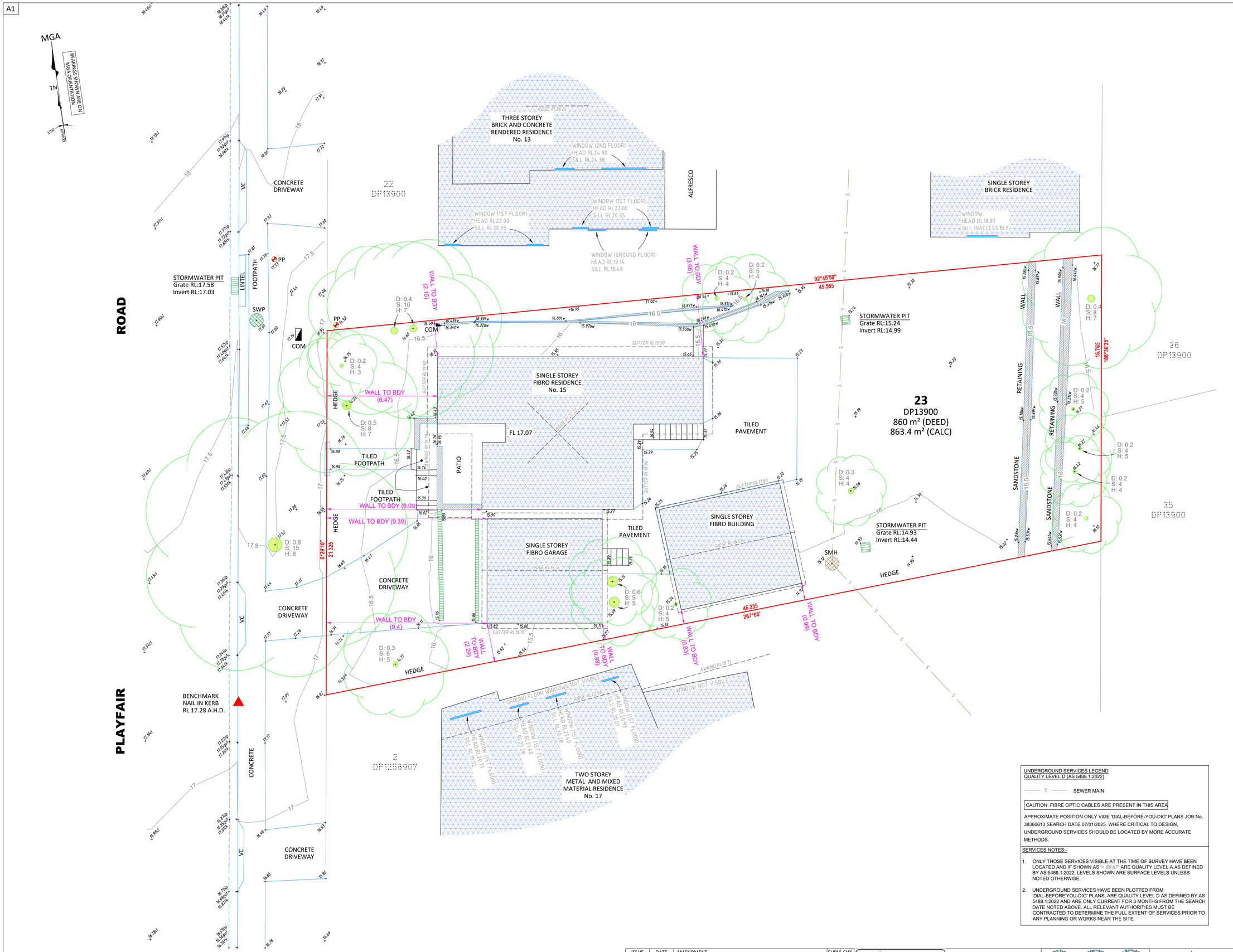
A1



GENERAL NOTES

ONLY TREES GREATER THAN 3.5 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 PM2211 E341553.218 N6263045.665 CLASS B POSITIONAL UNCERTAINTY (PU) 0.02 (MGA2020) ADOPTED FROM SCIMS DATED 08/01/2025.

THE ORIGIN OF LEVELS COMES FROM PM2211 RL29.046 CLASS LB POSITIONAL UNCERTAINTY (PU) 0.05 ADOPTED FROM SCIMS DATED 08/01/2025.

THE ORIENTATION OF THIS PLAN IS MGA NORTH WHICH HAS BEEN DETERMINED BY A COORDINATE JOIN BETWEEN PM2211 AND SSM828.

CERTIFICATE OF TITLE NOTES

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

- LOT 23 IN DP13900
  (CT EDITION 4 DATED 02/09/2018 SEARCH DATE 07/01/2025)
  - AFFECTED BY:
    - COVENANT (D227008)

COVENANTS NOTED ON THE TITLE HAVE NOT BEEN INVESTIGATED. THESE SHOULD BE INVESTIGATED PRIOR TO DESIGN TO ENSURE ANY FUTURE DEVELOPMENT COMPLIES.

SERVICES NOTES

NO UNDERGROUND SURVEY SEARCH HAS BEEN UNDERTAKEN. THERE MAY BE ADDITIONAL SERVICES WITHIN THE SURVEY AREA.

ONLY THOSE SERVICES VISIBLE AT THE TIME OF SURVEY HAVE BEEN LOCATED AND ARE QUALITY LEVEL A AS DEFINED BY AS 5488.1:2022.

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
COM	COMMUNICATIONS PIT
GR	GRATE
LP	LIGHT POLE
PP	POWER POLE
SMH	SEWER MANHOLE
SVP	SEWER VENT POLE
VC	VEHICLE CROSSING

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UNDERGROUND SERVICES LEGEND
QUALITY LEVEL D (AS 5488.1:2022)

S — SEWER MAIN

CAUTION: FIBRE OPTIC CABLES ARE PRESENT IN THIS AREA

APPROXIMATE POSITION ONLY VIDE 'DIAL-BEFORE-YOU-DIG' PLANS JOB No. 38360613 SEARCH DATE 07/01/2025. WHERE CRITICAL TO DESIGN, UNDERGROUND SERVICES SHOULD BE LOCATED BY MORE ACCURATE METHODS.

SERVICES NOTES:-

1. ONLY THOSE SERVICES VISIBLE AT THE TIME OF SURVEY HAVE BEEN LOCATED AND IF SHOWN AS '- - 89.67' ARE QUALITY LEVEL A AS DEFINED BY AS 5488.1:2022. LEVELS SHOWN ARE SURFACE LEVELS UNLESS NOTED OTHERWISE.

2. UNDERGROUND SERVICES HAVE BEEN PLOTTED FROM 'DIAL-BEFORE'YOU-DIG' PLANS, ARE QUALITY LEVEL D AS DEFINED BY AS 5488.1:2022 AND ARE ONLY CURRENT FOR 3 MONTHS FROM THE SEARCH DATE NOTED ABOVE. ALL RELEVANT AUTHORITIES MUST BE CONTRACTED TO DETERMINE THE FULL EXTENT OF SERVICES PRIOR TO ANY PLANNING OR WORKS NEAR THE SITE.

PROJECT:
DETAIL AND LEVEL SURVEY OF
LOT 23 IN DP13900

15 PLAYFAIR ROAD
NORTH CURL CURL

CLIENT: KHOURYCORP (AUST) PTY LTD	
FILE: 9297 DETAIL REV A 15 PLAYFAIR ROAD NORTH CURL CURL	
LGA: NORTHERN BEACHES	
REF: 9297	CONTOURS: 0.5m
ISSUE: A	DATUM: AHD
SURVEY DATE: 06/01/2025	AZIMUTH: MGA2020
SCALE: 1:100	SHEET 1 OF 1 SHEETS

ISSUE	DATE	AMENDMENT	SURV	CHK
A	06/01/25	ORIGINAL ISSUE	SY	NN

BEFORE YOU DIG www.byda.com.au

GDA2020

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NAJIB NICHOLAS ID: SU009009
REGISTERED LAND SURVEYOR