

APPROX TRUE NORTH
1:250
MM BY DP 12749



- GENERAL NOTES:-**
- THIS SURVEY IS NOT A LAND SURVEY AS DEFINED BY THE SURVEYING AND SPATIAL INFORMATION ACT, 2002.
 - 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 (A.H.D.)
 - THE CONTOUR INTERVAL IS 0.5m
 - ALL SETOUT LEVELS MUST BE REFERRED TO THE BENCH MARK SHOWN ON THIS PLAN.
- BOUNDARY NOTES:-**
- THE BOUNDARIES OF THE LAND HAVE BEEN SURVEYED, UNLESS SHOWN BY OFFSETS, THE POSITION OF THE FEATURES SHOWN IS DIAGRAMMATIC ONLY.
 - A BASIC BOUNDARY SURVEY HAS BEEN DONE SUITABLE FOR DA LODGEMENT PURPOSES.
- SURVEY INFORMATION NOTES:-**
- THE SURVEY NOT ON A DEFINED COORDINATE SYSTEM.
 - THE ORIGIN OF LEVELS COMES FROM SSM 14639 RL 0.547 CLASS LB POSITIONAL UNCERTAINTY (PU) 0.11 ADOPTED FROM SCIMS DATED 10/09/2020.
 - THE ORIENTATION OF THIS PLAN IS APPROXIMATE TRUE NORTH BASED ON THE ASSUMPTION THAT THE VARIATION OF TRUE NORTH TO MAGNETIC NORTH IS 9°36'. THIS HAS NOT BEEN VERIFIED AS PART OF THIS PLAN AND SHOULD YOU REQUIRE MORE ACCURATE DETERMINATION OF TRUE NORTH A FURTHER SURVEY IS REQUIRED.
- SERVICES NOTES:-**
- "DIAL BEFORE YOU DIG" (DBYD) SEARCH WAS UNDERTAKEN, NO UNDERGROUND SERVICES ARE PRESENT WITHIN THE SUBJECT LOT.
 - ONLY THOSE SERVICES VISIBLE AT THE TIME OF SURVEY HAVE BEEN LOCATED AND ARE QUALITY LEVEL A AS DEFINED BY AS 5488.1:2019.
 - ALL RELEVANT AUTHORITIES MUST BE CONTACTED TO DETERMINE THE FULL EXTENT OF SERVICES PRIOR TO ANY PLANNING OR WORKS NEAR THE SITE.
- CERTIFICATE OF TITLE NOTES:-**
- THE FOLLOWING INFORMATION IS FROM THE CERTIFICATE OF TITLE DATED 04/04/2019 EDITION No.5. SEARCH DATE 14/09/2020.
 - LOT 96 IS AFFECTED BY:
 - COVENANT (C18530)
 - RESERVATIONS AND CONDITIONS IN THE CROWN GRANT
 - COVENANT NOTED ON THE TITLE HAS NOT BEEN INVESTIGATED. THIS SHOULD BE INVESTIGATED PRIOR TO DESIGN TO ENSURE ANY FUTURE DEVELOPMENT COMPLIES.

I CERTIFY THAT A BASIC BOUNDARY SURVEY HAS BEEN UNDERTAKEN AND THIS SURVEY PLAN IS ON A.H.D. AS DESCRIBED IN THE SURVEY INFORMATION NOTES.

[Signature]

MICHAEL TRIFIRO
Land Surveyor Registered under
The Surveying and Spatial Information Act 2002

LEGEND:-

TW denotes TOP OF WALL
BW denotes BOTTOM OF WALL
D.S.H denotes DIAMETER, SPREAD and HEIGHT OF TREE



ISSUE	DATE	AMENDMENT	SURV/CHK	ISSUE	DATE	AMENDMENT	SURV/CHK
A	10/09/20	ORIGINAL ISSUE	GS/MT				

CLIENT: **LEGEND PROJECTS**

ORIGIN OF LEVELS:
SSM 14639
RL 0.547
DATUM: **A.H.D.**

SCALE: **1:150**
ORIGIN OF COORDINATES:
ASSUMED
DATUM: **N/A**

REF: **8252**
DATE: **10/09/2020**
SURV/CHK: **GS/MT**
SHEET **1** OF **1** SHEETS

PLAN **A1**
ISSUE **A**

DETAIL AND LEVEL SURVEY OF LOT 96 IN DP12749
No.37 FLORENCE TERRACE
SCOTLAND ISLAND

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