

NOTES

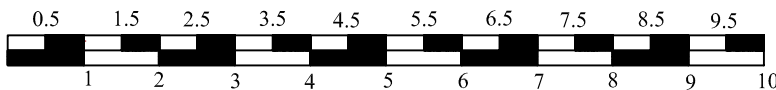
1. THE BOUNDARIES HAVE BEEN DETERMINED FOR BUILDING SETBACK PURPOSES SUITABLE FOR COUNCIL DA SUBMISSION ONLY AND MUST NOT BE USED FOR CONSTRUCTION. IF CONSTRUCTION IS INTENDED TO BE UNDERTAKEN ON OR NEAR THE BOUNDARIES, THE BOUNDARIES OF THE LAND MUST BE MARKED.
2. THE BOUNDARIES HAVE NOT BEEN MARKED
3. ALL AREAS AND DIMENSIONS HAVE BEEN COMPILED FROM PLANS MADE AVAILABLE AT LAND AND PROPERTY INFORMATION AND ARE SUBJECT TO FINAL SURVEY.
4. CONTOUR INTERVAL 0.5 METRE
5. CONTOURS ARE INDICATIVE OF GROUND FORM ONLY. SPOT LEVELS SHOULD BE USED FOR CALCULATIONS WITH CAUTION
6. ORIGIN OF LEVELS ON AHD IS TAKEN FROM P.M. 5288 R.L. 51.626
7. THE SPREAD AND HEIGHT OF EACH TREE IS INDICATIVE ONLY AND CANNOT BE SHOWN ACCURATELY WITHOUT VERY DETAILED FURTHER SURVEY. THE SHAPE AND SIZE OF SPREAD OF THE TREE MAY VARY DUE TO LACK OF UNIFORMITY OF BRANCHES, TRUNK AND OTHER REASONS
8. NO INVESTIGATION OF UNDERGROUND SERVICES HAS BEEN MADE. ALL RELEVANT AUTHORITIES SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION ON OR NEAR THE SITE.
9. THIS DETAIL SURVEY IS NOT A "SURVEY" AS DEFINED BY THE SURVEYING & SPATIAL INFORMATION ACT, 2002

LEGEND

BLD - EXTERNAL BUILDING  
CL - CENTRELINE  
CON - CONCRETE  
DK - DECK  
E - ELECTRICAL WIRES  
EM - ELECTRICITY METER  
FL - FLOOR LEVEL  
GM - GAS METER  
GRT - GRATED DRAIN  
NS - NATURAL SURFACE  
PP - POWER POLE  
RF - TOP OF ROOF  
RR - ROOF RIDGE  
STR - STEPS  
TBK = TOP OF BANK  
TG - TOP OF GUTTER  
TKB - TOP OF KERB  
TFCE - TOP OF FENCE  
TW - TOP OF WALL  
WM - WATER METER

TITLE INDICATES THAT LOT 2 IN D.P.17397 IS SUBJECT TO:  
- LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANTS).  
- D273157 EASEMENT FOR DRAINAGE APPURTENANT TO THE LAND ABOVE AFFECTING THE LAND SHOWN SO BURDENED IN VOL.5434 FOL 183

THE SURVEY AND THIS PLAN HAS BEEN UNDERTAKEN AND PREPARED AT THE REDUCTION RATIO SHOWN. ENLARGEMENT OF THE PLAN DOES NOT GIVE ANY GREATER ACCURACY AND IS NOT RECOMMENDED



CLIENT	PETER & NICOLE DOUGHENEY	REFERENCE:	1942	DATUM:	A.H.D.	GEOFF SWALWELL SURVEYORS REGISTERED SURVEYORS SUITE 31 597-599 MILITARY ROAD, MOSMAN NSW 2088 PH: 0415 286 283 EMAIL: geoffswalwell@gmail.com
PLAN OF DETAIL & LEVELS OVER 19 COOLEENA ROAD, ELANORA HEIGHTS, NSW. 2101 LOT 2 D.P. 17397	RED. RATIO:	1:100	DATE:	5TH SEPTEMBER, 2017	L.G.A.	
	DRAWN BY:	GS			NORTHERN BEACHES	