



- NOTES
1. THIS BOUNDARIES OF THE SITE HAVE BEEN IDENTIFIED BY FIELD SURVEY AND ARE FOR IDENTIFICATION AND DESIGN PURPOSES ONLY AS PER CLAUSE 10 (3) OF THE SURVEYING AND SPATIAL INFORMATION ACT 2017 IS NOT TO BE USED FOR THE PURPOSE OF ANY DISPOSITION OF LAND OR ANY INTEREST IN LAND. NEW BUILDINGS SHOULD NOT BE SET OUT USING DIMENSIONS FROM EXISTING BUILDINGS
  2. UNDERGROUND SERVICES HAVE NOT BEEN INVESTIGATED.
  3. WHEREVER POINTS OR LINES ON ANY ELECTRONIC VERSION OF THIS PLAN DIFFER WITH STATED DIMENSIONS, THE STATED DIMENSIONS ARE TO BE USED. IN CRITICAL CASES WHERE THERE ARE NO STATED DIMENSIONS THE SURVEYOR IS TO BE CONTACTED PRIOR TO USING SUCH ELECTRONICALLY PRODUCED LINES OR POINTS.
  4. WINDOW AND RIDGE LOCATIONS ARE GAINED BY REMOTE MEANS WHERE THESE ARE CRITICAL, THE SURVEYOR IS TO BE CONTACTED AS TO THEIR ACCURACY.
  5. CERTIFICATE OF TITLE DATED: 12/08/2020
  6. EASEMENTS & COVENANTS:
    - 6.1. H279517 COVENANT
    - 6.2. J214416 COVENANT
  7. THE TREES SHOWN ON THIS PLAN ARE THOSE WITH TRUNK DIAMETER GREATER THAN 200MM.
  8. THE LOCATION OF TREE TRUNKS CAN VARY BY UP TO 300mm, WHERE GREATER ACCURACY IS REQUIRED THE SURVEYOR IS TO BE CONTACTED.
  9. TREES ARE DENOTED AS SPREAD/DIAMETER/HEIGHT WHICH ARE ESTIMATES
  10. WHERE CLEARANCES ARE CRITICAL, LEVELS OF UNDERGROUND SERVICES SHOWN ON PLANS FOREIGN TO THIS PLAN SHOULD BE PHYSICALLY LEVELLED WITH REFERENCE TO THE BENCH MARKS SHOWN ON THIS PLAN
  11. THE NORTH POINT AND BEARINGS ON THIS PLAN RELATE TO TRUE NORTH
  12. BOUNDARY LINES ARE NOT NECESSARILY THE FENCE LINES UNLESS MEASUREMENTS FROM THE BOUNDARY TO THE FENCE LINES ARE SHOWN ON THIS PLAN, THEY ARE NOT TO BE USED TO DEFINE BOUNDARIES.
  13. AUSTRALIAN HEIGHT DATUM (AHD) HAS BEEN CALCULATED FROM GNSS (CORSNET).
  14. TOP OF ROOF MEANS TOP OF RIDGE CAP AND TOP OF LIP OF GUTTERING WHERE RELEVANT.
  15. STAIRWAYS MAY HAVE A NUMBER OF TREADS DIFFERING FROM THOSE INDICATIVELY DRAWN ON THIS PLAN.
  16. UNDERGROUND SERVICES HAVE ONLY BEEN VISUALLY IDENTIFIED. DO NOT USE OUR PLANS TO LOCATE THE UNDERGROUND INFRASTRUCTURE. YOU MUST USE THE CURRENT BAYD PLANS TO LOCATE THE UNDERGROUND NETWORK

	TELEPHONE PIT		GRATED STORM WATER PIT
	OVERHEAD LAMP		SEWER ACCESS CHAMBER
	OVERHEAD ELECTRICITY LINE		WATER METER
	OVERHEAD TELEPHONE WIRES		ELECTRICAL
	WATER MAIN		HYDRANT
	FENCE		GAS
	EDGE OF CONCRETE		TREE SPREAD/DIAMETER/HEIGHT
	WINDOW (SILL & HEAD LEVELS)		

REVISIONS	by	on	PRINCIPAL	PROJECT	 PO Box 4395 East Gosford NSW 2250 PH: 0412 451 273 DSPSurveyors@gmail.com	RATIO	1:100 @ A1 1:200 @ A3	DATUM	A.H.D. M.G.A.	BEING 5 BUYUMA PLACE AVALON BEACH	SHEET NO	NO OF SHEETS
OFFSETS ADDED	DIP	24/08/2020		5 BUYUMA PLACE AVALON BEACH		Surveyed by:	DP	01/08/2020			1	1
NOTES REVISED	DIP	15/08/2021		CLIENT	RAUL DIEZ & WENDY DIEZ	Drawn by:	DP	12/08/2020		TOPOGRAPHICAL DETAIL & BOUNDARY IDENTIFICATION SURVEY OF PROPERTY AND SURROUNDS	JOB REF	20243BUYUMA5
						Designed by:					COUNCIL REFERENCE	
						Checked by:						