B M NSW
BENCHMARK SURVEYS NSW Pty Ltd

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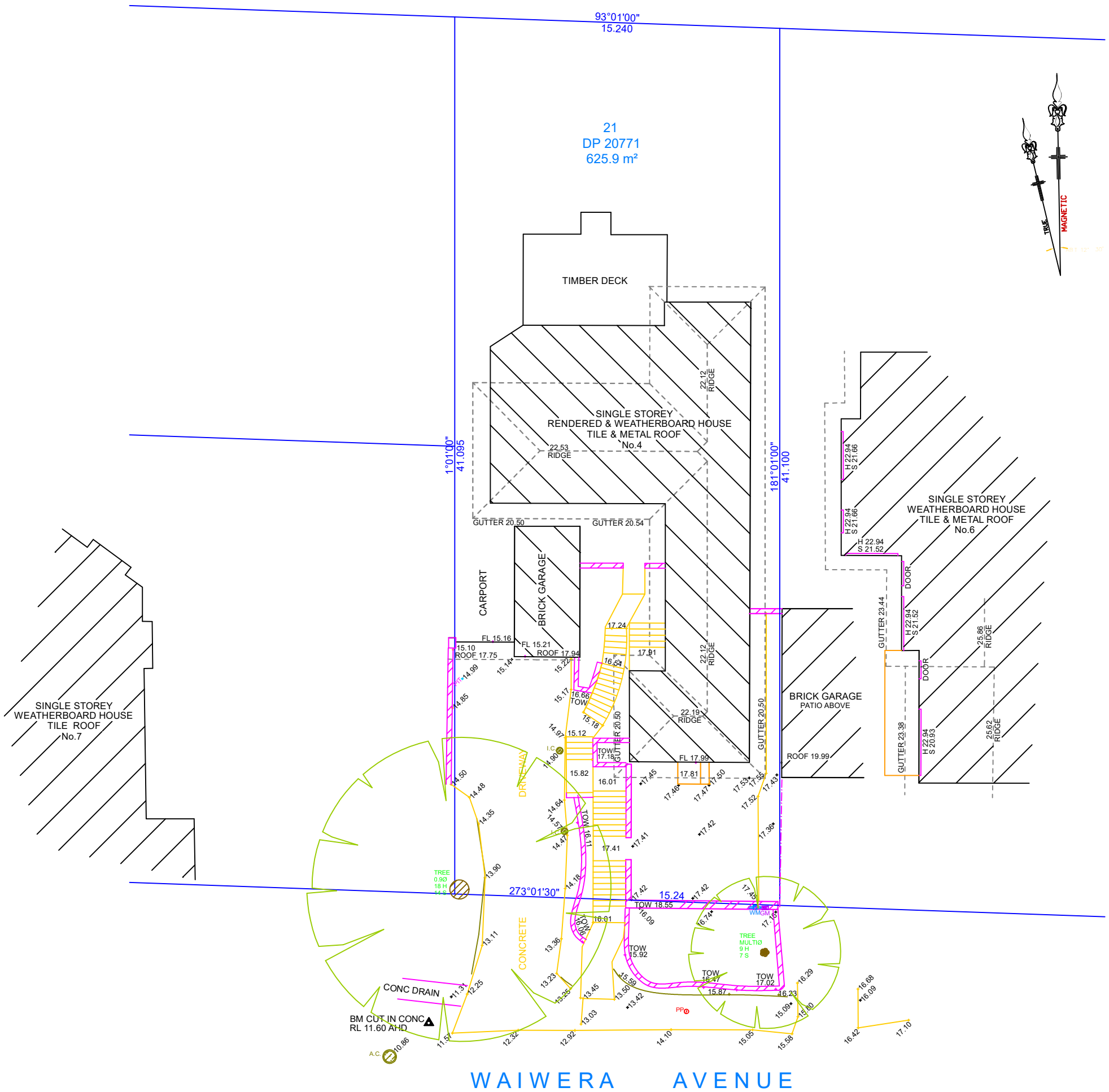
SURVEY DESCRIPTION: DETAIL SURVEY
PROPERTY ADDRESS: 4 WAIWERA AVENUE NORTH MANLY
LOT: 21 SECTION: DEPOSITED PLAN NUMBER: 20771
LOCAL GOVERNMENT AREA: NORTHERN BEACHES
REGISTERED SURVEYOR: MARK MUNTER

CLIENT DETAILS: MELANIE
SCALE: 1:100 (A1) 1:200 (A3)
DATE OF SURVEY: 23/02/2021
LEVEL DATUM: AHD

SHEET 1 OF 1 SHEETS
FIELD PARTY: MM
DRAWN: MM
REFERENCE: 210226




LEGEND:
A.C. ACCESS CHAMBER
I.C. INSPECTION CAP
VENT SEWER VENT
BM BENCHMARK
STORMWATER PITS
TEL TELSTRA PIT
LP LIGHT POLE
HYD HYDRANT
SV STOP VALVE
GM GAS METER
WM WATER METER
PP POWER POLE
V WATER VALVE
SIGN WASHING LINE

NOTES:

1. ORIGIN OF LEVELS, PM2259, RL 4.317 AHD
2. BEARINGS ARE ON MAGNETIC ~~/TRUE/MGA/ISG~~ AS DERIVED BY DP 20771
3. BOUNDARY SURVEY HAS BEEN UNDERTAKEN. BEARINGS AND DISTANCES HAVE BEEN COMPILED FROM TITLE AND/OR DEED INFORMATION SUPPLIED BY THE LRS NSW
4. RELATIONSHIP OF IMPROVEMENTS AND DETAIL TO BOUNDARIES HAS BEEN SURVEYED. SETBACKS WHERE SHOWN ARE ACCURATE
5. WARNING: IF IT IS INTENDED TO ERECT ANY IMPROVEMENTS ALONG OR NEAR THE BOUNDARY, A BOUNDARY IDENTIFICATION SURVEY AND/OR SETOUT SURVEY SHOULD BE UNDERTAKEN.
6. NO SERVICES OR UNDERGROUND SERVICE SEARCH HAS BEEN UNDERTAKEN. SERVICES SHOWN ARE BASED ON VISIBLE SURFACE INDICATORS EVIDENT AT THE TIME OF SURVEYAND ARE CHARTED AS A GUIDE TO THE NATURE AND POSITION OF THE SERVICE. ALL SERVICE AUTHORITIES SHOULD BE CONTACTED PRIOR TO ANY DEVELOPMENT
7. ROOF HEIGHTS HAVE BEEN DETERMINED BY INDIRECT METHODS AND ARE ACCURATE FOR PLANNING PURPOSES ONLY
8. ADJOINING BUILDINGS AND DWELLINGS HAVE BEEN PLOTTED FOR DIAGRAMATIC PURPOSES ONLY SPECIFIC DETAILS, IF CRITICAL, MAY REQUIRE FURTHER SURVEY
9. THE HEIGHT AND SPREAD OF TREES IS INDICATIVE ONLY AND IF CRITICAL WILL REQUIRE FURTHER SURVEY
10. THIS PLAN REMAINS THE PROPERTY OF BENCHMARK SURVEYS NSW PTY LTD
11. THIS PLAN TO BE USED FOR ARCHITECTURAL, DESIGN, DRAINAGE AND DEVELOPMENT APPLICATION PURPOSES
12. THE SUBJECT PROPERTY IS AFFECTED BY:
RESERVATIONS & CONDITIONS IN THE CROWN GRANT(S)
G324832 COVENANT