



NOTES:

1. ORIGIN OF LEVELS, SSM131418, RL 34.398 AHD
2. BEARINGS ARE ON MAGNETIC TRUE/MSA/1984 AS DERIVED BY DP 421059
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. IF IT IS INTENDED TO ERECT ANY IMPROVEMENTS ALONG OR NEAR THE BOUNDARY, A BOUNDARY IDENTIFICATION SURVEY AND/OR SETOUT SURVEY SHOULD BE UNDERTAKEN PRIOR TO CONSTRUCTION.
6. NO SERVICES OR UNDERGROUND SERVICE SEARCH HAS BEEN UNDERTAKEN. SERVICES SHOWN ARE BASED ON VISIBLE SURFACE INDICATORS EVIDENT AT THE TIME OF SURVEY AND ARE CHARTED AS A

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
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)
A475492 COVENANT