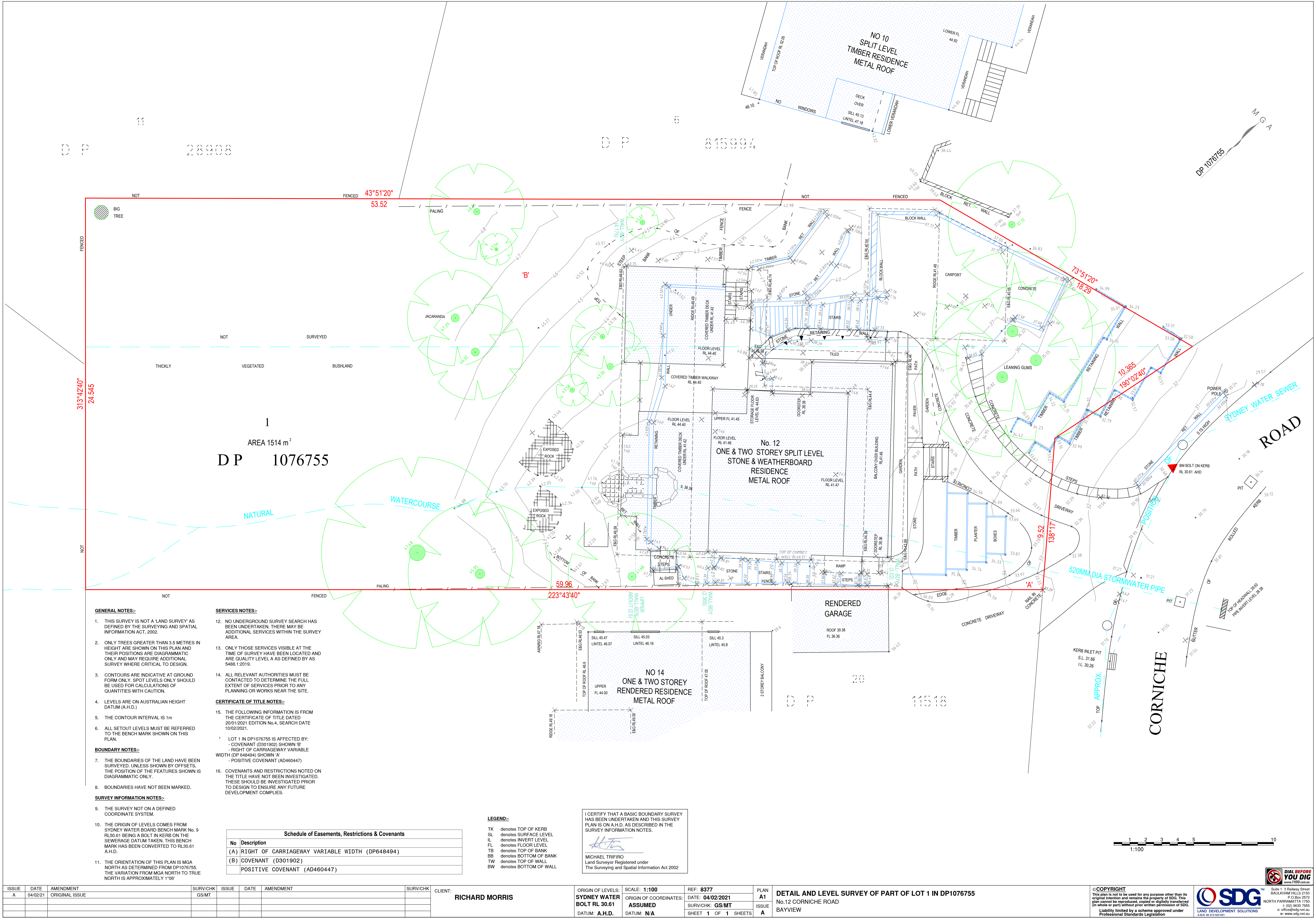




GENERAL NOTES:-

- THIS SURVEY IS NOT A 'LAND SURVEY' AS DEFINED BY THE SURVEYING AND SPATIAL INFORMATION ACT, 2002.
- ONLY TREES GREATER THAN 3.5 METRES IN HEIGHT ARE SHOWN ON THIS PLAN AND THEIR POSITIONS ARE DIAGRAMMATIC ONLY AND MAY REQUIRE ADDITIONAL SURVEY WHERE CRITICAL TO DESIGN.
- CONTOURS ARE INDICATIVE AT GROUND FORM ONLY. SPOT LEVELS ONLY SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.
- LEVELS ARE ON AUSTRALIAN HEIGHT DATUM (A.H.D.).
- THE CONTOUR INTERVAL IS 1m
- ALL SETOUT LEVELS MUST BE REFERRED TO THE BENCH MARK SHOWN ON THIS PLAN.

BOUNDARY NOTES:-

- THE BOUNDARIES OF THE LAND HAVE BEEN SURVEYED, UNLESS SHOWN BY OFFSETS, THE POSITION OF THE FEATURES SHOWN IS DIAGRAMMATIC ONLY.
- BOUNDARIES HAVE NOT BEEN MARKED.

SURVEY INFORMATION NOTES:-

- THE SURVEY NOT ON A DEFINED COORDINATE SYSTEM.
- THE ORIGIN OF LEVELS COMES FROM SYDNEY WATER BOARD BENCH MARK No. 9 RL50.61 BEING A BOLT IN KERB ON THE SEWERAGE DATUM TAKEN. THIS BENCH MARK HAS BEEN CONVERTED TO RL30.61 A.H.D.
- THE ORIENTATION OF THIS PLAN IS MGA NORTH AS DETERMINED FROM DP1076755. THE VARIATION FROM MGA NORTH TO TRUE NORTH IS APPROXIMATELY 1°06'

SERVICES NOTES:-

- NO UNDERGROUND SURVEY SEARCH HAS BEEN UNDERTAKEN. THERE MAY BE ADDITIONAL SERVICES WITHIN THE SURVEY AREA.
- ONLY THOSE SERVICES VISIBLE AT THE TIME OF SURVEY HAVE BEEN LOCATED AND ARE QUALITY LEVEL A AS DEFINED BY AS 5488.1.2019.
- ALL RELEVANT AUTHORITIES MUST BE CONTACTED TO DETERMINE THE FULL EXTENT OF SERVICES PRIOR TO ANY PLANNING OR WORKS NEAR THE SITE.

CERTIFICATE OF TITLE NOTES:-

- THE FOLLOWING INFORMATION IS FROM THE CERTIFICATE OF TITLE DATED 20/01/2021 EDITION No.4, SEARCH DATE 10/02/2021.
 - LOT 1 IN DP1076755 IS AFFECTED BY:
 - COVENANT (D301902) SHOWN 'B'
 - RIGHT OF CARRIAGEWAY VARIABLE WIDTH (DP 648494) SHOWN 'A'
 - POSITIVE COVENANT (AD460447)
- COVENANTS AND RESTRICTIONS NOTED ON THE TITLE HAVE NOT BEEN INVESTIGATED. THESE SHOULD BE INVESTIGATED PRIOR TO DESIGN TO ENSURE ANY FUTURE DEVELOPMENT COMPLIES.

Schedule of Easements, Restrictions & Covenants	
No	Description
(A)	RIGHT OF CARRIAGEWAY VARIABLE WIDTH (DP648494)
(B)	COVENANT (D301902)
	POSITIVE COVENANT (AD460447)

LEGEND:-

- TK denotes TOP OF KERB
- SL denotes SURFACE LEVEL
- IL denotes INVERT LEVEL
- FL denotes FLOOR LEVEL
- TB denotes TOP OF BANK
- BB denotes BOTTOM OF BANK
- TW denotes TOP OF WALL
- BW denotes BOTTOM OF WALL

I CERTIFY THAT A BASIC BOUNDARY SURVEY HAS BEEN UNDERTAKEN AND THIS SURVEY PLAN IS ON A.H.D. AS DESCRIBED IN THE SURVEY INFORMATION NOTES.

MICHAEL TRIFIRO
Land Surveyor Registered under
The Surveying and Spatial Information Act 2002

ISSUE	DATE	AMENDMENT	SURV/CHK	ISSUE	DATE	AMENDMENT	SURV/CHK	CLIENT:	ORIGIN OF LEVELS:	SCALE:	REF:	PLAN	DETAIL AND LEVEL SURVEY OF PART OF LOT 1 IN DP1076755
A	04/02/21	ORIGINAL ISSUE	GS/MT					RICHARD MORRIS	SYDNEY WATER BOLT RL 30.61	1:100	8377	A1	No.12 CORNICHE ROAD BAYVIEW
									DATUM: A.H.D.	ORIGIN OF COORDINATES: ASSUMED	DATE: 04/02/2021	ISSUE	
										DATUM: N/A	SURV/CHK: GS/MT	A	
											SHEET 1 OF 1 SHEETS		

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