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• THE PLAN AND CAD FILE SHALL ONLY BE USED BY THE ADDRESSED CLIENT FOR THE PURPOSE FOR WHICH THE SURVEY WAS CARRIED OUT.

GF 3 F

(X) DRAINAGE EASEMENT 3.05 WIDE CREATED BY A740685

ALL TREE HEIGHTS AND SPREAD ARE APPROXIMATE ONLY
AND ARE SHOWN FOR TENDER PURPOSES ONLY.
ALL TREE RELATED ISSUES TO BE REFERRED TO AN ARBORIST

APPROXIMATE POSITION OF SEWER MAIN (BY DBYD)
REFER TO DBYD DIAGRAM FOR DETAILS.
NOTE: PRIOR TO ANY DESIGN AND CONSTRUCTION, A
SEWER PEGOUT MUST BE UNDERTAKEN TO DETERMINE
THE EXACT LOCATION OF THE SEWER LINE.

⑤ NOTE: BUILDER TO CONFIRM WITH RELEVANT ENERGY/TELECOMMUNICATIONS PROVIDER THAT THE ZONE OF OVERHEAD LINES WILL NOT AFFECT HOUSE DESIGN & CONSTRUCTION. IF POSITION OF OVERHEAD LINES IS CRITICAL, EXTRA SURVEY MAY BE REQUIRED.



HOW TO PROTECT SURVEY MARKS BEFORE WORKS COMMENCE

For details refer to -
https://www.spatial.nsw.gov.au/data/assets/pdf/0003/221736/Protecting_Survey_Marks_June2018_Final.pdf
 Find out if there are survey marks located in the area of interest by:

1. Viewing the Permanent Survey Mark map layer on SIX Maps - maps.six.nsw.gov.au and print the map showing location of survey marks.
2. Download the Permanent Survey Mark Locality Sketches.
3. Inspecting the site, paying particular attention to survey marks located in the footpath, kerb or gutter.

IF NO SURVEY MARKS ARE AFFECTED COMMENCE WORKS
IF SURVEY MARKS ARE IN THE AREA & COULD BE AFFECTED
BY THE WORKS, eg. disturbed or removed

1. Apply for Surveyor General Approval - Survey Mark(s) Removal.
2. Where required contact a Registered Surveyor to assist with the conditions of approval.

PENALTIES FOR DISTURBING SURVEY MARKS

The unauthorised removal, disturbance or destruction of survey marks is costly to the community. Section 24(1) of the Surveying and Spatial Information Act 2002 states a person must not remove, damage, destroy, displace, obliterate or deface any survey mark unless authorised to do so by the Surveyor-General.

Penalties such as \$10,000 towards the cost of reinstatement and up to \$10,000 towards loss or damage may apply.

NOTE:
THIS CONTOUR & DETAIL SURVEY IS **FOR TENDER PURPOSES ONLY**
& IS CARRIED OUT UNDER CLAUSE 9 OF THE SURVEYING & SPATIAL
INFORMATION REGULATION 2017.
IT MAY NOT FULFIL ALL THE REQUIREMENTS OF A DEVELOPMENT
APPLICATION (DA) OR A COMPLYING DEVELOPMENT CONSENT (CDC).
THE POSITION OF STRUCTURES & IMPROVEMENTS SHOWN ARE
APPROXIMATE ONLY. IF A DA OR CDC IS TO BE LODGED, IT IS
RECOMMENDED THE BOUNDARIES BE SURVEYED MORE ACCURATELY
& THE CONTOUR & DETAIL SURVEY BE UPDATED TO REFLECT THIS
ACCURACY. IF THE POSITION OF THE PROPOSED RESIDENCE IS
CRITICAL TO EXISTING STRUCTURES, ADDITIONAL SURVEY WORK
MAY BE REQUIRED TO ENSURE FINAL DESIGN SATISFIES THE CLIENT.
FOR ANY PROPOSED STRUCTURES IN RELATION TO A BOUNDARY,
A REGISTERED SURVEYOR MUST CARRY OUT A BOUNDARY SURVEY,
SETOUT SURVEY OR IDENTIFICATION SURVEY FOR THE PROPOSED WORKS.



























SCALE 1:300

GENERAL NOTES

- A) THIS SURVEY IS SPECIFICALLY FOR CONTOUR PURPOSES ONLY. THE BOUNDARIES OF THE SUBJECT PROPERTY HAVE NOT BEEN INVESTIGATED AND THE POSITION SHOWN IS APPROXIMATE ONLY.
- B) AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY.
- C) DEFECTS AND SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY. THE RELEVANT SERVICE AUTHORITY SHALL BE CONTACTED TO VERIFY THE EXISTENCE AND POSITION OF ALL SERVICES PRIOR TO DA & THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION WORK.
- D) THE LEVELS ARE INDICATIVE OF SURFACE TOPOGRAPHY ONLY. SURVEYED SPOT LEVELS ARE THE ONLY VALUES TO BE RELIED ON FOR REDUCED LEVELS ON PARTICULAR FEATURES.
- E) THIS SURVEY HAS BEEN CARRIED OUT UNDER CLAUSE 9 OF THE SURVEYING AND SPATIAL INFORMATION REGULATION 2014.
- F) THIS SURVEY MAY NOT FULFIL THE REQUIREMENTS OF A DEVELOPMENT APPLICATION (DA) OR A COMPLYING DEVELOPMENT CONSENT (CDC).

SYMBOLS & ABBREVIATIONS:

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	GP	GULLY PIT		-E- OVERHEAD ELEC LINE	TK	TOP of KERB
	SIP	SURFACE INLET PIT		-S- SEWER LINE	RTK	ROLL TOP KERB
	SIC	SEWER INSPECTION COVER		-PP- POWER POLE		VEHICLE CROSSING
	MH	SEWER MANHOLE		-LP- LIGHT POLE	INV	INVERT
	SMWH	STORMWATER MANHOLE		-EC- ELECTRICITY CONDUIT	KO	KERB OUTLET
	WM	WATER METER		-ECT- ELEC & TELE CONDUIT	TTT	TOP OF BANK
	EL	ELECTRICITY BOX		-TC- TELECOM CONDUIT	BOB	BOTTOM OF BANK
	TP	TELECOMMUNICATIONS PIT		-WC- WATER CONDUIT	OSPSP	PRESSURE SEWER PUMP P
	TD	TELECOMMUNICATIONS DOME		-G- GAS CONDUIT	PSVP	PRESSURE SEWER VALVE P
	HYD	WATER HYDRANT		-GM- GAS METER	FP	FLUSHING POINT
	R/W	RECYCLED WATER HYDRANT		-GD- GAS DISC	OL	OVERHEAD LINE
	SV	STOP VALVE				

ASPECT DEVELOPMENT & SURVEY Pty. Ltd.
CONSULTING REGISTERED SURVEYORS
ABN 60 078 649 000

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HURSTVILLE

PROJECT

OUR REFERENCE	7/1068723/393643		
LOT	28	DP	12769 SECTION
DATUM	A.H.D	SOURCE SCMS 23/05/24	
ORIGIN OF LEVELS	SSM 166926	REDUCED LEVEL 3.387	
SURVEYED MS	DATE		01/06/24
DRAWN	FD	DATE 03/06/24	
SCALE 1: 300	A3 SHEET		

CLIENT: EDEN BRAE HOMES Pty Ltd

REF:	0028180
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4	REF:
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ADDRESS: 5 KILLARA AVENUE

SUBURB: PANANIA