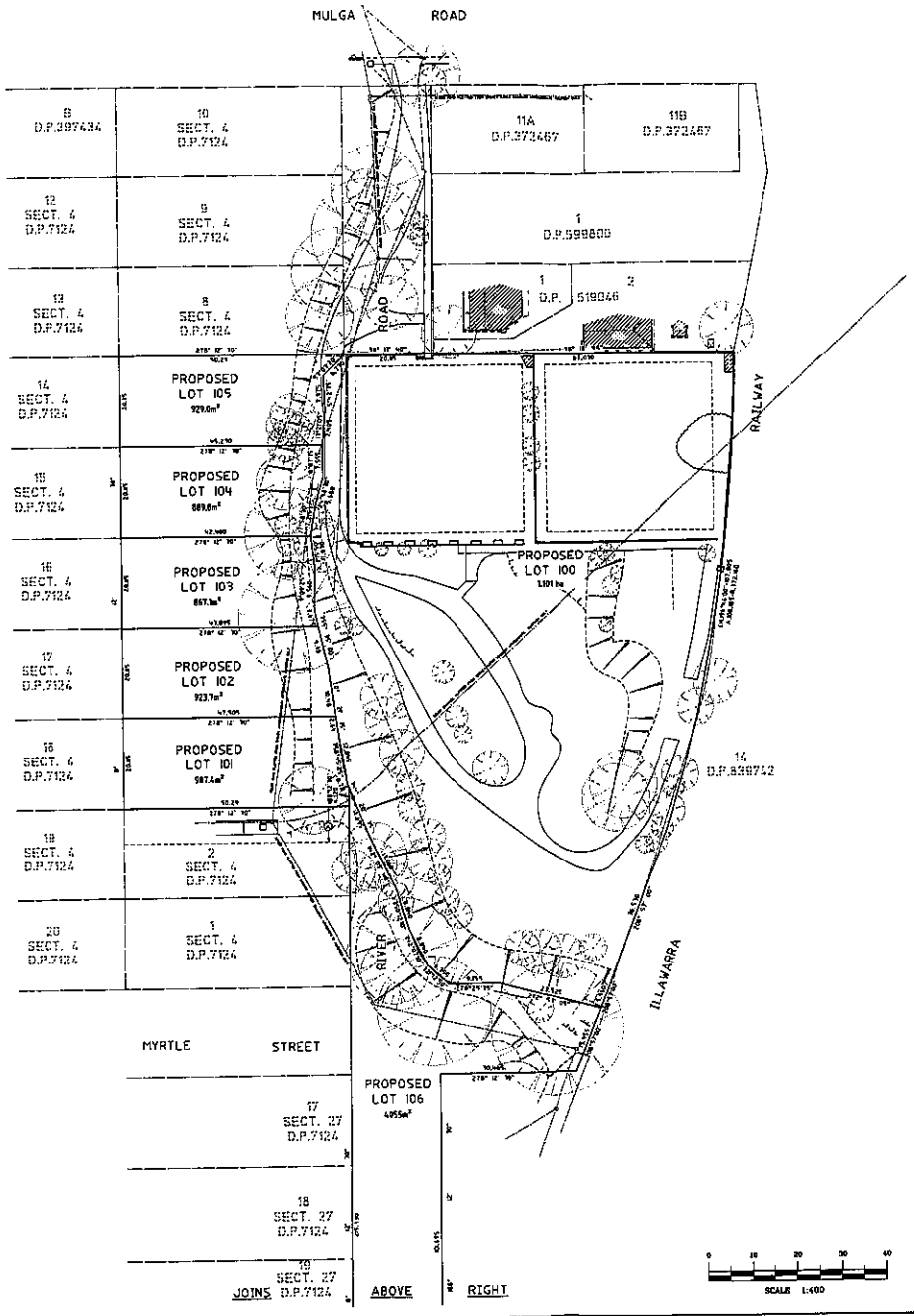
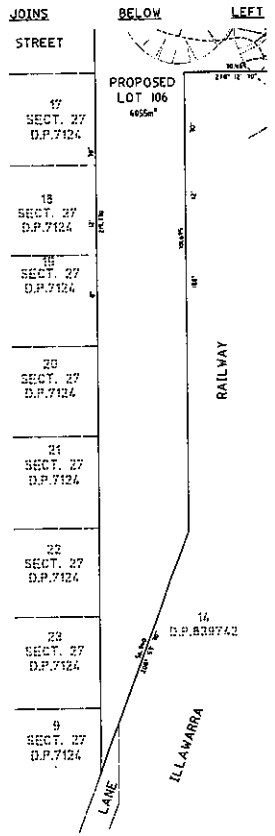
A0





LEGEND:

- ELECTRICITY OVERHEAD
- SEWER UNDERGROUND

TREE
H=TRUNK DIAMETER
W=HEIGHT
S=SPREAD DIAMETER

NOTE: DIMENSIONS AND AREAS ARE SUBJECT TO FINAL SURVEY AND APPROVAL BY RELEVANT AUTHORITIES

TITLE INDICATES THAT LOT 1 IN D.P.1159269 IS SUBJECT TO:
- QUALIFIED TITLE. CAUTION PURSUANT TO SECTION 28J OF THE REAL PROPERTY ACT 1900. THIS TITLE WAS CREATED USING LAND AND PROPERTY INFORMATION RECORDS IN ACCORDANCE WITH SECTION 28D OF THE REAL PROPERTY ACT 1900. DELIVERY OF THE TITLE AND/OR REGISTRATION OF ANY DEALING WILL REQUIRE LODGMENT OF A STATEMENT OF TITLE PARTICULARS SUPPLYING COMPLETE OWNERSHIP DETAILS.
- LIMITED TITLE LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.
- LAND EXCLUDES MINERALS (S.6 S&A LOCAL GOVERNMENT ACT, 1919)

TITLE INDICATES THAT LOTS 1-4 SEC 4 IN D.P.7124 ARE SUBJECT TO:
- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- (A) - CVB1990 EASEMENT AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN VOL 4508 FOL 9

TITLE INDICATES THAT LOTS 14,15,16,17,18 AND 19 OF SEC. 9 IN D.P.7124 ARE SUBJECT TO:
- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S).

TITLE INDICATES THAT LOTS 5-7 SEC 4 IN D.P.7124 ARE SUBJECT TO:
- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S).

Notes:

- A BASE BOUNDARY SURVEY HAS BEEN UNDERTAKEN SUITABLE FOR COUNCIL DA SUBMISSION. PRELIMINARY INVESTIGATION IDENTIFIES DIFFERENCES EXIST BETWEEN TITLE DIMENSIONS AND AVAILABLE LAND 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.
- TREE SIZES ARE ESTIMATES ONLY
- THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PLANNING GROUP NSW PTY LTD
- 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 on 1100 SHOULD BE USED AND A FULL UTILITY INVESTIGATION, INCLUDING A UTILITY LOCATION SURVEY, SHOULD BE UNDERTAKEN BEFORE COMMENCING ANY CONSTRUCTION ACTIVITY IN OR NEAR THE SURVEYED AREA.
- SEWER MAIN PLOTTED FROM SYDNEY WATER SEWER DIAGRAM. LOCATION SHOULD BE CONFIRMED ON SITE IF CRITICAL
- CRITICAL SPOT LEVELS SHOULD BE CONFIRMED WITH SURVEY FOR
- 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 & 1:200 AS SHOWN
- DO NOT SCALE OFF THIS PLAN / FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS
- COPYRIGHT © CMS SURVEYORS 2015.
- 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.

1	FOR DISCUSSION & COMMENTS	19/04/16

HORIZONTAL DATUM:
CO-ORDINATE SYSTEM: MGA
MARKS ADOPTED: SSM 58878 E 322621.384 N 6276176.435
L.G.A. HURSTVILLE

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: SSM 58878
R.L. 21.697 (ORDER LO)
SOURCE: S.C.I.M.S. 06/05/93

CLIENT:
THE PLANNING GROUP NSW PTY LTD
PO BOX 1612
NORTH SYDNEY NSW 2059

SURVEY PLAN
SHOWING PROPOSED SUBDIVISION
OVER LOTS 14-20, SEC 3 IN D.P.7124, LOT 1 IN D.P.1159269
AND LOTS 3-7, SEC 4 IN D.P.7124
"OATLEY BOWLING CLUB", RIVER ROAD, OATLEY NSW 2223

C.M.S. Surveyors Pty Limited
ACN: 096 259 201
PO Box 482 Oatley NSW 2223
1/22 Campbell Avenue, Oatley NSW 2223
Telephone: (02) 9579 4003 Facsimile: (02) 9579 4822
E-mail: info@cmssurveyors.com.au

SURVEYED	DRAWN	CHECKED	APPROVED
A	LJB	LJB	SC

SURVEY INSTRUCTION: none | SCALE: 1:400 @ A0 | DATE OF SURVEY: 31-03-16

DRAWING NAME: 4168subdivision
CAD FILE: 4168subdivision 1.dwg
SHEET: 1 OF 1 | ISSUE: 1