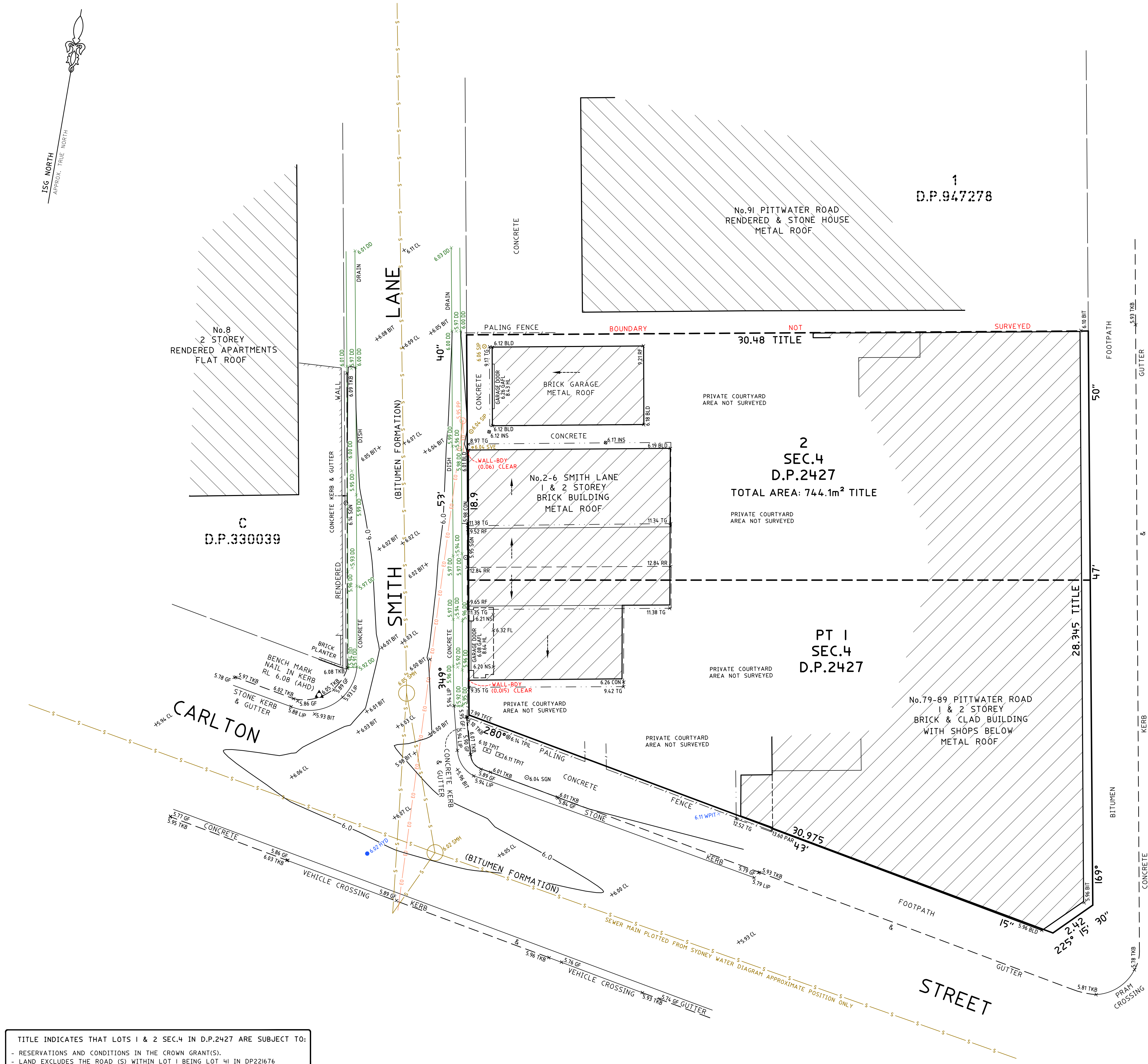
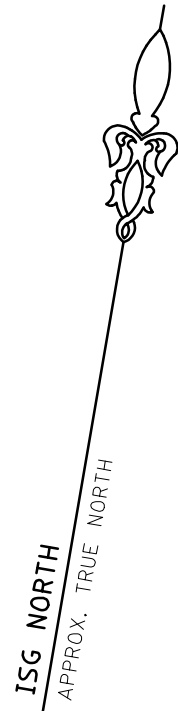




TITLE INDICATES THAT LOTS 1 & 2 SEC.4 IN D.P.2427 ARE SUBJECT TO:
- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S).
- LAND EXCLUDES THE ROAD (S) WITHIN LOT 1 BEING LOT 41 IN DP221676

ROAD

(BITUMEN FORMATION)

PITTWATER

LEGEND:

- BIT = BITUMEN
- BLD = EXTERNAL BUILDING
- CL = CENTRELIN
- CON = CONCRETE
- DD = DISH DRAIN
- FL = FLOOR LEVEL
- GAFL = GARAGE FLOOR LEVEL
- GF = GUTTER LEVEL
- HL = HOOD LEVEL
- HYD = HYDRANT
- INS = INSPECTION PIT
- LIP = KERB LIP
- NS = NATURAL SURFACE
- PAR = PARAPET
- RF = TOP OF ROOF
- RR = ROOF RIDGE
- SGN = SIGN
- SIP = SEWER INSPECTION PIT
- SL = SILL LEVEL
- SMH = SEWER MAN HOLE
- SVE = SEWER VENT
- TFCE = TOP OF FENCE
- TG = TOP OF GUTTER
- TKB = TOP OF KERB
- TPIL = TELSTRA PILLAR
- TPIT = TELSTRA PIT
- WPIT = WATER PIT SPOT

— E0 — = ELECTRICITY OVERHEAD
— S — = SEWER UNDERGROUND

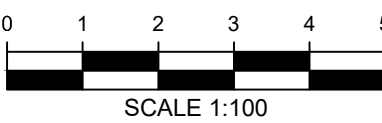
TREE
SPREAD-DIAMETER-HEIGHT

NOTES:

- BOUNDARY IDENTIFICATION HAS BEEN UNDERTAKEN.
- WALL TO BOUNDARY DIMENSIONS SHOWN HEREON MUST NOT BE USED FOR CONSTRUCTION.
- IF CONSTRUCTION IS INTENDED TO BE UNDERTAKEN ON OR ADJACENT TO PROPERTY BOUNDARIES THE BOUNDARIES OF THE LAND MUST BE MARKED OR THE BUILDING SETOUT.
- THIS SURVEY IS FOR DESIGN PURPOSES OF THE SUBJECT LAND ONLY. THIS PLAN MUST NOT BE USED FOR ANY OTHER MATTER, PURPOSE OR CONSTRUCTION SETOUT.
- TREE SIZES ARE ESTIMATES ONLY.
- THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF ACTION PLANS BUILDING DESIGN PTY LTD.
- RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY. WHERE OFFSETS ARE CRITICAL THEY SHOULD BE CONFIRMED BY FURTHER SURVEY.
- EXCEPT WHERE SHOWN BY DIMENSION LOCATION OF DETAIL WITH RESPECT TO BOUNDARIES IS INDICATIVE ONLY.
- ONLY VISIBLE SERVICES HAVE BEEN LOCATED. UNDERGROUND SERVICES HAVE NOT BEEN LOCATED. BEFORE YOU DIG AUSTRALIA (www.byou.com.au) SHOULD BE USED AND A FULL UTILITY INVESTIGATION, INCLUDING A UTILITY LOCATION SURVEY, SHOULD BE UNDERTAKEN BEFORE CARRYING OUT ANY CONSTRUCTION ACTIVITY IN OR NEAR THE SURVEYED AREA.
- SEWER MAIN PLOTTED FROM SYDNEY WATER SEWER DIAGRAM. LOCATION SHOULD BE MARKED ON SITE IF CRITICAL.
- CRITICAL SPOT LEVELS SHOULD BE CONFIRMED WITH SURVEYOR.
- CONTOURS SHOWN DEPICT THE TOPOGRAPHY. THEY DO NOT REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.
- CONTOUR INTERVAL - 0.5 metre. - SPOT LEVELS SHOULD BE ADOPTED.
- POSITION OF RIDGE LINES ARE DIAGRAMMATIC ONLY (NOT TO SCALE).
- THE INFORMATION IS ONLY TO BE USED AT A SCALE ACCURACY OF 1:100.
- DO NOT SCALE OFF THIS PLAN / FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS.
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- THIS NOTICE MUST NOT BE ERASED.

MURRAY LEARMONT
REGISTERED SURVEYOR BOSSI NUMBER 1462

1 FIRST ISSUE 12/02/2024



HORIZONTAL DATUM:
CO-ORDINATE SYSTEM: ASSUMED
MARKS ADOPTED: N/A

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: PM 790
R.L. 5.394 (CLASS LB)
SOURCE: S.C.I.M.S. (5/02/2024)

CLIENT:

ACTION PLANS BUILDING DESIGN PTY LTD

LGA: NORTHERN BEACHES

BOUNDARY IDENTIFICATION
AND DETAIL & LEVEL SURVEY OVER
PART OF LOTS 1 & 2 SEC 4 IN DP2427
No.2/6 SMITH LANE
MANLY, NSW, 2095

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SURVEYED HH	DRAWN BS	CHECKED HH	APPROVED RM
SURVEY INSTRUCTION 23177	SCALE 1:100@A1	DATE OF SURVEY 6/02/2024	
DRAWING NAME 23177detail	SHEET 1 OF 1	ISSUE 1	
CAD FILE 23177detail 1.dwg			