

NOTES

PROPERTY LINES SHOWN HEREON HAVE BEEN DERIVED FROM SITE SURVEY. NO BOUNDARIES HAVE BEEN MARKED, UNLESS NOTED OTHERWISE THE POSITION OF IMPROVEMENTS RELATIVE TO BOUNDARIES SHOWN HEREON IS DIAGRAMMATIC ONLY.

BEARINGS SHOWN ON THIS PLAN ARE ORIENTATED TO MGA NORTH. IF SHADOW DIAGRAMS ARE TO BE CALCULATED THEY MUST BE CALCULATED USING TRUE NORTH.

UNDERGROUND SERVICES SHOWN HEREON ARE APPROXIMATE POSITION AND INTENDED TO INDICATE THE PRESENCE OF SERVICE LINES ONLY. SERVICE PITS, MANHOLES AND COVERS HAVE BEEN LOCATED BY SURVEY WHERE VISIBLE.

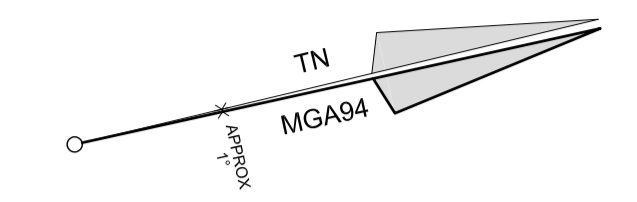
UNDERGROUND SERVICE REFERENCE INFORMATION IS FROM PLANS OBTAINED FROM DIAL BEFORE YOU DIG SEARCH No.30699154 DATED 14/10/2021. THIS PLAN DOES NOT GUARANTEE IDENTIFICATION OF ALL UNDERGROUND SERVICES.

WHERE THE EXACT LOCATION OF UNDERGROUND SERVICES IS CRITICAL TO THE DESIGN OR CONSTRUCTION THE RELEVANT PARTY MUST CONTACT SERVICE PROVIDERS, UNDERTAKE FURTHER INVESTIGATION AND AUDIT OF UNDERGROUND SERVICES TO DETERMINE EXACT SERVICE LOCATION. A CURRENT 'DIAL BEFORE YOU DIG' SEARCH MUST BE UNDERTAKEN PRIOR TO ANY EXCAVATION.

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- LEGEND**
- G GAS
 - S SEWER
 - COMM TELECOMMUNICATION
 - W WATER
- COMMS**
- FFL FINISHED FLOOR LEVEL
 - FL FLOOR LEVEL
 - GASL GAS LID
 - GM GAS METER
 - IC INSPECTION COVER
 - INV INVERT
 - LP LIGHT POLE
 - RWT RETAINING WALL TOP
 - SFL SLAB FLOOR LEVEL
 - TG TOP OF GUTTER
 - US UNDERSIDE
- TELECOMMUNICATIONS PIT**
- FFL FINISHED FLOOR LEVEL
 - FL FLOOR LEVEL
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 - GM GAS METER
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 - INV INVERT
 - LP LIGHT POLE
 - RWT RETAINING WALL TOP
 - SFL SLAB FLOOR LEVEL
 - TG TOP OF GUTTER
 - US UNDERSIDE
- (A) RIGHT OF ACCESS VARIABLE WIDTH (DP 1105469)
 (B) EASEMENT FOR SERVICES VARIABLE WIDTH (DP 1105469)
 (J) EASEMENT FOR SEWER RISING MAIN 1.5 WIDE (DP 1105469)

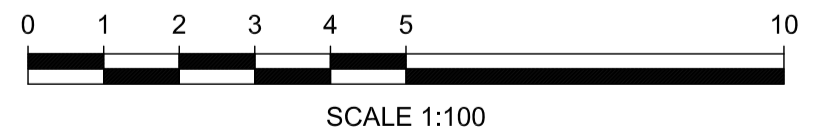
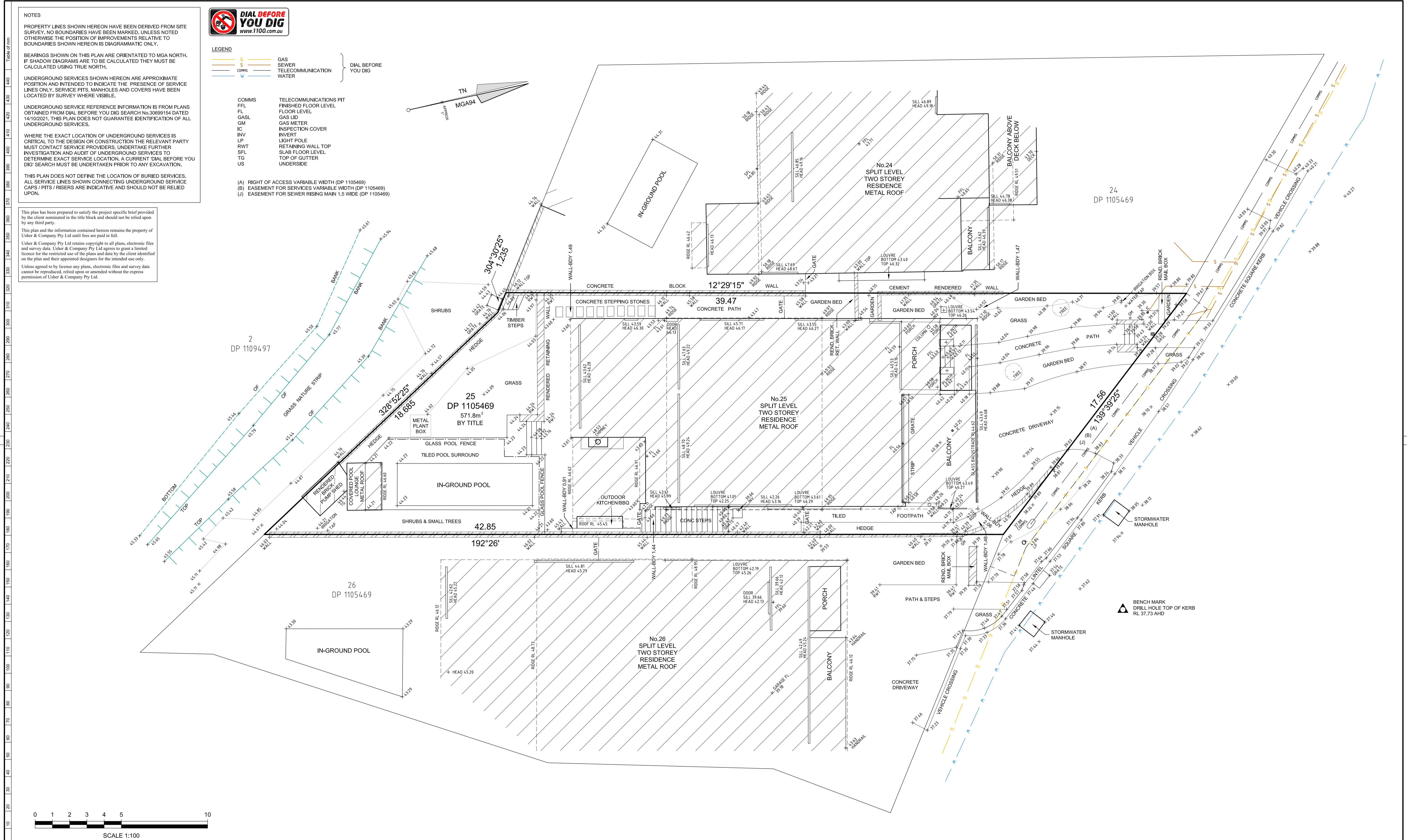


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 PO Box 1199, CHATSWOOD NSW 2057
 Phone: (02) 9411 8166
 Email: admin@ushersurvey.com.au

[Signature]
 APPROVED
 Registered Surveyor

Amendments		
ISSUE	DATE	DETAILS
INITIAL	18-10-2021	

PLAN:
 SHOWING DETAIL AND LEVELS
 AT No.25 MONTEPELIER PLACE, MANLY
 BEING LOT 25 IN DP 1105469

LGA: NORTHERN BEACHES
 SUBURB: MANLY
 ORIGIN: SSM 154307
 RL 41.64 AHD
 CLASS D, ORDER 4
 SCIMS 07/09/2021

REDUCTION RATIO: 1:100
 DATUM: AHD
 DATE OF SURVEY: 17-09-2021
 SURVEYED BY: BR
 DRAWN BY: LL

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PRUE DUFFY
 PLAN REFERENCE
6404-DET
 SHEET 1 OF 2

A1
 ISSUE
 INITIAL

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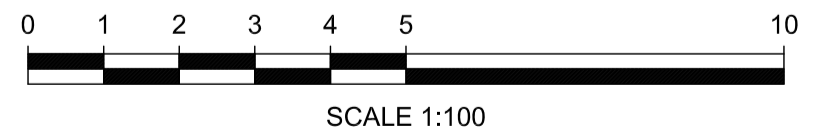
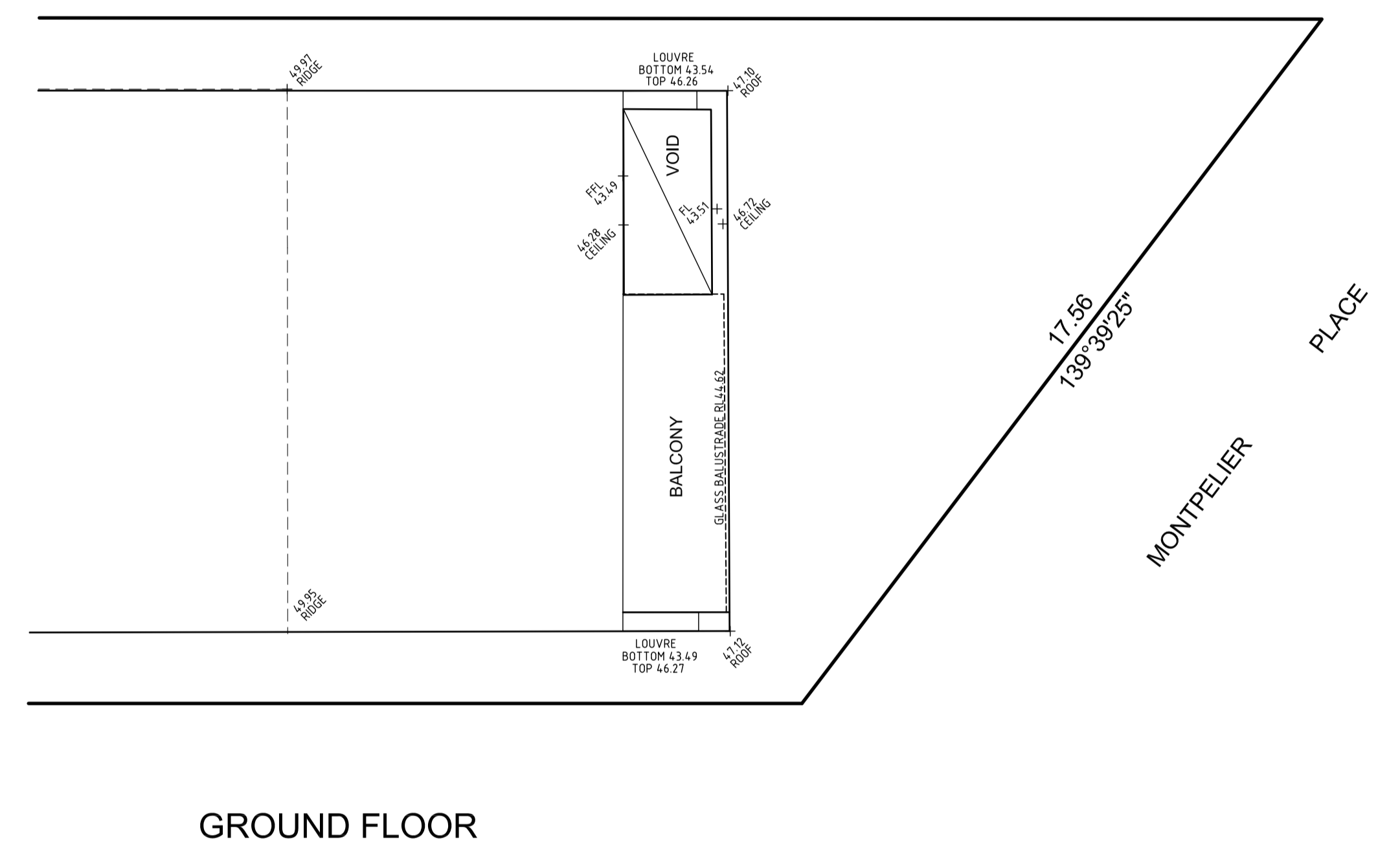
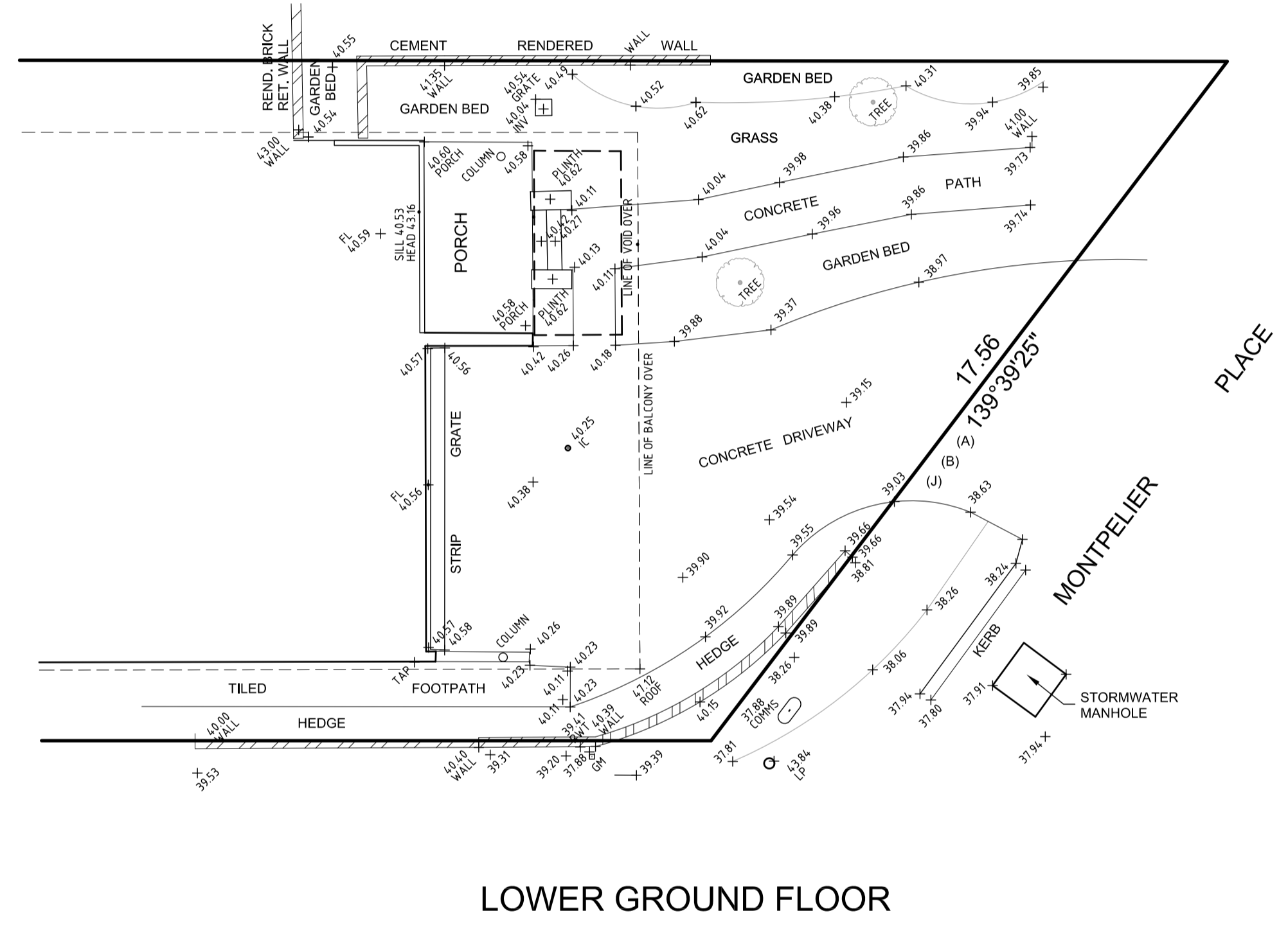
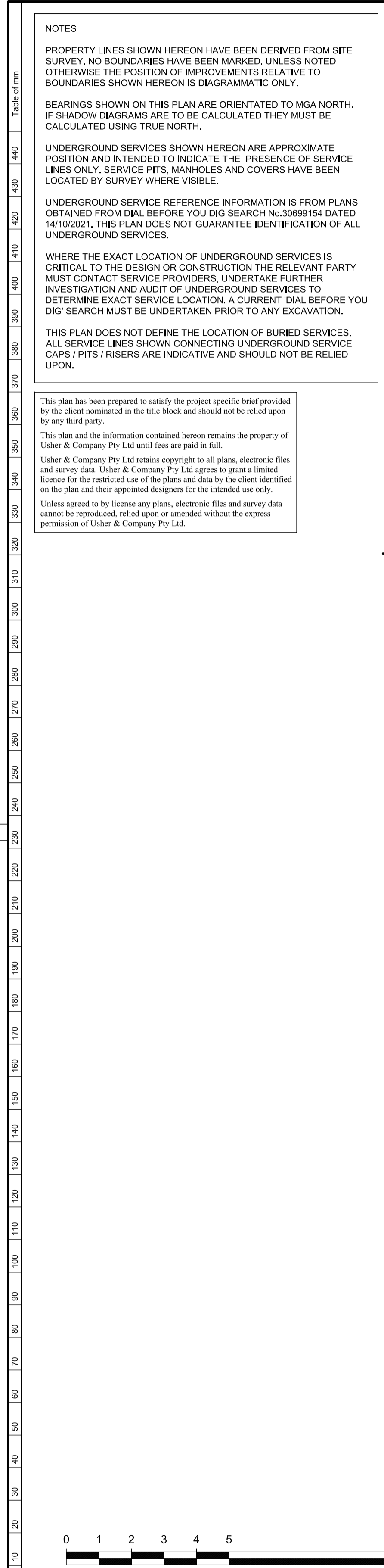
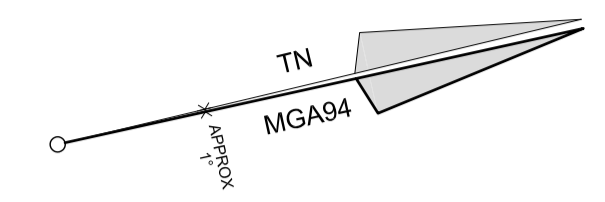
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Amendments		APPROVED
ISSUE	DATE	DETAILS
INITIAL	02-11-2021	

PLAN:

SHOWING FLOOR PLAN
 AT No.25 MONTPELIER PLACE, MANLY
 BEING LOT 25 IN DP 1105469

LGA: NORTHERN BEACHES

SUBURB: MANLY

ORIGIN: SSM 154307
 RL 41.64 AHD
 CLASS D, ORDER 4
 SCIMS 07/09/2021

REDUCTION RATIO: 1:100

DATUM: AHD

DATE OF SURVEY: 17-09-2021

SURVEYED BY: BR

DRAWN BY: LL

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 SHEET 2 OF 2

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ISSUE
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