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LEGEND

	TREE 0.100, 5H, 4S	DENOTES APPROX. 0.10m DIAMETER OF TREE DENOTES APPROX. 5m HEIGHT OF TREE DENOTES APPROX. 4m SPREAD OF TREE
	GUTTER TOW	DENOTES CENTRE LINE OF ROAD DENOTES TOP OF GUTTER DENOTES TOP OF WALL
	UNDERGROUND ELECTRIC LINES OVERHEAD ELECTRIC LINES	
	BOARDS SEWER WATER LINES	
	GAS LINES	

Warren Bee
 WARREN L. BEE
 REGISTERED SURVEYOR N.S.W.
 IDENTIFICATION No. SU000448

PLAN SHOWING BOUNDARIES, RELATIVE HEIGHTS & PHYSICAL FEATURES OVER LOT 1 IN D.P. 214956 KNOWN AS No. 30 HERBERT AVENUE, NEWPORT.
 L.G.A.: NORTHERN BEACHES

01	27/02/2023	W.B.	S.C.	TREES REMOVED
No.	DATE	SURVEYED	DRAWN	DESCRIPTION
CLIENT		Mr S. HERRINGTON		REF No.
PROPERTY		No. 30 HERBERT AVENUE, NEWPORT		21723
DATUM	A.H.D.	SCALE	1:100 @ A1	DATE
SURVEYED	W.B./G.C.	DRAWN	S.P.	DATE
		DWG No.	21723-01	REV No.
				1 of 1
				01

- NOTES:**
- 1) A BOUNDARY IDENTIFICATION HAS BEEN UNDERTAKEN.
 - 2) OFFSET DIMENSIONS TO BOUNDARIES HEREON MUST NOT BE USED FOR CONSTRUCTION.
 - 3) CAUTION: SHOULD ANY DEVELOPMENT OR CONSTRUCTION BE PLANNED ON OR NEAR THE BOUNDARIES, THE BOUNDARIES SHOULD BE CLEARLY MARKED ON SITE.
 - 4) ORIGIN OF LEVELS ON A.H.D. IS TAKEN FROM G.P.S. (SMARTNET)
 - 5) TREE SPREADS ARE DIAGRAMMATIC ONLY AND ARE NOT SYMMETRICAL.
 - 6) UNDERGROUND (NON VISIBLE) SERVICE LINES HAVE BEEN SHOWN FROM "BEFORE YOU DIG AUSTRALIA" SERVICE AUTHORITY RECORDS & ARE DIAGRAMMATIC ONLY IN REGARD TO THEIR POSITION & WIDTH UNLESS STATED OTHERWISE.
 - 7) BEARINGS SHOWN ARE ON I.S.G.-(TRUE NORTH).

INVESTIGATION OF "BEFORE YOU DIG AUSTRALIA" UNDERGROUND SERVICES HAS BEEN MADE. DETECTION OF UNDERGROUND SERVICES IS NOT AN INTEGRAL PART OF THIS SURVEY. ALL RELEVANT AUTHORITIES SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION ON OR NEAR THE SITE

DEVELOPERS & EXCAVATORS MAY BE HELD FINANCIALLY RESPONSIBLE BY THE ASSET OWNER SHOULD THEY DAMAGE UNDERGROUND NETWORKS.

CARELESS DIGGING CAN:
 - CAUSE DEATH OR SERIOUS INJURY TO WORKERS AND THE GENERAL PUBLIC
 - INCONVENIENCE USERS OF ELECTRICITY, GAS, WATER AND COMMUNICATIONS
 - LEAD TO CRIMINAL PROSECUTION AND DAMAGES CLAIMS
 - CAUSE EXPENSIVE FINANCIAL LOSSES TO BUSINESS
 - CUT OFF EMERGENCY SERVICES
 - DELAY PROJECT COMPLETION TIMES WHILE THE DAMAGE IS REPAIRED

MINIMISE YOUR RISK AND CHECK BEFORE YOU DIG AUSTRALIA.
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