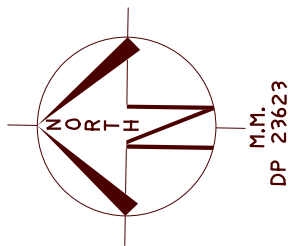


N
O
R
T
H



SP. - DENOTES SOLAR PANEL
W - DENOTES GROUND FLOOR WINDOW
WI - DENOTES UPPER FLOOR WINDOW

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.

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/file/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 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.



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) PITS 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.
D) CONTOURS 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 2017.
F) THIS SURVEY MAY NOT FULFILL ALL THE REQUIREMENTS OF A DEVELOPMENT APPLICATION (DA) OR A COMPLYING DEVELOPMENT CONSENT (CDC).

SYMBOLS & ABBREVIATIONS:

	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		/ VC VEHICLE CROSSING
	MH SEWER MANHOLE		LP LIGHT POLE		INV INVERT
	SMH STORMWATER MANHOLE		EC ELECTRICITY CONDUIT		KO KERB OUTLET
	WM WATER METER		ECT ELEC & TELE CONDUIT		TTT TOB TOP OF BANK
	EL ELECTRICITY BOX		TC TELECOM CONDUIT		BOB BOTTOM OF BANK
	TP TELECOMMUNICATIONS PIT		WC WATER CONDUIT		OPSP PRESSURE SEWER PUMP PIT
	TD TELECOMMUNICATIONS DOME		G GAS CONDUIT		OPSPV PRESSURE SEWER VALVE PIT
	HYD WATER HYDRANT		GM GAS METER		FP FLUSHING POINT
	R/W RECYCLED WATER HYDRANT		GD GAS DISC		OL OVERHEAD LINE
	SV STOP VALVE		DH DRILL HOLE AND WING		SSM STATE SURVEY MARK
			PM PERMANENT MARK		DH DRILL HOLE

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

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PHONE (02) 9554 8388
FAX (02) 9554 8588
admin@aspectsurvey.com.au

PO BOX 161
KINGSGROVE NSW 1480
DX 11392
HURSTVILLE

PROJECT

OUR REFERENCE	7/1070416/403630		
LOT 2	DP 23623	SECTION	
DATUM A.H.D	SOURCE SCIMS 06/11/24		
ORIGIN OF LEVELS	SSM 130132	REDUCED LEVEL 5.826	
SURVEYED MS	DATE 12/11/24		
DRAWN FD	DATE 15/11/24		
SCALE 1: 400	A3 SHEET		

CLIENT: FOWLER HOMES

REF: 24-1117

REF:

ADDRESS: 59 LUCAS ROAD

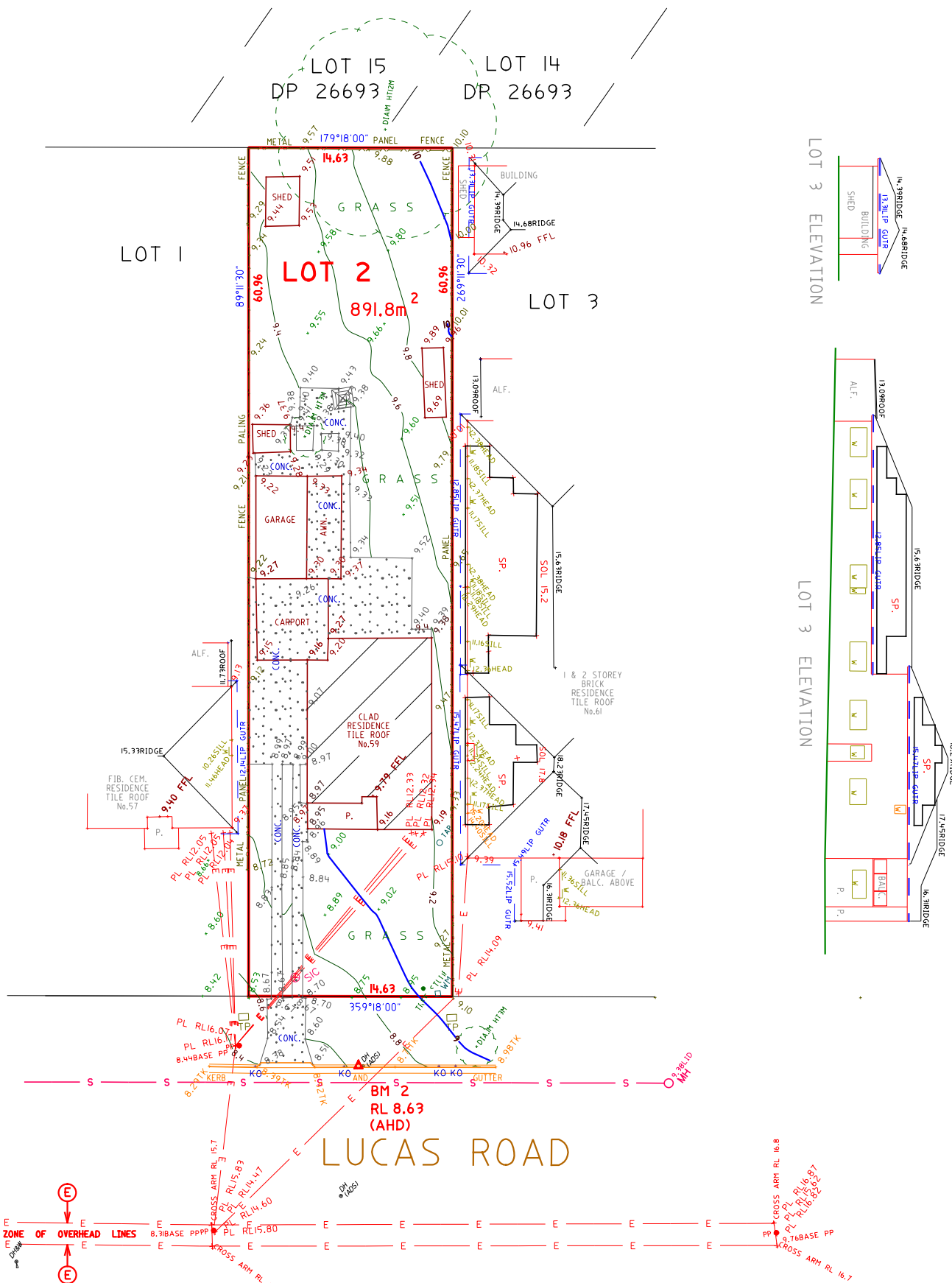
SUBURB: EAST HILLS

LOCALITY SKETCH

UBD AREA: SYD REVISION: 54

MAP: 290 REF: Q5

S
GPS
E



LOT 3 ELEVATION

LOT 3 ELEVATION

LOT 1 ELEVATION

Peter Nedelkovski B. Surv. M.I.S.N.S.W.
Surveyor Registered under the Surveying
And Spatial Information Act, 2002.
Identification No. 1722