



NOTE:

DETAIL SURVEY HAS BEEN CARRIED ON 23/01/2023.

BOUNDARIES HAVE NOT BEEN LOCATED BY SURVEY AND ARE APPROXIMATE RELATIVE TO THE DETAIL SURVEY.

ALL DIMENSIONS AND AREAS HAVE BEEN COMPILED FROM DEPOSITED PLAN MADE AVAILABLE BY NSW LAND REGISTRY SERVICES. IT HAS BEEN PLOTTED AS REQUIRED UNDER DIVISION 1, SECTION 9.(1) OF THE "SURVEYING AND SPATIAL INFORMATION REGULATION 2017".

PRIOR TO ANY DESIGN OR CONSTRUCTION WORK, WHICH RELIES ON CRITICAL SETBACKS FROM THE STREET OR BOUNDARIES, SURVEY MARKS SHOULD BE PLACE TO DEFINE THE PROPERTY BOUNDARIES.

NO INVESTIGATION OF UNDERGROUND SERVICES HAVE BEEN CONDUCTED. SERVICES SHOWN HAVE BEEN PLOTTED FROM 'DIAL BEFORE YOU DIG' (DBYD) AND ARE INDICATIVE ONLY. OTHER SERVICES MAY EXIST WHICH ARE NOT SHOWN. CONFIRMATION OF THE EXACT POSITION SHOULD BE MADE PRIOR TO ANY EXCAVATION WORK.

ORIGIN OF LEVELS ON A.H.D. IS TAKEN FROM SSM 975 WITH RL 37.915 (AHD).

RIDGE AND GUTTER HEIGHTS HAVE BEEN OBTAINED BY INDIRECT METHOD AND ARE ACCURATE TO $\pm 0.05m$.

CONTOURS ARE INDICATIVE ONLY. EXCEPT AT SPOT LEVELS SHOWN THEY DO NOT REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT. ONLY SPOT LEVELS SHOULD BE USED FOR ACCURATE CALCULATION.

FOR ANY POSITIVE COVENANTS AND RESTRICTIONS, NO FURTHER INVESTIGATIONS CARRIED OUT INTO CONTENT OF THE DEALING.

A806049 COVENANT

I, as a Registered Surveyor, have verified and signed off only on the detail and level survey information presented in this plan as dated 23/01/2023. No boundary has been defined, and this survey does not represent a boundary identification or redefinition. Any boundary information shown is approximate and should not be relied upon for legal or construction purposes.

(Marcus) Mingyang Jiang
Registered Surveyor
N° 8948



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ISA SURVEYORS PTY LTD
ABN: 23 671 421 408
Email: info@isasurveyors.com.au
Mobile Number: 0426 66 88 00

PLAN SHOWING DETAIL & LEVELS OVER
LOT 79 IN DP 11051
CLIENT: EPRS HOLDING PTY LTD
PROJECT: DETAIL SURVEY / SUBURB
ADDRESS: 168 ROBERTS ROAD, GREENACRE

JOB No.: 700203
PLAN No.: 700203_A
DATE: 07/02/2023
DRAWN: XM/CJ
CHK: LW

LGA: CANTERBURY-BANKSTOWN
DATUM: AHD
SCALE: 1:200@A3
CONT. INTERVAL: 0.15m
SHEET 1 OF 1

AMENDMENT:
15/01/2025 UPDATE DETAIL SURVEY

△ BENCH MARK
☆ LIGHT POLE
● BOUNDARY TRAP
■ WATER METER
○ WATER TAP
□ COMMUNICATION PIT
● POWER/PRIVATE POLE
P SIGN POST
□ GAS METER
○ STOP VALVE
⊗ SEWER MAINTENANCE HOLE
SHRUB
TOP RL: TOP OF WINDOW
SILL RL: BOTTOM OF WINDOW
○ 0.3 (DIAMETER)
S: 3 (SPREAD)
H: 10 (HEIGHT)
—E— ELECTRICITY LINE
—G— GAS LINE
—S— SEWER LINE
—T— TELECOM LINE
—W— WATER LINE
—N— NBN LINE

