



LEGEND

TREE CANOPY (APPROXIMATE)

TREE

RL AT BASE OF TREE

CLOTHES LINE

POWER POLE

TELSTRA POST

SEWER MANHOLE

SEWER VENT

LETTER BOX

FLOOR LEVEL

BENCH MARK

GATE

OVERHEAD POWER LINE

19.75 G GUTTER HEIGHT

21.90 R RIDGE HEIGHT

TOP OF BATTER

TOE OF BATTER

FENCE

W1 WINDOW

SEWER MAIN (APPROX.)

WATER HYDRANT

No.	TOP	BOTTOM
W1	70.57	68.84
W2	70.62	70.18
W3	70.62	70.19
W4	70.62	68.84
W5	70.61	68.84
W6	70.60	70.20
W7	70.59	70.20
W8	70.60	68.84
W9	72.85	72.26
W10	72.84	71.82

NOTES - GENERAL

- This plan may be colour coded and black & white copies may not fully disclose the information hereon.
- This plan has been prepared for the exclusive use of the client named hereon. No responsibility is taken for any loss incurred by any third party resulting from unauthorised use of the plan.

NOTES - BOUNDARY

- The boundaries of the subject land have NOT been marked.
- Bearings, distances & areas of subject land are by Title and/or Deed only. No boundary investigation has been carried out in the determination of the shown boundary dimensions.
- Do not scale off this plan. Relationship of improvements to boundaries is diagrammatic only. Where offsets are critical they should be confirmed by further boundary survey.
- If it is intended to design to full site coverage it is recommended a plan of Redefinition be registered at NSW Land Registry Services (LRS), prior to the design being finalised.

NOTES - TOPOGRAPHICAL

- Service lines and service structures have only been located and shown hereon where they were visible at the time of survey. Phone "Dial Before You Dig" on 1100 prior to any excavation or earthworks.
- Neighbouring houses, ridges, windows & roof positions are approximate only.
- The accuracy of this data may not be suitable for building construction and therefore survey marks should be placed prior to any construction commencing.
- Contours shown are a computer interpretation only which depict the topography. Except at spot levels shown they do not represent the exact level at any particular point. The spot levels are true for their location, & are intended to be useful to represent the general terrain. Care should be taken if extrapolating.
- Tree spread diameters shown are diagrammatic only & may not be symmetrical. Tree heights are estimated. If any of these elements are critical to design, a further survey should be requested for accurate location.

NOTES

THE EXCAVATOR/BUILDER MUST CONTACT "DIAL BEFORE YOU DIG" BEFORE COMMENCING ANY WORK ON THE SITE.



TREE SPREADS ARE DIAGRAMMATIC ONLY AND MAY NOT BE SYMMETRICAL.

THIS PLAN IS PREPARED FOR THE EXCLUSIVE USE OF INVEST 01 PTY LTD & HUNNIT PROPERTY GROUP PTY LTD AND SHOULD NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THIS PLAN IS LIMITED TO THE MATTER OF TOPOGRAPHICAL OVER LOT 181 DP 661448 AND IS PROTECTED BY COPYRIGHT.

NO SURVEY OF THE BOUNDARIES HAS BEEN MADE. DIMENSIONS AND AREAS ARE APPROXIMATE ONLY AND HAVE BEEN TAKEN FROM PLANS AVAILABLE FROM THE LAND TITLES OFFICE. ALL DETAIL SHOWN IS IN AN APPROXIMATE RELATIONSHIP TO THE BOUNDARIES.

SERVICES SHOWN HERE ON HAVE BEEN LOCATED WHERE POSSIBLE BY FIELD SURVEY. PRIOR TO ANY REMEDIATION, EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT AUTHORITY SHOULD BE CONTACTED FOR POSSIBLE LOCATION OF FURTHER UNDERGROUND SERVICES AND DETAILED LOCATIONS OF ALL SERVICES.

ORIGIN OF LEVELS

SPATIAL SERVICES
NSW GOVERNMENT
(S.C.I.M.S.)
SSM 136447
RL 57.269 AHD

ORIGIN OF MGA2020
(GROUND) COORDINATES

SPATIAL SERVICES
NSW GOVERNMENT
(S.C.I.M.S.)
SSM 132865
E: 382216.965
N: 6414806.338
CSF: 0.999757

NOTE:

THIS PLAN INCLUDES DATA FROM LE MOTTEE GROUP PLAN WITH REFERENCE 8814 DET-V1, DATED 13/05/2022.

FILE: S:\Clients\2023\223017\DWG\223017_DETAIL (MERGED).dwg

Plotted: 13/07/2023

TATTERSALL LANDER PTY LTD
DEVELOPMENT CONSULTANTS
2 Bourke St. P.O.Box 580
RAYMOND TERRACE 2324
Ph: 49871500 Fax: 49871733

PLAN

SHOWING DETAIL AND LEVELS
OVER LOT 181 DP 661448
No.84 HOSPITAL ROAD

Client

INVEST 01 PTY LTD & HUNNIT
PROPERTY GROUP PTY LTD

Locality

DUNGOG

Council

DUNGOG

Ref.

223017/1

Date of Survey

05/07/23

Scale 1:250 (A1 Sheet)

Sheet Size

A1

0 1 2 3 4 5 7.5 10m
SCALE 1:250 @ A1