

SHEET 2

No.401
II
D.P.1209742

HOXTON

PARK

ROAD

SHEET 3

SHEET 4

TITLE INDICATES THAT LOT 11 IN D.P.1209742 IS SUBJECT TO:

1. RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2. DP1066545 EASEMENT FOR PADMOUNT SUBSTATION AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
3. DP1066545 EASEMENT FOR UNDERGROUND CABLES AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
4. AH510602 COVENANT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
5. J924492 EASEMENT FOR TRANSMISSION LINE VARIABLE WIDTH AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
6. DP1066545 EASEMENT NOW VESTED IN NEW SOUTH WALES ELECTRICITY TRANSMISSION AUTHORITY
7. AB202946 EASEMENT FOR ELECTRICITY TRANSMISSION LINE 60 METRE(S) WIDE AND VARIABLE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
8. A1277706 RIGHT OF ACCESS VARIABLE WIDTH AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
9. DP1209742 RESTRICTIONS ON THE USE OF LAND
10. DP1209742 EASEMENT FOR PADMOUNT SUBSTATION 2.8 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM

0 5 10 15 20 25
SCALE 1:250

LEGEND: (SEE NOTES)

- COMMUNICATIONS LINES (UNDERGROUND)
- ELECTRICITY LINE (UNDERGROUND)
- GAS LINE
- SEWER LINE (UNDERGROUND)
- STORMWATER LINE
- TEL/STRA LINES
- UNKNOWN SERVICE (UNDERGROUND)
- WATER DISTRIBUTION LINE (UNDERGROUND)

NOTES

• THE PURPOSE OF THIS PLAN IS FOR DESIGN ONLY. CURRENT PLANS ISSUED BY SERVICE PROVIDERS THROUGH "DIAL BEFORE YOU DIG" ARE STILL REQUIRED. CONTRACTORS AND SUBCONTRACTORS WILL NEED TO EXERCISE THEIR OWN "DUTY OF CARE" AND SHOULD MAKE THEIR OWN DIAL BEFORE YOU DIG ENQUIRY BEFORE EXCAVATION/CONSTRUCTION. YOU MUST ENSURE "DIAL BEFORE YOU DIG" ARE CURRENT AS THEY HAVE VARYING EXPIRATION DATES, AND MAY REQUIRE RE-ISSUE OTHERWISE THE INFORMATION ON THIS PLAN MAY NO LONGER BE CURRENT.

• WARNING: UNKNOWN SERVICES MAY EXIST THAT COULD NOT BE ELECTRONICALLY DETECTED. THE DIAGRAMS OF THE SERVICE PROVIDER MAY NOT REFLECT 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. PPES AND/OR CABLES AT THIS LOCATION. THE RECORDING OF DEPTHS AND POSITION OF UTILITIES CANNOT BE GUARANTEED AS CORRECT. WE RECOMMEND NON DESTRUCTIVE DIGGING/POTHOLING TO EXPOSE SERVICES FOR ACCURATE IDENTIFICATION AND DEPTHS.

CAUTION: SURSEARCHE HAVE SURVEYED AND MARKED OUT EXISTING SERVICES IN THE AREA SHAPED BY THE CLIENT. THESE SERVICE LINES HAVE BEEN LOCATED BY ABOVE GROUND SERVICE TRACING METHODS AND HAVE NOT BEEN SIGHTED. CHS SURVEYORS HAVE THEN LOCATED THE LINE MARKED BY SURSEARCHE TO THE LOCATION OF THESE MARKED SERVICES ARE APPROXIMATE ONLY. THE POSITION OF THE MARKED SERVICE LINES HAS BEEN MADE WITH REFERENCE TO THE RELEVANT SERVICE AUTHORITY DIAGRAMS. ALL SERVICES MAY NOT HAVE BEEN SHOWN AND UTILITY DESCRIPTIONS HAVE BEEN TAKEN FROM UTILITY PROVIDED DIAGRAMS WHERE AVAILABLE. WE RECOMMEND NON DESTRUCTIVE DIGGING/POTHOLING TO EXPOSE MARKED SERVICES TO IDENTIFY AND SHOW EXACT DEPTH AND LOCATION OF SERVICE LINES PRIOR TO EARTHWORKS COMMENCING. UTILITIES PLOTTED ON THE PLAN THAT TERMINATE IN THE SPECIFIED AREA MAY GO TO FEATURES THAT HAVE NOT BEEN SHOWN ON THE BACKGROUND DETAIL SURVEY PROVIDED BY CLIENT. THE RISK REMAINS WITH THE CLIENT AND/OR SUB CONTRACTOR AND THEIR RESPONSIBILITY TO EXERCISE CAUTION AT ALL TIMES.

NOTES

- BOUNDARIES HAVE NOT BEEN DEFINED (TITLE DIMENSIONS ONLY) - BOUNDARY DEFINITION IS SUBJECT TO FURTHER SURVEY.
- 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 SYDNEY CATHOLIC SCHOOLS.
- 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 (PA 100) SHOULD BE USED AND A FULL UTILITY INVESTIGATION, INCLUDING A UTILITY LOCATION SURVEY, SHOULD BE UNDERTAKEN BEFORE CARRYING OUT ANY CONSTRUCTION ACTIVITY IN OR NEAR THE SURVEYED AREA.
- SEWER MAIN PLOTTED FROM SYDNEY WATER SEWER DIAGRAM. LOCATION SHOULD BE MARKED ON SITE IF CRITICAL.
- CRITICAL SPOT LEVELS SHOULD BE CONFIRMED WITH SURVEYOR.
- THIS PLAN IS ONLY TO BE USED FOR THE PURPOSE OF DESIGNING NEW CONSTRUCTIONS.
- CONTOURS SHOWN DEPICT THE TOPOGRAPHY. THEY DO NOT REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.
- CONTOUR INTERVAL - 0.5 metre - SPOT LEVELS SHOULD BE ADOPTED.
- POSITION OF RIDGE LINES ARE DIAGRAMMATIC ONLY (NOT TO SCALE).
- THE INFORMATION IS ONLY TO BE USED AT A SCALE ACCURACY OF 1:250 AND 1:500 AS NOTED.
- DO NOT SCALE OFF THIS PLAN / FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS.
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- THIS NOTICE MUST NOT BE ERASED.

HORIZONTAL DATUM:
CO-ORDINATE SYSTEM: ASSUMED

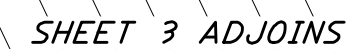
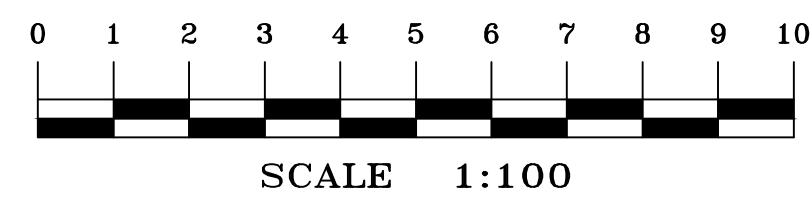
VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: PM 20735
R.L.: 71.862 (ORDRIS 1.3)
SOURCE: S.C.I.M.S. (21/09/17)

CLIENT:
SYDNEY CATHOLIC SCHOOLS
c/- JDH ARCHITECTS
44 LITTLE OXFORD STREET
DARLINGHURST NSW 2010

SURVEY PLAN
SHOWING DETAIL & LEVELS
OVER PART LOT 11 IN D.P.1209742
401 HOXTON PARK ROAD
HINCHINBROOK NSW 2168

C.M.S. Surveyors
Pty Limited
ACN: 096 240 201
PO Box 463 Dee Why
NSW 2099
279A South Creek Road,
Dee Why NSW 2099
Telephone: (02) 9971 4802
Facsimile: (02) 9971 4802
E-mail: info@cmsurveyors.com.au

LGA: LIVERPOOL
SURVEYED BY: B.S.
DRAWN BY: R.N.
CHECKED BY: B.S.
APPROVED BY: DL
SCALE: 1:250 M. AD
DATE OF SURVEY: 28/09/17
DRAWING NAME: I7269detail
ISSUE: I
CAD FILE: I7269detail.dwg



SHEET 4 ADJOINS.

• BOUNDARIES HAVE NOT BEEN DEFINED (TITLE DIMENSIONS ONLY) -
BOUNDARY DEFINITION IS SUBJECT TO FURTHER SURVEY.

• A BASIC BOUNDARY SURVEY HAS BEEN UNDERTAKEN SUITABLE FOR COUNCIL DA SUBMISSION (TITLE DIMENSIONS ONLY) - BOUNDARY DEFINITION IS SUBJECT TO FURTHER SURVEY.

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• TREE SIZES ARE ESTIMATES ONLY.

- THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF SYDNEY CATHOLIC SCHOOLS.
- RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY. VALUE EFFECTS ARE CRITICAL. THEY SHOULD BE CONFIRMED BY

- EXCEPT WHERE SHOWN BY DIMENSION LOCATION OF DETAIL WITH RESPECT TO BOUNDARIES IS INDICATIVE ONLY.

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- SEWER MAIN PLOTTED FROM SYDNEY WATER SEWER DIAGRAM.
LOCATION SHOULD BE MARKED ON SITE IF CRITICAL.

- CRITICAL SPOT LEVELS SHOULD BE CONFIRMED WITH SURVEYOR.
- THIS PLAN IS ONLY TO BE USED FOR THE PURPOSE OF DESIGNING NEW CONSTRUCTIONS.

• CONTOURS SHOWN DEPICT THE TOPOGRAPHY. THEY DO NOT REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.

- CONTOUR INTERVAL - 0.5 metre. - SPOT LEVELS SHOULD BE ADOPTED.
- POSITION OF RIDGE LINES ARE DIAGRAMMATIC ONLY (NOT TO SCALE).

• THE INFORMATION IS ONLY TO BE USED AT A SCALE ACCURACY OF 1:250 AND 1:100 AS NOTED.

- DO NOT SCALE OFF THIS PLAN / FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS.
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• THIS NOTICE MUST NOT BE ERASED.

LEGEND:

AM = AWNING
 BB = BIT OF BANK
 BIT = BITUMEN
 BLW = EXTERNAL BUILDING
 BW = BOTTOM WALL
 CL = CENTRINE CL
 CLC = COLUMN
 CN = CONCRETE
 CPIT = COMMUNICATIONS PIT
 CSK = COMMUNICATIONS SLA
 DD = DRAIN
 DK = DECK
 DS = DOOR SILL LEVEL
 ELEC = ELECTRICITY PIT
 ESL = ELECTRICITY SLA
 FCE = FENCE
 FL = FLOOR LEVEL
 GDN = GARDEN
 GRA = GRAVEL
 GRG = GRATE
 GAS = GAS SLA
 GVA = GAS VALVE
 HVD = HYDRANT
 IN = INVERT LEVEL
 LAN = LANDING
 LID = LID
 LID = LID
 LINT = LINTEL
 LP = LIGHT POLE
 NS = NATURAL SURFACE
 PAV = PAVING
 PIER = PIER
 PIT = TOP OF PIT
 POST = POST
 R = TOP OF ROOF
 RRP = ROOF RIDGE
 SIP = SEWER INSPECTION
 SMC = SEWER MAN HOLE
 SLL = SEWER SLA
 STR = STAIRS
 SV = STEP VALVE
 SWL = STORMWATER SLA
 TB = TOP OF BANK
 TBW = TOP OF BANK
 TG = TOP OF GUTTER
 TKR = TOP OF KERB
 TUP = TOP OF PIPE
 TPIT = TELSTRA PIT
 TR = TREE
 TW = TOP OF WALL
 UL = UNKNOWN SERVICE SLA
 WSL = WATER SLA
 WT = WATER TANK
 WV = WATER VALVE
 WVC = WATER VALVE COVER
 WVS = SEWER UNDERGROUND
 30.52 WSWL=0.85D+0.25
 SURFACE LEVEL
 DEPTH
 PIPE SIZE/NN

HORIZONTAL DATUM:
CO-ORDINATE SYSTEM: ASSUMED

VERTICAL DATUM:
 DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
 B.M. ADOPTED: PM 20735
 R.L. 31.862 (ORDER L3)
 SOURCE: S.C.I.M.S. (21/09/17)

CLIENT:
SYDNEY CATHOLIC SCHOOLS
c/- JDH ARCHITECTS
44 LITTLE OXFORD STREET
DARLINGHURST NSW 2010

**SURVEY PLAN
SHOWING DETAIL & LEVELS
OVER PART LOT 11 IN D.P.1209742
401 HOXTON PARK ROAD
HINCHINBROOK NSW 2168**

 C.M.S. Surveyors
Pty Limited

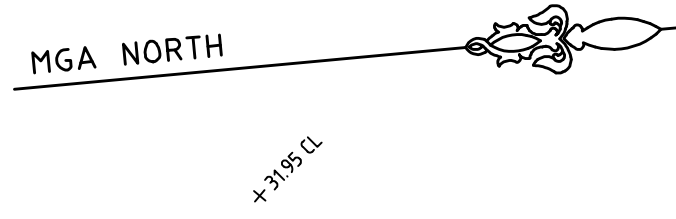
ACN: 096 240 201
PO Box 463 Dee Why
NSW 2099
2/99A South Creek Road,
Dee Why NSW 2099
Telephone: (02) 9971 4802
Facsimile: (02) 9971 4822
E-mail: info@cmssurveyors.com.au

LGA: LIVERPOOL		SHEET 2 OF 4	
SURVEYED	DRAWN	CHECKED	APPROVED

SURVEYED B.S.	DRAWN R.N.	CHECKED B.S.	APPROVED DL
SURVEY INSTRUCTION 17210		SCALE 1" = 10'	DATE OF SURVEY 20/09/87

17269	1:100 M AU	28/09/17
DRAWING NAME 17269detail		ISSUE 1
CAD FILE 17269detail.dwg		

AO



ROAD

PARK

HOXTON



NOTES

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LEGEND:

AW	=	AWNING
BB	=	BOTTOM OF BANK
BIT	=	BITUMEN
BLO	=	EXTERNAL BUILDING
BW	=	BOTTOM WALL
CL	=	CENTRELINE
COL	=	COLUMN
CON	=	CONCRETE
CPIT	=	COMMUNICATIONS PIT
CSL	=	COMMUNICATIONS SLA
DD	=	DISH DRAIN
DK	=	DECK
DS	=	DOOR SILL LEVEL
EPIT	=	ELECTRICITY PIT
ESL	=	ELECTRICITY SLA
FCE	=	FENCE
FL	=	FLOOR LEVEL
GDN	=	GARDEN
GRA	=	GRAVEL
GRT	=	GRATE
GSL	=	GAS SLA
GVA	=	GAS VALVE
HYD	=	HYDRANT
INL	=	INVERT LEVEL
LAN	=	LANDING
LID	=	MISCELLANEOUS PIT LID
LIN	=	LINTEL
LP	=	LIGHT POLE
NS	=	NATURAL SURFACE
PAV	=	PAVING
PIER	=	PIER
PIT	=	TOP OF PIT
POST	=	POST
RF	=	TOP OF ROOF
RR	=	ROOF RIDGE
SIP	=	SEWER INSPECTION PIT
SMH	=	SEWER MAN HOLE
SSL	=	SEWER SLA
STR	=	STAIRS
SVA	=	STOP VALVE
SWSL	=	STORMWATER SLA
TB	=	TOP OF BANK
TFCE	=	TOP OF FENCE
TG	=	TOP OF GUTTER
TKB	=	TOP OF KERB
TOP	=	TOP OF PIPE
TPIT	=	TELESTRA PIT
TR	=	TREE
TW	=	TOP OF WALL
USL	=	UNKNOWN SERVICE SLA
WSL	=	WATER SLA
WT	=	WATER TANK
WV	=	WATER VALVE
OW	=	ELECTRICITY OVERHEAD
SWSL	=	SEWER UNDERGROUND
30.52 SWSL	=	30.52 SWSL
0.225	=	0.225
PIPE	=	PIPE
SIZE	=	SIZE
mm	=	mm
TREE	=	TREE
SPREAD-DIAMETER-HEIGHT	=	SPREAD-DIAMETER-HEIGHT

HORIZONTAL DATUM:
CO-ORDINATE SYSTEM: ASSUMED

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: PH 20735
R.L. 71.862 (ORDER 1.3)
SOURCE: S.C.I.M.S. (2/09/17)

I FIRST ISSUE 11/08/17

CLIENT:
SYDNEY CATHOLIC SCHOOLS
c/- JDH ARCHITECTS
44 LITTLE OXFORD STREET
DARLINGHURST NSW 2101

SURVEY PLAN
SHOWING DETAIL & LEVELS
OVER PART LOT 11 IN D.P.1209742
401 HOXTON PARK ROAD
HINCHINBROOK NSW 2168

C.M.S. Surveyors
Pty Limited

ACN: 096 240 201

PO Box 463 Dee Why
NSW 2099
2799A South Creek Road,
Dee Why NSW 2099
Telephone: (02) 9971 4800
Facsimile: (02) 9971 4802
E-mail: info@cmsurveyors.com.au

LGA: LIVERPOOL

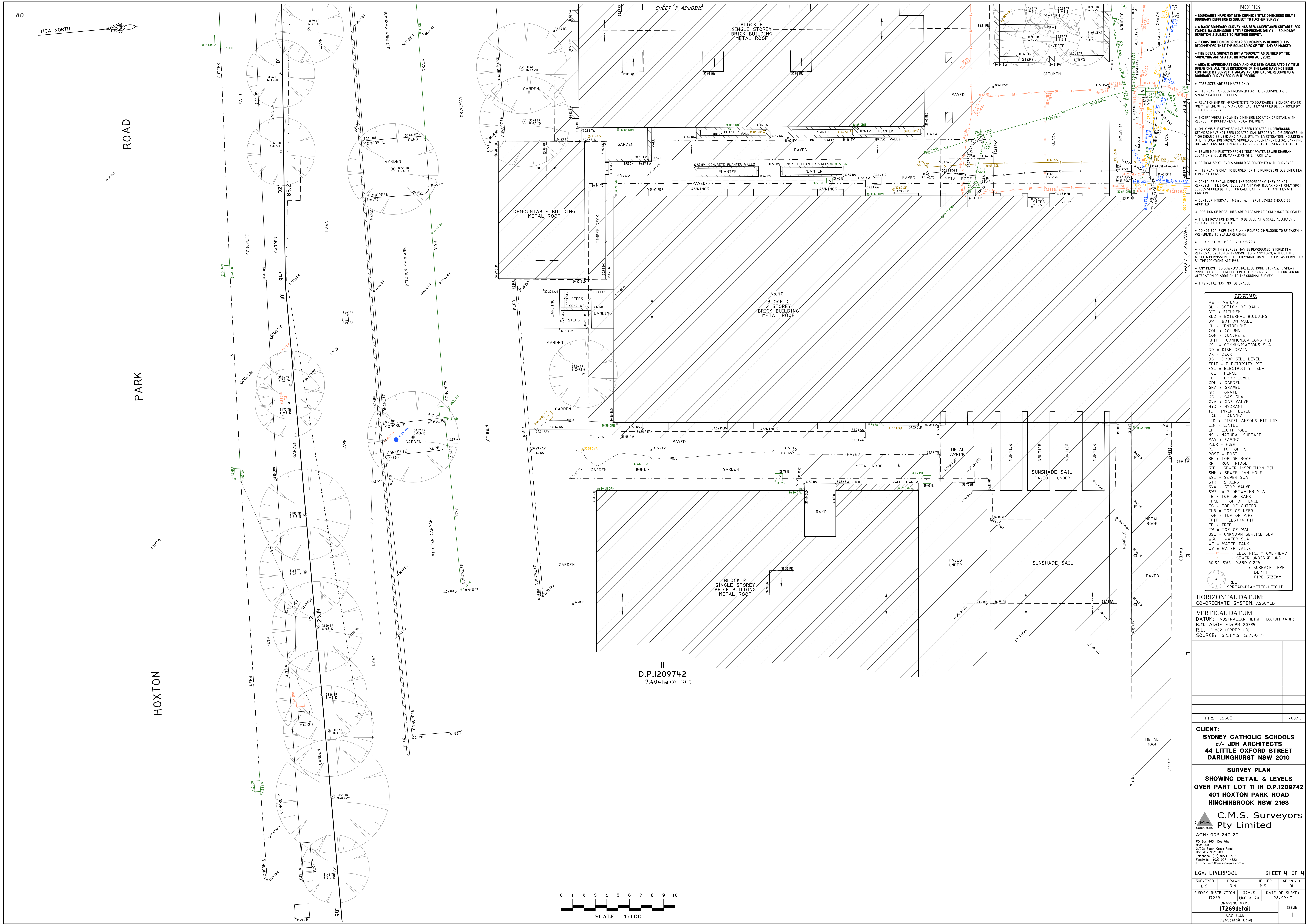
SHEET 3 OF 4

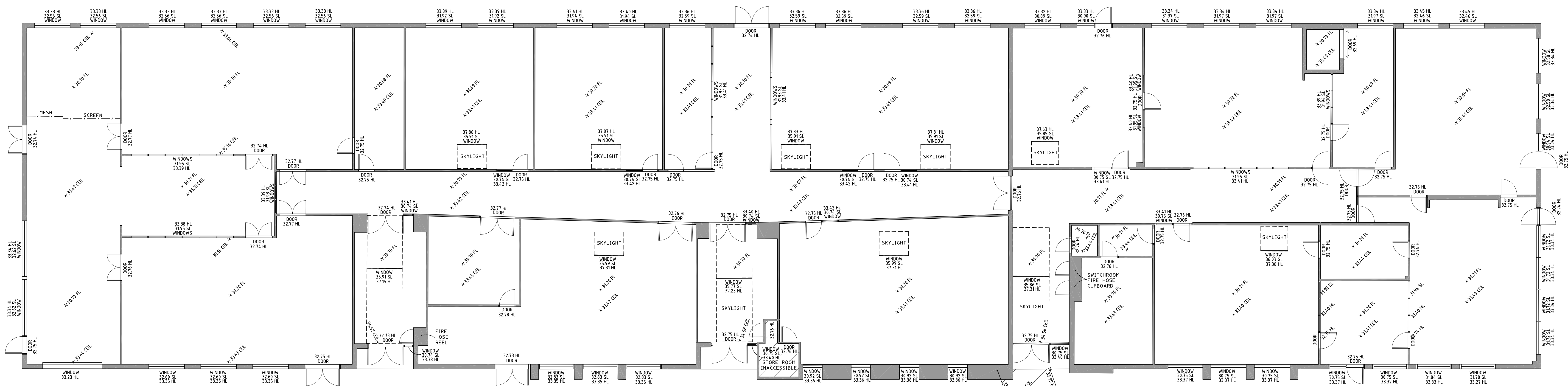
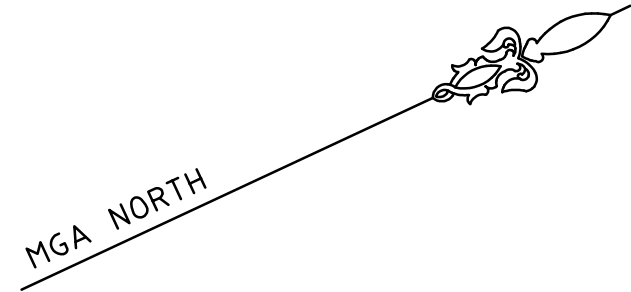
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SURVEY INSTRUCTION 17269 SCALE 1:250 R/L AD DATE OF SURVEY 28/09/17

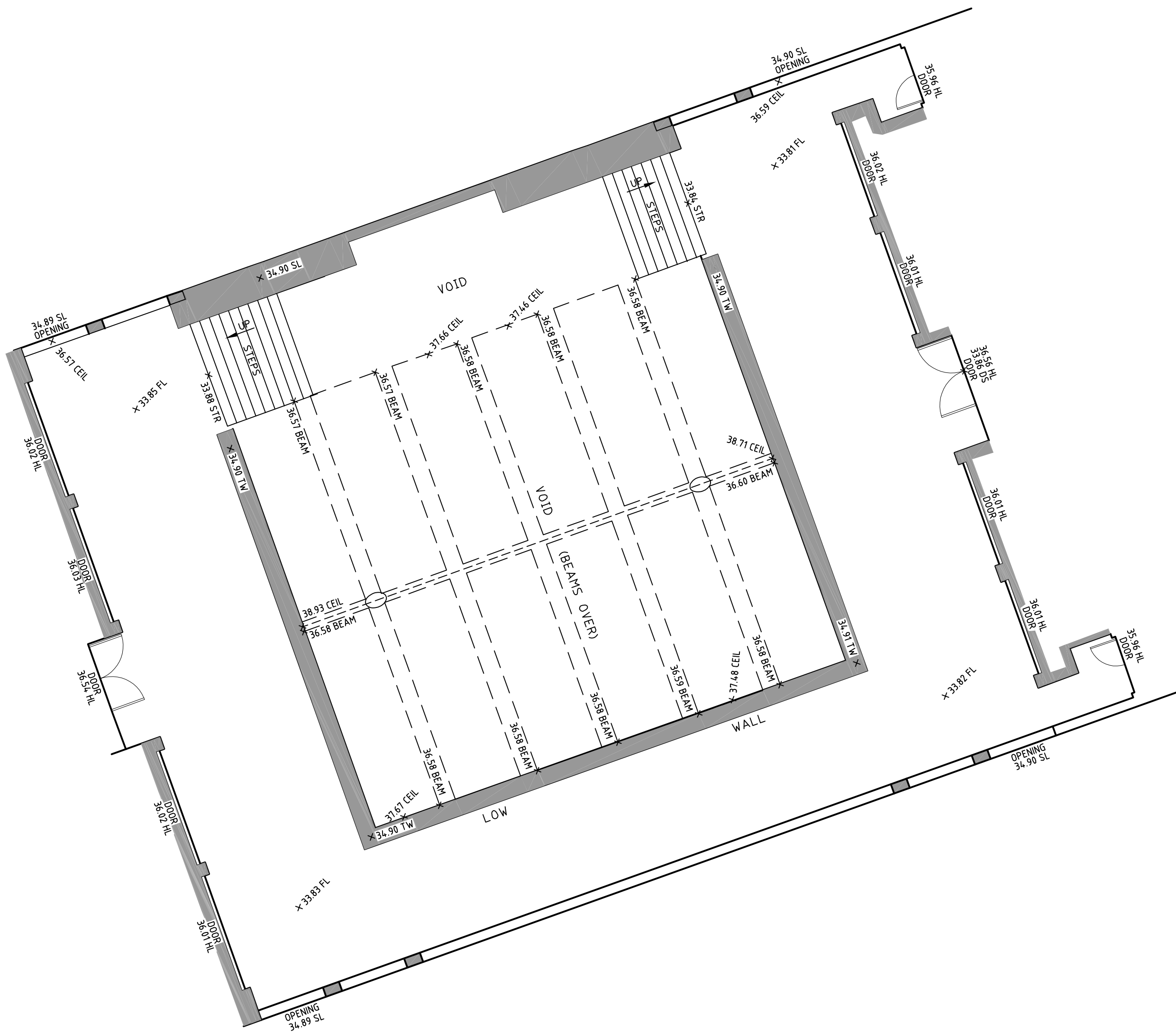
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ISSUE 1

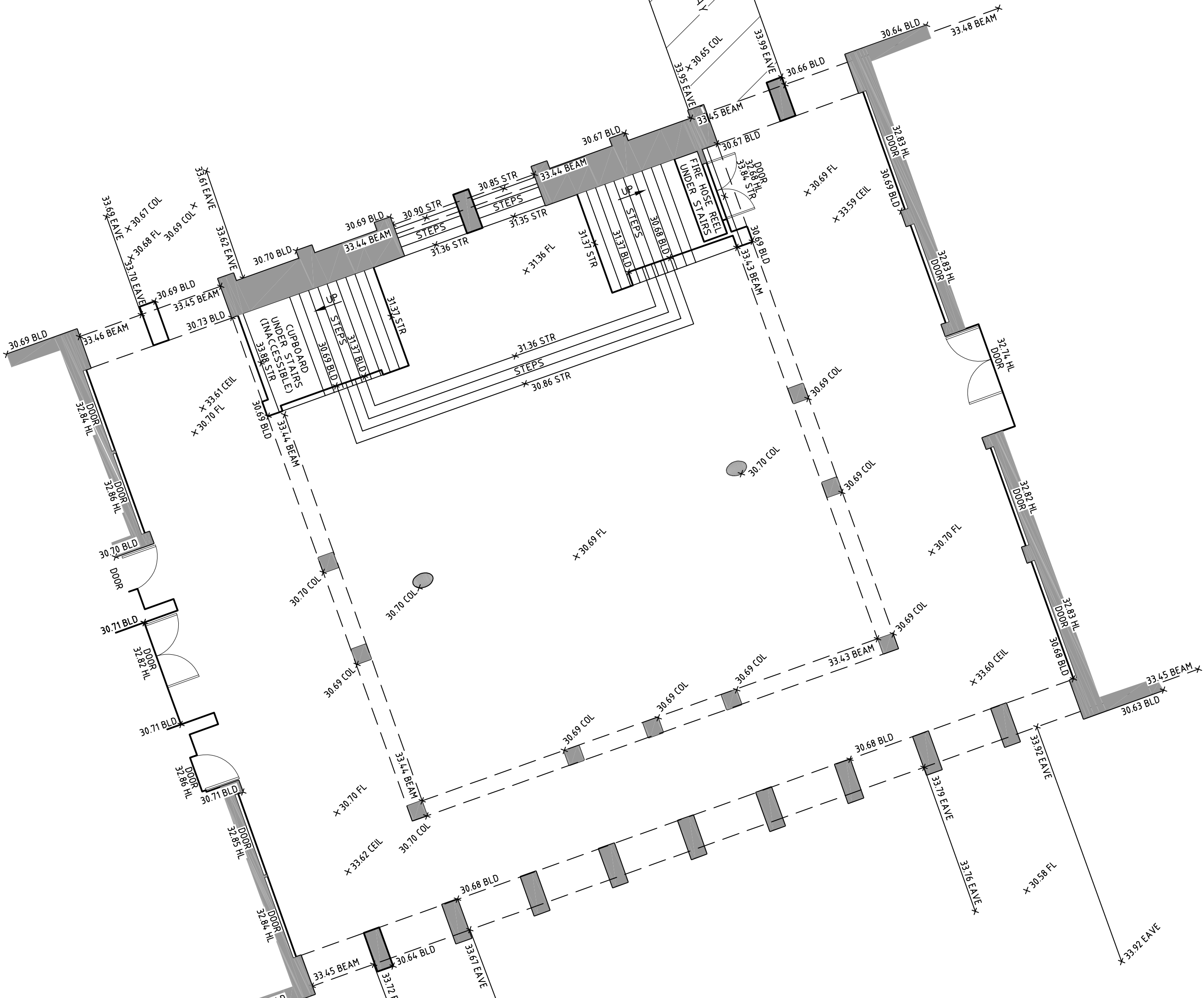




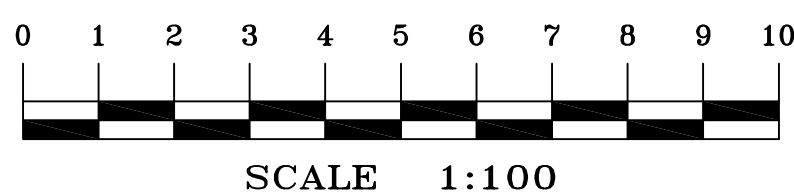
BLOCK T GROUND FLOOR



BLOCK C FIRST FLOOR



BLOCK C GROUND FLOOR



NOTES

- THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF SYDNEY CATHOLIC SCHOOLS.
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LEGEND:

- BEAM = BEAM
- CEL = CEILING LEVEL
- COL = COLUMN
- DS = DOOR SILL LEVEL
- FL = FLOOR LEVEL
- HL = HOOD LEVEL
- SL = SILL LEVEL
- STR = STAIRS
- TW = TOP OF WALL

HORIZONTAL DATUM:

CO-ORDINATE SYSTEM: MGA

VERTICAL DATUM:

DATUM: AUSTRALIAN HEIGHT DATUM (AHD)

B.M. ADOPTED: PM 20735

R.L. 71.862 (ORDER L7)

SOURCE: S.C.I.M.S. 12/09/17

CLIENT:

SYDNEY CATHOLIC SCHOOLS
c/- JDH ARCHITECTS
44 LITTLE OXFORD STREET
DARLINGHURST NSW 2010

SURVEY PLAN

SHOWING INTERNAL DETAIL &
LEVELS IN BLOCK T & PART C
401 HOXTON PARK ROAD
HINCHINBROOK NSW 2168

C.M.S. Surveyors
Pty Limited

ACN: 096 240 201

RG Box 463 Dee Why

NSW 2099

2/29A South Creek Road,

Dee Why NSW 2099

Telephone: (02) 9971 4802

Facsimile: (02) 9971 4822

E-mail: info@cmsurveyors.com.au

LGA: LIVERPOOL		SHEET 1 OF 1	
SURVEYED	DRAWN	CHECKED	APPROVED
CL	GP	CL	DR
SURVEY INSTRUCTION	SCALE	DATE OF SURVEY	ISSUE
17269	1:100 M A0	28/09/17	1
DRAWING NAME		CAD FILE	
17269internals		17269internals.dwg	