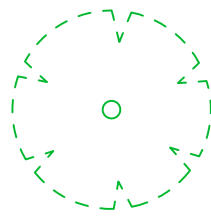
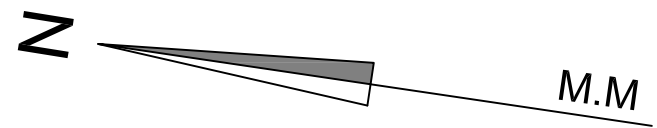


GEORGE STREET



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

ABBREVIATIONS

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).

- (A) EASEMENT TO DRAIN WATER BURDENING THE LAND (DEALING Z861007)
(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

CAREEL BAY CRESCENT

DATE	REV	COMMENTS

PLAN PREPARED FOR:
DARREN KERSHAW

DATUM : A.H.D	SCALE : 1:150 @ A1	DATE : 28-04-2021
ORIGIN OF LEVELS : PM 241	LOCALITY : AVALON BEACH	SURVEY : DB SN
CONTOUR INTERVAL : N/A	LGA : NORTHERN BEACHES	DRAWN : DB
SHEET No. 1 OF 1	REF: 200421DF2	CHECKED : DM

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