER SURFACE LEVEL
 - STR = STAIRS
 - SWPIT = STORMWATER PIT
 - WSL = STORMWATER SURFACE LEVEL
 - TB = TOP OF BANK
 - TG = TOP OF GUTTER
 - TMB = TOP OF KERB
 - TLE = TREE LINE
 - TLI = TRAFFIC LIGHT
 - TOT = TOP OF TREE
 - TPIT = TELSTRA PIT
 - TR = TREE
 - TSL = TELSTRA SURFACE LEVEL
 - TSP = TRAFFIC SIGNAL PIT
 - TW = TOP OF WALL
 - UEV = UNDERSIDE OF EAVE
 - USL = UNKNOWN SERVICE SURFACE LEVEL
 - UTR = UNDERSIDE OF TREE
 - VER = VERANDAH
 - WR = WATER METER
 - WPIT = WATER PIT SPOT
 - WSL = WATER SLA SURFACE LEVEL
 - WV = WATER VALVE
- 3 TREE
SPREAD-DIAMETER-HEIGHT-TAG
NUMBER

HORIZONTAL DATUM:
CO-ORDINATE SYSTEM: MGA
MARKS: ADOPTED: SSM IHHH

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: SSM IHHH
R.L. 66.994 (ORDER L2)
SOURCE: S.C.I.M.S. (4/10/18)

3	TREE CANOPY REVISED	24/10/19
2	INDIVIDUAL LOT AREAS ADDED	18/02/19
1	FIRST ISSUE	19/10/18

CLIENT:
JDH ARCHITECTS
44 LITTLE STREET,
DARLINGHURST NSW 2010

SURVEY PLAN SHOWING DETAIL & LEVELS OVER LOT 14 IN DP1000689, LOTS 11 TO 14 IN DP132498, LOT A IN DP444924, LOT 1 IN DP501320, LOT A IN DP399940, LOT 1 IN DP441732, LOTS 7 & 8 IN DP441703, LOT 1 IN DP772787 & LOT 1 SEC.5 IN DP192509 BANKSTOWN NORTH, PUBLIC SCHOOL

C.M.S. Surveyors Pty Limited
ACN: 096 240 201
RD Box 463 Dee Why NSW 2099
2/39A South Creek Road, Dee Why NSW 2099
Telephone: (02) 9971 4802
Facsimile: (02) 9971 4822
E-mail: info@cmsurveyors.com.au

LG&A: CATERBURY-BANKSTOWN SHEET 6 OF 7			
SURVEYED ME/H/C	DRAWN GP	CHECKED ME/H/C	APPROVED DR
SURVEY INSTRUCTION 18067		SCALE 1:100	DATE OF SURVEY 8/10/18-23/10/19
DRAWING NAME 18067detail		ISSUE 3	
CAD FILE 18067detail_3.dwg			

SUBSURFACE UTILITY INFORMATION

QL-D IS THE LOWEST OF THE FOUR QUALITY LEVELS STIPULATED IN ASS488. IT IS AN INDICATIVE POSITION CORRELATED FROM EXISTING RECORDS, CURSORY SITE INSPECTION, ANECDOTAL EVIDENCE.

QL-C IS THE NEXT LEVEL UP FROM QL-D. ASS488 STATES THAT QL-C IS A SURFACE FEATURE CORRELATION OR AN INTERPRETATION OF THE APPROXIMATE LOCATIONS AND ATTRIBUTES OF A SURFACE FEATURE USING A COMBINATION OF EXISTING RECORDS (ANECDOTAL EVIDENCE) SONIC BOOM TECHNIQUES AND A SITE SURVEY OF VISIBLE EVIDENCE.

QL-B ELECTRONICALLY TRACED AS PER ASS488 (DIRECT CONNECTION, INDUCTION, FLEXITRACE/SONDE, FLEXIND/SONDE) WITH AN ESTIMATED POSITIONAL TOLERANCE OF +/-300MM IN PLAN, +/-500MM IN DEPTH (HIGH CONFIDENCE LEVEL).

QL-A 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 IN THE POTHOLES WHERE THE UTILITY IS EXPOSED.

HORIZONTAL AND VERTICAL TOLERANCE: +/- 50MM

QL-X 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).

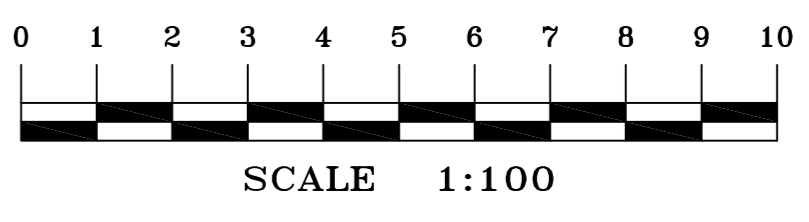
QL-Y ELECTRONICALLY LOCATED BUT WITH REDUCED CONFIDENCE IN PLAN POSITION/DEPTH (MEDIUM CONFIDENCE LEVEL).

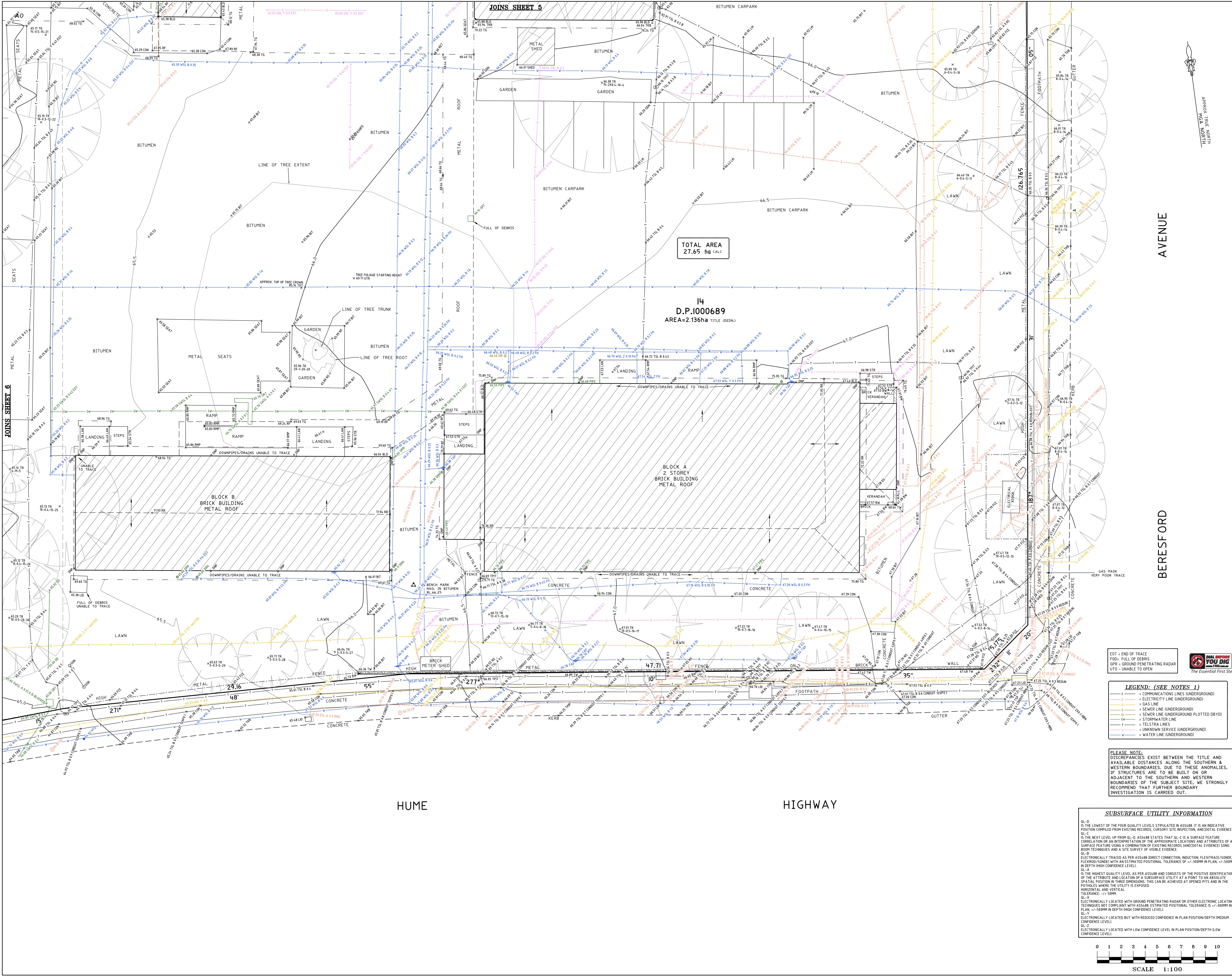
QL-Z ELECTRONICALLY LOCATED WITH LOW CONFIDENCE LEVEL IN PLAN POSITION/DEPTH (LOW CONFIDENCE LEVEL).

END - END OF TRACE
FDD - FULL OF DEBRIS
GPR - GROUND PENETRATING RADAR
UTD - UNABLE TO OPEN

- LEGEND: (SEE NOTES 1)**
- C = COMMUNICATIONS LINES (UNDERGROUND)
 - E = ELECTRICITY LINES (UNDERGROUND)
 - G = GAS LINE
 - S = SEWER LINE (UNDERGROUND)
 - SW = SEWER LINE (UNDERGROUND PLOTTED OBYD)
 - SW = STORMWATER LINE
 - T = TELSTRA LINES
 - U = UNKNOWN SERVICE (UNDERGROUND)
 - W = WATER LINE (UNDERGROUND)

PLEASE NOTE:
DISCREPANCIES EXIST BETWEEN THE TITLE AND AVAILABLE DISTANCES ALONG THE SOUTHERN & WESTERN BOUNDARIES, DUE TO THESE ANOMALIES, IF STRUCTURES ARE TO BE BUILT ON OR ADJACENT TO THE SOUTHERN AND WESTERN BOUNDARIES OF THE SUBJECT SITE, WE STRONGLY RECOMMEND THAT FURTHER BOUNDARY INVESTIGATION IS CARRIED OUT.





- NOTES**
- A BASIC BOUNDARY SURVEY HAS BEEN UNDERTAKEN SUITABLE FOR COUNCIL DA SUBMISSION (TITLE DIMENSIONS ONLY) - BOUNDARY DIMENSIONS 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 SURVEYED. 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 JDH ARCHITECTS.
 - 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.
 - DIAL BEFORE YOU DIG SERVICES (60-1000) SHOULD BE USED BEFORE CARRYING OUT ANY CONSTRUCTION ACTIVITY IN OR NEAR THE SURVEYED AREA.
 - CRITICAL SPOT LEVELS SHOULD BE CONFIRMED WITH SURVEYOR.
 - THIS PLAN IS ONLY TO BE USED FOR THE PURPOSE OF DESIGNING NEW CONSTRUCTIONS.
 - CONTOURS SHOWN DEPICT THE TOPOGRAPHY. THEY DO NOT REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.
 - CONTOUR INTERVAL - 0.5 metre. SPOT LEVELS SHOULD BE ADOPTED.
 - POSITION OF RIDGE LINES IS DIAGRAMMATIC ONLY (NOT TO SCALE).
 - THE INFORMATION IS ONLY TO BE USED AT A SCALE ACCURACY OF 1:100.
 - DO NOT SCALE OFF THIS PLAN / FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS.
 - COPYRIGHT © C.M.S. SURVEYORS 2019.
 - NO PART OF THIS SURVEY MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM OR TRANSMITTED IN ANY FORM, WITHOUT THE WRITTEN PERMISSION OF THE COPYRIGHT OWNER EXCEPT AS PERMITTED BY THE COPYRIGHT ACT 1968.
 - ANY PERMITTED DOWNLOADING, ELECTRONIC STORAGE, DISPLAY, PRINT, COPY OR REPRODUCTION OF THIS SURVEY SHOULD CONTAIN NO ALTERATION OR ADDITION TO THE ORIGINAL SURVEY.
 - THIS NOTICE MUST NOT BE ERASED.

LEGEND:

BB = BOTTOM OF BANK
BIT = BITUMEN
BLD = EXTERNAL BUILDING
BW = BOTTOM WALL
CON = CONCRETE
CPIT = COMMUNICATIONS PIT
CSL = COMMUNICATIONS SURFACE LEVEL
DD = DISH DRAIN
DK = DECK
DNP = DOWN PIPE
DS = DOOR SILL LEVEL
EK = ELECTRICITY KIOSK
EPIT = ELECTRICITY PILLAR
EPIT = ELECTRICITY PIT
ESL = ELECTRICITY SURFACE LEVEL
FCE = FENCE
PHY = FIRE HYDRANT
FL = FLOOR LEVEL
FP = FLAG POLE
GDN = GARDEN
GP = GUTTER LEVEL
GPL = GAS PLAQUE
GRT = GRATE
GSL = GAS SLA
GVA = GAS VALVE
HYD = HYDRANT
LAN = LANDING
LID = MISCELLANEOUS PIT LID
LIN = LINTEL
LM = LINE MARKING
LP = LIGHT POLE
NS = NATURAL SURFACE
PAV = PAVING
PIPE = PIPE OBVERT
PIT = TOP OF PIT
PH = PERMANENT MARK
RF = TOP OF ROOF
RMP = RAMP
RR = ROOF RIDGE
RTA = RTA/RHS PIT
SGN = SIGN
SP = SEWER INSPECTION PIT
SPC = SPEED CAMERA
SSL = SEWER SURFACE LEVEL
STR = STAIRS
SWPIT = STORMWATER PIT
WSL = STORMWATER SURFACE LEVEL
TS = TOP OF BANK
TG = TOP OF GUTTER
TAB = TOP OF KERB
TLE = TREE LINE
TLI = TRAFFIC LIGHT
TOT = TOP OF TREE
TPIT = TELSTRA PIT
TR = TREE
TSL = TELSTRA SURFACE LEVEL
TSP = TRAFFIC SIGNAL PIT
TW = TOP OF WALL
UEV = UNDERSIDE OF EAVE
USL = UNKNOWN SERVICE SURFACE LEVEL
UTR = UNDERSIDE OF TREE
VER = VERANDAH
WR = WATER METER
WPIT = WATER PIT SPOT
WSL = WATER SLA SURFACE LEVEL
WV = WATER VALVE

3
TREE
SPREAD-DIAMETER-HEIGHT-TAG
NUMBER

HORIZONTAL DATUM:
CO-ORDINATE SYSTEM: MGA
MARKS: ADOPTED: SSM IJH4

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: SSM IJH4
R.L. 66.994 (ORDER L2)
SOURCE: S.C.I.M.S. (4/10/18)

1	DISCREPANCIES	24/10/19
2	INDIVIDUAL LOT AREAS ADDED	18/02/19
1	FIRST ISSUE	19/10/18

CLIENT:
JDH ARCHITECTS
44 LITTLE STREET,
DARLINGHURST NSW 2010

SURVEY PLAN SHOWING DETAIL & LEVELS OVER LOT 14 IN DP1000689, LOTS 11 TO 14 IN DP132498, LOT A IN DP444924, LOT 1 IN DP501320, LOT A IN DP399940, LOT 1 IN DP441732, LOTS 7 & 8 IN DP441703, LOT 1 IN DP72787 & LOT 1 SEC.5 IN DP192509 BANKSTOWN NORTH, PUBLIC SCHOOL

C.M.S. Surveyors Pty Limited
ACN: 096 240 201
RD Box 463 Dee Why NSW 2099
2/39A South Creek Road, Dee Why NSW 2099
Telephone: (02) 9971 4802
Facsimile: (02) 9971 4822
E-mail: info@cmsurveyors.com.au

LGA: CATERBURY-BANKSTOWN		SHEET 7 OF 7	
SURVEYED ME/H/C	DRAWN GP	CHECKED ME/H/C	APPROVED DR
SURVEY INSTRUCTION 18067		SCALE 1:100 1/4" = 1'-0"	DATE OF SURVEY 8/10/18-23/10/19
DRAWING NAME 18067detail			ISSUE 3
CAD FILE 18067detail_3.dwg			

LEGEND: (SEE NOTES 1)

- COMMUNICATIONS LINES (UNDERGROUND)
- ELECTRICITY LINE (UNDERGROUND)
- GAS LINE
- SEWER LINE (UNDERGROUND)
- SEWER LINE UNDERGROUND PLOTTED BY/D
- STORMWATER LINE
- TELSTRA LINES
- UNKNOWN SERVICE (UNDERGROUND)
- WATER LINE (UNDERGROUND)

PLEASE NOTE:
DISCREPANCIES EXIST BETWEEN THE TITLE AND AVAILABLE DISTANCES ALONG THE SOUTHERN & WESTERN BOUNDARIES, DUE TO THESE ANOMALIES, IF STRUCTURES ARE TO BE BUILT ON OR ADJACENT TO THE SOUTHERN AND WESTERN BOUNDARIES OF THE SUBJECT SITE, WE STRONGLY RECOMMEND THAT FURTHER BOUNDARY INVESTIGATION IS CARRIED OUT.

SUBSURFACE UTILITY INFORMATION

QL-D IS THE LOWEST OF THE FOUR QUALITY LEVELS STIPULATED IN ASS488. IT IS AN INDICATIVE POSITION COMPILED FROM EXISTING RECORDS, CURSORY SITE INSPECTION, ANECDOTAL EVIDENCE.

QL-C IS THE NEXT LEVEL UP FROM QL-D. ASS488 STATES THAT QL-C IS A SURFACE FEATURE CORRELATION OR AN INTERPRETATION OF THE APPROXIMATE LOCATIONS AND ATTRIBUTES OF A SURFACE FEATURE USING A COMBINATION OF EXISTING RECORDS, ANECDOTAL EVIDENCE, SOME BOREHOLE TECHNIQUES AND A SITE SURVEY OF VISIBLE EVIDENCE.

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

QL-A 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 IN THE POTHOLES WHERE THE UTILITY IS EXPOSED.

TOLEANCE - +/-500MM

QL-X 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 (LOW CONFIDENCE LEVEL).

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

QL-Z ELECTRONICALLY LOCATED WITH LOW CONFIDENCE LEVEL IN PLAN POSITION/DEPTH (LOW CONFIDENCE LEVEL).

SCALE 1:100