

o.	DATE	NOTATION/AMENDMENT	No.	DATE	NOTATION/AMENDMENT		
	15/08/23	FINAL ISSUE					
					FILE	FILE SIZE (MB)	CHECKED BY

LEGEND OF COMMONLY USED SYMBOLS

The legend defines the following symbols:

- WATER:** Solid line with a crossbar.
- SEWER:** Solid line with a crossbar and a downward-pointing arrow.
- ELECTRICITY:** Solid line with a crossbar and a downward-pointing arrow.
- TELECOM:** Solid line with a crossbar and a downward-pointing arrow.
- GAS:** Solid line with a crossbar and a downward-pointing arrow.
- Drainage - Common:** Solid line with a crossbar and a downward-pointing arrow.
- BENCH MARK:** A triangle symbol.
- SURVEY CONTROL MARK:** A circle symbol.
- PM SSM:** A square symbol.

Other symbols include: Valve, Street Light, Consumer Connection Box, Distribution Pit, Identification Plate, and various fittings like Tee, Elbow, and Joint.

REDUCTION RATIO 1 : .750 @ A1

0 15 30 45 60 75

LAND TITLE INFORMATION

LOT: 64, 65, 66 & 67

PLAN NO : D.P. 32233

OTHER:

AREA:

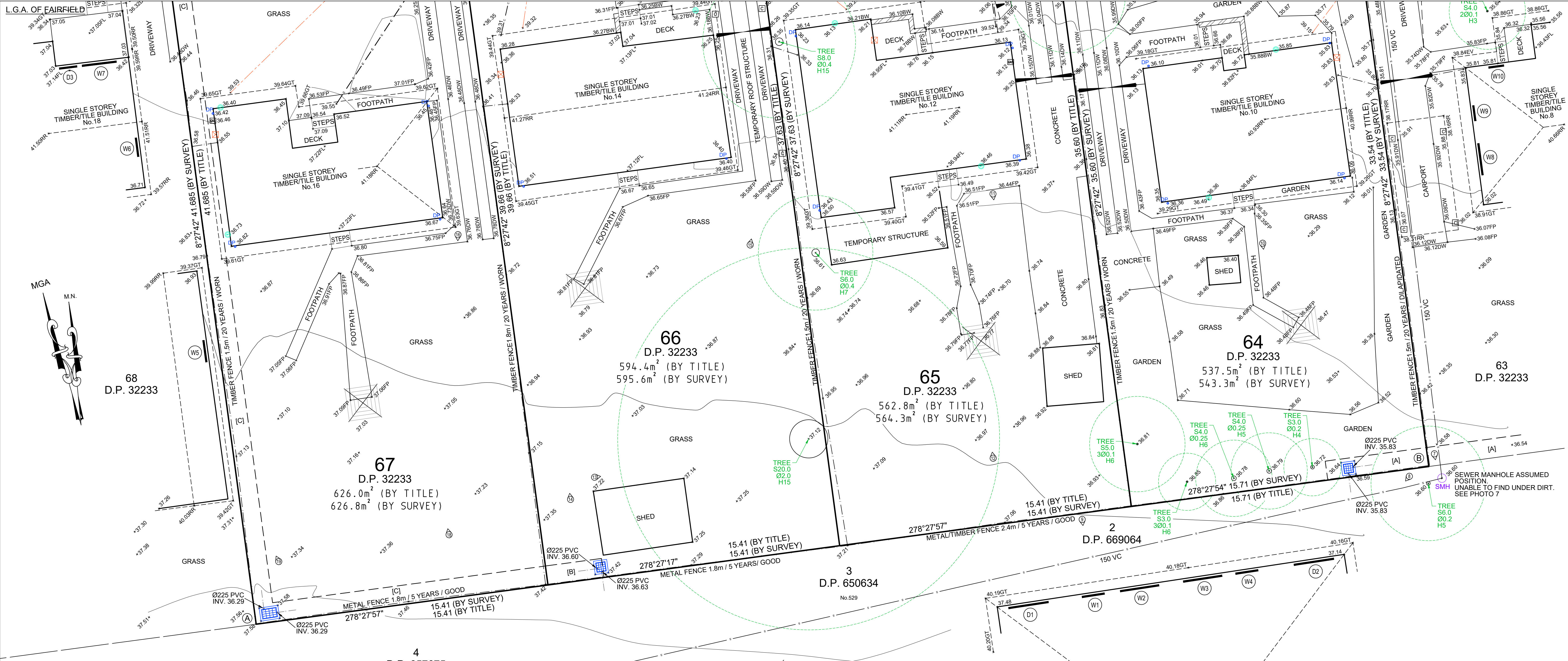
DATE OF SURVEY: 05 / 07 / 2023
SURVEY CONSULTANT:
D S & P
Degotardi Smith & Partners
CONSULTING SURVEYORS ESTABLISHED 1957
150-171 Bridge Street, Sydney | NSW 2017 | Australia
e | info@dsap.com.au | e | info@dsap.com.au
e | survey@degordardi.com.au | e | www.degordardi.com.au
Paul Garrett
.....
REGISTERED SURVEYOR
PAUL GARRETT
REF. 36434041.DWGS

 Family & Community Services
Land & Housing Corporation

DRAWING TITLE

PLAN SHOWING DETAIL,
LEVELS & BOUNDARIES

LOCATION		CABRAMATTA WEST	
STREET ADDRESS		TYPE	
10-16 BIRDWOOD AVENUE		S	
SITE	LAYOUT	JOB	SHT. 1
/	/		OF 10



EASEMENT NOTES:
[A] EASEMENT TO DRAIN WATER 1 WIDE (AG200263)
[B] EASEMENT FOR DRAINAGE OF WATER 1 WIDE (AR518668)
[C] EASEMENT FOR DRAINAGE OF WATER 1 WIDE (AR518668)



WINDOWS / DOORS LEVELS (A.H.D.)		
NO.	HEAD R.L.	SILL R.L.
W1	40.05	38.68
W2	40.05	38.42
W3	40.05	38.42
W4	40.05	38.68
W5	39.18	38.23
W6	39.28	37.93
W7	39.21	37.13
W8	38.65	37.30
W9	38.65	37.30
W10	38.65	37.30
D1	39.97	37.87
D2	39.97	37.87
D3	39.21	37.14

LOTS 64, 65, 66 & 67 D.P. 32233 BOUNDARY CORNERS (BY SURVEY)		
M.G.A. COORDINATES		
CORNER	EASTING	NORTHING
A	306 478.129	6 247 554.458
B	306 539.405	6 247 545.341
C	306 544.341	6 247 578.514
D	306 484.262	6 247 595.689

LEGEND:

- +34.87 - DENOTES SPOT LEVEL
- DENOTES TOP OF KERB (CONC.) R.L.
- DENOTES GUTTER FLOW LINE (CONC.) R.L.
- DENOTES LIP OF KERB (CONC.) R.L.
- +34.38LT - DENOTES KERB LINTEL (CONC.) R.L.
- +36.04FL - DENOTES FLOOR LEVEL
- DENOTES VEHICLE CROSSING R.L.
- +36.06VC - DENOTES DRIVEWAY R.L.
- +36.28DW - DENOTES FOOTPATH R.L.
- +34.99PR - DENOTES PRAM RAMP R.L.
- +35.91BW - DENOTES BOTTOM OF WALL R.L.
- 39.40GT - DENOTES BUILDING GUTTER R.L.
- 38.84EV - DENOTES BUILDING EAVE R.L.
- +64.36RR - DENOTES ROOF / RIDGE R.L.
- VC - DENOTES VEHICLE CROSSING
- DENOTES TREE (SPREAD, TRUNK DIAMETER & HEIGHT OF TREE)

LEGEND:

- DENOTES GATE
- DENOTES SURVEY BENCHMARK
- DENOTES SURVEY CONTROL MARK
- DENOTES WATER TAP
- DENOTES WATER METER
- DENOTES WATER HYDRANT (DBYD)
- DENOTES SEWER LAMPHOLE
- DENOTES DOWN PIPE
- DENOTES SINGLE TELSTRA PIT
- DENOTES SINGLE TELSTRA PIT
- DENOTES POWER POLE
- DENOTES ELECTRICAL JUNCTION BOX
- DENOTES COLUMN
- DENOTES GAS METER
- DENOTES UNKNOWN PIT
- DENOTES MAIL BOX
- DENOTES BUS STOP SIGN
- DENOTES BOUNDARY CORNER
- DENOTES PHOTO LOCATION
- DENOTES CLOTHES LINE

LEGEND:

- DENOTES FENCE LINE
- DENOTES OVERHEAD ELEC. LINE
- DENOTES OVERHEAD COMMS LINE
- DENOTES ELEC. LINE (DBYD)
- DENOTES DRAINAGE LINE
- DENOTES SEWER LINE (DBYD)
- DENOTES TELSTRA LINE (DBYD)
- DENOTES WATER MAIN (DBYD)
- DENOTES GAS LINE (DBYD)

No.	DATE	NOTATION/AMENDMENT	No.	DATE	NOTATION/AMENDMENT
1	15/08/23	FINAL ISSUE			

CONTOUR INTERVAL: 0.5m

DATUM: A.H.D.

ORIGIN OF DATUM: PM 31677

37.080 SCIMS

100 YEAR FLOOD RL:

RECOMMENDED MINIMUM FLOOR RL:

SOURCE OF FLOOD INFO:

LEGEND OF COMMONLY USED SYMBOLS

WATER

SEWER

ELECTRICITY

TELECOM

GAS

DRAINAGE

BENCH MARK

SURVEY CONTROL MARK

REDUCTION RATIO 1 : .100 @ A1

LAND TITLE INFORMATION

LOT: 64, 65, 66 & 67

PLAN NO : D.P. 32233

OTHER:

AREA:

DATE OF SURVEY: 05 / 07 / 2023

SURVEY CONSULTANT:

D S & P

Degotardi Smith & Partners

CONSULTING SURVEYORS ESTABLISHED 1957

REGISTERED SURVEYOR PAUL GARRETT

REF. 3643A01 DWG

NSW GOVERNMENT

Family & Community Services

Land & Housing Corporation

LOCATION

CABRAMATTA WEST

STREET ADDRESS

10-16 BIRDWOOD AVENUE

SITE LAYOUT JOB

TYPE

S

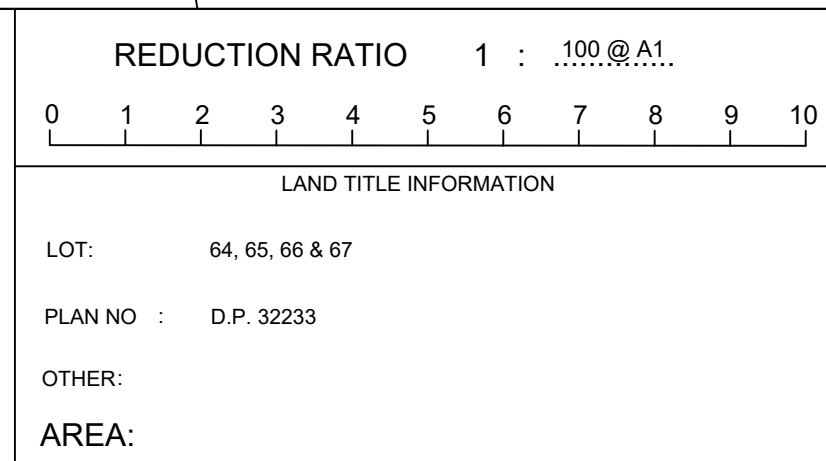
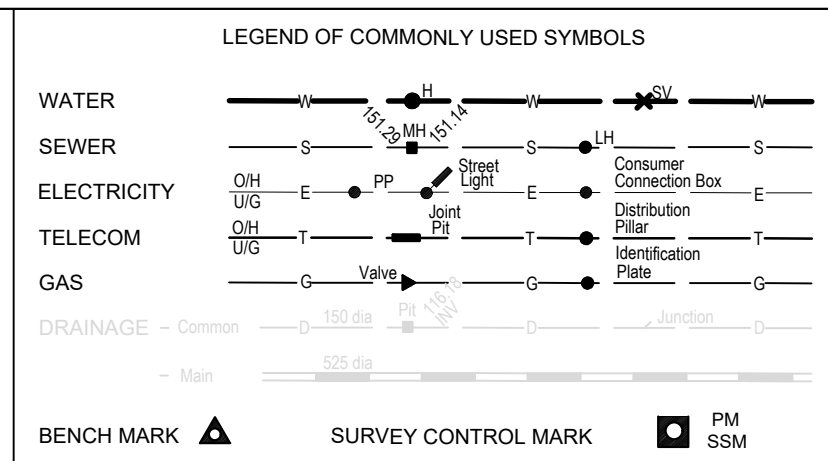
SHT. 2

OF 10

[illegible]

[illegible]

CONTOUR INTERVAL: 0.5m
 DATUM: A.H.D.
 ORIGIN OF DATUM: PM 31677
 37.080 SCIMS
 100 YEAR FLOOD RL:
 RECOMMENDED MINIMUM
 FLOOR RL:
 SOURCE OF FLOOD INFO:



DATE OF SURVEY: 05 / 07 / 2023

SURVEY CONSULTANT:

D S & P

Degotardi Smith & Partners
CONSULTING SURVEYORS ESTABLISHED 1957

15-11 Bridge Street, Plymouth PL3 2JX, Australia
t +61 8 2360 1360 f +61 8 2360 1056
e. survey@degotardi.com.au w. www.degotardi.com.au

Paul Garrett

REGISTERED SURVEYOR
PAUL GARRETT


REF. 36434401 DWG

	<p>Family & Community Services Land & Housing Corporation</p>
<p>DRAWING TITLE</p> <p>PLAN SHOWING DETAIL, LEVELS & BOUNDARIES</p>	

LOCATION		CABRAMATTA WEST	
STREET ADDRESS		TYPE	
10-16 BIRDWOOD AVENUE		S	
SITE LAYOUT JOB		SHT. 7	
/ /		OF 10	

<u>L.G.A. OF FAIRFIELD</u>		
LEGEND:		
+34.87	- DENOTES SPOT LEVEL	- DENOTES FENCE LINE
+35.15TK	- DENOTES TOP OF KERB (CONC.) R.L.	- DENOTES OVERHEAD ELEC. LINE
+35.00G	- DENOTES GUTTER FLOW LINE (CONC.) R.L.	- DENOTES OVERHEAD COMMS LINE
+35.06LP	- DENOTES LIP OF KERB (CONC.) R.L.	- DENOTES ELEC. LINE (DBYD)
+34.38LT	- DENOTES KERB LINTEL (CONC.) R.L.	- DENOTES DRAINAGE LINE
+36.94FL	- DENOTES FLOOR LEVEL	- DENOTES SEWER LINE (DBYD)
+35.06VC	- DENOTES VEHICLE CROSSING R.L.	- DENOTES TELSTRA LINE (DBYD)
+35.28DW	- DENOTES DRIVEWAY R.L.	- DENOTES WATER MAIN (DBYD)
+36.48FP	- DENOTES FOOTPATH R.L.	- DENOTES GAS LINE (DBYD)
+34.99PR	- DENOTES PRAM RAMP R.L.	
+35.91BW	- DENOTES BOTTOM OF WALL R.L.	
+39.40GT	- DENOTES BUILDING GUTTER R.L.	
+38.84VE	- DENOTES BUILDING EAVE R.L.	
+64.36RR	- DENOTES ROOF / RIDGE R.L.	
VC	- DENOTES VEHICLE CROSSING	
	- DENOTES TREE (SPREAD, TRUNK DIAMETER & HEIGHT OF TREE)	

<p><u>Notes:</u></p> <ul style="list-style-type: none"> • TREE SIZES ARE ESTIMATES ONLY • CONTOURS ARE INDICATIVE ONLY. CONTOUR INTERVAL 0.5m. • ONLY VISIBLE SERVICES HAVE BEEN LOCATED IN THIS SURVEY. • USERS OF THIS DRAWING HAVE A DUTY OF CARE TO CONTACT "DIAL BEFORE YOU DIG" FREE CALL 1100 OR FOR SPEED OF RESPONSE VISIT www.BYDA.com.au • SERVICE & UTILITIES SHOWN ON PLAN HAVE BEEN LOCATED BY PHYSICAL EVIDENCE ON SITE. SOME PITS MAY NOT HAVE BEEN OPENED TO VERIFY THE TYPE OF UTILITY. NEITHER EXCAVATION NOR POTHOLING HAVE BEEN CARRIED OUT TO CONFIRM UNDERGROUND LOCATION. SERVICE DETAILS SHOULD BE CONFIRMED WITH THE RELEVANT SERVICE AUTHORITY DURING DESIGN & PRIOR TO ANY CONSTRUCTION. • TELSTRA ADVISES THAT THIS SITE IS WITHIN THE PROXIMITY OF SOME OF THEIR MAJOR NETWORK. AS PART OF YOUR DUTY OF CARE, PLEASE CONTACT THE NETWORKING INTEGRITY AND COMPLIANCE GROUP (1800 653935) PRIOR TO PROCEEDING WITH ANY WORK. • LOT DIMENSIONS ARE TAKEN FROM BOTH THE TITLE DIAGRAM & SURVEY CALCULATIONS. THE SITE AREA HAS BEEN CALCULATED FROM THESE. • ALL DIMENSIONS MUST BE VERIFIED ON SITE PRIOR TO ANY CONSTRUCTION. 	<ul style="list-style-type: none"> • THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF NSW LAND AND HOUSING CORP. • THE POSITION OF SURVEYED DATA HAS BEEN LOCATED AND IS SHOWN TO TOPOGRAPHIC ACCURACIES. IF CLEARANCES TO BOUNDARIES OR OTHER FEATURES ARE CRITICAL AND DIMENSIONS ARE NOT SHOWN FURTHER SURVEY MAY BE REQUIRED. • BOUNDARIES HAVE BEEN DEFINED AS PART OF THIS SURVEY BUT HAVE NOT BEEN MARKED. • BEARINGS AND DISTANCES OF BOUNDARIES ARE BY BOTH TITLE & SURVEY WITH BEARINGS RELATED TO M.G.A. IF ACCURATE TRUE NORTH IS REQUIRED A FURTHER SURVEY WOULD BE NECESSARY. • COPYRIGHT © DEODARDI SMITH & PARTNERS SURVEYORS 2023. • NO PART OF THIS SURVEY MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM OR TRANSMITTED IN ANY FORM, WITHOUT THE WRITTEN PERMISSION OF THE COPYRIGHT OWNER EXCEPT AS PERMITTED BY THE COPYRIGHT ACT 1968. • ANY PERMITTED DOWNLOADING, ELECTRONIC STORAGE, DISPLAY, PRINT, COPY OR REPRODUCTION OF THIS SURVEY SHOULD CONTAIN NO ALTERATION OR ADDITION TO THE ORIGINAL SURVEY. • THIS NOTICE MUST NOT BE ERASED.
--	---



BEFORE


YOU DIG

www.byda.com.au

LOTS 64, 65, 66 & 67 D.P. 32233 BOUNDARY CORNERS (BY SURVEY)			
M.G.A. COORDINATES			
CORNER	EASTING	NORTHING	
A	306 478.129	6 247 554.458	
B	306 539.405	6 247 545.341	
C	306 544.341	6 247 578.514	
D	306 484.262	6 247 595.689	



M.G.A. COORDINATES		
CORNER	EASTING	NORTHING
A	306 478.129	6 247 554.458
B	306 539.405	6 247 545.341
C	306 544.341	6 247 578.514
D	306 484.262	6 247 595.689

<u>LEGEND:</u>					
+34.87	- DENOTES SPOT LEVEL	KO	- DENOTES GATE	— — —	- DENOTES FENCE LINE
+35.15TK	- DENOTES TOP OF CURB (CONC.) R.L.	HV	- DENOTES SURVEY BENCHMARK	— / — / —	- DENOTES OVERHEAD ELEC. LINE
+35.06G	- DENOTES GUTTER FLOW LINE (CONC.) R.L.	LM D	- DENOTES SURVEY CONTROL MARK	— = — = —	- DENOTES OVERHEAD COMMS LINE
+35.06LP	- DENOTES LIP OF KERB (CONC.) R.L.	LH U	- DENOTES WATER TAP	— + — + —	- DENOTES ELEC. LINE (DBYD)
+34.38LT	- DENOTES KERB LINTEL (CONC.) R.L.	SMB O	- DENOTES WATER METER	— o — o —	- DENOTES DRAINAGE LINE
+36.34FL	- DENOTES FLOOR LEVEL	DPE	- DENOTES WATER HYDRANT (DBYD)	— s — s —	- DENOTES SEWER MAIN (DBYD)
+35.06VC	- DENOTES VEHICLE CROSSING R.L.	PP C	- DENOTES SEWER MANHOLE	— x — x —	- DENOTES TELSTRA LINE (DBYD)
+35.28DV	- DENOTES DRIVEWAY R.L.	C	- DENOTES SEWER MANHOLE	— o — o —	- DENOTES WATER MAIN (DBYD)
+36.48FP	- DENOTES FOOTPATH R.L.	P	- DENOTES DOWN PIPE		
+34.59PR	- DENOTES PRAM RAMP R.L.	B	- DENOTES SINGLE TELSTRA PIT		
+35.51BR	- DENOTES BOTTOM OF WALL R.L.	E	- DENOTES POWER POLE		
+39.40GT	- DENOTES BUILDING GUTTER R.L.	G	- DENOTES ELECTRICAL JUNCTION BOX		
+38.48EV	- DENOTES BUILDING EAVE R.L.	M	- DENOTES COLUMN		
+64.36RR	- DENOTES ROOF / RIDGE R.L.	V	- DENOTES GAS METER		
VC	- DENOTES VEHICLE CROSSING	X	- DENOTES UNKNOWN PIT		
		A	- DENOTES MAIL BOX		
		B	- DENOTES BUS STOP SIGN		
		C	- DENOTES BOUNDARY CORNER		
		F	- DENOTES PHOTO LOCATION		
		I			
		J	- DENOTES CLOTHES LINE		
	- DENOTES TREE (SPREAD, TRUNK DIAMETER & HEIGHT OF TREE) TREE S4.0 20.1 H3				

Notes:

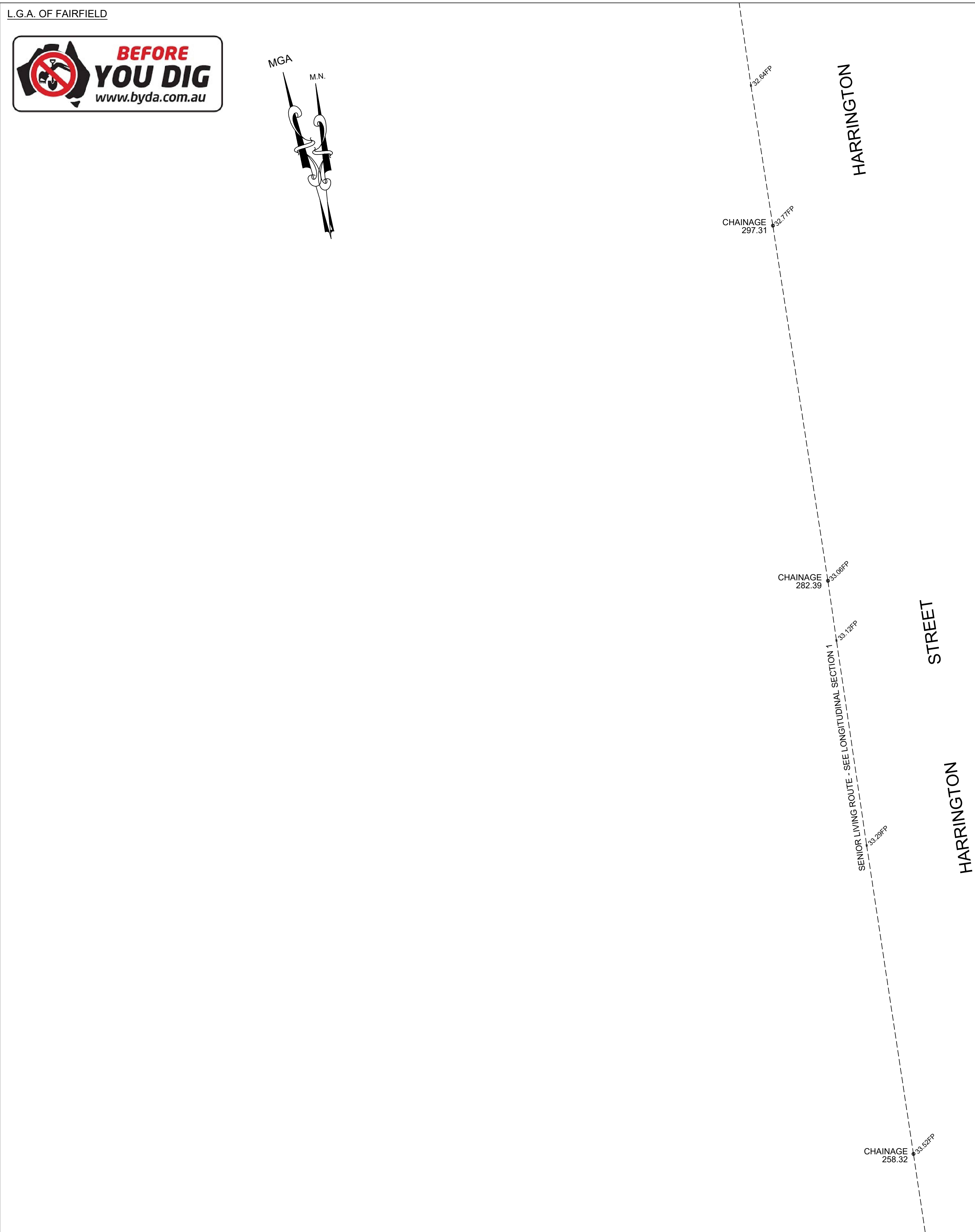
- TREE SIZES ARE ESTIMATES ONLY
- CONTOURS ARE INDICATIVE ONLY. CONTOUR INTERVAL 0.5m.
- ONLY VISIBLE SERVICES HAVE BEEN LOCATED IN THIS SURVEY.
- USERS OF THIS DRAWING HAVE A DUTY OF CARE TO CONTACT "DIAL BEFORE YOU DIG" FREE CALL 1100 OR FOR SPEED OF RESPONSE VISIT www.BTDA.com.au
- SERVICE & UTILITIES SHOWN ON PLAN HAVE BEEN LOCATED BY PHYSICAL EVIDENCE ON SITE. SOME PITS MAY NOT HAVE BEEN OPENED TO VERIFY THE TYPE OF UTILITY. NEITHER EXCAVATION NOR POTHOLING HAVE BEEN CARRIED OUT TO CONFIRM UNDERGROUND LOCATION. SERVICE DETAILS SHOULD BE CONFIRMED WITH THE RELEVANT SERVICE AUTHORITY DURING DESIGN & PRIOR TO ANY CONSTRUCTION.
- TELSTRA ADVISES THAT THIS SITE IS WITHIN THE PROXIMITY OF SOME OF THEIR MAJOR NETWORK, AS PART OF YOUR DUTY OF CARE PLEASE CONTACT THE NETWORKING INTEGRITY AND COMPLIANCE GROUP (1800 653935) PRIOR TO PROCEEDING WITH ANY WORK.
- LOT DIMENSIONS ARE TAKEN FROM BOTH THE TITLE DIAGRAM & SURVEY CALCULATIONS. THE SITE AREA HAS BEEN CALCULATED FROM THESE.
- ALL DIMENSIONS MUST BE VERIFIED ON SITE PRIOR TO ANY CONSTRUCTION.

- THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF NSW LAND AND HOUSING CORP.
- THE POSITION OF SURVEYED DATA HAS BEEN LOCATED AND IS SHOWN TO TOPOGRAPHIC ACCURACIES. IF CLEARANCES TO BOUNDARIES OR OTHER FEATURES ARE CRITICAL AND DIMENSIONS ARE NOT SHOWN FURTHER SURVEY MAY BE REQUIRED.
- BOUNDARIES HAVE BEEN DEFINED AS PART OF THIS SURVEY BUT HAVE NOT BEEN MARKED.
- BEARING AND DISTANCES OF BOUNDARIES ARE BY BOTH TITLE & SURVEY WITH BEARINGS RELATED TO M.G.A
- IF ACCURATE TRUE NORTH IS REQUIRED A FURTHER SURVEY WOULD BE NECESSARY.
- COPYRIGHT © DEGOTARDI SMITH & PARTNERS SURVEYORS 2023.

NO PART OF THIS SURVEY MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM OR TRANSMITTED IN ANY FORM, WITHOUT THE WRITTEN PERMISSION OF THE COPYRIGHT OWNER EXCEPT AS PERMITTED BY THE COPYRIGHT ACT 1988.

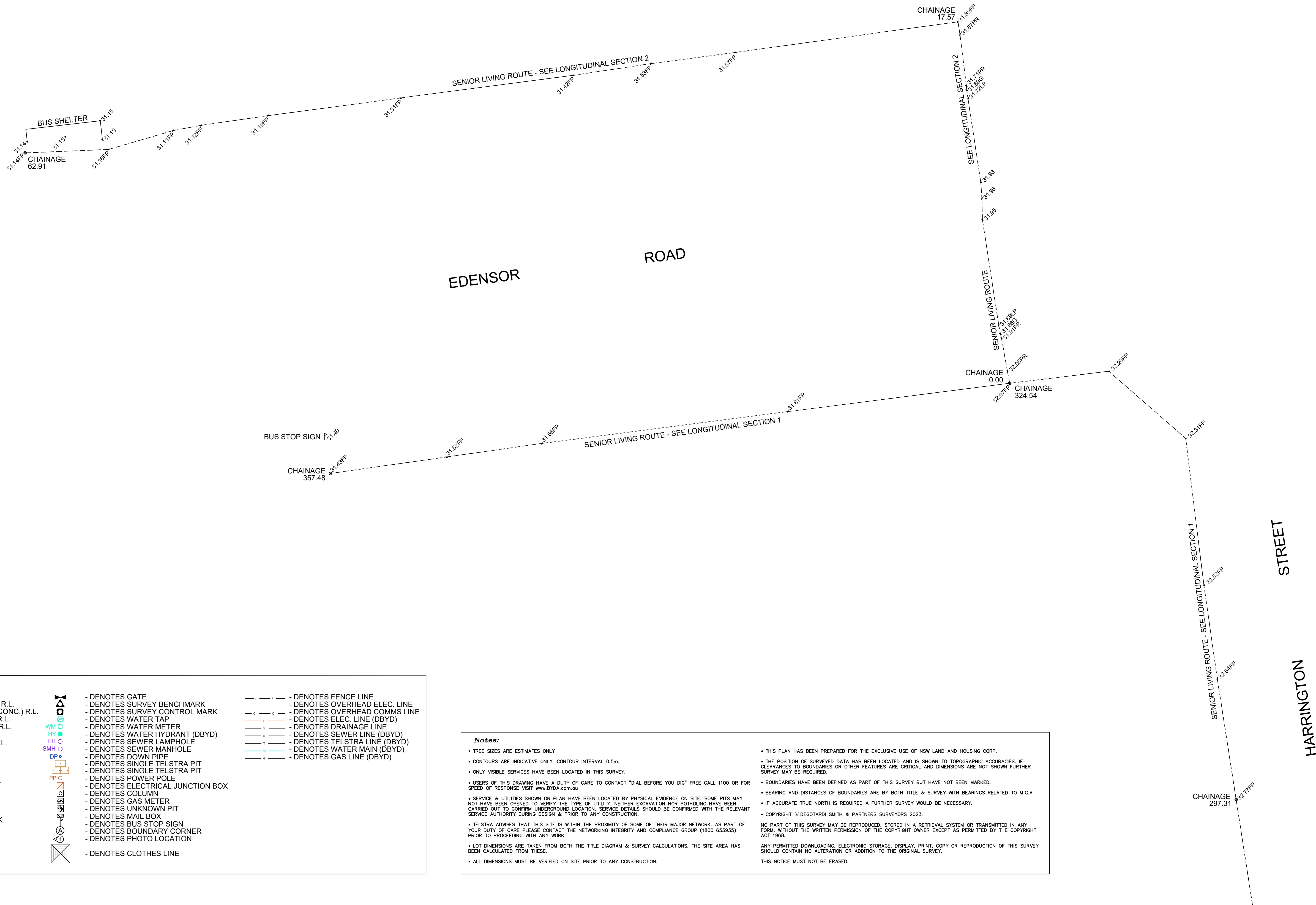
ANY PERMITTED DOWNLOADING, ELECTRONIC STORAGE, DISPLAY, PRINT, COPY OR REPRODUCTION OF THIS SURVEY SHOULD CONTAIN NO ALTERATION OR ADDITION TO THE ORIGINAL SURVEY.

THIS NOTICE MUST NOT BE ERASED.

[illegible]



<p align="center">LOTS 64, 65, 66 & 67 D.P. 32233 BOUNDARY CORNERS (BY SURVEY)</p>		
<p align="center">M.G.A. COORDINATES</p>		
CORNER	EASTING	NORTHING
A	306 478.129	6 247 554.458
B	306 539.405	6 247 545.341
C	306 544.341	6 247 578.514
D	306 484.262	6 247 595.689

[illegible]

