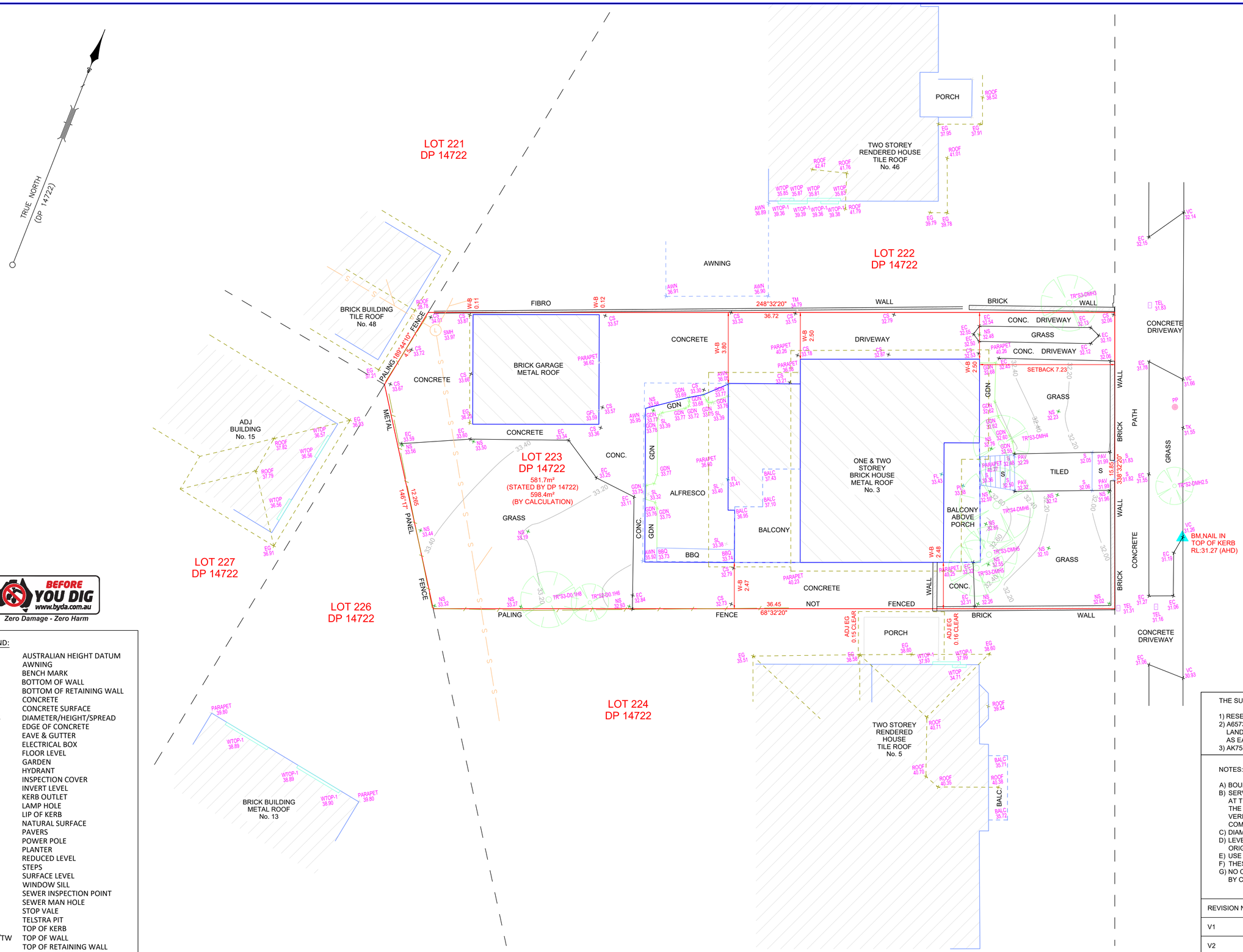
A1



BEFORE YOU DIG www.byda.com.au
Zero Damage - Zero Harm

LEGEND:

AHD	AUSTRALIAN HEIGHT DATUM
AWN	AWNING
BM	BENCH MARK
BOW	BOTTOM OF WALL
BRW	BOTTOM OF RETAINING WALL
CONC	CONCRETE
CS	CONCRETE SURFACE
D/H/S	DIAMETER/HEIGHT/SPREAD
EC	EDGE OF CONCRETE
EG	EAVE & GUTTER
EP	ELECTRICAL BOX
FL	FLOOR LEVEL
GDN	GARDEN
HYD	HYDRANT
IC	INSPECTION COVER
INV	INVERT LEVEL
KO	KERB OUTLET
LH	LAMP HOLE
LIP	LIP OF KERB
NS	NATURAL SURFACE
PAV	PAVERS
PP	POWER POLE
PR	PLANTER
RL	REDUCED LEVEL
S	STEPS
SL	SURFACE LEVEL
SILL	WINDOW SILL
SIP	SEWER INSPECTION POINT
SMH	SEWER MAN HOLE
SV	STOP VALE
TEL	TELSTRA PIT
TK	TOP OF KERB
TOW/TW	TOP OF WALL
TRW	TOP OF RETAINING WALL
VC	VEHICLE CROSSING
W-B	WALL TO BOUNDARY
WM	WATER METER
WTOP	TOP OF WINDOW

THE SUBJECT TITLE NOTES : AS AT 22/09/2023

1) RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2) A65739 EASEMENT FOR DRAINAGE PURPOSES APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE PIECE OF LAND SHOWN AS EASEMENT 20 FEET WIDE ON SHEET 2 OF DP169369
3) AK758364 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTES:

A) BOUNDARIES OF THE SITE HAVE BEEN IDENTIFIED BY SURVEY
B) SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY. SERVICES MAY EXIST WHICH ARE NOT SHOWN. THE RELEVANT SERVICE AUTHORITY SHOULD BE CONTACTED TO VERIFY THE EXISTENCE AND POSITION OF SERVICES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.
C) DIAMETER, HEIGHT & SPREAD OF TREES ARE APPROXIMATE ONLY.
D) LEVELS SHOWN ARE OF AUSTRALIAN HEIGHT DATUM. ORIGIN OF LEVELS : SSM 131402, RL 33.466 (AHD), CLASS LB.
E) USE STATED DIMENSIONS. DO NOT SCALE.
F) THESE NOTES FORM PART OF THIS PLAN AND CANNOT BE REMOVED.
G) NO COVENANTS AND/OR RESTRICTIONS HAVE BEEN INVESTIGATED BY C & A SURVEYORS PTY LTD.

REVISION No	DESCRIPTION	DATE
V1	PLAN ISSUED	28/09/2023
V2	UPDATED	2/12/2024

TRENT JAMES VELLA
(REGISTERED SURVEYOR)
SURVEYOR ID No. 8959

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C&A SURVEYORS
30 Grose Street, Parramatta, NSW 2150
Ph: 96309299 email: Operations@candasurveyors.com.au
www.candasurveyors.com.au

DETAIL & BOUNDARY IDENTIFICATION SURVEY OF LOT 223 IN DP 14722, LOCATED AT No. 3, COLLINGWOOD AVENUE, EARLWOOD.

S — S APPROXIMATE LOCATION OF BURIED SEWER MAIN BY SYDNEY WATER DBYD RECORDS
W — W APPROXIMATE LOCATION OF BURIED WATER MAIN (WM) BY SYDNEY WATER DBYD RECORDS
E — E ELECTRIC LINE
TELSTRA PIT · STOP VALVE · POWER POLE
WATER METER · HYDRANT

TREE
D/H/S DIAMETER/HEIGHT/SPREAD

INSTRUCTING PARTY:	DINESH SRINIVASAN	SURVEYED BY:	EH
LGA: CANTERBURY-BANKSTOWN	AREA BDY DP: 581.7 m²	DRAWN BY:	SU/DR
SURVEY DATE: 25/09/2023	AREA BY CALC: 598.4 m²	SCALE:	1:100@A1
DATE DRAWN: 28/09/2023	CONTOUR INTERVAL: 0.2 m	REV No:	V2
		DATUM:	AHD
		CHECKED BY:	KO
		REF.NO:	30439-23 DET/ID
		SHEET:	1 OF 1