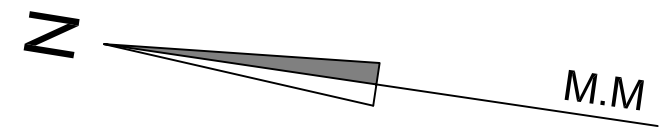


GEORGE STREET

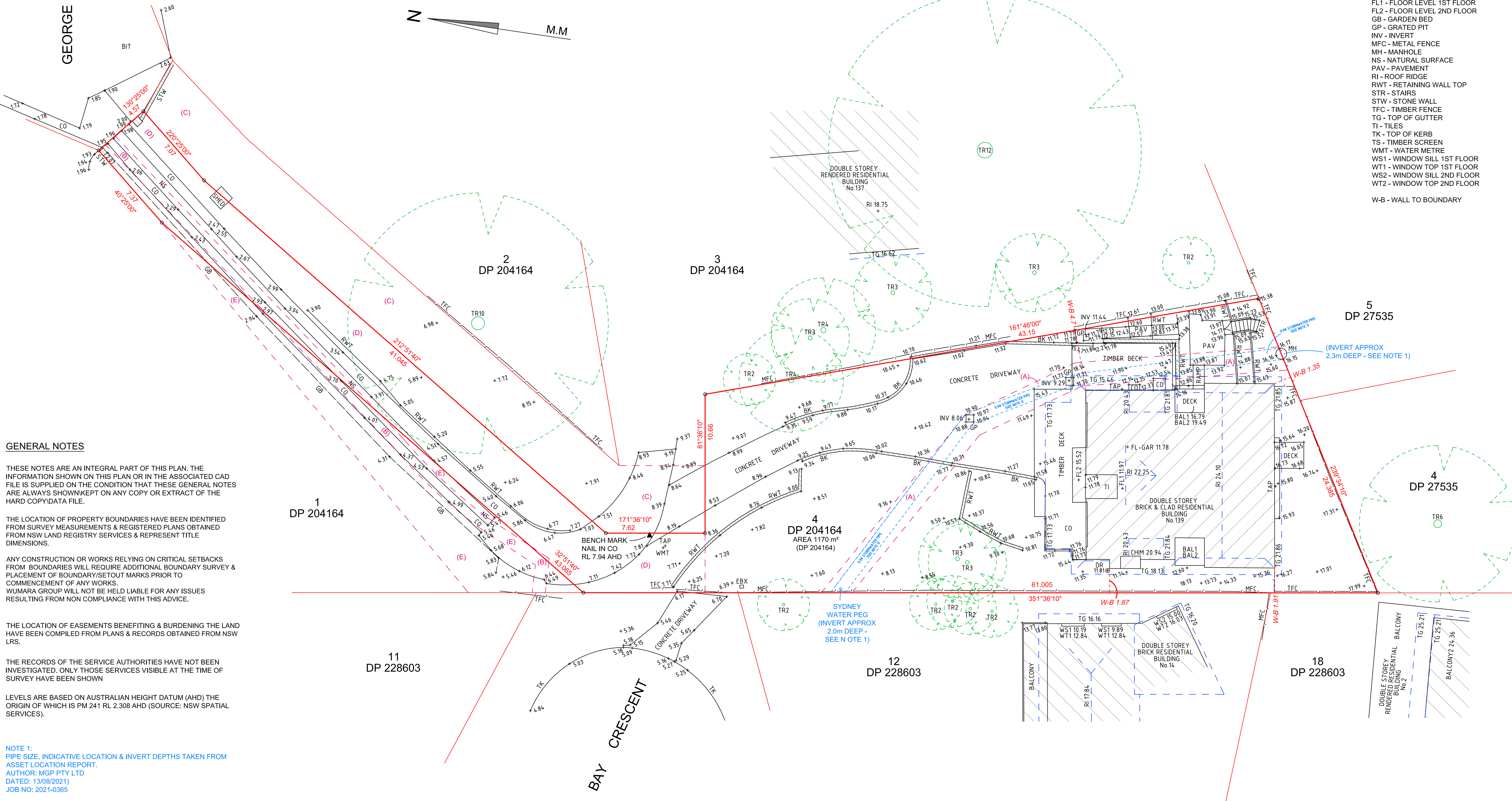


ABBREVIATIONS

TR2 - TREE APPROX. 0.2Ø TRUNK 4 SPREAD & HEIGHT  
TR3 - TREE APPROX. 0.3Ø TRUNK 6 SPREAD & HEIGHT  
TR4 - TREE APPROX. 0.4Ø TRUNK 8 SPREAD & HEIGHT  
TR6 - TREE APPROX. 0.6Ø TRUNK 12 SPREAD & HEIGHT  
TR10 - TREE APPROX. 1.0Ø TRUNK 20 SPREAD & HEIGHT  
TR12 - TREE APPROX. 1.2Ø TRUNK 24 SPREAD & HEIGHT

BAL1 - BALCONY 1ST FLOOR  
BAL2 - BALCONY 2ND FLOOR  
BIT - BITUMEN  
BK - BACK OF KERB  
BW - BRICK WALL  
CHIM - CHIMNEY  
CO - CONCRETE  
DR - DRAIN  
EBX - ELECTRICAL BOX  
FL-GAR - FLOOR LEVEL GARAGE  
FL1 - FLOOR LEVEL 1ST FLOOR  
FL2 - FLOOR LEVEL 2ND FLOOR  
GB - GARDEN BED  
GP - GRATED PIT  
INV - INVERT  
MFC - METAL FENCE  
MH - MANHOLE  
NS - NATURAL SURFACE  
PAV - PAVEMENT  
RI - ROOF RIDGE  
RWT - RETAINING WALL TOP  
STR - STAIRS  
STW - STONE WALL  
TFC - TIMBER FENCE  
TG - TOP OF GUTTER  
TI - TILES  
TK - TOP OF KERB  
TS - TIMBER SCREEN  
WMT - WATER METRE  
WS1 - WINDOW SILL 1ST FLOOR  
WT1 - WINDOW TOP 1ST FLOOR  
WS2 - WINDOW SILL 2ND FLOOR  
WT2 - WINDOW TOP 2ND FLOOR

W-B - WALL TO BOUNDARY



GENERAL 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 SURVEY MEASUREMENTS & REGISTERED PLANS OBTAINED FROM NSW LAND REGISTRY SERVICES & REPRESENT TITLE DIMENSIONS.

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.

THE LOCATION OF EASEMENTS BENEFITING & BURDENING THE LAND HAVE BEEN COMPILED FROM PLANS & RECORDS OBTAINED FROM NSW LRS.

THE RECORDS OF THE SERVICE AUTHORITIES HAVE NOT BEEN INVESTIGATED. ONLY THOSE SERVICES VISIBLE AT THE TIME OF SURVEY HAVE BEEN SHOWN

LEVELS ARE BASED ON AUSTRALIAN HEIGHT DATUM (AHD) THE ORIGIN OF WHICH IS PM 241 RL 2.308 AHD (SOURCE: NSW SPATIAL SERVICES).

NOTE 1:  
PIPE SIZE, INDICATIVE LOCATION & INVERT DEPTHS TAKEN FROM ASSET LOCATION REPORT.  
AUTHOR: MGP PTY LTD  
DATED: 13/08/2021  
JOB NO: 2021-0365

- (A) EASEMENT TO DRAIN WATER BURDENING THE LAND (DEALING 2861007)  
(B) EASEMENT FOR WATER SUPPLY WORKS 1 WIDE BURDENING THE LAND (DEALING 6533814)  
(C) RIGHT OF CARRIAGEWAY BENEFITING THE LAND (DEALING J815939)  
(D) RIGHT OF CARRIAGEWAY BURDENING THE LAND (DEALING J815939)  
(E) RIGHT OF CARRIAGEWAY BENEFITING THE LAND (DEALING H968938)

David McCulloch  
Registered Surveyor  
Surveyor ID: 125

PLAN PREPARED FOR:

DARREN KERSHAW

DATUM : A.H.D

ORIGIN OF LEVELS : PM 241

CONTOUR INTERVAL : N/A

SHEET No. 1 OF 1

SCALE : 1:150 @ A1

LOCALITY : AVALON BEACH

LGA : NORTHERN BEACHES

REF: 200421DF2

DATE : 28-04-2021

SURVEY : DB SN

DRAWN : DB

CHECKED : DM

DESCRIPTION:

BOUNDARY IDENTIFICATION + FEATURES & LEVELS  
LOT 4 IN DP 204164  
No. 139 GEORGE STREET, AVALON BEACH, NSW

DATE	REV	COMMENTS
08/09/2021	A	SYDNEY WATER PEG AND SPRAY MARKS ADDED
21/10/2021	B	STORMWATER PIPE DETAILS ADDED