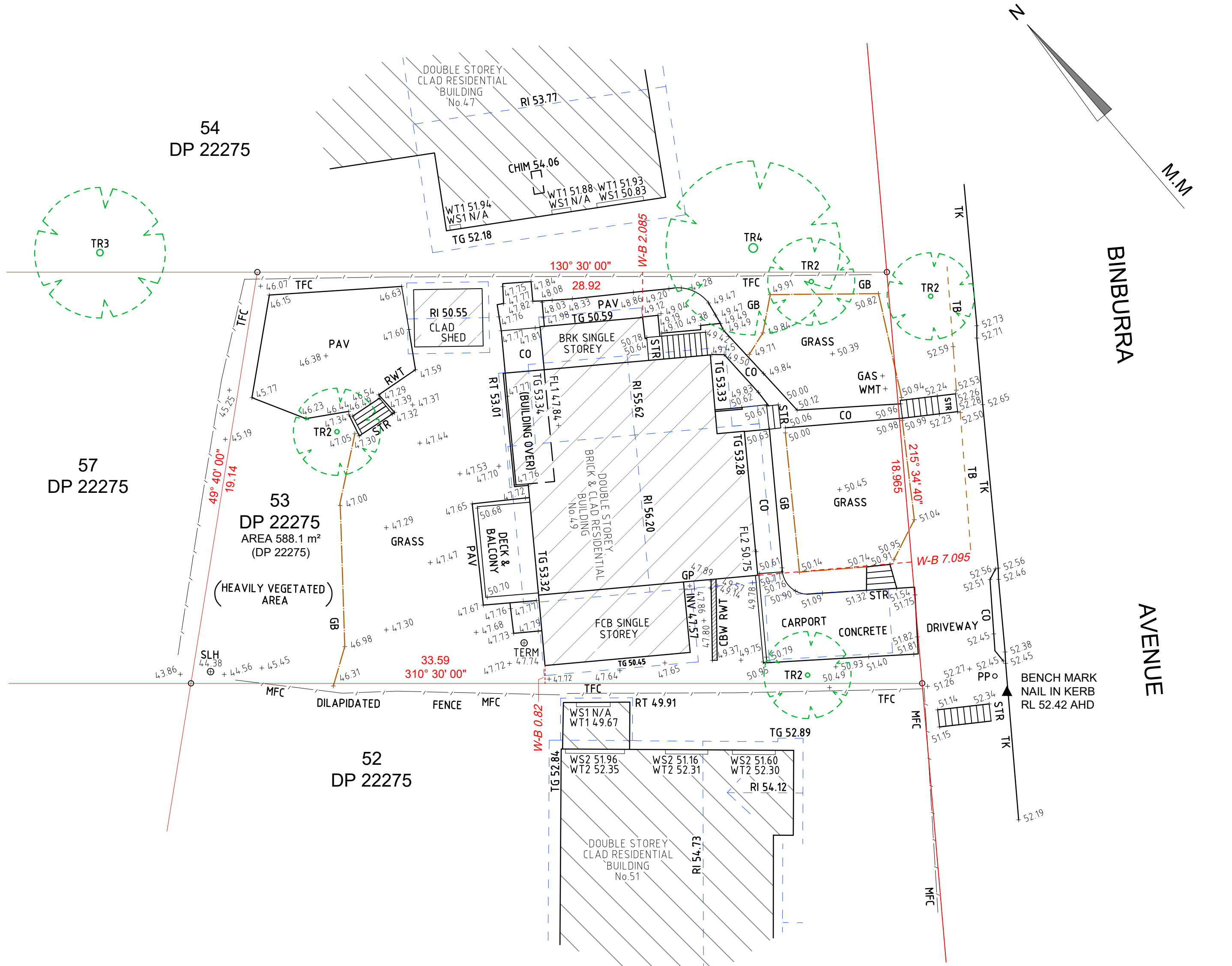




GENERAL NOTES

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 SURVEY MEASUREMENTS & REGISTERED PLANS OBTAINED FROM NSW LAND REGISTRY SERVICES & REPRESENT TITLE DIMENSIONS.

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 OR BURDENING THE SUBJECT LAND ARE NOTED ON THE SUBJECT CERTIFICATE OF TITLES AS AT 10/11/2020.

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

- LEVELS ARE BASED ON AUSTRALIAN HEIGHT DATUM (AHD) THE ORIGIN OF WHICH IS SSM 11122 RL 21.136 AHD (SOURCE: SCIMS 5-11-2020).
- AUSTRALIAN HEIGHT DATUM (AHD) HAS BEEN ESTABLISHED & TRANSFERRED TO SITE FROM GPS OBSERVATIONS UTILISING SMARTNET.
- BENCH MARK ESTIMATED AHD ACCURACY +/- 0.05 METRES.
- ALL LEVELS SHOWN ARE RELATIVE TO SITE BENCH MARK.

ABBREVIATIONS

- BRK - BRICK
CBW - CONCRETE BRICK WALL
CHIM - CHIMNEY
CO - CONCRETE
FCB - FIBROUS CEMENT BOARD
FL - FLOOR LEVEL
GB - GARDEN BED
GP - GRATED PIT
INV - INVERT
MFC - METAL FENCE
N/A - NOT ACCESSIBLE
NS - NATURAL SURFACE
PAV - PAVERS
PP - POWER POLE
RI - ROOF RIDGE
RT - ROOF TOP
RWT - RETAINING WALL TOP
SLH - SEWER LAMP HOLE
STR - STAIRS
TB - TOP OF BANK
TERM - TERMITE VENT
TFC - TIMBER FENCE
TG - TOP OF GUTTER
TK - TOP OF KERB
WMT - WATER METRE
WS1 - WINDOW SILL 1ST FLOOR
WT1 - WINDOW TOP 1ST FLOOR
WS2 - WINDOW SILL 2ND FLOOR
WT2 - WINDOW TOP 2ND FLOOR

W-B - WALL TO BOUNDARY

- TR2 : TREE APPROX. 0.2Ø TRUNK 4 SPREAD & HEIGHT
TR3 : TREE APPROX. 0.3Ø TRUNK 6 SPREAD & HEIGHT
TR4 : TREE APPROX. 0.4Ø TRUNK 8 SPREAD & HEIGHT

DATE	REV	COMMENTS

DATUM: AHD
ORIGIN OF LEVELS: SSM 11121
CONTOUR INTERVAL: -
REVISION: -

SCALE: 1:150 @ A2
LOCALITY: AVALON BEACH
LGA: NORTHERN BEACHES
SHEET No. 1 OF 1

SURVEY: DB DF	BOUNDARY IDENTIFICATION + SELECT FEATURES & LEVELS LOT 53 IN DP 22275 No. 49 BINBURRA AVENUE, AVALON BEACH, NSW	CLIENT: ALEISHA & WILLIAM KILOH	REF: 261020DF4
DRAWN: DB			
CHECKED: DM			
DATE: 10-10-20			