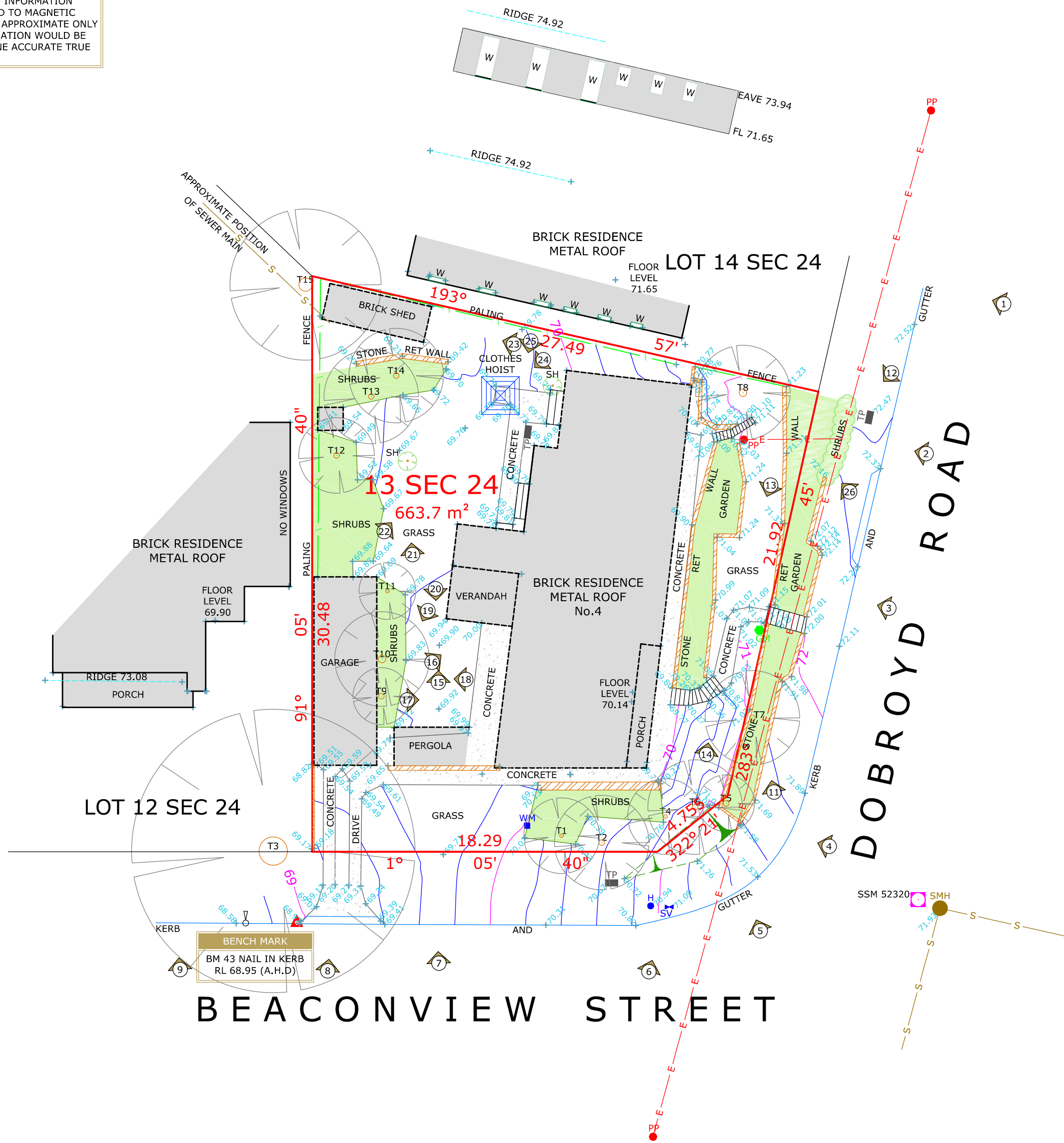


NORTH NOTE
BEARINGS SHOWN HAVE BEEN DETERMINED FROM LAND & PROPERTY INFORMATION PLANS AND ARE RELATED TO MAGNETIC NORTH. TRUE NORTH IS APPROXIMATE ONLY AND FURTHER INVESTIGATION WOULD BE REQUIRED TO DETERMINE ACCURATE TRUE NORTH.



SCHEDULE OF TREES

	DIAMETER	HEIGHT	TYPE
T1	0.20	3m	-
T2	0.30	4m	-
T3	1.50	15m	-
T4	0.20	4m	-
T5	0.30	3m	-
T6	0.30	4m	-
T7	0.30	5m	-
T8	0.40	6m	-
T9	0.30	3m	-
T10	0.40	5m	-
T11	0.20	3m	-
T12	0.30	3m	-
T13	0.30	4m	-
T14	0.30	9m	-
T15	0.70	9m	-

LEGEND

	BENCH MARK
	PHOTO POINT
	GULLY PIT
	VEHICULAR CROSSING
	TOP OF BANK
	BOTTOM OF BANK

ABBREVIATIONS

EB - ELECTRICAL BOX
EM - ELECTRICAL METER
GM - GAS METER
H - HYDRANT
R - HYDRANT RECYCLED
KO - KERB OUTLET
LP - LIGHT POLE
LH - LAMP HOLE
MH - MAN HOLE
PP - POWER POLE
SH - SHRUB
SMH - SEWER MAN HOLE
SIO - SEWER INSPECTION OPENING
SV - STOP VALVE
SR - STOP VALVE RECYCLED
SVP - SEWER VENT PIPE
SWP - STORM WATER PIT
T - TREE
TP - TELECOMMUNICATIONS PIT
VER - VERANDAH
WT - WATER TAG
WM - WATER METER
WMR - WATER METER RECYCLED
WC, GC, EC, TC - SERVICE CONDUIT
W/C - WATER CLOSET

SOURCE OF LEVELS

PM 1109 RL 76.233

S.C.I.M.S



DRAWING NOTES

1. CONTOURS SHOWN HAVE BEEN INTERPOLATED FROM SPOT LEVELS TAKEN ON-SITE AND ARE A REPRESENTATION OF THE TOPOGRAPHY ONLY.
2. DIMENSIONS SHOWN (BEARINGS & DISTANCES) HAVE BEEN DETERMINED BY LAND AND PROPERTY INFORMATION PLANS ONLY. BOUNDARIES HAVE NOT BEEN ACCURATELY DETERMINED.
3. SERVICES SHOWN HAVE BEEN LOCATED WHERE POSSIBLE BY FIELD SURVEY. PRIOR TO ANY SITE WORKS, THE RELEVANT AUTHORITY SHOULD BE CONTACTED TO DETERMINE EXACT POSITION OF ANY UNDERGROUND PIPES, CABLES ETC.
4. DIMENSIONS OF ANY TREES SHOWN ON THE PLAN ARE APPROXIMATE.

PLAN BY



CLIENT



CLIENT REFERENCE:

REVISION

DESCRIPTION

DATE

PROJECT LOCATION

LOT 13 SEC 24 DP 758044
4 DOBROYD ROAD
BALGOWLAH HEIGHTS, NSW

PLAN TYPE

CONTOUR PLAN

JOB REFERENCE

0447/299443

LEVEL DATUM

AUSTRALIAN HEIGHT DATUM

DRAWN D.FISK CHECKED N.TAYLOR

SURVEY DATE 18.01.2018 DGN/DWG No. 299443

SHEET SIZE A2 SCALE 1:200

0m 5m 10m 15m 20m

**SURVEYORS, ENGINEERING
DESIGNS, PLANNING &
DEVELOPMENT CONSULTANTS**

Unit 16/429 The Boulevard, KIRRAWEE NSW 2232
Telephone: (02) 9521-8088 Facsimile: (02) 9521-6315
Email Address: joborders@terralinks.com.au

12 September 2019

Our Ref: **5768**
Your Ref: **17275 SARAI**

Wincrest Group Pty Ltd
PO Box 3606
PARRAMATTA NSW 2124

Land at Balgowlah Heights
Local Government Area Northern Beaches
Parish of Manly Cove
County of Cumberland
with frontages to Dobroyd Road and Beaconview Street
being Lot 13 Section 24 in Deposited Plan 758044 (Title Diagram Crown Plan 7980-2030)
and being the whole of the land contained in
Certificate of Title Folio Identifier 13/24/758044 dated 5/12/18 at 3:04 pm

Survey

In accordance with your instructions to provide a survey for the purpose of supporting a Building Certificate (Section 149A Environment Planning & Assessment Act) Application, we have attended the site and have located the position of one and two storey rendered cottage roofed with metal as shown on the attached sketch. In addition we have determined the heights of the finished floors and ridge in relation to the bench mark found adjacent to the site as shown on the attached sketch.

Corner pegs have not been placed and prior to additional improvements including fencing being made to the subject property the boundaries should be marked beforehand.

Environmental Planning and Assessment Act

Offsets from the timber formwork to the boundaries are as shown upon the sketch.

Encumbrances

Upon examination of the aforementioned Certificate of Title, I find that the property is affected by the following easements and restrictions:

1. Excepting the land below a depth from the surface of 15.24 metres by the Crown Grant.

Yours faithfully



Jace Thomas Pearson
Registered Surveyor NSW & ACT
Identification No.1827 & 410



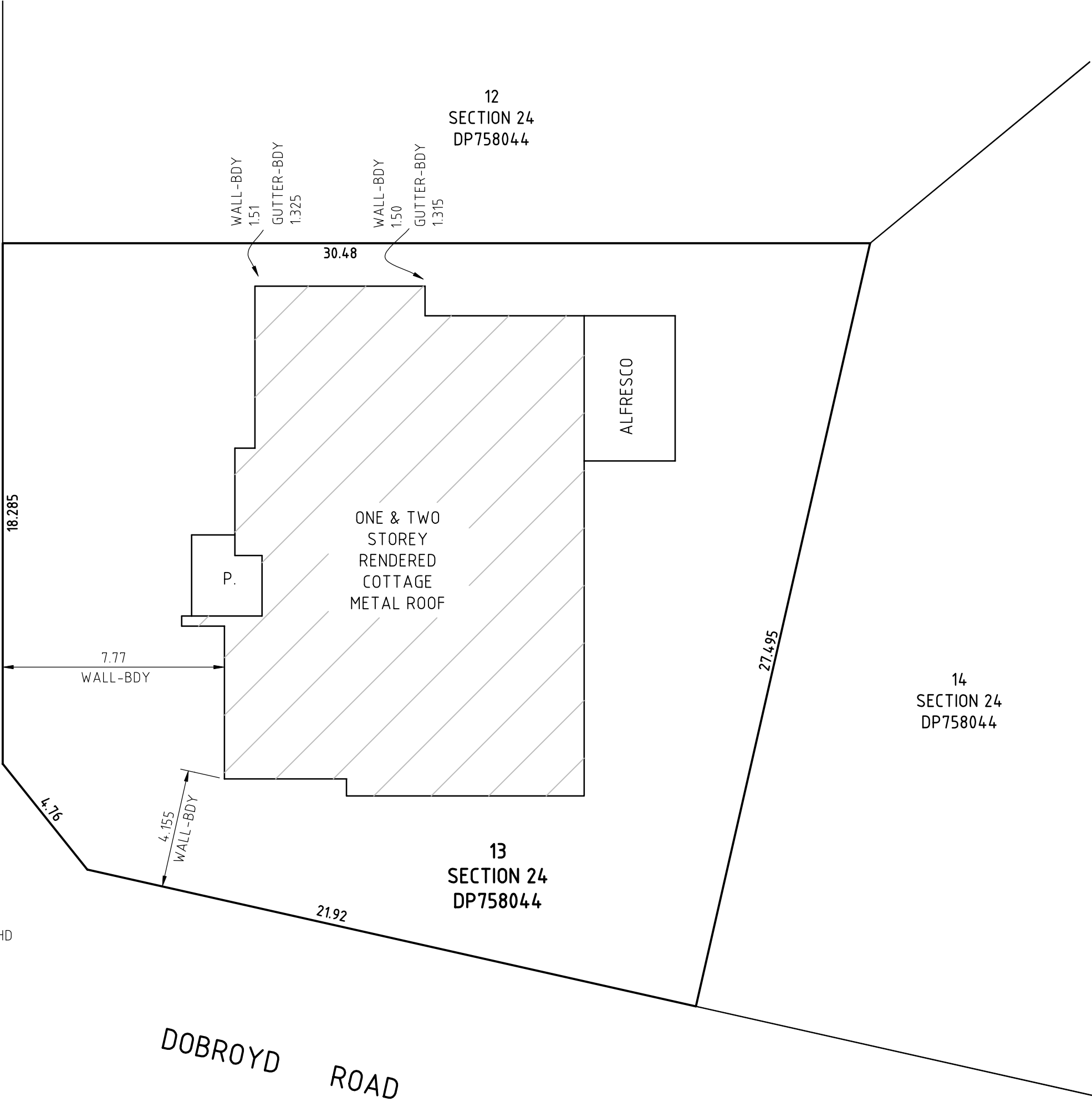
ABN 52 159 137 907
UNIT 16/429 THE BOULEVARDE, KIRRAWEE NSW 2232
c/- PO Box 559, SUTHERLAND NSW 1499
PH 1300 525 584 FAX (02) 9521 6315 MOB 0418 477 341
Email: mail@terralinks.com.au



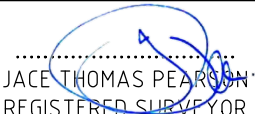
BEACONVIEW STREET

FINISHED LEVEL	RL
GARAGE	70.00
GROUND	70.11
FIRST	73.16
RIDGE	77.12

△
BM NAIL IN
TOP KERB
RL=71.355 AHD



PLAN SHOWING THE POSITION & HEIGHTS OF THE
RECENTLY CONSTRUCTED COTTAGE IN RELATION
TO THE BOUNDARIES & ADJACENT BENCHMARK
ON LOT 13 SECTION 24 IN DP758044
KNOWN AS No.4 DOBROYD ROAD, BALGOWLAH HEIGHTS

JOB NO: 5768	SURVEYED M.M. DATE:	DRAWN M.M. DATE:	CHECKED J.P. DATE:	 JACE THOMAS PEARSON REGISTERED SURVEYOR
YOUR REF:17275	12.09.19	16.09.19	26.09.19	
SCALE: 1:150				