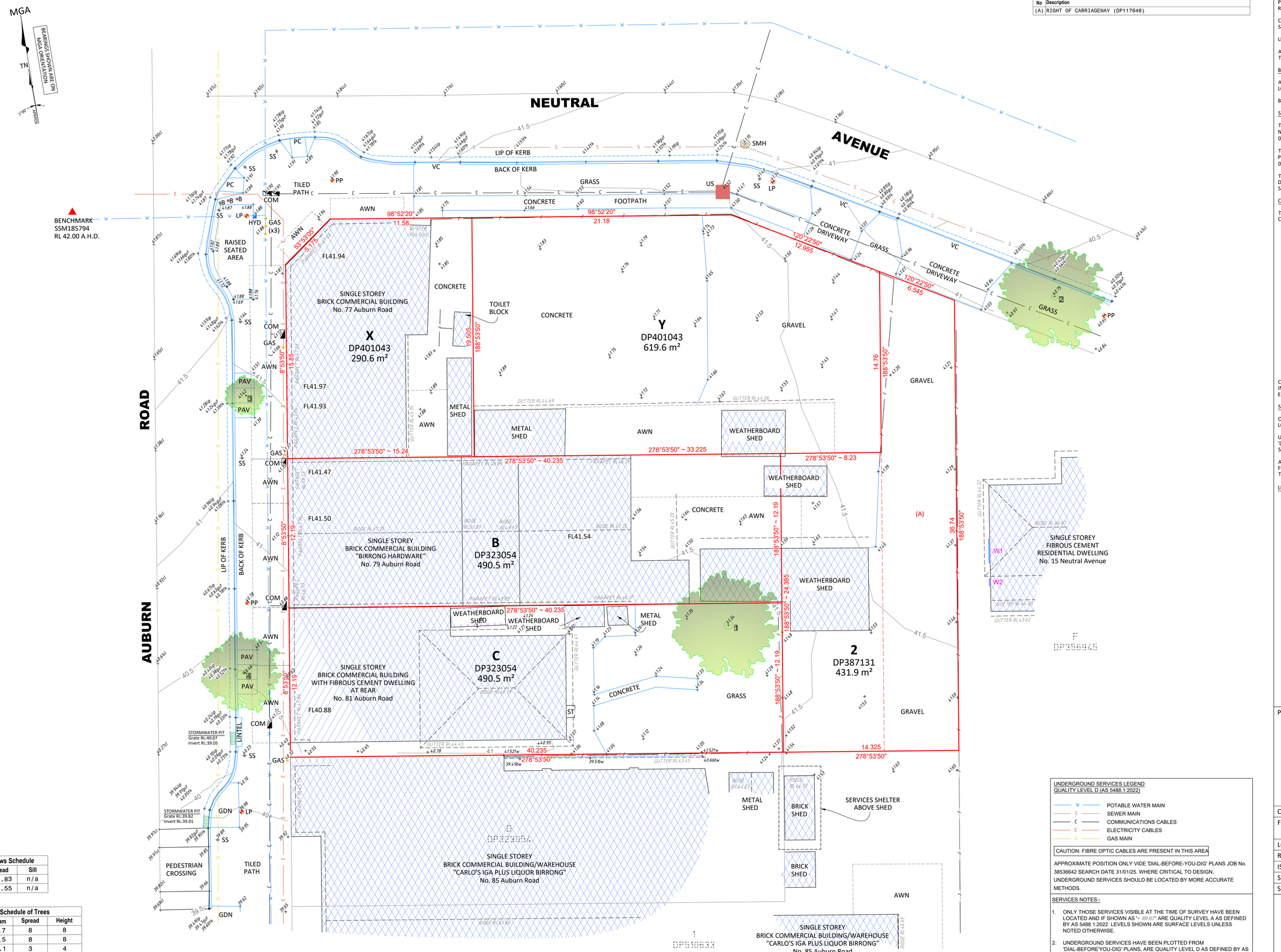
A1



Schedule of Easements & Restrictions	
No	Description
(A)	RIGHT OF CARRIAGEWAY (DP117648)

Windows Schedule		
#	Head	Sill
W1	43.83	n/a
W2	43.55	n/a

Schedule of Trees			
No	Diam	Spread	Height
1	0.7	8	8
2	0.5	8	8
3	0.1	3	4
4	0.2	6	7

2 4 6 8 10 15
1:150

GENERAL NOTES

ONLY TREES GREATER THAN 3.5 METRES IN HEIGHT ARE SHOWN ON THIS PLAN AND THEIR POSITIONS ARE DIAGRAMMATIC ONLY AND MAY REQUIRE ADDITIONAL SURVEY WHERE CRITICAL TO DESIGN.

CONTOURS ARE INDICATIVE AT GROUND FORM ONLY. SPOT LEVELS ONLY SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.

LEVELS ARE ON AUSTRALIAN HEIGHT DATUM (AHD).

ALL SETOUT LEVELS MUST BE REFERRED TO THE BENCH MARK SHOWN ON THIS PLAN.

BOUNDARY NOTES

A BASIC BOUNDARY SURVEY HAS BEEN DONE SUITABLE FOR DA LODGEMENT PURPOSES.

BOUNDARIES HAVE NOT BEEN MARKED.

SURVEY INFORMATION NOTES

THE ORIGIN OF COORDINATES COMES FROM PM3469 E317115.858 N6248145.536 CLASS C (MGA2020) ADOPTED FROM SCIMS DATED 03/02/2025.

THE ORIGIN OF LEVELS COMES FROM PM3469 RL36.767 CLASS LC POSITIONAL UNCERTAINTY (PU) 0.02 ADOPTED FROM SCIMS DATED 03/02/2025.

THE ORIENTATION OF THIS PLAN IS MGA NORTH WHICH HAS BEEN DETERMINED BY A COORDINATE JOIN BETWEEN PM3469 AND SSM185794.

CERTIFICATE OF TITLE NOTES

THE FOLLOWING INFORMATION RELATES TO THE RESPECTIVE CERTIFICATE OF TITLE OF EACH LOTS:

- LOT X IN DP401043
  (CT EDITION 8 DATED 08/04/2024 SEARCH DATE 03/02/2025)
  - AFFECTED BY:
    - COVENANT (G760571)
- LOT Y IN DP401043
  (CT EDITION 12 DATED 17/08/2018 SEARCH DATE 03/02/2025)
  - THERE ARE NO NOTATIONS ON THE CERTIFICATE OF TITLE
- LOT B IN DP323054
  (CT EDITION 12 DATED 17/08/2018 SEARCH DATE 03/02/2025)
  - THERE ARE NO NOTATIONS ON THE CERTIFICATE OF TITLE
- LOT C IN DP323054
  (CT EDITION 10 DATED 27/12/2023 SEARCH DATE 03/02/2025)
  - THERE ARE NO NOTATIONS ON THE CERTIFICATE OF TITLE
- LOT 2 IN DP387131
  (CT EDITION 13 DATED 17/04/2024 SEARCH DATE 03/02/2025)
  - AFFECTED BY:
    - RIGHT OF CARRIAGEWAY AFFECTING THE LAND SHOWN AS RIGHT OF CARRIAGEWAY 6.095 WIDE IN DP117648 (T555860)

COVENANTS AND RESTRICTIONS NOTED ON THE TITLE HAVE NOT BEEN INVESTIGATED. THESE SHOULD BE INVESTIGATED PRIOR TO DESIGN TO ENSURE ANY FUTURE DEVELOPMENT COMPLIES.

SERVICES NOTES

ONLY THOSE SERVICES VISIBLE AT THE TIME OF SURVEY HAVE BEEN LOCATED AND ARE QUALITY LEVEL A AS DEFINED BY AS 5488.1:2022.

UNDERGROUND SERVICES HAVE BEEN PLOTTED FROM 'DIAL-BEFORE'YOU-DIG' PLANS, ARE QUALITY LEVEL D AS DEFINED BY AS 5488.1:2022 AND ARE ONLY CURRENT AT THE DATE OF SEARCH.

ALL RELEVANT AUTHORITIES MUST BE CONTACTED TO DETERMINE THE FULL EXTENT OF SERVICES PRIOR TO ANY PLANNING OR WORKS NEAR THE SITE.

LEGEND

TAG	DESCRIPTION
AWN	AWNING
B	BOLLARD
COM	COMMUNICATIONS PIT
FL	FLOOR LEVEL
GAS	GAS LID
GDN	GARDEN BED
HYD	HYDRANT
LP	LIGHT POLE
PAV	PAVEMENT
PC	PRAM CROSSING
PP	POWER POLE
SMH	SEWER MANHOLE
SS	STREET SIGN
ST	STAIR
US	UNIDENTIFIED SERVICE
VC	VEHICLE CROSSING

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PROJECT:
DETAIL AND LEVEL SURVEY OF
LOT X IN DP401043, LOT Y IN DP401043,
LOT B IN DP323054, LOT C IN DP323054
AND LOT 2 IN DP387131

77-81 AUBURN ROAD & 19 NEUTRAL AVENUE
BIRRONG

CLIENT: OLSSON ARCHITECTURE

FILE: 9315 - 77-81 Auburn Road & 19 Neutral Avenue Birrong - Detail & Level - Rev A

LGA: CANTEBURY-BANKSTOWN

REF: 9315	CONTOURS: 0.5m
ISSUE: A	DATUM: AHD
SURVEY DATE: 07/02/2025	AZIMUTH: MGA2020
SCALE: 1:150	SHEET 1 OF 1 SHEETS

UNDERGROUND SERVICES LEGEND
QUALITY LEVEL D (AS 5488.1:2022)

- W — POTABLE WATER MAIN
- S — SEWER MAIN
- C — COMMUNICATIONS CABLES
- E — ELECTRICITY CABLES
- G — GAS MAIN

CAUTION: FIBRE OPTIC CABLES ARE PRESENT IN THIS AREA

APPROXIMATE POSITION ONLY VIDE 'DIAL-BEFORE-YOU-DIG' PLANS JOB No. 38536642 SEARCH DATE 31/01/25. WHERE CRITICAL TO DESIGN, UNDERGROUND SERVICES SHOULD BE LOCATED BY MORE ACCURATE METHODS.

SERVICES NOTES:-

1. ONLY THOSE SERVICES VISIBLE AT THE TIME OF SURVEY HAVE BEEN LOCATED AND IF SHOWN AS " 99.67" ARE QUALITY LEVEL A AS DEFINED BY AS 5488.1:2022 LEVELS SHOWN ARE SURFACE LEVELS UNLESS NOTED OTHERWISE.
2. UNDERGROUND SERVICES HAVE BEEN PLOTTED FROM 'DIAL-BEFORE'YOU-DIG' PLANS, ARE QUALITY LEVEL D AS DEFINED BY AS 5488.1:2022 AND ARE ONLY CURRENT FOR 3 MONTHS FROM THE SEARCH DATE NOTED ABOVE. ALL RELEVANT AUTHORITIES MUST BE CONTRACTED TO DETERMINE THE FULL EXTENT OF SERVICES PRIOR TO ANY PLANNING OR WORKS NEAR THE SITE.

ISSUE	DATE	AMENDMENT	SURV	CHK
A	07/02/25	ORIGINAL ISSUE	PQ	PD

BEFORE YOU DIG www.byda.com.au

GDA2020

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