

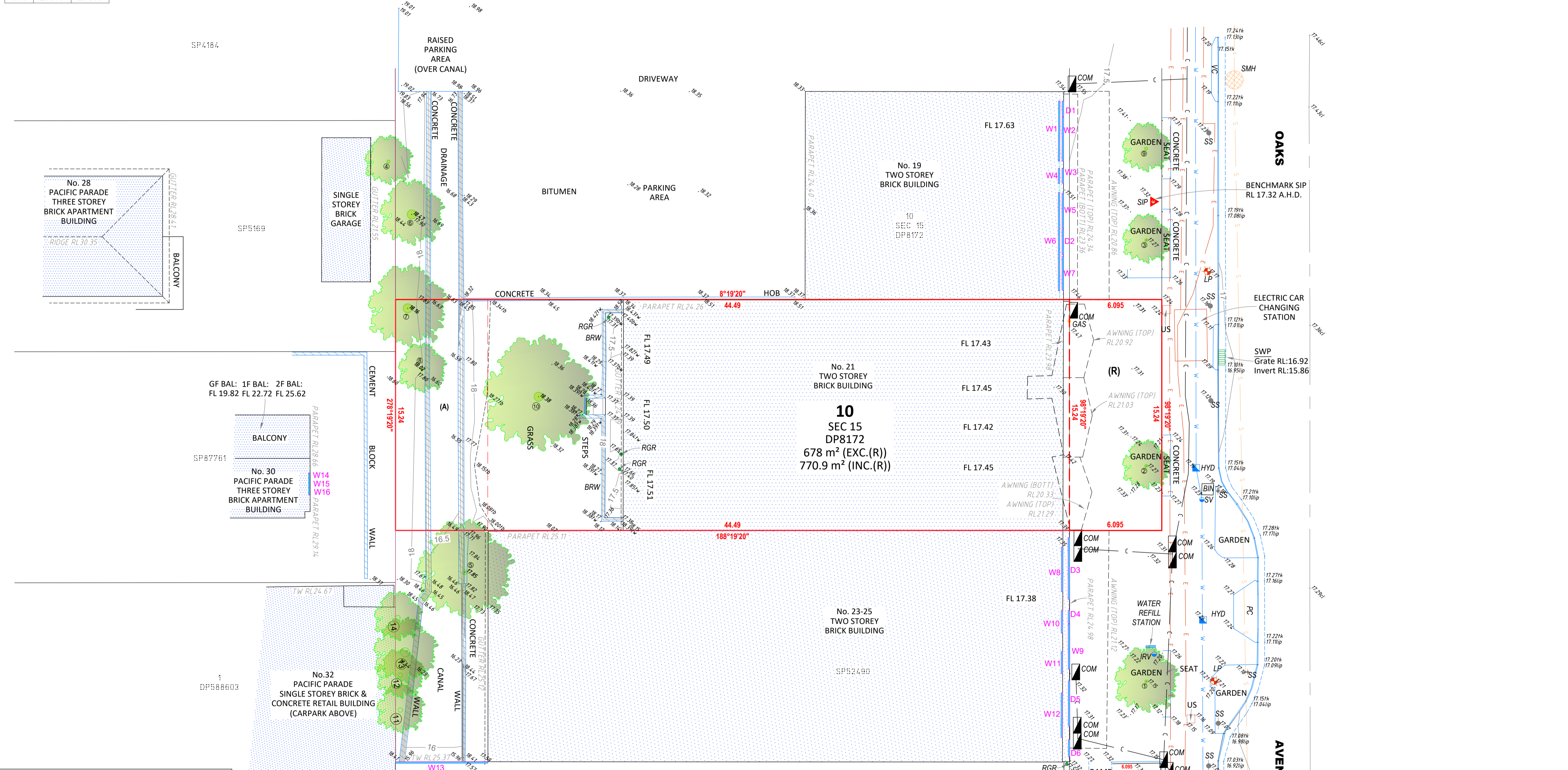
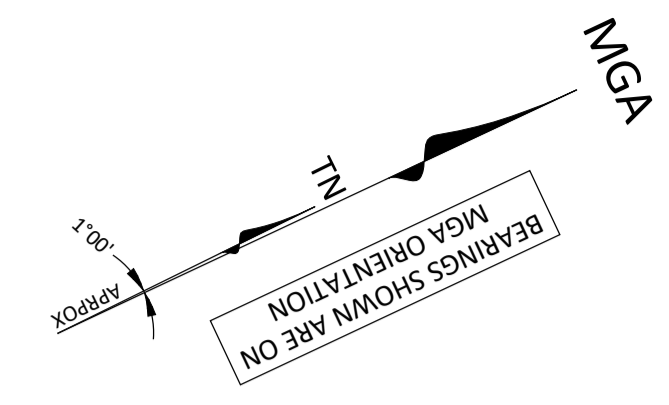
A1

Windows Schedule		
#	Head	Sill
W1	23.33	22.07
W2	20.32	17.65
W3	20.34	17.64
W4	23.35	22.17
W5	20.31	17.66
W6	23.36	23.28
W7	20.27	17.68
W8	23.85	22.15
W9	20.04	17.68
W10	23.84	22.15
W11	23.84	22.15
W12	23.84	22.17
W13	24.03	18.67
W14	21.88	21.26
W15	24.84	24.20
W16	27.77	27.16

Doors Schedule		
#	Lintel	Bottom
D1	19.99	17.59
D2	19.73	17.66
D3	20.04	17.34
D4	20.03	17.39
D5	20.03	17.36
D6	20.03	17.43

Schedule of Trees			
No	Diam	Spread	Height
1	0.2	4	5
2	0.2	3	4
3	0.2	3	4
4	0.2	3	10
5	0.3	6	6
6	0.6	4	12
7	0.6	5	6
8	0.2	3	8
9	0.2	3	4
10	0.6	7	6
11	0.3	3	8
12	0.3	3	8
13	0.6	4	5
14	0.3	3	8

Schedule of Easements & Restrictions	
No	Description
(A)	EASEMENT TO DRAIN WATER 6.095 WIDE (DP8172)
(R)	PROPOSED ROAD WIDENING WITHIN LOT 10 SECTION 15 DP8172 (DP625802)



UNDERGROUND SERVICES LEGEND	
QUALITY LEVEL D (AS 5488.1:2019)	
W	POTABLE WATER MAIN
S	SEWER MAIN
C	COMMUNICATIONS CABLES
E	ELECTRIC CABLES
G	GAS MAIN

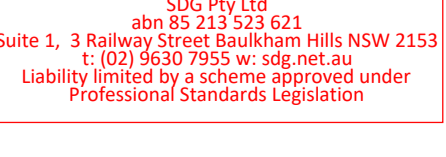
CAUTION: FIBRE OPTIC CABLES ARE PRESENT IN THIS AREA

APPROXIMATE POSITION ONLY VIDE 'DIAL-BEFORE-YOU-DIG' PLANS. JOB No. 32027559 SEARCH DATE 27/05/2022. WHERE CRITICAL TO DESIGN, UNDERGROUND SERVICES SHOULD BE LOCATED BY MORE ACCURATE METHODS.

- SERVICES NOTES:
- ONLY THOSE SERVICES VISIBLE AT THE TIME OF SURVEY HAVE BEEN LOCATED AND IF SHOWN AS "A" ARE QUALITY LEVEL A AS DEFINED BY AS 5488.1:2019. LEVELS SHOWN ARE SURFACE LEVELS UNLESS NOTED OTHERWISE.
  - UNDERGROUND SERVICES HAVE BEEN PLOTTED FROM 'DIAL-BEFORE-YOU-DIG' PLANS, ARE QUALITY LEVEL D AS DEFINED BY AS 5488.1:2019 AND ARE ONLY CURRENT FOR 3 MONTHS FROM THE SEARCH DATE NOTED ABOVE. ALL RELEVANT AUTHORITIES MUST BE CONTACTED TO DETERMINE THE FULL EXTENT OF SERVICES PRIOR TO ANY PLANNING OR WORKS NEAR THE SITE.

I certify that the boundaries have been surveyed and that title dimensions are available across the street frontage

*M. Plowman*  
**Matt Plowman**  
 ID - SU005915  
 Land Surveyor Registered  
 the Surveying and Spatial  
 Information Act 2002  
 Date: 07/12/23  
 Reference: 8737



ISSUE	DATE	AMENDMENT	SURV	CHK
A	17/05/22	ORIGINAL ISSUE	JM	NN
B	07/12/23	UPDATED AND BOUNDARY CERTIFICATE ADDED	MP	MP

**GENERAL NOTES**

ONLY TREES GREATER THAN 3.0 METRES IN HEIGHT ARE SHOWN ON THIS PLAN AND THEIR POSITIONS ARE DIAGRAMMATIC ONLY AND MAY REQUIRE ADDITIONAL SURVEY WHERE CRITICAL TO DESIGN.

CONTOURS ARE INDICATIVE AT GROUND FORM ONLY. SPOT LEVELS ONLY SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.

LEVELS ARE ON AUSTRALIAN HEIGHT DATUM (AHD).

ALL SETOUT LEVELS MUST BE REFERRED TO THE BENCH MARK SHOWN ON THIS PLAN.

**BOUNDARY NOTES**

A BASIC BOUNDARY SURVEY HAS BEEN DONE SUITABLE FOR DA LODGEMENT PURPOSES.

BOUNDARIES HAVE NOT BEEN MARKED.

**SURVEY INFORMATION NOTES**

THE ORIGIN OF COORDINATES COMES FROM SSM18989 E341130.466 N636310.929 CLASS D POSITIONAL UNCERTAINTY (PU) N/A (MGA2020) ADOPTED FROM SCIMS DATED 16/05/2022.

THE ORIGIN OF LEVELS COMES FROM PM2838 RL15.504 CLASS LC POSITIONAL UNCERTAINTY (PU) 0.09 ADOPTED FROM SCIMS DATED 16/05/2022.

THE ORIENTATION OF THIS PLAN IS MGA NORTH WHICH HAS BEEN DETERMINED BY A JOIN BETWEEN SSM18989 AND PM2838.

**CERTIFICATE OF TITLE NOTES**

THE FOLLOWING INFORMATION RELATES TO THE CERTIFICATE OF TITLE OF THE SUBJECT LOT:

- LOT 10 SECTION 15 IN DP8172 (CT EDITION 38 DATED 24/02/2020 SEARCH DATE 16/05/2022)
- AFFECTED BY:
  - COVENANT (A649645)
  - PLAN OF PROPOSED ROAD WIDENING SHOWN AS (R) (DP625802) (0518414)

A NUMBER OF COVENANTS, REGISTERED LEASES ARE NOTED ON THE TITLE, WHICH HAVE NOT BEEN INVESTIGATED. THESE SHOULD BE INVESTIGATED PRIOR TO DESIGN TO ENSURE ANY FUTURE DEVELOPMENT COMPLIES.

**SERVICES NOTES**

ONLY THOSE SERVICES VISIBLE AT THE TIME OF SURVEY HAVE BEEN LOCATED AND ARE QUALITY LEVEL A AS DEFINED BY AS 5488.1:2019.

UNDERGROUND SERVICES HAVE BEEN PLOTTED FROM 'DIAL-BEFORE-YOU-DIG' PLANS, ARE QUALITY LEVEL D AS DEFINED BY AS 5488.1:2019 AND ARE ONLY CURRENT AT THE DATE OF SEARCH.

ALL RELEVANT AUTHORITIES MUST BE CONTACTED TO DETERMINE THE FULL EXTENT OF SERVICES PRIOR TO ANY PLANNING OR WORKS NEAR THE SITE.

**LEGEND**

TAG	DESCRIPTION
B	BOLLARD
BW	BOTTOM OF WALL
BRW	BRICK RETAINING WALL
COM	COMMUNICATIONS PIT
GAS	GAS MARKER/LID
GR	GRATE
HR	HAND RAIL
HYD	HYDRANT
IRV	IRRIGATION VALVE
LP	LIGHT POLE
PC	PEDESTRIAN CROSSING
PPB	PUBLIC PHONE BOOTH
RGR	ROUND GRATE
SIP	SEWER INSPECTION PIT
SMH	SEWER MANHOLE
SS	STREET SIGN
SV	STOP VALVE
SWP	STORMWATER PIT
TW	TOP OF WALL
US	UNCLASSIFIED SERVICE
VC	VEHICLE CROSSING

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**PROJECT:**  
 DETAIL AND LEVEL SURVEY OF  
 LOT 10 SECTION 15 IN DP8172

21 OAKS AVENUE  
 DEE WHY

**CLIENT:** CITE GROUP  
 FILE: 8737\_DETAIL\_220517\_REVA.dwg

LGA: NORTHERN BEACHES	
REF: 8737	CONTOURS: 0.5m
ISSUE: A	DATUM: AHD
SURVEY DATE: 17/05/2021	AZIMUTH: MGA2020
SCALE: 1:150	SHEET 1 OF 1 SHEETS

