

- IMPORTANT NOTES:**
- This detail survey is not a "land survey" as defined by the Surveying and Spatial Information Act 2002. If any structure is to be erected upon the land then the boundary corners MUST be marked. This is a survey under CL9 of the Surveying & Spatial Information Regulation 2017.
 - If any building or structure is to be located relative to an existing feature shown on this plan, such feature should be located accurately by survey.
 - Underground services have not been surveyed. Only visible services are shown and are in approximate positions only. A "Dial Before You Dig" search MUST be made before any excavation and construction work can commence.
 - Ridge and gutter heights on subject and adjoining properties are approximate only.
 - All tree canopies are shown to scale.
 - Contours show indicative relief patterns only and are not to be used for level interpolation.
 - These general notes should be stored with the supplied CAD drawing.



REGISTERED SURVEYOR
PAUL WILLIAM WILD ID:1603

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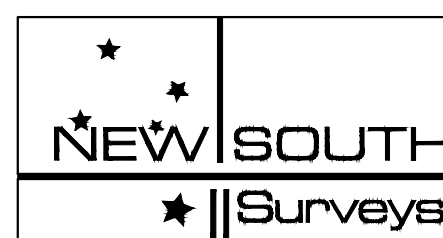
2 1 0 2 4 6 8 10
SCALE 1:100 AT A0

NOTE: ALL DIMENSIONS ARE IN METRES UNLESS SPECIFIED OTHERWISE

AUSTRALIAN HEIGHT DATUM

ORIGIN: PM 1170
RL: 32.396
SCMS: 25/01/2022

DRAWN: RJC
CHECKED: DH
SURVEYED: AS



NEW SOUTH SURVEYS PTY. LTD.
Land & Engineering Surveyors
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Mobile: 0405 416 914 Fax: (02)9885 0630
Email: info@newsouthsurveys.com.au

CLIENT: ARCM DESIGN
PROJECT: 144A GRIFFITHS STREET, BALGOWLAH
TOPOGRAPHICAL SURVEY

SCALE: 1 : 100
DATE: 24/01/2022
DRAWING No: 122010

SURVEY REPORT

Our Ref : 221219ID2GN

Date : 23.12.2022

Lone Pine Landscapes

Re: 144A Griffiths Street, Balgowlah

In accordance with your instructions, I have made a survey of part of the land comprised in Folio Identifier 2/826008 being Lot 2 in DP 826008 at Balgowlah in the Local Government Area of Northern Beaches, Parish of Manly Cove and County of Cumberland having a frontage to Griffiths Street.

The survey is for final identification purposes of an existing residence to be used by **Lone Pine Landscapes** and relevant parties in connection with the above mentioned matter. This report must not be used for any other matter or purpose or for construction set out. No liability for loss howsoever arising can be accepted from other persons seeking to rely upon the information contained herein.

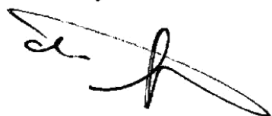
The date of the survey was 19th of December 2022, and this report is based upon Folio Identifier search issued by Land Registry Services dated 19th of December 2022. Dimensions hereunder are in metres. The property is known as No.144A Griffiths Street, Balgowlah.

The nature and position of building in relation to boundary is as shown on the attached sketch. Offsets have been taken from the outside face of walls.

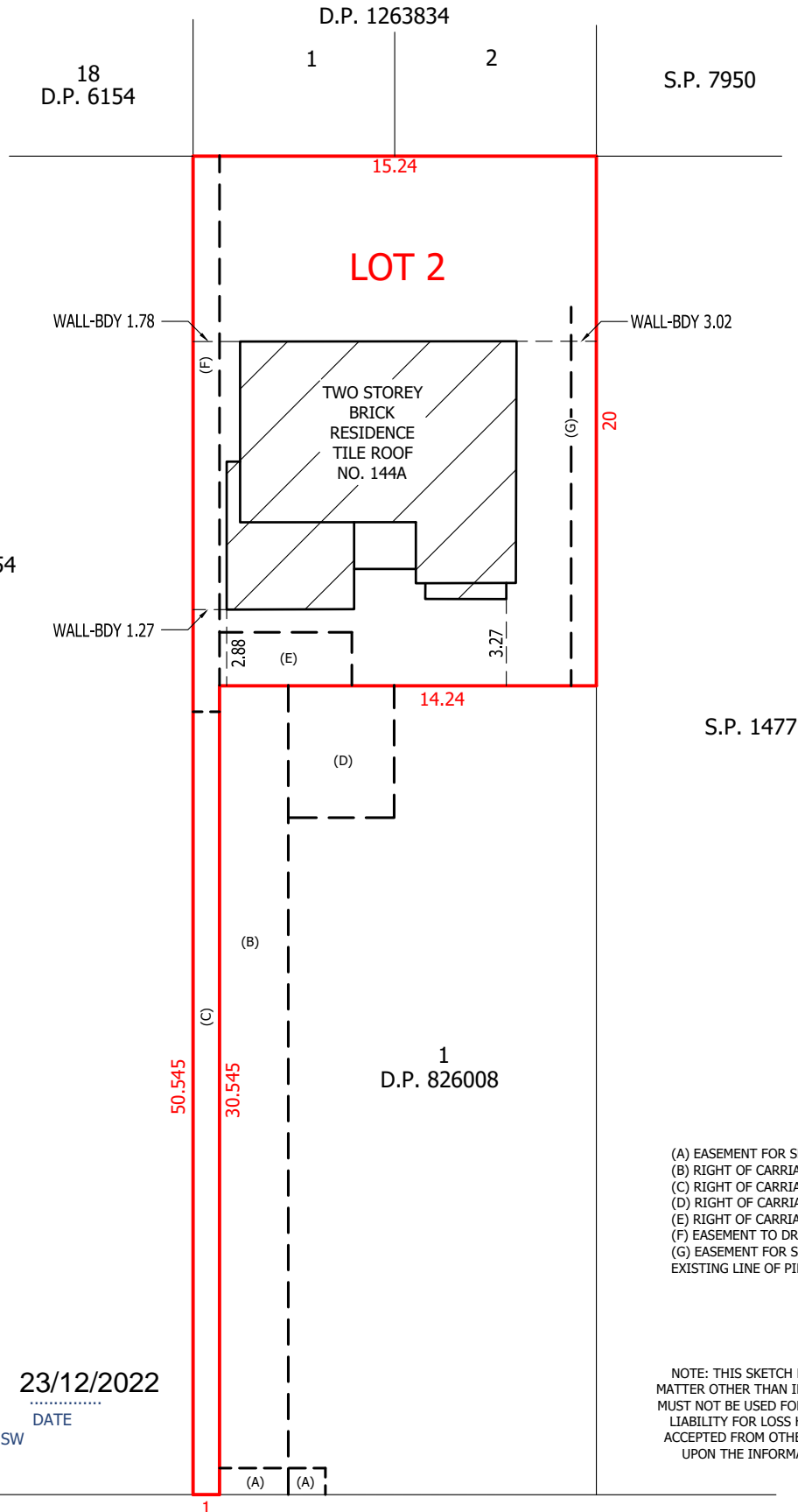
FURTHER DETAILS are shown on the accompanying sketch.

The Folio Identifier notes 10 notations as shown on attached certificate of title.

Yours Faithfully



Evan Akar B Surv MIS NSW
Registered Land Surveyor
Under the Surveying and Spatial Information Act 2002




- (A) EASEMENT FOR SERVICES 1 WIDE
 (B) RIGHT OF CARRIAGEWAY 2.6 WIDE
 (C) RIGHT OF CARRIAGEWAY 1 WIDE
 (D) RIGHT OF CARRIAGEWAY 4 WIDE
 (E) RIGHT OF CARRIAGEWAY 2 WIDE
 (F) EASEMENT TO DRAIN WATER 1 WIDE
 (G) EASEMENT FOR SEWERAGE PURPOSES OVER
 EXISTING LINE OF PIPES (APPROX. POSITION)

NOTE: THIS SKETCH MUST NOT BE USED FOR ANY
 MATTER OTHER THAN IDENTIFICATION PURPOSES AND
 MUST NOT BE USED FOR CONSTRUCTION SET OUT. NO
 LIABILITY FOR LOSS HOWSOEVER ARISING CAN BE
 ACCEPTED FROM OTHER PERSONS SEEKING TO RELY
 UPON THE INFORMATION CONTAINED HEREIN.

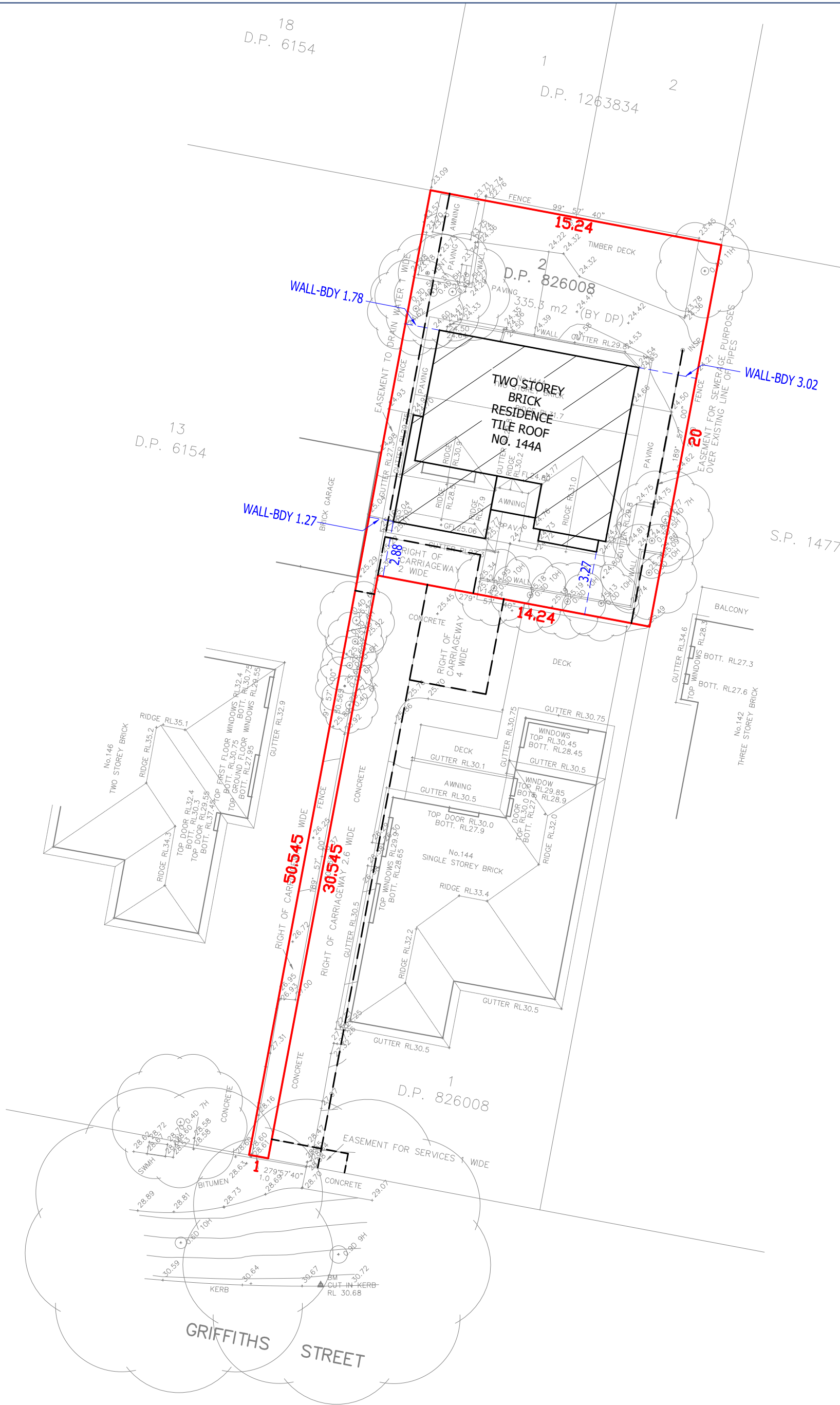

 EVAN AKAR
 REGISTERED LAND SURVEYOR NSW
 ENG LAND SERVICES

23/12/2022
 DATE

PREPARED BY	CLIENT	PROJECT LOCATION	JOB REFERENCE	
 m: 0434 824 595 e: office@englandservices.com.au	LONE PINE LANDSCAPES CLIENT REF:	LOT 1 DP 826008 144A GRIFFITHS ST BALGOWLAH	221219ID2GN	
			SURVEY DATE	CAD REFERENCE
			19.12.2022	221219ID2GN
			SCALE	SHEET
			1:250 @ A4	1 OF 1



LEGEND	
	BENCH MARK
	ELEC CABLE (OVERHEAD)
	APPROX. POSITION
	GULLY PIT
	PHOTO POINT
	SEWER MAIN (UNDERGROUND)
	APPROX. POSITION
	VEHICULAR CROSSING



NOTE
DETAIL GHOSTED GRAY HAS BEEN TAKEN FROM NEW SOUTH SURVEYS TOPOGRAPHICAL SURVEY, DRAWING No.122010, DATED 24.1.2022.

EVAN AKAR
REGISTERED LAND SURVEYOR NSW
ENG LAND SERVICES
"A FIELD SURVEY OF THE BOUNDARIES HAS BEEN CONDUCTED"

9/01/2023
DATE

NOTE
ALL TREE INFORMATION IS APPROXIMATE ONLY AND ARE SHOWN FOR TENDER PURPOSES ONLY. ALL TREE RELATED ISSUES TO BE REFERRED TO AN ARBORIST.

DRAWING NOTES

- RIDGE AND GUTTER LOCATION AND HEIGHTS HAVE BEEN OBTAINED BY INDIRECT METHOD AND ARE ACCURATE TO ±0.05m.
- CONTOURS SHOWN ARE AN INDICATION OF LANDFORM AND SHOULD NOT BE TAKEN IN PREFERENCE TO SPOT LEVELS SHOWN.
- SERVICES SHOWN ARE INDICATIVE ONLY. POSITIONS ARE BASED ON SURFACE INDICATORS(S) LOCATED DURING FIELD SURVEY. THE RELEVANT AUTHORITY SHOULD BE CONTACTED TO DETERMINE EXACT POSITION OF ANY UNDERGROUND PIPES, CABLES ETC. OTHER SERVICES MAY EXIST WHICH ARE NOT SHOWN.
- DIMENSIONS OF ANY TREES SHOWN ON THE SURVEY PLANS ARE APPROXIMATE.
- ADJOINING BUILDING DETAILS SHOWN ARE APPROXIMATE ONLY DUE TO RESTRICTED ACCESS.
- REFER TO THE CERTIFICATE OF TITLE FOR RESTRICTIONS IF ANY. OTHER EASEMENTS OR RESTRICTIONS MAY EXIST OR BE EXTINGUISHED, THAT ARE NOT SHOWN.
- THIS PLAN IS FOR PLANNING AND DESIGN PURPOSES ONLY & IS NOT TO BE USED FOR CONSTRUCTION. IF ANY CONSTRUCTION IS TO BE UNDERTAKEN CLOSE TO OR RELATIVE TO ANY BOUNDARY, OR ACCURATE POSITION OF FEATURES IS NEEDED A SPECIFIC SETOUT OR BOUNDARY SURVEY IS REQUIRED.
- THESE NOTES ARE AN INTEGRAL PART OF THE PLAN.

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PLAN BY

ENG
LAND SERVICES

m: 0434 824 595 e: office@englandservices.com.au

CLIENT

CLIENT REFERENCE:

PROJECT LOCATION

LOT 2
DP 826008
144A GRIFFITHS STREET
BALGOWLAH

PLAN TYPE

IDENTIFICATION SURVEY &
CONTOUR PLAN

ABBREVIATIONS

D - DOOR	PP - POWER POLE
DR - DRAIN	RL - REDUCED LEVEL
EB - ELEC BOX	SIO - SEWER INSPECTION
FL - FLOOR LEVEL	SMH - SEWER MAN HOLE
GDN - GARDEN	SVP - SEWER VENT PIPE
GM - GAS METER	SWP - STORM WATER PIT
H - HYDRANT	T - TREE
KT - KERB TOP	TF - TOP OF FENCE
KL - KERB LIP	TP - TELECOMMS PIT
KI - KERB INVERT	TW - TOP OF WALL
KO - KERB OUTLET	VER - VERANDAH
L - LANDING	W - WINDOW
LP - LIGHT POLE	WM - WATER METER
MH - MAN HOLE	W/C - WATER CLOSET
POR - PORCH	

JOB REFERENCE

221219ID2GN

SOURCE OF LEVELS

PM 1170 RL 32.396 (AHD)
(NEW SOUTH SURVEYS)

SURVEY DATE	SCALE / SHEET
19.12.2022	1:200@A2

0m 5m 10m 15m 20m