



- LEGEND:
- TR/3/0.3/4 = TREE 3m Radius Spread / 0.3m Dia Trunk / 4m High
- WT= WINDOW TOP
- WS= WINDOW SILL
- RL= REDUCED LEVEL
- VC= VEHICULAR CROSSING
- FLR= FLOOR LEVEL
- AWN= AWNING
- LP= LIGHT POLE
- PP= POWER POLE
- WM= WATER METER
- GUT= TOP OF GUTTER
- SLH= SEWER LAMP HOLE
- SMH= SEWER MANHOLE
- GPIT= GRATED PIT
- TPIT= TELECOMMUNICATION PIT

- NOTES:
- * THIS PLAN HAS BEEN PREPARED FOR CLIENT NOTED BELOW FROM A COMBINATION OF FIELD SURVEY AND EXISTING RECORDS FOR THE PURPOSE OF SHOWING THE PHYSICAL FEATURES OF THE LAND TO ASSIST IN DESIGNING FUTURE DEVELOPMENT, AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.
 - * THE TITLE BOUNDARIES SHOWN HEREON WERE NOT VERIFIED OR MARKED AT THE TIME OF SURVEY BUT WERE DETERMINED BY EXISTING TITLE DIMENSIONS AND OCCUPATION (WHERE AVAILABLE), NOT BY FIELD MEASUREMENT. AS SUCH, THESE DIMENSIONS COULD BE OUT OF DATE AND INCORRECT BY MODERN STANDARDS. THIS PLAN SHOULD NOT BE USED FOR BUILDING TO BOUNDARY, OR TO PRESCRIBED SET BACKS WITHOUT FURTHER BOUNDARY SURVEY.
 - * LOT AREA SHOWN AS PER TITLE DIAGRAM UNLESS OTHERWISE STATED. CALCULATED AREA FROM BEARINGS AND DISTANCES SHOWN MAY DIFFER.
 - * CURRENT TITLE SEARCH SHOULD BE PERFORMED PRIOR TO ANY PLANNING OR WORKS BEING UNDERTAKEN TO CONFIRM EXISTENCE OR OTHERWISE OF EASEMENTS, RESTRICTIONS, COVENANTS OR ANY OTHER NOTIFICATIONS ON THE TITLE.
 - * DO NOT SCALE OFF THIS PLAN - RELATIONSHIP OF IMPROVEMENTS AND DETAIL TO BOUNDARIES IS DIAGRAMMATIC AND IF CRITICAL SHOULD BE CONFIRMED BY A FURTHER BOUNDARY SURVEY.
 - * CONTOURS IF SHOWN ARE AN INDICATION OF THE TOPOGRAPHY AND SHOULD ONLY BE USED FOR PLANNING PURPOSES. IF DETAILED DESIGN IS TO BE UNDERTAKEN, SPOT LEVELS SHOULD BE USED.
 - * NO SERVICE SEARCH HAS BEEN UNDERTAKEN. SERVICES SHOWN ARE BASED ON SURFACE INDICATORS EVIDENT AT THE DATE OF SURVEY DURING FIELD SURVEY & CHARTED AS A GUIDE TO THE POSITION & NATURE OF THE SERVICE.
 - * BEFORE STARTING ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT PERSON SHOULD MAKE AN INDEPENDENT AND UPDATED ENQUIRY OF 'DIAL BEFORE YOU DIG' (Ph.1100) AND ANY RELEVANT SERVICE PROVIDERS TO 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 SUMMIT GEOMATIC PTY LTD 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.
 - * ONLY VISIBLE SERVICES AND FEATURES EVIDENT AT THE DATE OF SURVEY HAVE BEEN OBSERVED.
 - * FLOOR LEVEL HAS BEEN TAKEN AT ACCESSIBLE POINT INDICATED. (eg THRESHOLD) INTERNAL FLOOR LEVELS MAY DIFFER FROM INDICATED LEVEL AND SHOULD BE CONFIRMED IF CRITICAL.
 - * RIDGE, EAVE AND GUTTER HEIGHTS HAVE BEEN OBTAINED BY AN INDIRECT METHOD AND ARE ACCURATE FOR PLANNING PURPOSES ONLY.
 - * ADJOINING BUILDINGS AND DWELLINGS HAVE BEEN PLOTTED FOR DIAGRAMMATIC PURPOSES ONLY.
 - * THE SPREAD AND HEIGHT OF EACH TREE IS INDICATIVE ONLY.
 - * ORIENTATION IS ON MAP GRID OF AUSTRALIA (M.G.A.)
 - * AUSTRALIAN HEIGHT DATUM (AHD) HAS BEEN OBTAINED FROM GPS OBSERVATIONS UTILISING SMARTNET. IF AHD HEIGHT IS CRITICAL ADDITIONAL SURVEY CONNECTION TO LOCAL CO-ORDINATED MARKS SHOULD BE MADE.
 - * THIS NOTE IS AN INTEGRAL PART OF THIS PLAN/DATA. REPRODUCTION OF THIS PLAN OR ANY PART OF IT WITHOUT THIS NOTE BEING INCLUDED IN FULL WILL RENDER THE INFORMATION SHOWN ON SUCH REPRODUCTION INVALID AND NOT SUITABLE FOR USE.

A BOUNDARY SURVEY HAS BEEN MADE BY THE REGISTERED SURVEYOR NOTED BELOW. MARKING OF THE BOUNDARY CORNERS HAS NOT BEEN UNDERTAKEN, HOWEVER IT SHOULD BE NOTED THAT NEW BUILDINGS AND ADDITIONS WILL BE REQUIRED TO BE SETOUT BY A REGISTERED SURVEYOR.

Gregory
GREGORY BOOT NO. SJ000043
REGISTERED SURVEYOR UNDER THE
SURVEYING AND SPATIAL INFORMATION ACT 2002

- E — DENOTES OVER HEAD WIRE
- SURVEYED BOUNDARY POSITION (SEE NOTE).

Revisions:			
ISSUE	DATE	AMENDMENT	BY
A	23/06/20	Drawing Issued	G.B.
B	26/11/20	Boundary Offsets Added	G.B.
C	8/12/20	Tree Removed	G.B.

PLAN OF DETAIL AND LEVELS Lot 10 in DP 20461

No.27 Grace Avenue
Frenchs Forest
NSW 2086

LOT 10	SECTION: -
DP 20461	
TITLE:	10/20461
L.G.A.:	NORTHERN BEACHES
PARISH:	MANLY COVE
COUNTY:	CUMBERLAND
CLIENT:	Chalex Construction Pty Ltd.



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SURVEYOR:	DRAWN BY:	CHKD BY:
I.H.	S.S.	G.B.
DATE OF SURVEY: 19/06/2020		
LEVEL DATUM: AHD		
ORIGIN: SMARTNET ORIGIN RL: -		
SOURCE: See Note		
CONTOUR INTERVAL: 0.5m		
ORIENTATION: M.G.A. (see note)		
SCALE: 1:100 @A1	www.dialbeforeyoudig.com.au	
1:200 @A3	DIAL 1100 BEFORE YOU DIG	
JOB REF: 5861		
REV No: C	SHEET 1 OF 1	A7