



IMPORTANT NOTES:

- This plan has been prepared under the immediate supervision of Registered Surveyor: Andrew Chu.
- This plan has been done for Level and Detail / site plan purposes only. A boundary marking survey has not been carried out, if any construction is planned an accurate boundary marking / setout survey may be required prior to commencement of any construction. This plan is not to be used for construction purposes.
- The boundaries, dimensions and areas shown on this plan have been compiled from the relevant deposited plans from NSW Land Registry Services, therefore the dimensions, area and location of any easements (if applicable) are subject to final survey.
- The records of the service authorities have not been investigated, only those services that are visible and accessible at the date of survey have been shown.
- No investigation has been made of underground services.
- Services shown are indicative only service structures shown are only those that were visible at the time of survey, other services may exist that are not shown, therefore field confirmation of their exact position should be made prior to commencement of any building works.
- Any point or feature critical to the preparation of plans or construction should be accurately located prior to the completion of those plans.
- Levels of windows, roof ridges and top of gutters may have been made by indirect methods, and may be accurate to only +50 millimetres.
- Spot levels are accurate and should be adopted in preference to contour lines, as contours are indicative of the landform only.
- Tree spreads are diagrammatic only and may not be symmetrical. Tree spreads and heights are by estimation only.
- Stair risers, steps and landings have not been individually located, and are diagrammatic only.
- No investigation has been made into building restrictions which may apply to this land.
- Site area is calculated using title bearings and boundary distances as shown on subject Deposited Plan.
- As part of your duty of care, you are advised to contact 1100 DIAL BEFORE YOU DIG prior to design and construction.
- These notes are an integral part of this plan and are not to be separated from this plan or printed without these important notes in full.

LEGEND:

- W - Window at ground floor	- HD - Door/Window head level
- W1 - Window at 1st floor	- SL - Door/Window sill level
- OW - Opaque window	- WM - Water Meter
- OW1 - Opaque window at 1st floor	- GM - Gas Meter
- GD - Glass door at ground floor	- TOG - Top of gutter
- GD1 - Glass door at 1st floor	- TOR - Top of roof
- GB - Glass blocks	- BM - Benchmark
- GB1 - Glass blocks at 1st floor	- KB - Level at top of kerb face
- CL - Road centreline level	- TP - Top of wall
- TEL - Telecommunication pit	- PP - Power Pole
- M.P.F - Metal panel fence	- DIA - Tree trunk diameter
- PAL - Paling fence	- SP - Approx spread of tree
- PPT - Parapet level	- HT - Approx height of tree
- V/C - Vehicle crossing	- OHW - Overhead wires

NOTE:

- SUBJECT LAND IS AFFECTED BY COVENANTS BY DEALINGS A244141 AND B115336

ANDREW CHU
REGISTERED SURVEYOR
IDENTIFICATION No.58

WARNING:
Kevin Brown Surveys grants to the client named a licence to use the information hereon for the purpose for which we were engaged to perform the work. Use of this plan and information for any other purpose is not permitted unless written approval has been obtained from Kevin Brown Surveys.

DATUM: A.H.D	ORIENTATION: - MAGNETIC NORTH as defined on DP 11641	DRAWN BY: A.H	CLIENT: P. GIURISSEVICH
LEVEL ORIGIN: SSM 137828	CONTOUR INTERVAL: - 0.2 metre	DATE OF SURVEY 10-03-2022	SCALE 1:100 on A1 Sheet
R.L: 19.97 A.H.D			
SOURCE: S.C.I.M.S			

THIS LEVEL AND DETAIL PLAN IS FOR DESIGN AND DA PURPOSES RELATING TO THE DESIGN OF ALTERATIONS AND ADDITIONS.

ISSUE	DATE	AMENDMENTS
2	29-03-2022	ADDITION OF SHRUBS / SMALL TREES

BAR SCALE
1:100 on A1 SHEET

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PROFESSIONAL CERTIFICATE
KBS
EST. 1983
KEVIN BROWN SURVEYS

PLAN SHOWING LEVELS AND DETAIL AT No.3 AYR STREET ASHBURY

L.G.A: CANTERBURY - BANKSTOWN	DATE: 24-03-2022
SHEET 1 OF 1	REF: S-30658
DRAWING No: S-30658-2	BASE No: N/A