

LAYER	LINE TYPE
BUILDING & STRUCTURES	—
CONTOURS	—
EDGE OF PAVING AND CONCRETE	—
ELECTRICITY OVERHEAD	— E0 — E0
FENCE	— / — / —
GARDEN	- - - - -
ROAD	—
ROOF LINE	—
ROCK OUTCROP	- - - - -
WALLS AND RETAINING WALLS	—
WINDOWS AND DOORS	—

	PALM P/CANOPY/TRUNK DIAMETER/HEIGHT
	TREE T/CANOPY/TRUNK DIAMETER/HEIGHT
	ROOF FALL INDICATOR
	DENOTES STONE RETAINING WALL
	DENOTES COLUMN
	DENOTES STAIRS

NOTES :

- BOUNDARIES HAVE BEEN DETERMINED BY FIELD SURVEY.
- ORIGIN OF LEVELS SSM 208519, RL 1.432 AHD.
- CONTOUR INTERVAL, 0.5 METRES.
- CONTOURS ARE INDICATIVE OF GROUND FORM ONLY. SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.
- CRITICAL SPOT LEVELS SHOULD BE CONFIRMED PRIOR TO ANY DESIGN OR CONSTRUCTION.
- THIS DRAWING MUST BE PRINTED IN COLOUR.
- TOP OF WALLS AND FENCES ARE INDICATIVE IN NATURE AND AS SUCH ARE ONLY RELIABLE AT THE LOCATIONS INDICATED.
- ONLY VISIBLE SERVICES HAVE BEEN SURVEYED. THE POSITION OF UNDERGROUND SERVICES HAVE NOT BEEN INVESTIGATED. IF EXCAVATION IS REQUIRED IT IS RECOMMENDED A FULL UTILITY INVESTIGATION BE UNDERTAKEN SUBJECT TO S149 OF THE EP&A, IN CONJUNCTION WITH A LOCATION SURVEY BEFORE CONSTRUCTION COMMENCES.
- PRIOR TO ANY CONSTRUCTION WORK, SURVEY MARKS SHOULD BE PLACED TO DEFINE THE PROPERTY BOUNDARIES.
- TREE SPREADS ARE DIAGRAMMATIC ONLY AND ARE NOT SYMMETRICAL.
- THE POSITION OF RIDGE LINES ARE DIAGRAMMATIC ONLY.
- COPYRIGHT (2023) H&S LAND SURVEYORS PTY LTD. "ALL RIGHTS RESERVED"

SYM	CODE	DESCRIPTION
	BM	BENCH MARK
	BOL	BOLLARD
	GAS	GAS SERVICE/METER
	HYD	HYDRANT
	IC	INSPECTION CAP
	LP	LIGHT POLE
	PIT	SERVICE PIT
	PP	POWER POLE
	SGN	SIGN
	SLH	SEWER LAMP/VENT HOLE
	SMH	SEWER MANHOLE
	SV	STOP VALVE
	TEL	TELECOM SERVICE
	WM	WATER METER
	US	UNKNOWN SERVICE

LEGEND

- BS - BOTTOM OF STEP  
BW - BOTTOM OF WALL  
DH - DOOR HEAD LEVEL  
DS - DOOR SILL LEVEL  
FL - FLOOR LEVEL  
GFL - GARAGE FLOOR LEVEL  
KI - KERB INVERT LEVEL  
PA - PARAPET  
PC - PEDESTRIAN CROSSING  
SO - STORMWATER OUTLET  
TF - TOP OF FENCE  
TG - TOP OF GUTTER  
TS - TOP OF STAIRS  
TW - TOP OF WALL  
VC - VEHICLE CROSSING  
WH - WINDOW HEAD  
WS - WINDOW SILL

LAND AFFECTED BY COVENANTS (B277506) (D486048)

SCHEDULE OF CURVED LINES				
Number	Bearing	Distance	Arc	Radius
1	67°52'00"	9.93	10.225	12.27

NOTE: THIS FOLIO MAY BE ASSOCIATED WITH A CROWN TENURE WHICH IS SUBJECT TO PAYMENT OF AN ANNUAL RENT. FOR FURTHER DETAILS CONTACT CROWN LANDS.

TITLE NOTATIONS:

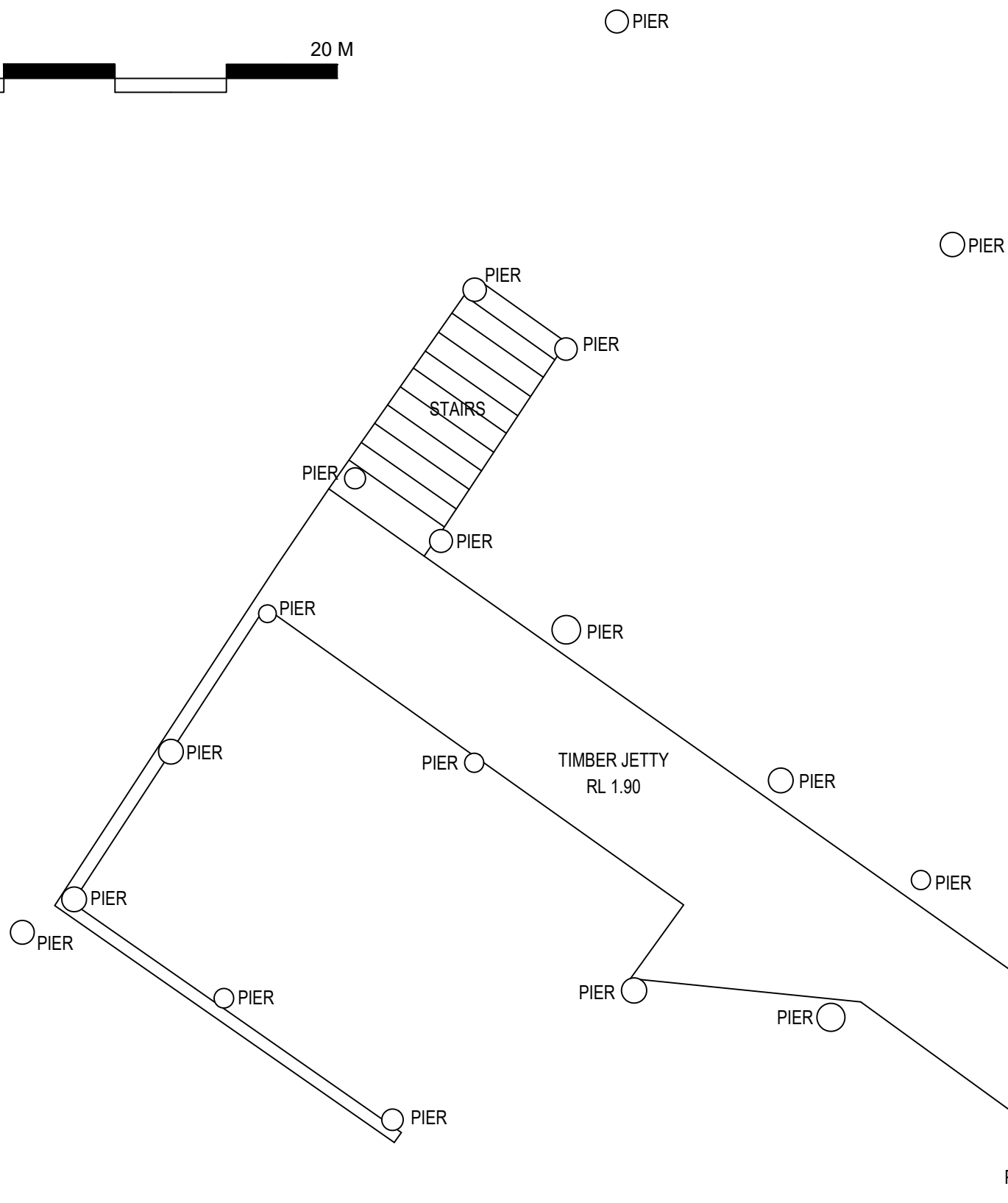
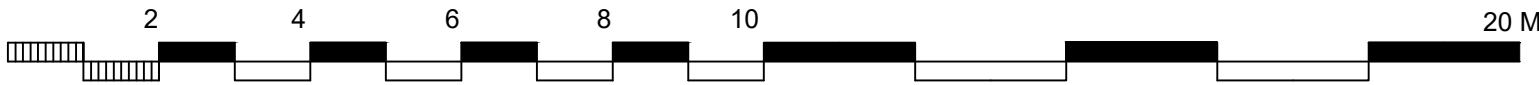
- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- COVENANT AFFECTING PART (B277506)
- COVENANT AFFECTING PART (D486048)
- MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED (AI478703)



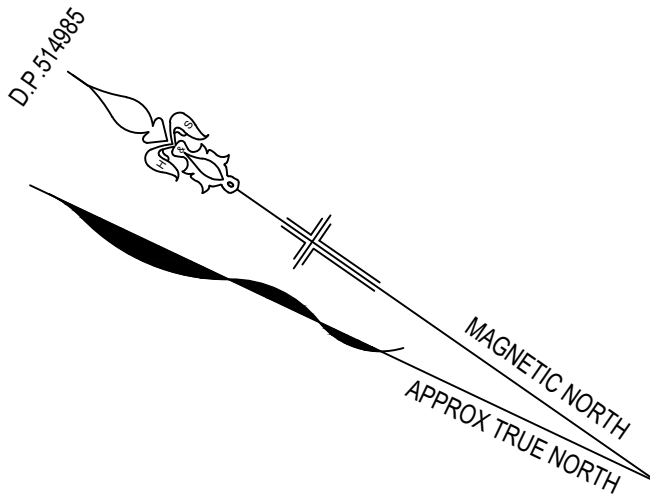
DATE OF REVISION: 24/08/2023	LGA: NORTHERN BEACHES
REVISION: A	SURVEYED: AB
DATE OF SURVEY: 16/08/2023	DRAWN: AB
HORIZONTAL DATUM: N/A	CHECKED: GH
VERTICAL DATUM: AHD	SCALE @ A3 - 1:200
SHEET 1 OF 2 SHEETS	SCALE @ A1 - 1:100

PETA JEAN CRAFTER	
SURVEY PLAN SHOWING DETAIL, LEVELS & BOUNDARY IDENTIFICATION OVER LOT 301 IN D.P.514985 41 ROBERTSON ROAD, SCOTLAND ISLAND 2105	
H & S	
LAND SURVEYORS . PTY LTD	
ABN: 90 631 354 286	
E-MAIL: info@hslandsurveyors.com.au	

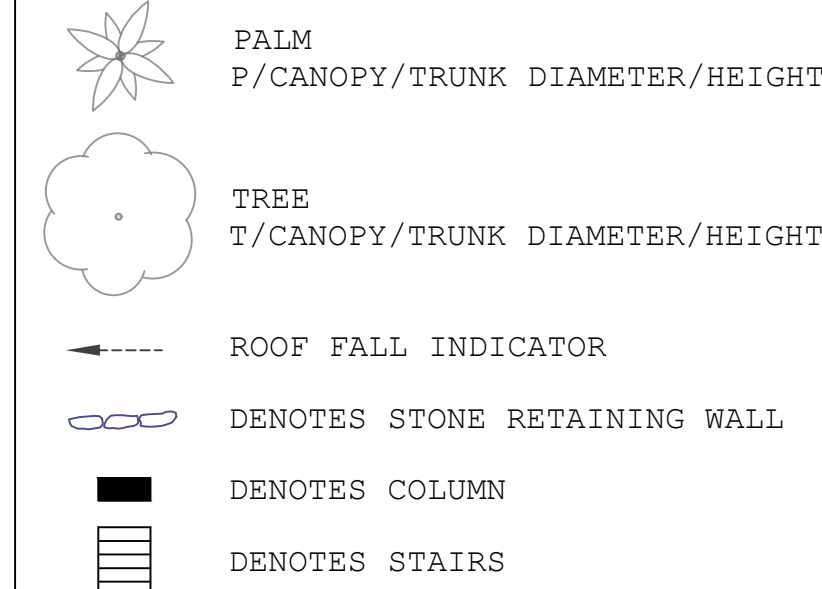




PITTWATER



LAYER	LINE TYPE
BUILDING & STRUCTURES	
CONTOURS	
EDGE OF PAVING AND CONCRETE	
ELECTRICITY OVERHEAD	EO EO
FENCE	/ /
GARDEN	
ROAD	
ROOF LINE	
ROCK OUTCROP	
WALLS AND RETAINING WALLS	
WINDOWS AND DOORS	



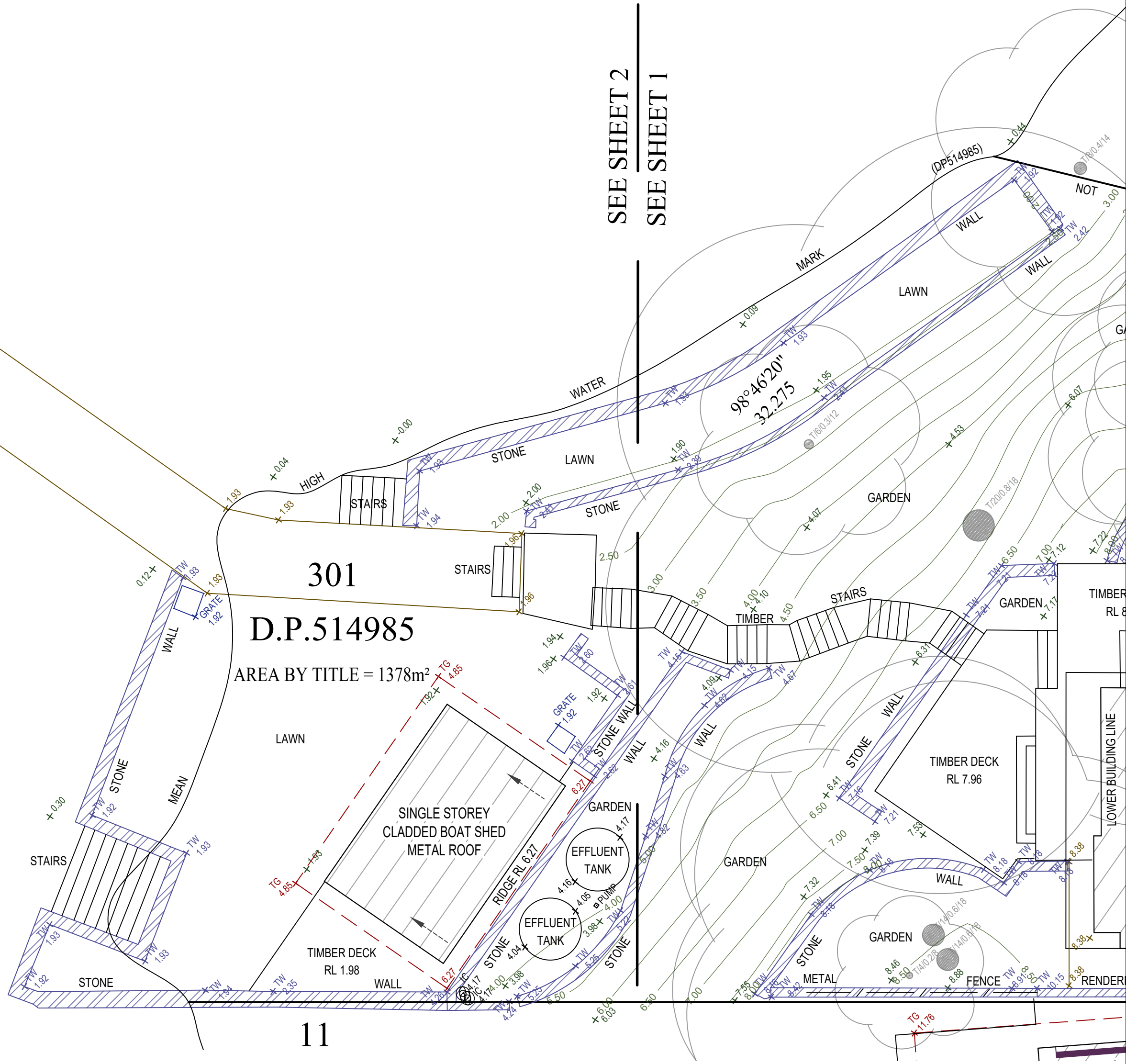
NOTES :

- BOUNDARIES HAVE BEEN DETERMINED BY FIELD SURVEY.
- ORIGIN OF LEVELS SSM 208519, RL 1.432 AHD.
- CONTOUR INTERVAL, 0.5 METRES.
- CONTOURS ARE INDICATIVE OF GROUND FORM ONLY. SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.
- CRITICAL SPOT LEVELS SHOULD BE CONFIRMED PRIOR TO ANY DESIGN OR CONSTRUCTION.
- THIS DRAWING MUST BE PRINTED IN COLOUR.
- TOP OF WALLS AND FENCES ARE INDICATIVE IN NATURE AND AS SUCH ARE ONLY RELIABLE AT THE LOCATIONS INDICATED.
- ONLY VISIBLE SERVICES HAVE BEEN SURVEYED. THE POSITION OF UNDERGROUND SERVICES HAVE NOT BEEN INVESTIGATED. IF EXCAVATION IS REQUIRED IT IS RECOMMENDED A FULL UTILITY INVESTIGATION BE UNDERTAKEN SUBJECT TO S149 OF THE EP&A, IN CONJUNCTION WITH A LOCATION SURVEY BEFORE CONSTRUCTION COMMENCES.
- PRIOR TO ANY CONSTRUCTION WORK, SURVEY MARKS SHOULD BE PLACED TO DEFINE THE PROPERTY BOUNDARIES.
- TREE SPREADS ARE DIAGRAMMATIC ONLY AND ARE NOT SYMMETRICAL.
- THE POSITION OF RIDGE LINES ARE DIAGRAMMATIC ONLY.
- COPYRIGHT (2023) H&S LAND SURVEYORS PTY LTD. "ALL RIGHTS RESERVED"

SYM	CODE	DESCRIPTION
	BM	BENCH MARK
	BOL	BOLLARD
	GAS	GAS SERVICE/METER
	HYD	HYDRANT
	IC	INSPECTION CAP
	LP	LIGHT POLE
	PIT	SERVICE PIT
	PP	POWER POLE
	SGN	SIGN
	SLH	SEWER LAMP/VENT HOLE
	SMH	SEWER MANHOLE
	SV	STOP VALVE
	TEL	TELECOM SERVICE
	WM	WATER METER
	US	UNKNOWN SERVICE

LEGEND

- BS - BOTTOM OF STEP  
BW - BOTTOM OF WALL  
DH - DOOR HEAD LEVEL  
DS - DOOR SILL LEVEL  
FL - FLOOR LEVEL  
GFL - GARAGE FLOOR LEVEL  
KI - KERB INVERT LEVEL  
PA - PARAPET  
PC - PEDESTRIAN CROSSING  
SO - STORMWATER OUTLET  
TF - TOP OF FENCE  
TG - TOP OF GUTTER  
TS - TOP OF STAIRS  
TW - TOP OF WALL  
VC - VEHICLE CROSSING  
WH - WINDOW HEAD  
WS - WINDOW SILL



TITLE NOTATIONS:

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- COVENANT AFFECTING PART (B277506)
- COVENANT AFFECTING PART (D486048)
- MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED (AI478703)



DATE OF REVISION: 24/08/2023	LGA: NORTHERN BEACHES
REVISION: A	SURVEYED: AB
DATE OF SURVEY: 16/08/2023	DRAWN: AB
HORIZONTAL DATUM: N/A	CHECKED: GH
VERTICAL DATUM: AHD	SCALE @ A3 - 1:200
SHEET 2 OF 2 SHEETS	SCALE @ A1 - 1:100

SITE AREA: 1378m²
REFERENCE: 23082
JASON SHELDRAKE REG'D SURVEYOR ID No.9132

PETA JEAN CRAFTER

SURVEY PLAN SHOWING DETAIL, LEVELS  
& BOUNDARY IDENTIFICATION  
OVER LOT 301 IN D.P.514985  
41 ROBERTSON ROAD, SCOTLAND ISLAND 2105

H & S

LAND SURVEYORS . PTY LTD

ABN: 90 631 354 286

E-MAIL: info@hslandsurveyors.com.au