

GENERAL NOTES:-

- THIS SURVEY IS NOT A 'LAND SURVEY' AS DEFINED BY THE SURVEYING AND SPATIAL INFORMATION ACT, 2002.
- THE BOUNDARIES OF THE LAND HAVE NOT BEEN SURVEYED, THE RELATIONSHIP BETWEEN THE BOUNDARIES SHOWN AND FEATURES SURVEYED ARE APPROXIMATE AND SUITABLE FOR PLOTTING PURPOSES ONLY.
- ONLY THOSE SERVICES VISIBLE AT THE TIME OF SURVEY HAVE BEEN LOCATED AND ARE QUALITY LEVEL A AS DEFINED BY AS 5488-2013.
- UNDERGROUND SERVICES HAVE BEEN PLOTTED FROM 'DIAL-BEFORE-YOU-DIG' PLANS AND ARE QUALITY LEVEL D AS DEFINED BY AS 5488-2013. ALL RELEVANT AUTHORITIES MUST BE CONTRACTED TO DETERMINE THE FULL EXTENT OF SERVICES PRIOR TO ANY PLANNING OR WORKS NEAR THE SITE.
- ONLY TREES GREATER THAN 3.5 METRES IN HEIGHT ARE SHOWN ON THIS PLAN AND THEIR POSITIONS AREA 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.
- CONTOUR INTERVAL 0.5 m.
- ALL SETOUT LEVELS MUST BE REFERRED TO THE BENCH MARK.
- THE ORIENTATION OF THIS PLAN IS APPROXIMATE TRUE NORTH. THIS IS BASED ON THE ASSUMPTION THAT THE VARIATION OF TRUE NORTH TO MGA IS 1°06'. THIS HAS NOT BEEN VERIFIED AS PART OF THIS SURVEY AND SHOULD YOU REQUIRE A MORE ACCURATE DETERMINATION OF TRUE NORTH A FURTHER SURVEY IS REQUIRED.
- THE LAND IS AFFECTED BY:
 - RESTRICTION ON THE USE OF LAND (DP1149790)
- THE LAND IS BENEFITED BY:
 - EASEMENT FOR STORMWATER DRAINAGE 3 WIDE (DP1140109) NOT SHOWN
 - EASEMENT FOR DRAINAGE 2 WIDE (DP1149790) NOT SHOWN
 - EASEMENT FOR DRAINAGE 4 WIDE (DP1149790) NOT SHOWN
 - EASEMENT FOR TELECOMMUNICATION PURPOSES 0.6 WIDE & VARIABLE (DP1149790) NOT SHOWN
 - EASEMENT FOR DRAINAGE 15 WIDE & VARIABLE (DP1149790) NOT SHOWN
 - RIGHT OF CARRIAGEWAY 13.5 WIDE & VARIABLE (DP1149790) NOT SHOWN
 - EASEMENT FOR SERVICES 13.5 WIDE & VARIABLE (DP1149790) NOT SHOWN
- COVENANTS AND RESTRICTIONS NOTED ON THE TITLE HAVE NOT BEEN INVESTIGATED.

LEGEND:-

- VC denotes VEHICLE CROSSING
- PC denotes PEDESTRIAN CROSSING
- TK denotes TOP OF KERB
- COM denotes COMMUNICATIONS PIT
- PP denotes POWER POLE
- LP denotes LIGHT POLE
- HYD denotes HYDRANT
- RHYD denotes RECYCLED HYDRANT
- SV denotes STOP VALVE
- RSV denotes RECYCLED STOP VALVE
- SWP denotes STORMWATER PIT
- SL denotes SURFACE LEVEL
- IL denotes INVERT LEVEL
- SMH denotes SEWER MANHOLE
- SMS denotes SEWER MAINTENANCE SHAFT
- SIP denotes SEWER INSPECTION PIT
- TS denotes TRAFFIC SIGNAL
- TSB denotes TRAFFIC SIGNAL BOX
- TSP denotes TRAFFIC SIGNAL PIT

TREE TABLE

No	Diam	Spread	Height	No	Diam	Spread	Height
1	0.6	12	19	67	0.2	4	8
2	0.3	4	8	68	0.2	4	8
3	0.2	4	6	69	0.1	3	4
4	0.1	4	6	70	0.2	4	8
5	0.3	6	6	71	0.2	6	6
6	0.2	4	6	72	0.1	4	8
7	0.1	4	6	73	0.2	6	4
8	0.2	4	6	74	0.1	4	5
9	0.2	4	6	75	0.2	4	3
10	0.9	24	20	76	0.2	6	4
11	0.9	24	20	77	0.1	4	4
12	0.9	16	18	78	0.1	4	4
13	0.9	16	18	79	0.2	6	5
14	0.8	14	20	80	0.1	4	4
15	1.2	14	20	81	0.1	4	4
16	0.1	4	5	82	0.3	4	4
17	0.2	4	4	83	0.2	4	4
18	0.1	4	6	84	0.3	4	4
19	0.1	4	6	85	0.1	4	4
20	0.3	4	6	86	0.3	4	4
21	0.1	2	4	87	0.3	4	4
22	0.1	2	4	88	0.1	2	4
23	0.3	6	8	89	0.2	2	4
24	0.2	4	6	90	0.1	4	4
25	0.2	4	6	91	0.1	4	4
26	0.2	4	6	92	0.1	4	6
27	0.2	4	6	93	0.1	4	6
28	0.4	8	10	94	0.1	4	8
29	0.1	4	8	95	0.1	4	6
30	0.1	2	4	96	0.1	4	6
31	0.1	2	4	97	0.1	6	7
32	0.1	2	4	98	0.2	6	7
33	0.1	2	4	99	0.2	6	7
34	0.2	4	4	100	0.1	4	7
35	0.1	2	4	101	0.2	6	6
36	0.1	2	4	102	0.1	4	6
37	0.6	16	24	103	0.1	2	3
38	0.5	12	12	104	0.1	2	3
39	0.7	12	12	105	0.1	2	3
40	0.5	12	12	106	0.1	2	3
41	0.1	3	3	107	0.1	2	3
42	0.2	2	6	108	0.1	2	3
43	0.2	2	6	109	0.1	2	3
44	0.2	2	6	110	0.1	2	3
45	0.2	2	6	111	0.1	2	3
46	0.2	4	8	112	0.1	2	3
47	0.2	2	4	113	0.1	2	3
48	0.5	6	7	114	0.1	2	3
49	0.3	4	8	115	0.1	2	3
50	0.3	4	8	116	0.1	2	3
51	0.2	4	6	117	0.1	2	3
52	0.2	4	6	118	0.1	2	3
53	0.5	8	10	119	0.1	2	3
54	0.2	3	5	120	0.1	2	3
55	0.3	4	6	121	0.1	2	3
56	0.4	4	10	122	0.1	2	3
57	0.2	4	6	123	0.1	2	3
58	0.2	4	6	124	0.1	2	3
59	0.4	8	10	125	0.2	4	7
60	0.2	4	8	126	0.7	4	5
61	0.1	4	4	127	0.7	16	20
62	0.1	4	4	128	0.7	16	20
63	0.1	4	4	129	0.2	4	5
64	0.2	4	6	130	0.2	4	5
65	0.2	4	6	131	0.1	2	6
66	0.1	4	8	132	0.1	4	6
				133	0.1	2	3

No.	Bearing	Distance	Arc	Radius
1	123°37'00"	2.47	2.47	19.5
2	157°04'00"	5.47	5.725	5.5
3	186°53'00"	0.745		
4	220°35'00"	6.66	7.06	6

UNDERGROUND SERVICES LEGEND - QUALITY LEVEL D (AS 5488-2013)

- W POTABLE WATER MAIN
- R RECYCLED WATER MAIN
- S SEWER MAIN
- C COMMUNICATIONS CABLES
- E ELECTRICITY CABLES
- G GAS MAIN
- U UNIDENTIFIED SERVICES

APPROXIMATE POSITION ONLY VIDE 'DIAL-BEFORE-YOU-DIG' PLANS
JOB No. 12042090. WHERE CRITICAL TO DESIGN, UNDERGROUND
SERVICES SHOULD BE LOCATED BY MORE ACCURATE METHODS.

CAUTION: FIBRE OPTIC CABLES ARE PRESENT IN THIS AREA

SERVICES NOTES:-

- ONLY THOSE SERVICES VISIBLE AT THE TIME OF SURVEY HAVE BEEN LOCATED AND IF SHOWN AS '1+ 89.67' ARE QUALITY LEVEL A AS DEFINED BY AS 5488-2013. LEVELS SHOWN ARE SURFACE LEVELS UNLESS NOTED OTHERWISE.
- UNDERGROUND SERVICES HAVE BEEN PLOTTED FROM 'DIAL-BEFORE-YOU-DIG' PLANS AND ARE QUALITY LEVEL D AS DEFINED BY AS 5488-2013. ALL RELEVANT AUTHORITIES MUST BE CONTRACTED TO DETERMINE THE FULL EXTENT OF SERVICES PRIOR TO ANY PLANNING OR WORKS NEAR THE SITE.

APPROX TRUE NORTH
MGA BY DP 1149790

BRUNKER

ROAD

GRAF

AVENUE

2 6 8 10 20 30 40
1:400

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ISSUE

DATE

AMENDMENT

A

23/03/17

ORIGINAL ISSUE

CLIENT:

POTTS HILL GROUP PTY LTD

SCALE 1:400

ORIGIN OF LEVELS:

PM 6931

RL 55.797

DATUM:

A.H.D.

REF.: 7304

DATE: 23/03/17

SURV/CHK: SW/PP

SHEET 1 OF 1

PLAN

A1

ISSUE

A

DETAIL AND LEVEL SURVEY OF LOT 104 IN DP 1149790

10 NELSON STREET

POTTS HILL



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