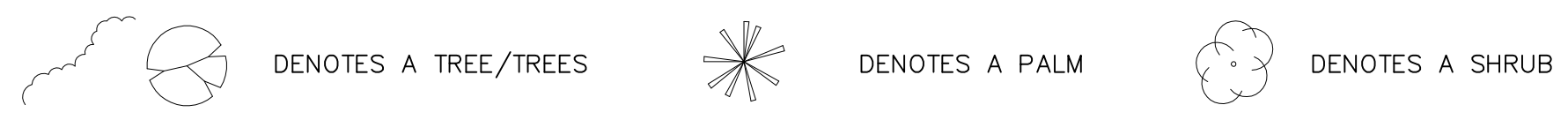
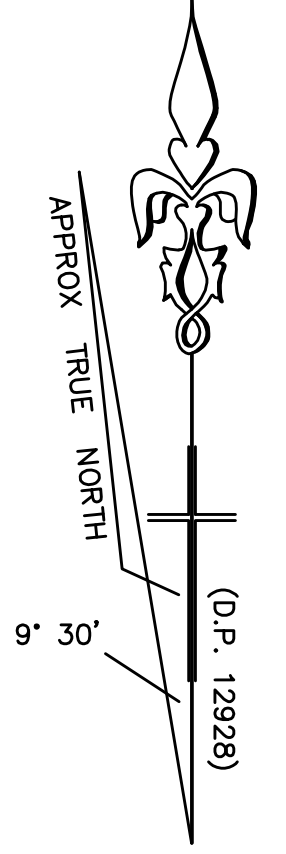




- NOTES
- DIMENSIONS AND SITE AREA OBTAINED FROM D.P. 12928 AND ARE SUBJECT TO SURVEY. NO BOUNDARY SURVEY HAS BEEN MADE.
 - ORIGIN OF LEVEL DATUM - S.S.M. 21020 - R.L. 34.806 A.H.D. (CLASS LC/ORDER L3), SOURCE: SCIMS (5-2-2018).
 - THIS PLAN IS PREPARED FOR J.T. & J.M. ROTHWELL FROM A COMBINATION OF FIELD SURVEY AND EXISTING RECORDS FOR THE PURPOSE OF DESIGNING NEW CONSTRUCTIONS ON THE LAND AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.
 - THE RELATIONSHIP OF STRUCTURES TO BOUNDARIES IS DIAGRAMMATIC ONLY, WHERE OFFSETS ARE CRITICAL THEY SHOULD BE CONFIRMED BY FURTHER SURVEY.
 - THE TITLE BOUNDARIES SHOWN WERE NOT MARKED AT THE TIME OF SURVEY AND HAVE BEEN DETERMINED BY FIELD MEASUREMENTS.
 - THE LOCATION OF SERVICES HEREON HAVE BEEN DETERMINED FROM VISUAL EVIDENCE ONLY. PRIOR TO ANY DEMOLITION, EXCAVATION CONSTRUCTION ON THE SITE THE RELEVANT AUTHORITY SHOULD BE CONTACTED TO ESTABLISH DETAILED LOCATION AND DEPTH OF SERVICES.
 - THE POSITION, SPREAD AND DIAMETER OF TREES ARE APPROXIMATE ONLY. WHERE THE POSITION OF TREES IS CRITICAL THEY SHOULD BE CONFIRMED BY FURTHER SURVEY.
 -
- (6/0.5) DENOTES APPROX SPREAD/DIAM, Ø DENOTES DIAM, SPD DENOTES SPREAD
TREE SPREADS ARE DIAGRAMMATIC ONLY AND MAY NOT BE SYMMETRICAL.
- THE INFORMATION IS ONLY TO BE USED AT A SCALE ACCURACY OF 1:100.
 - CONTOURS SHOWN DEPICT THE TOPOGRAPHY AND EXCEPT AT SPOT LEVELS SHOWN THEY DO NOT REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT.
 - THE BEARINGS ON THESE PLAN BOUNDARIES ARE FROM LAND TITLE OFFICE PLANS. THEY ARE ON MAGNETIC MERIDIAN. IF ACCURATE TRUE NORTH IS REQUIRED A FURTHER SURVEY WOULD BE NECESSARY.
 - SITE AREA 670.3m² (BY D.P.), 672.9m² (CALC).
 - THESE NOTES ARE AN INTEGRAL PART OF THE PLAN.



MAGNETIC MERIDIAN

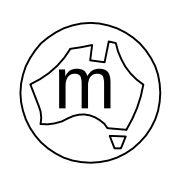
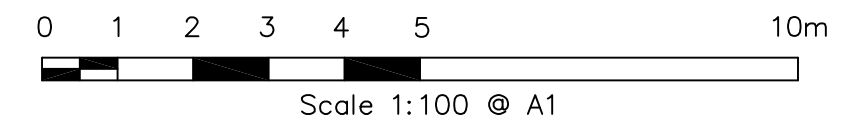


NOTE:
THE SUBJECT TITLE IS AFFECTED BY:
1. RESERVATIONS AND CONDITIONS IN THE CROWN GRANT (S).
2. COVENANT (DEALING B821239).

ATTENTION
The position and heights of Ridges, Gutters, Parapets and also any Windows shown on adjoining properties have been determined by indirect survey methods and are therefore approximate only.

LEGEND

	BUILDINGS	M/H	ACCESS CHAMBER
	CONCRETE	FH	FIRE HYDRANT
	PAVING	P.C.	PRAM CROSSING
	EDGE BITUMEN	V.E.	VEHICLE CROSSING
	TOP OF KERB	PAV	PAVERS
	W/M	EG	EDGE GARDEN
	G/M	W/H	WATER HEATER UNIT
	HYD	SV	SECTION VALVE
	W/T	BRICK/CONC BLK WALL	
	EDGE FILL	W-CLEAR	WINDOW
	EDGE OF DRIVEWAY	W-OPAQUE	WINDOW
	STONE WALL	UPPER WINDOW	
	EDGE OF PATH	A.C.	AIR CON UNIT
	E/B	W/V	WATER VALVE
	ROOF SLOPE DIRECTION	RK	ROCK
	TOP OF ROOF GUTTER	CDL	DRAINAGE LINE
	EC	DP	ROOF DOWNSPIPE
	e/j	c/g	CHANGE IN GRADE
	DH&W	C.B.	CONCRETE BLOCK
	SLOPE OF BANK	C.L.	CLOTHESLINE



LGA : NORTHERN BEACHES
PARISH : MANLY COVE
COUNTY : CUMBERLAND



PLAN SHOWING LEVELS AND DETAILS OF LOT 16 SECTION 18 IN D.P. 12928 AND ADJOINING LAND.
53 ANZAC AVENUE COLLAROY.

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ABN 79 701 971 803

REDUCTION RATIO	1 : 100	SHEET
DATUM	A. H. D.	OF SHEETS
DATE	8-2-2018	10355-1L1