

- NOTES**
- COPYRIGHT This drawing and/or design is the property of Harrison Friedmann & Associates Pty Ltd and should not be reproduced in part or whole without the written permission of the company.
 - Bearings and distances of boundaries and areas are from NSW Land Registry Services records only. Bearings shown are orientated to Map Grid of Australia. If accurate True North is required a further survey would be necessary.
 - NO ACCURATE BOUNDARY SURVEY HAS BEEN MADE. This "Detail Survey (Clause 9)" has been prepared for planning and assessment purposes under the accepted arrangement between the Client and the Registered Land Surveyor to only show approximate boundaries. It is agreed that the accurate dimensions, area and relative location of the boundaries of the land are not required for the intended purpose of this plan. It is not appropriate to measure or enquire in CAD, nor scale any distances to or from the approximate boundary line shown on this plan. Where offsets are critical they should be verified by an additional survey and/or placement of marks.
 - The services information shown on this plan has been determined from visual inspection only. Subterranean structures and services were not investigated. Excavation or works shall not be commenced without a current services search showing the position of all services. Service information can be obtained from "Before You Dig Australia" (BYDA) (<https://www.byda.com.au/>) or from any individual service provider. Note that not all services providers are members of BYDA.
 - The location of Sydney Water's Sewer Main has been plotted approximately, based on visible maintenance holes and/or information from Sydney Water. This information can not be relied on. Any construction near Sydney Water Mains requires further investigation, a Service Protection Report (sewer pegout) and approval from Sydney Water.
 - The locations of spot levels are diagrammatic only. They are accurate to $\pm 0.3m$ in relation to boundaries. Levels critical to design, excavation or construction must be verified. If contours are shown they depict the topography rather than represent the exact level at any particular point. Care should be taken if extrapolating levels or contours.
 - The spread of the crown of the trees shown on this plan is diagrammatic only, based on the average spread observed in the field. Prior to any development proposal which might be affected by trees it is recommended that the tree spreads be verified by field inspection.
 - Australian Height Datum was established from SSM 91844 (R.L. 42.604) located at the intersection of Rookwood Road and Brunker Road. Datum source obtained from SCIMS dated 4/09/2024.
 - Aerial imagery dated 29/08/2024 sourced from Nearmap.
- ALL ABOVE NOTES ARE AN INTEGRAL PART OF THIS PLAN

- (A) EASEMENT FOR DRAINAGE 183 WIDE (VIDE G95704)
- (B) EASEMENT FOR DRAINAGE 2.44 WIDE (VIDE P520762)

Legend			
BB Bottom of Bank	GFL Garage Floor Level	TG Top of Gutter	E Electricity Pillar
BFL Balcony Floor Level	GM Gas Meter	TK Top of Kerb	G Gas Lid
BCL Bollard	INV Invert Level	TRK Top of Rock	H Hydrant
BRK Bottom of Rock	LW Lower Window	TRW Top Retaining Wall	LH Lamp Hole
BRW Bottom Retaining Wall	PAR Parapet	TW Top Wall	LP Light Pole
CONC Concrete	PC Pedestrian Crossing	UW Upper Window	MH Maintenance Hole
FL Floor Level	RL Relative Level	VC Vehicle Crossing	PP Power Pole
G Gutter	TB Top of Bank	VFL Verandah Floor Level	SP Sign Pole
GB Garden Bed	TF Top of Fence	WC Toilet	SV Stop Valve

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WATER SERVICING CO-ORDINATOR FOR SYDNEY WATER
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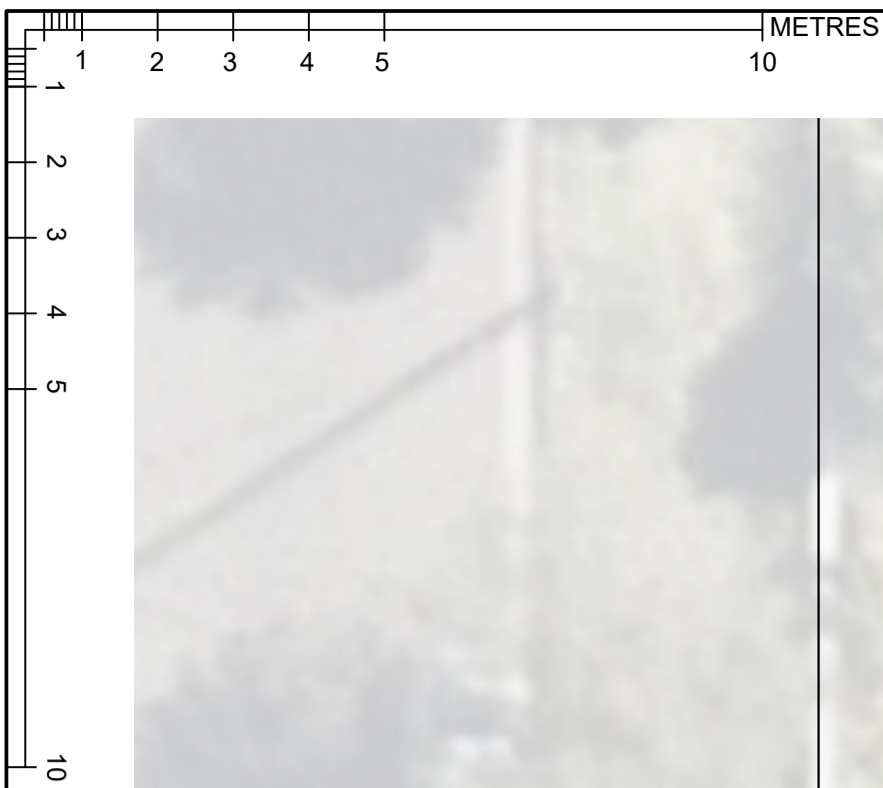
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PLAN SHOWING SITE DETAILS, LEVELS AND
PROPOSED SUBDIVISION BOUNDARY
FOR PLANNING AND ASSESSMENT PURPOSES
AT 6 BOARDMAN ST & 140 ROOKWOOD RD YAGOONA
LOT 62 IN DP 606222

FOR GLOBAL PROJECTS NSW

REDUCTION RATIO 1:200 @ A1	SURVEYED / DRAWN BG/MY
DATUM A.H.D.	CHECKED
DATE 12/09/2024	REFERENCE 80818BW SHEET 1 OF 2



BOARDMAN

STREET

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7. The spread of the crown of the trees shown on this plan is diagrammatic only, based on the average spread observed in the field. Prior to any development proposal which might be affected by trees it is recommended that the tree spreads be verified by field inspection.
8. Australian Height Datum was established from SSM 91844 (R.L. 42.604) located at the intersection of Rookwood Road and Brunner Road. Datum source obtained from SCIMS dated 4/09/2024.
9. Aerial imagery dated 29/08/2024 sourced from Neemap.

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365
DP 752036

BENCH MARK
NAIL IN BITUMEN
R.L. 41.23 (AHD)

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DP 606222

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