

NOTES:

- 1) CAUTION: SHOULD ANY DEVELOPMENT OR CONSTRUCTION BE PLANNED ON OR NEAR THE BOUNDARIES, THE BOUNDARIES SHOULD BE CLEARLY MARKED ON SITE.
- 2) A FIELD SURVEY OF THE BOUNDARIES HAS BEEN CONDUCTED. AREA AND DIMENSIONS HAVE BEEN SURVEYED FROM PLANS MADE AVAILABLE AT LAND REGISTRY SERVICES.
- 3) ORIGIN OF LEVELS ON A.H.D. IS TAKEN FROM G.P.S. (SMARTNET).
- 4) TREE SPREADS ARE DIAGRAMMATIC ONLY AND ARE NOT SYMMETRICAL.
- 5) UNDERGROUND (NON VISIBLE) SERVICE LINES HAVE BEEN SHOWN FROM "DIAL BEFORE YOU DIG" SERVICE AUTHORITY RECORDS & ARE DIAGRAMMATIC ONLY IN REGARD TO THEIR POSITION & WIDTH UNLESS STATED OTHERWISE.
- 6) BEARINGS SHOWN ARE ON MAGNETIC MERIDIAN.

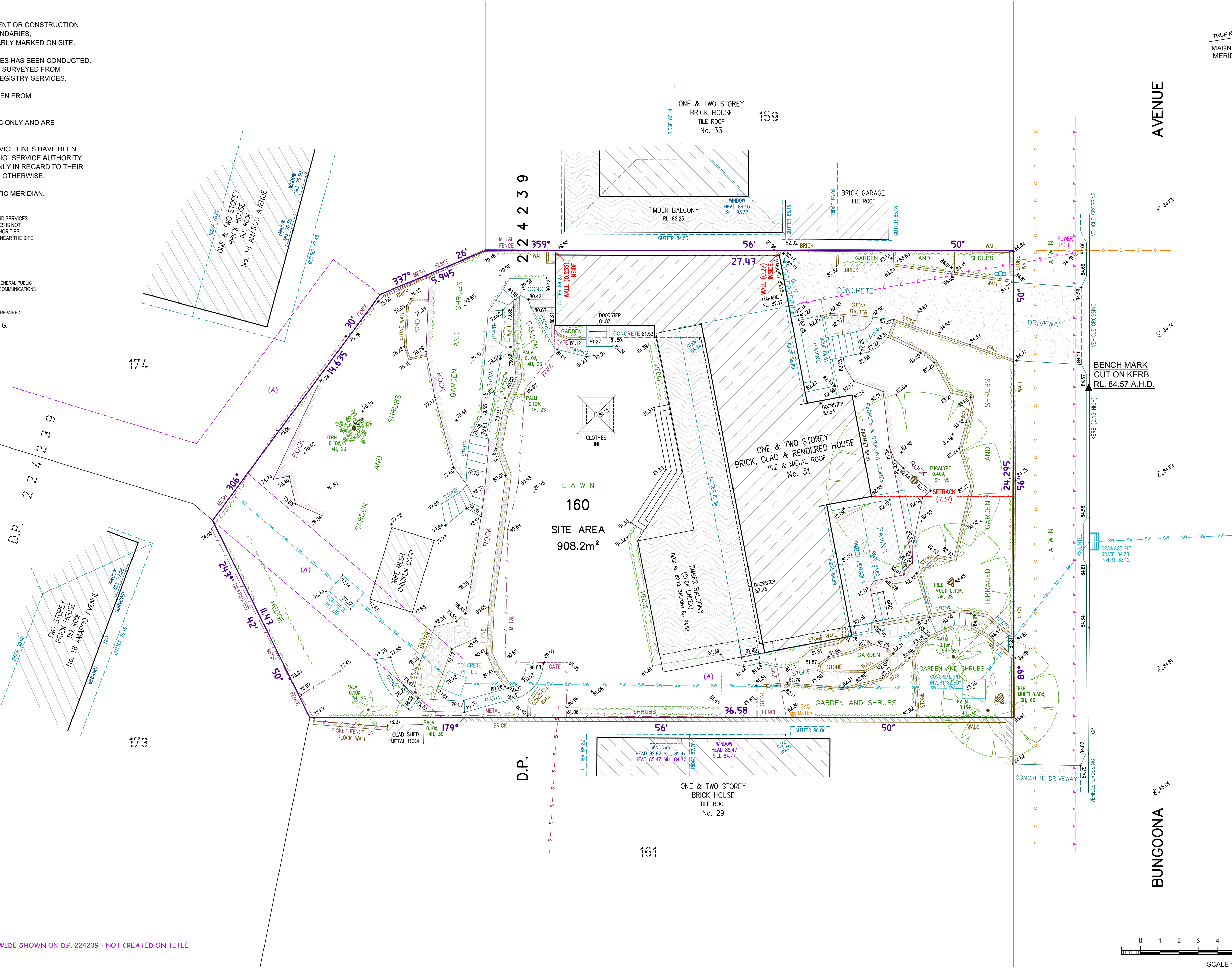
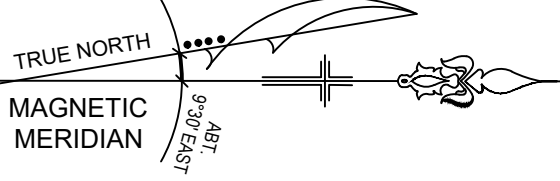
INVESTIGATION OF "DIAL BEFORE YOU DIG" UNDERGROUND SERVICES HAS BEEN MADE. DETECTION OF UNDERGROUND SERVICES IS NOT AN INTEGRAL PART OF THIS SURVEY. ALL RELEVANT AUTHORITIES SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION ON OR NEAR THE SITE.

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

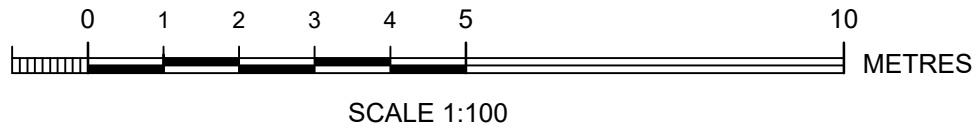
CARELESS DIGGING CAN:

- 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 DIAL BEFORE YOU DIG.  
TEL. 1100



(A) PROPOSED DRAINAGE EASEMENT 3.05 WIDE SHOWN ON D.P. 224239 - NOT CREATED ON TITLE



**Bee & Lethbridge Pty Ltd**  
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**LEGEND**

- TREE 0.10m, 5H, 4S
- OVERHEAD ELECTRIC LINES
- BOARDS SEWER
- GAS LINES
- Denotes approx. 0.10m diameter of tree
- Denotes approx. 5m height of tree
- Denotes approx. 4m spread of tree
- Denotes centre line of road
- Denotes top of gutter

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

PLAN SHOWING BOUNDARIES, RELATIVE HEIGHTS & PHYSICAL FEATURES OVER LOT 160 IN D.P. 224234 KNOWN AS No. 31 BUNGOONA AVENUE. ELANORA HEIGHTS.

L.G.A.: NORTHERN BEACHES

|          |                                         |       |            |           |            |
|----------|-----------------------------------------|-------|------------|-----------|------------|
| CLIENT   | Mr M. & Mrs S. KNIGHT                   |       |            | REF No.   | 22205      |
| PROPERTY | No. 31 BUNGOONA AVENUE, ELANORA HEIGHTS |       |            | SHEET No. | 1 of 1     |
| DATUM    | A.H.D.                                  | SCALE | 1:100 @ A1 | DATE      | 15/07/2021 |
| SURVEYED | W.B./T.J.                               | DRAWN | R.M.       | DWG No.   | 22205      |
|          |                                         |       |            | REV No.   | 00         |