



David McCulloch
Registered Surveyor
Surveyor ID: 125

Boundary Identification + Feature & Level Survey

LOT 197 DP 24922
13 ST ANDREW GATE ELANORA HEIGHTS

CLIENT:	SUZY GILBERT	REF:	140224AK1
SCALE:	1:100 @ A1	DATE:	24-04-2024
DATUM:	AHD	REVISION:	ISSUE 1
ORIGIN OF LEVELS:	PM 5260	SURVEY:	FH & PM
CONTOUR INTERVAL:	N/A	DRAWN:	FH & PM
LOCALITY:	ELANORA HEIGHTS	CHECKED:	AK
LGA:	NORTHERN BEACHES	SHEET NO.	1 OF 1



GENERAL NOTES

THESE NOTES ARE AN INTEGRAL PART OF THIS PLAN. THE INFORMATION SHOWN ON THIS PLAN OR IN THE ASSOCIATED CAD FILE IS SUPPLIED ON THE CONDITION THAT THESE GENERAL NOTES ARE ALWAYS SHOWN/KEPT ON ANY COPY OR EXTRACT OF THE HARD COPY/DATA FILE.

THE LOCATION OF PROPERTY BOUNDARIES HAVE BEEN IDENTIFIED FROM FIELD SURVEY MEASUREMENTS & REGISTERED SURVEY PLANS OBTAINED FROM NSW LAND REGISTRY SERVICES & ARE AN EVIDENCE BASED OPINION OF THE PROPERTY BOUNDARY LOCATION.

ANY CONSTRUCTION OR WORKS RELYING ON CRITICAL SETBACKS FROM BOUNDARIES WILL REQUIRE ADDITIONAL BOUNDARY SURVEY & PLACEMENT OF BOUNDARY/SETOUT MARKS PRIOR TO COMMENCEMENT OF ANY WORKS.
WUMARA GROUP WILL NOT BE HELD LIABLE FOR ANY ISSUES RESULTING FROM NON COMPLIANCE WITH THIS ADVICE.

NO EASEMENTS BURDENING THE SUBJECT LAND ARE NOTED ON THE SUBJECT CERTIFICATE 24/04/24.

THE RECORDS OF THE SERVICE AUTHORITIES HAVE NOT BEEN INVESTIGATED. ONLY THOSE SERVICES VISIBLE AT THE TIME OF SURVEY HAVE BEEN SHOWN.

DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
ORIGIN: PM 5260 RL 92.958 AHD
SOURCE: NSW SPATIAL SERVICES (SCIMS)

ABBREVIATIONS

- 1 - FIRST FLOOR
- 2 - SECOND FLOOR
- BDY - BOUNDARY
- BIT - BITUMEN
- CO - CONCRETE
- DK - DECK
- FL - FLOOR LEVEL
- GB - GARDEN BED
- GMT - GAS METER
- HYD - WATER HYDRANT
- LP - LIGHT POLE
- N/A - NOT ACCESSED

- PAV - PAVEMENT
- PP - POWER POLE
- RI - RIDGE (APPROX)
- RT - ROOF TOP (APPROX)
- RW - RETAINING WALL
- SLH - SEWER LAMP HOLE
- STR - STAIRS
- TEL - TELECOMMUNICATION LID / PIT
- TFC - TIMBER FENCE
- TG - TOP GUTTER (APPROX)
- TK - TOP KERB
- UN - UNKNOWN SERVICE LID
- W-B - WALL TO BOUNDARY
- WS - WINDOW SILL
- WT - WINDOW TOP

- TR2 - TREE APPROX. 0.20 TRUNK 4 SPREAD & HEIGHT
- TR3 - TREE APPROX. 0.30 TRUNK 6 SPREAD & HEIGHT
- TR4 - TREE APPROX. 0.40 TRUNK 8 SPREAD & HEIGHT
- TR5 - TREE APPROX. 0.50 TRUNK 10 SPREAD & HEIGHT
- TR6 - TREE APPROX. 0.60 TRUNK 12 SPREAD & HEIGHT
- TR7 - TREE APPROX. 0.70 TRUNK 14 SPREAD & HEIGHT
- TR8 - TREE APPROX. 0.80 TRUNK 16 SPREAD & HEIGHT

