



LOCALITY SKETCH  
NOT TO SCALE

1A THESE NOTES AND LEGEND (IF SHOWN) FORM PART OF THE PLAN AND SURVEY AND MUST REMAIN WITH THE PLAN IN ANY REPRODUCTION IN WHOLE OR PART.

1B THE CAD FILE USES METRES AS ITS BASE UNIT AND IS IN A GROUND COORDINATE SYSTEM. IF THE SURVEY IS STATED AS MGA, ANY POINT IN THE FILE WILL BE AN APPROXIMATE MGA COORDINATE.

1C SOME SYMBOLS REPRESENTING PHYSICAL STRUCTURES SUCH AS POWER POLES AND PITS ARE DIAGNOSTIC ONLY AND DO NOT NECESSARILY REPRESENT THE ACTUAL SIZE AND EXTENT OF THESE FEATURES.

1D THE SURVEY INFORMATION SHOWN HERE WAS PREPARED FOR A SPECIFIC PURPOSE FOR THE CLIENT SHOWN. THIS INFORMATION IS NOT INTENDED TO BE USED FOR ANY OTHER PURPOSE OR BY ANYONE NOT AUTHORIZED BY THIS CLIENT.

2A BOUNDARY DIMENSIONS AND AREAS HAVE BEEN DETERMINED BY CURRENT CADASTRAL SURVEY AND THE BOUNDARY AND EASEMENT LINES IN THE ELECTRONIC FILE HAVE BEEN INCLUDED USING THOSE SURVEYED DIMENSIONS. THE TITLE DIMENSIONS SHOWN ON THE HARD COPY PLAN TAKE PRECEDENCE OVER THE LINES IN THE ELECTRONIC FILE.

3A THE TITLES TO THE SUBJECT LAND HAS BEEN REVIEWED AND THE POSITION OF ALL EASEMENTS AFFECTING THE LAND ARE SHOWN. THE TERMS OF ANY EASEMENT, RESTRICTION ON THE USE OF LAND OR COVENANT AFFECTING THE LAND HAVE NOT BEEN INVESTIGATED. LEASES AND OTHER NOTATIONS MAY ALSO EXIST WHICH AFFECT THE LAND.

4A UNDERGROUND SERVICES OTHER THAN THOSE SHOWN HAVE NOT BEEN INVESTIGATED PRIOR TO DEMOLITION, EXCAVATION OR CONSTRUCTION WORK ON THE SITE. THE RELEVANT SERVICE AUTHORITY SHOULD BE CONTACTED TO ESTABLISH DETAILED LOCATION AND DEPTHS.

5A THIS SURVEY IS LIMITED TO IMPROVEMENTS AND OTHER DETAIL WHICH WERE VISIBLE AND ACCESSIBLE AT THE TIME OF SURVEY. THE LOCATION OF DETAIL SUCH AS PRIVATE UNDERGROUND SERVICE LINES AND BUILDING FOUNDATIONS WITHIN THE SITE IS UNKNOWN.

5B THE COORDINATES WITHIN THIS DRAWING RELATE TO THE DATUM SHOWN IN THE TITLE BLOCK. REFER TO A REGISTERED LAND SURVEYOR FOR FURTHER CLARIFICATION. CAUTION SHOULD BE TAKEN WHEN IMPORTING INFORMATION OBTAINED FROM OTHER SUB-CONSULTANTS OR SOURCES TO ENSURE THAT THE DATA IS ON A MATCHING COORDINATE SYSTEM.

5C CONTOURS SHOWN HEREON DEPICT THE GENERAL TOPOGRAPHY ONLY EXCEPT AT SPOT LEVELS SHOWN. THEY DO NOT NECESSARILY REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT.

5D ANY GUTTERS, RIDGE, ROOF AND WINDOW DETAILS AND LEVELS SHOWN HAVE BEEN OBTAINED VIA INDIRECT SURVEY METHODS WHERE VISIBLE FROM GROUND LEVEL AND ARE SHOWN ON THIS PLAN IN THEIR APPROXIMATE LOCATION FOR THE PURPOSE OF GENERAL SITE ANALYSIS ONLY.

5E ANY TREE CANOPIES, TRUNK DIAMETERS AND HEIGHTS SHOWN ARE APPROXIMATE ONLY AND SHOULD BE VERIFIED BY FURTHER SURVEY WORKS IF CRITICAL TO DESIGN OR SITE ANALYSIS.

5F SMALL TREES, SHRUBS, GARDEN FEATURES, PATHWAYS AND OTHER MINOR DETAIL MAY NOT BE SHOWN ON THIS PLAN FOR THE PURPOSES OF THIS SURVEY.

5G SOME UNDERGROUND SERVICE LINES IDENTIFIED ON THE PLAN IN GREY, HAVE BEEN PLOTTED FROM THIRD PARTY DATA PROVIDED BY THE CLIENT AND ARE APPROXIMATE.

**LEGEND**

- BOLLARD
- GATE
- ELECTRICAL PILLAR
- POWER POLE
- LIGHT POLE
- COMMS JUNCTION PIT
- MANHOLE
- MAINTENANCE SHAFT
- INSPECTION OPENING
- TAP
- HYDRANT
- STOP VALVE
- WATER METER
- RECYCLED WATER HYDRANT
- RECYCLED WATER STOP VALVE
- GAS VALVE
- GRATED PIT
- PIT/INTEL
- SAG PIT
- BENCHMARK
- TREE: SPREAD/DIAMETER/HEIGHT
- BANK

The symbols depicted are purely illustrative and should not be interpreted as exact representations. The scale and orientation of these symbols may not accurately reflect the actual size or orientation of the corresponding features.

**UNDERGROUND POWER**

- OVERHEAD POWER
- COMMUNICATIONS
- OVERHEAD COMMUNICATIONS
- SEWER
- WATER
- RECYCLED WATER
- GAS
- SERVICE HYDRANT
- DRAINAGE

**CONTOUR**

- UNDERGROUND POWER
- COMMUNICATIONS
- SEWER
- WATER
- SEWER
- STORM WATER
- FIRE HYDRANT

Services shown in gray have been provided by others, location and connectivity not verified.

All Overhead Comms and Electrical are approximate only.

THIRD PARTY DATA FROM DWG FILE - 2301879-010-LAY

SURVEY AND PLAN PREPARED BY  
BENJAMIN JOHN CUMMINS OF  
BEVERIDGE WILLIAMS & CO

SIGNATURE *Ben*

DATED: 15-11-2024  
SURVEYOR IDENTIFICATION NO: 3301

SURVEYOR REGISTERED UNDER  
THE SURVEYING AND SPATIAL INFORMATION ACT 2002

(ZB2) RIGHT OF CARRIAGEWAY VARIABLE WIDTH (DP1236474)

VER	BY	AMENDMENTS	DATE
A	BC	ORIGINAL ISSUE	28-03-2024
B	BC	REVISED SURVEY AREA	07-08-2024
C	BC	UPDATE SURVEY PLAN	15-11-2024

• THE POSITION OF SERVICES SHOWN ON THIS DRAWING ARE INDICATIVE ONLY AND HAVE BEEN PLOTTED FROM PLANS AND DRAWINGS SUPPLIED BY RELEVANT AUTHORITIES.

• SERVICE AUTHORITY PITS, MANHOLES, POLES, MARKER POSTS, ETC., WHERE SIGHTED AT TIME OF SURVEY, HAVE BEEN LOCATED. THE SURVEY DOES NOT INCLUDE INVESTIGATION OR LOCATION OF UNDERGROUND INFRASTRUCTURE.

• SERVICES INFORMATION SHOWN ON THIS DRAWING HAS BEEN OBTAINED THROUGH A DIAL BEFORE YOU DIG SEARCH AND IS VALID FOR THE PERIOD OF TIME FROM THE DATE OF ISSUE NOTATED BY THE AUTHORITY.

• PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON OR ADJACENT TO THE SITE IT IS THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTORS TO APPLY FOR AND OBTAIN UP TO DATE PLANS THROUGH A NEW DIAL BEFORE YOU DIG SEARCH AND TO CONTACT ALL THE RELEVANT AUTHORITIES TO ESTABLISH AND CONFIRM THE DETAILED LOCATION AND DEPTH OF ALL UNDERGROUND SERVICES.

**BEFORE YOU DIG**  
www.beforeyoudig.com.au

CLIENT:

**mirvac**

**BW** Beveridge Williams  
Development and Infrastructure Consultants  
Western Sydney (02) 4625 5055 [www.beveridgewilliams.com.au](http://www.beveridgewilliams.com.au)

DETAILS:

PLAN OF DETAIL AND CONTOURS  
OVER PART OF SITE OF  
LOT 2 IN DP1291984  
2A BULLECOURT AVE, MILPERRA

ORIGINAL SHEET SIZE  
SCALE DET-1:200-1 A1  
CAD REFERENCE: 2301879(SALES)-DET  
0 4 8 12  
SCALE ON ORIGINAL DRAWING AT 1:200

SURVEYOR:	BC
DRAWN:	TR
CHECKED:	BC
SURVEY DATE:	15-11-2024
VERTICAL DATUM:	AHD
HORIZONTAL DATUM:	MGA 2020

PROJECT No.	2301879
DRAWING REF.	2301879(SALES)-DET
VERSION	C
SHEET 1 OF 1	