

GENERAL / SPECIFIC 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.

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THIS PLAN HAS BEEN PREPARED FOR FEATURE & LEVEL PURPOSES ONLY OVER THE SUBJECT SURVEY AREA.

LEVELS ARE BASED ON AUSTRALIAN HEIGHT DATUM (AHD) THE ORIGIN OF WHICH IS PM 6903 RL 4.271 AHD (SOURCE: SCIMS 02-09-21).

CONTOURS HAVE BEEN INTERPOLATED FROM SPOT HEIGHTS TAKEN AND ARE AN APPROXIMATION OF THE TOPOGRAPHY.

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. REALSERVE WILL NOT BE HELD RESPONSIBLE FOR ANY ISSUES RESULTING FROM NON COMPLIANCE WITH THIS ADVICE.

NO EASEMENTS BURDENING OR BENEFITING THE SUBJECT LAND (CERTIFICATE OF TITLE DATED 2/9/2021) RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S). SEE CERTIFICATE OF TITLE.

THE LOCATION OF ADJOINING BUILDING FEATURES HAVE BEEN OBTAINED WHERE VISIBLE FROM THE SUBJECT PROPERTY & PUBLIC DOMAIN. ANY ADDITIONAL INFORMATION REQUIRED IS SUBJECT TO ADDITIONAL SURVEY & ACCESS BEING GRANTED TO ADJOINING PROPERTIES.

THE LOCATION & LEVELS OF BUILDING RIDGES AND ROOF FEATURES HAVE BEEN DETERMINED BY INDIRECT METHODS (WHERE VISIBLE) & ACCURATE TO APPROXIMATELY +/- 0.025m.

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

ALL DIMENSIONS ARE IN METRES.

B
DP 398204

70
DP 6746

71
DP 6746

72
DP 6746

ABT - ABOUT
BKS - BRICK STRUCTURE
BKW - BRICK WALL
BL1 - BUILDING LINE LEVEL 1
CHIM - CHIMNEY
CRW - CONCRETE RETAINING WALL
DR - DRAIN
EBX - ELECTRICITY BOX
FT - FENCE / SCREEN TOP (APPROX HEIGHT)
GB - GARDEN BED (RAISED)
GMT - GAS METER
GND - GROUND
GP - GRATED PIT
LT - LIGHT (GROUND)
RT - ROOF TOP (APPROX HEIGHT)
RWT - RETAINING / WALL TOP
SCR - SCREEN
SI - SIGN
SLH - SEWER LAMP HOLE
STR - STAIR (APPROX)
TEL - TELECOMMUNICATIONS LID / PIT
TG - TOP GUTTER (APPROX HEIGHT)
THR - THRESHOLD
WMT - WATER METER
WS - WINDOW SILL (APPROX)
WT - WINDOW TOP (APPROX)
1ST - FIRST LEVEL

APPROXIMATION OF TREE SIZES.

TR3 : TREE APPROX. 0.30 TRUNK 6 SPREAD & 10 HEIGHT
TR6 : TREE APPROX. 0.60 TRUNK 12 SPREAD & 10 HEIGHT
TR8 : TREE APPROX. 0.40 TRUNK 8 SPREAD & 20 HEIGHT
TR10 : TREE APPROX. 1.00 TRUNK 20 SPREAD & 20 HEIGHT
NB : NO ARBORIST REPORT AVAILABLE.

Site visit & survey was undertaken 6/9/2021

Roger Lung
Registered Surveyor ID 8992

0 2 4 6 8
SCALE 1 : 150

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DATE	REV	COMMENTS
3/11/21	A	ADDITIONAL REGISTERED SURVEYOR INFORMATION

PLAN PREPARED FOR:

SWANVEST PTY LTD

DATUM : A.H.D.	SCALE : 1:150 @ A1	DATE : 06-09-2021
ORIGIN OF LEVELS : PM 6903	LOCALITY : PALM BEACH	SURVEY : LN
CONTOUR INTERVAL : 0.25m	L.G.A. : NORTHERN BEACHES	DRAWN : AK
SHEET No. 1 OF 1	REF : 79863AK	CHECKED : RL

DESCRIPTION:
PLAN SHOWING SELECT FEATURE & LEVEL
OVER LOT 71 IN DP 6746
No. 22, OCEAN RD, PALM BEACH, NSW