

NOTES

- THE NORTHERN, EASTERN & WESTERN BOUNDARIES HAVE BEEN DEFINED. THE SOUTHERN BOUNDARY HAS BEEN PLOTTED FROM TITLE DIMENSIONS ONLY. BOUNDARY DEFINITION OF THE SOUTHERN BOUNDARY 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.
- TREE SIZES ARE ESTIMATES ONLY.
- THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF SYDNEY CATHOLIC SCHOOLS (P) - JKH 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.
- UNDERGROUND SERVICES HAVE BEEN LOCATED BY DURKIN CONSTRUCTION.
- SEWER MAIN PLOTTED FROM SYDNEY WATER SEWER DIAGRAM LOCATION SHOULD BE MARKED ON SITE IF CRITICAL.
- CRITICAL SPOT LEVELS SHOULD BE CONFIRMED WITH SURVEYOR.
- THIS PLAN IS ONLY TO BE USED FOR THE PURPOSE OF DESIGNING NEW CONSTRUCTIONS.
- CONTOURS SHOWN DEPICT THE TOPOGRAPHY. THEY DO NOT REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.
- CONTOUR INTERVAL - 0.5 metre. SPOT LEVELS SHOULD BE ADOPTED.
- POSITION OF RIDGE LINES ARE DIAGRAMMATIC ONLY (NOT TO SCALE).
- THE INFORMATION IS ONLY TO BE USED AT A SCALE ACCURACY OF 1:100.
- DO NOT SCALE OFF THIS PLAN / FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS.
- THE INFORMATION IS ONLY TO BE USED AT A SCALE ACCURACY OF 1:100.
- 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:

- BT = BITUMEN
- BW = BOTTOM WALL
- BLD = EXTERNAL BUILDING
- CL = CENTRELINE
- CON = CONCRETE
- CPIT = COMMUNICATIONS PIT
- DS = DOOR SILL LEVEL
- DRN = DRAIN
- EK = ELECTRICITY KIOSK
- ELP = ELECTRICITY
- EPIT = ELECTRICITY PIT
- FCE = FENCE
- FP = FLAG POLE
- FL = FLOOR LEVEL
- GOM = GARDEN
- GM = GAS METER
- GRT = GRATE
- HL = HEAD LEVEL
- HYD = HYDRANT
- IL = INVERT LEVEL
- LAM = LANDING
- LIN = LINTEL
- NS = NATURAL SURFACE
- PAR = PARAPET
- PAT = PATIO
- PAV = PAVING
- PIT = TOP OF PIT
- PP = POWER POLE
- RF = TOP OF ROOF
- RR = ROOF RIDGE
- SC = SPEED CAMERA
- SIP = SEWER INSPECTION PIT
- SMH = SEWER MAN HOLE
- SL = STILL LEVEL
- STR = STAIRS
- SYG = SYNTHETIC GRASS
- REND = RENDERED
- RET = RETAINING
- TEL = TELSTRA
- TIL = TILE
- TG = TOP OF GUTTER
- TKB = TOP OF KERB
- TW = TOP WALL
- TLT = TRAFFIC LIGHT
- TPIT = TELSTRA PIT
- TSP = TRAFFIC SIGNAL PIT
- TR = TREE
- VNT = VENT
- WM = WATER METER
- WV = WATER VALVE

TITLE INDICATES THAT LOT 4916 IN D.P.752015 IS SUBJECT TO:
- LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANTS)
- EXCEPTING LAND BELOW A DEPTH FROM THE SURFACE OF 15.24 METRES BY THE CROWN GRANT

TITLE INDICATES THAT LOT 4970 IN D.P.752015 IS SUBJECT TO:
- LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANTS)
- EXCEPTING LAND BELOW A DEPTH FROM THE SURFACE OF 15.24 METRES BY THE CROWN GRANT

TITLE INDICATES THAT LOT 1 IN D.P.01298 IS SUBJECT TO:
- LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANTS)

NOTE:

200-CICL + @ 200 CAST IRON CONCRETE LINED PIPE
BANK = GROUP OF PIPES
EOT = END OF TRACE
FH = FIRE
FOD = FULL OF DEBRIS
GPP = GROUND PENETRATING RADAR
HPO = HIGH PRESSURE GAS
HV BANK = GROUP OF HIGH VOLTAGE PIPES
NO SIG = NO SIGNAL
NY = NYLON PIPE
OF = OPTICAL FIBRE
STR = STAIRS
REDUN = REDUNDANT
RMS = RIMS PIPES
RMS BANK = GROUP OF RMS PIPES
STL = STEEL PIPE
UTO = UNABLE TO OPEN
UTT = UNABLE TO TRACE

CODE:

- CSL = COMMUNICATIONS SURFACE LEVEL
- ESL = ELECTRICITY SURFACE LEVEL
- GSL = GAS SURFACE LEVEL
- SSL = SEWER SURFACE LEVEL
- SWSL = STORMWATER SURFACE LEVEL
- TSL = TELSTRA SURFACE LEVEL
- USL = UNKNOWN SERVICE SURFACE LEVEL
- WSL = WATER SURFACE LEVEL

SUBSURFACE UTILITY INFORMATION LOCATION QUALITY

QUALITY LEVEL - 0 IS THE LOWEST OF THE FOUR QUALITY LEVELS STIPULATED IN ASSABR. IT IS AN INDICATIVE POSITION COMPILED FROM EXISTING RECORDS, CURSORY SITE INSPECTION, ANECDOTAL EVIDENCE.

QUALITY LEVEL - 1 IS THE NEXT LEVEL UP FROM Q.L. 0. ASSABR STATES THAT Q.L.C IS A SURFACE FEATURE (OBSTRUCTION OR INTERPRETATION OF THE APPROPRIATE LOCATIONS AND ATTRIBUTES OF A SURFACE FEATURE USING A COMBINATION OF EXISTING RECORDS (ANECODOTAL EVIDENCE) SONIC BROW TECHNIQUES AND A SITE SURVEY OF VISIBLE EVIDENCE.

QUALITY LEVEL - 2 ELECTRONICALLY TRACED AS PER ASSABR DIRECT CONNECTION INDUCTION, FLEXTRAC/SONDE FLEXPRO/SONDE) WITH AN ESTIMATED POSITIONAL TOLERANCE OF +/-300MM IN PLAN, +/-500MM IN DEPTH (HIGH CONFIDENCE LEVEL).

QUALITY LEVEL - 3 IS THE HIGHEST QUALITY LEVEL AS PER ASSABR 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 OPEN PITS AND IN THE POTHOLES WHERE THE UTILITY IS EXPOSED.

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

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

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

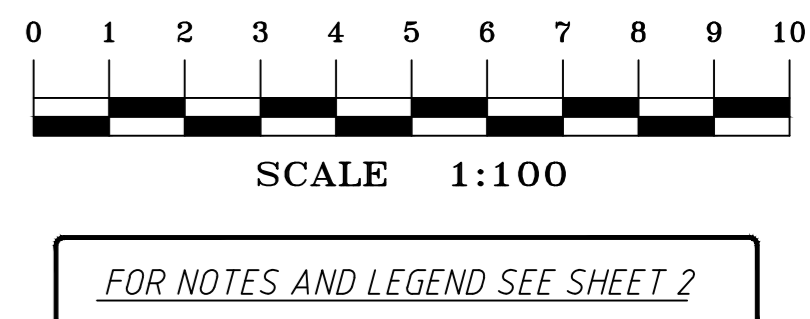
LEGEND: (SEE NOTES 1)

- 1 = COMMUNICATIONS LINE (UNDERGROUND)
- 2 = ELECTRICITY LINE (UNDERGROUND)
- 3 = GAS LINE (UNDERGROUND)
- 4 = SEWER LINE (UNDERGROUND)
- 5 = STORMWATER LINE (UNDERGROUND)
- 6 = UNKNOWN SERVICE LINE (UNDERGROUND)
- 7 = WATER LINE (UNDERGROUND)
- 8 = TELSTRA LINE (UNDERGROUND)
- 9 = ELECTRICITY (OVERHEAD)

NOTES 1

- THE PURPOSE OF THIS PLAN IS FOR DESIGN ONLY. CURRENT PLANS ISSUED BY SERVICE PROVIDERS THROUGHOUT THE AREA ARE STILL REQUIRED. CONTRACTORS AND SUBCONTRACTORS WILL NEED TO EXERCISE THEIR OWN DUTY OF CARE AND SHOULD MAKE THEIR OWN ENQUIRY BEFORE EXCAVATION/CONSTRUCTION. YOU MUST ENSURE THAT 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 COVER ALL ASSETS WITHIN THEIR NETWORK AND SERVICE PROVIDERS MAY SHARE CONDUITS AND/OR TRENCHES AT THIS LOCATION.
- WARNING: SINGLE MARKED LINES MAY REPRESENT MULTIPLE CONDUITS, PIPES AND/OR CABLES AT THIS LOCATION. THE RECORDING OF DEPTHS AND POSITION OF UTILITIES CANNOT BE GUARANTEED AS CORRECT. WE RECOMMEND NON DESTRUCTIVE DIGGING/POTHOLING TO EXPOSE SERVICES FOR ACCURATE IDENTIFICATION AND DEPTH.
- CAUTION: DURKIN 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. C.M.S. SURVEYORS HAVE THEN LOCATED A SUBSURFACE UTILITY AT A POINT TO AN ABSOLUTE SPATIAL POSITION IN THREE DIMENSIONS. THIS CAN BE ACHIEVED AT OPEN PITS AND IN THE POTHOLES WHERE THE UTILITY IS EXPOSED. 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 EXCAVATIONS. COMPROMISING 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.

DEVELOPMENT APPLICATION 259/2020
Randwick City Council
10 June 2020
Records Received



NO	DESCRIPTION	DATE
2	UPDATE SURVEY AS PER INSTRUCTIONS FROM JKH ARCHITECTS	25/09/19
3	UPDATE SURVEY & ADD UNDERGROUND SERVICES	21/08/19
1	FIRST ISSUE	19/07/15

HORIZONTAL DATUM:
CO-ORDINATE SYSTEM: ASSUMED
MARKS ADOPTED:
L.G.A. RANDWICK

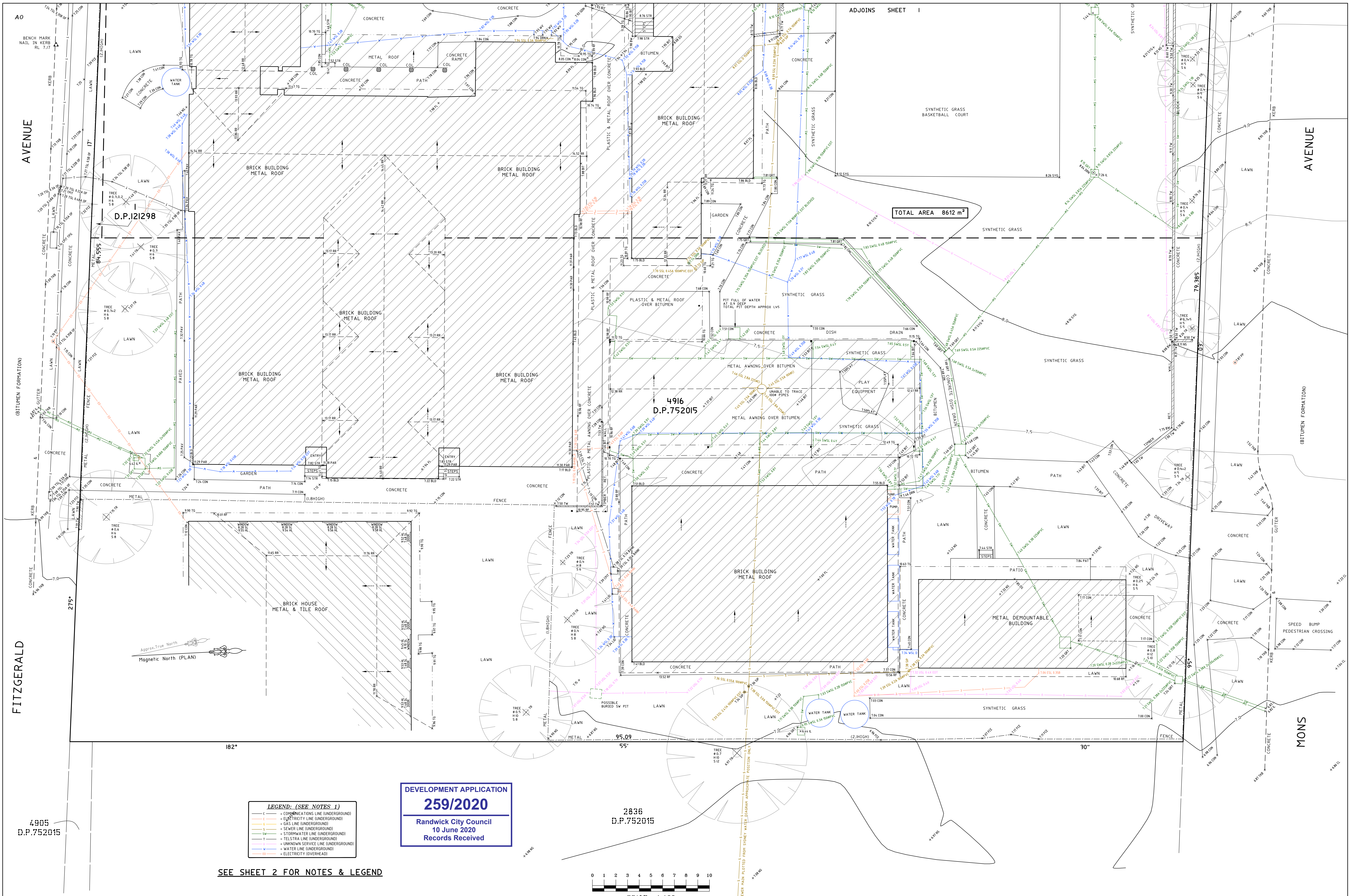
VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: 55M 29286
R.L. 7.192 (ORDER L2)
SOURCE: S.C.I.M.S. (20/06/05)

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

SURVEY PLAN SHOWING DETAIL & LEVELS OVER LOTS 4370 & 4916 IN D.P.752015 & LOT 1 IN D.P.121298 268-272 FITZGERALD AVENUE, MAROUBRA NSW 2035

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 4802 Facsimile: (02) 9971 4822
E-mail: info@cmsgsurveyors.com.au

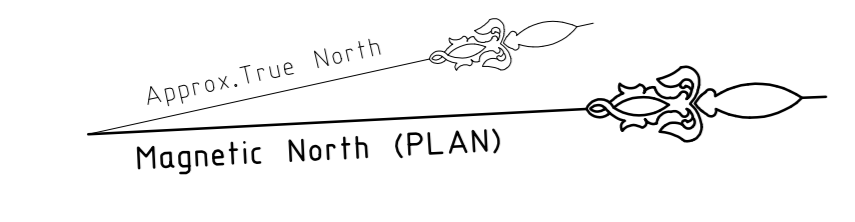
SURVEYED	DRAWN	CHECKED	APPROVED
PB/ME	GP	PB/ME	MJ/AF
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DRAWING NAME		SHEET	ISSUE
192019detail		1 of 2	3
CAD FILE			
192019detail.dwg			



TOTAL AREA 8612 m²

4916
D.P.752015

D.P.121298

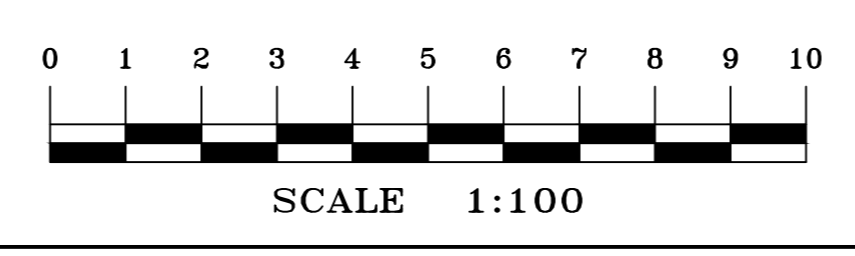


LEGEND: (SEE NOTES 1)

—	COMMUNICATIONS LINE (UNDERGROUND)
—	ELECTRICITY LINE (UNDERGROUND)
—	GAS LINE (UNDERGROUND)
—	SEWER LINE (UNDERGROUND)
—	STORMWATER LINE (UNDERGROUND)
—	TELSTRA LINE (UNDERGROUND)
—	UNKNOWN SERVICE LINE (UNDERGROUND)
—	WATER LINE (UNDERGROUND)
—	ELECTRICITY (OVERHEAD)

DEVELOPMENT APPLICATION
259/2020
Randwick City Council
10 June 2020
Records Received

SEE SHEET 2 FOR NOTES & LEGEND



3 UPDATE SURVEY AS PER INSTRUCTIONS FROM JDH ARCHITECTS 25/09/19 2 UPDATE SURVEY & ADD UNDERGROUND SERVICES 21/08/19 1 FIRST ISSUE 19/07/15	HORIZONTAL DATUM: CO-ORDINATE SYSTEM: ASSUMED MARKS ADOPTED: L.G.A. RANDWICK	VERTICAL DATUM: DATUM: AUSTRALIAN HEIGHT DATUM (AHD) B.M. ADOPTED: 55M 29286 R.L. 7.192 (ORDER L2) SOURCE: S.C.I.M.S. (20/06/05)	CLIENT: SYDNEY CATHOLIC SCHOOLS c/- JDH ARCHITECTS 44 LITTLE OXFORD STREET DARLINGHURST NSW 2010	SURVEY PLAN SHOWING DETAIL & LEVELS OVER LOTS 4370 & 4916 IN D.P.752015 & LOT 1 IN D.P.121298 268-272 FITZGERALD AVENUE, MAROUBRA NSW 2035	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 4802 Facsimile: (02) 9971 4822 E-mail: info@cmsgsurveyors.com.au	SURVEYED: 19/07/19 DRAWN: GP CHECKED: PB/ME APPROVED: MJ/AF SCALE: 1:100 DATE OF SURVEY: 2/07/15-08/08/19 DRAWING NAME: 19203detail SHEET: 2 of 2 ISSUE: 3
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