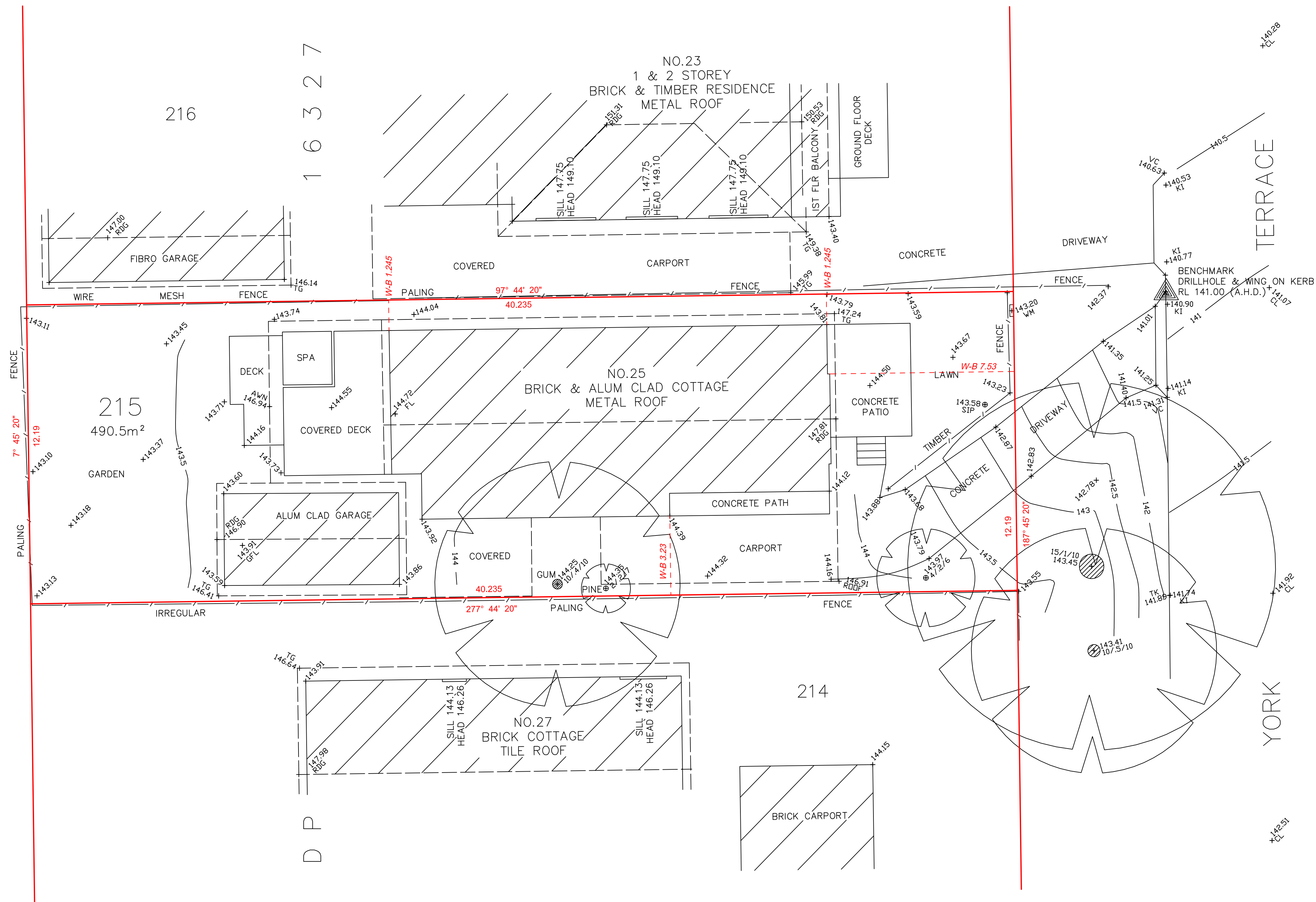


BOUNDARY DIMENSIONS SHOWN ARE MGA

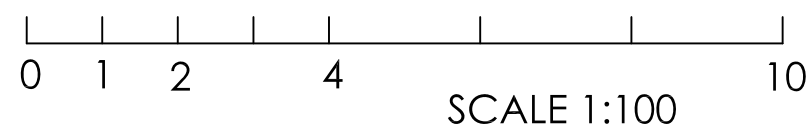


ORIGINAL NOTES

- NOTES:**
- These notes are an integral part of this drawing and are not to be removed.
 - Australian Height Datum was established from S.S.M.11477 R.L.138,811 located in Plateau Rd.
 - Boundaries not marked.
 - Bearings, distances and areas of boundaries have been compiled from plans made available at Land & Property Information and are subject to final survey. Bearings shown relate to Magnetic North.
 - Do not scale off this plan. Where relationship of improvements to boundaries are critical they should be confirmed by a boundary survey.
 - Tree trunks, spreads and heights are diagrammatic and estimated only. If any of these elements are critical to design, a further survey should be requested for accurate location.
 - This plan is prepared for development application purposes only & is not to be used for any other purposes.
 - Underground services locations have been obtained from Dial before You Dig (DBYD) searching facility and show the existence of services only. Services shown are based on surface indicators evident at the date of survey during field survey and charted as a guide to the position and nature of the service. If position and depth of a service is critical to design or construction the service must be exposed by "potholing" carried out by a person accredited by the relevant service provider.
 - Before any demolition, excavation or construction on the site, the relevant person should make an independent and updated inquiry of 'dial before you dig' (Ph.1100) and any relevant service providers ascertain the existence of further services (if any) and the accurate location of those not able to have been surveyed at the time of preparing this plan (or data).
 - No responsibility can be accepted by Base Surveying for any damage caused to any underground service or any loss or injury so suffered if enquiry and verification have not been completed in accordance with this note.
 - This detail survey is not a "land survey" as defined by the surveying and spatial information act, 2002. If construction is proposed in proximity of boundary it is strongly recommended that a further survey be requested for marking of relevant boundary or compliance setback line.
 - Contour interval 0.5 metre.
 - Contours are indicative of groundform only and do not provide an exact level at a particular point.
 - Restrictions on building may apply to this land.
 - Covenant contained in Transfer No.F448433 affects the subject land.

LEGEND

- FL – FLOOR LEVEL
GFL – GARAGE FLOOR LEVEL
TG – TOP OF GUTTER
KI – KERB INVERT
SIP – SEWER INSPECTION PIT
TK – TOP OF KERB
VC – TOP OF KERB AT VEHICLE CROSSING
WM – WATER METER
8/5/10 – TREE SPREAD/DIA/HEIGHT



GENERAL NOTES - 31-01-2023

REFER TO ORIGINAL NOTES.

THESE NOTES ARE AN INTEGRAL PART OF THIS PLAN. THE INFORMATION SHOWN ON THIS PLAN OR IN THE ASSOCIATED CAD FILE IS SUPPLIED ON THE CONDITION THAT THESE GENERAL NOTES ARE ALWAYS SHOWN\KEPT ON ANY COPY OR EXTRACT OF THE HARD COPY\DATA FILE.

THE LOCATION OF PROPERTY BOUNDARIES HAVE BEEN IDENTIFIED FROM FIELD SURVEY MEASUREMENTS & REGISTERED SURVEY PLANS OBTAINED FROM NSW LAND REGISTRY SERVICES & ARE AN EVIDENCE BASED OPINION OF THE PROPERTY BOUNDARY LOCATION.

ANY CONSTRUCTION OR WORKS RELYING ON CRITICAL SETBACKS FROM BOUNDARIES WILL REQUIRE ADDITIONAL BOUNDARY SURVEY & PLACEMENT OF BOUNDARY/SETOUT MARKS PRIOR TO COMMENCEMENT OF ANY WORKS. WUMARA GROUP WILL NOT BE HELD LIABLE FOR ANY ISSUES RESULTING FROM NON COMPLIANCE WITH THIS ADVICE.

NO EASEMENTS BURDENING THE SUBJECT SURVEY LAND ARE NOTED ON THE SUBJECT CERTIFICATE OF TITLE AS AT 23.01.23

UPDATE SURVEY & INSPECTION UNDERTAKEN BY WUMARA GROUP ON 31-01-2023.
ORIGINAL SURVEY BY BASE SURVEYING ON 22.03.2017 (REF: 17-27)
REFER TO ORIGINAL SURVEY PLAN ATTACHED.

SURVEY & INSPECTION BY WUMARA GROUP INDICATES ORIGINAL FEATURE & LEVEL SURVEY INFORMATION IS STILL CURRENT AND HAS BEEN TRANSPOSED TO THIS PLAN

David McCulloch
David McCulloch
Registered Surveyor
Surveyor ID: 125

Boundary Identification + Update Feature & Level Survey

Lot 215 in DP 16327
25 York Terrace, Bilgola Plateau NSW

CLIENT: Matthew Robinson / Lisa Moody	REF: 120123DF2
SCALE: 1:100 @ A1	DATE: 31-01-2023
DATUM: AHD	ISSUE: A [Original Issue]
ORIGIN OF LEVELS: SSM 11477	SURVEY: AK
CONTOUR INTERVAL: 0.5m	DRAWN: DM
LOCALITY: Bilgola Plateau	CHECKED: DM
LGA: Northern Beaches	SHEET No. 1 OF 1



WumaraGroup

a: 4/96 Beach Street, Coogee, NSW 2034
e: info@wumaragroup.com.au p: 1300 575 702
SYDNEY | BLUE MOUNTAINS | TWEED COAST

