

GENERAL NOTES:-

- THIS SURVEY IS NOT A 'LAND SURVEY' AS DEFINED BY THE SURVEYING AND SPATIAL INFORMATION ACT, 2002.
- 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.
- LEVELS ARE ON AUSTRALIAN HEIGHT DATUM (A.H.D.).
- THE CONTOUR INTERVAL IS 0.5m
- ALL SETOUT LEVELS MUST BE REFERRED TO THE BENCH MARK SHOWN ON THIS PLAN.
- THIS PLAN IS FOR DEVELOPMENT APPLICATION PURPOSED ONLY. FURTHER DETAILED ENGINEERING PLANS MAY BE REQUIRED FOR THE PURPOSE OF OBTAINING A CONSTRUCTION CERTIFICATE.

BOUNDARY NOTES:-

- THE BOUNDARIES OF THE LAND HAVE BEEN SURVEYED, UNLESS SHOWN BY OFFSETS, THE POSITION OF THE FEATURES SHOWN IS DIAGRAMMATIC ONLY.
- BOUNDARIES HAVE NOT BEEN MARKED.

SURVEY INFORMATION NOTES:-

- THE ORIGIN OF COORDINATES COMES FROM SSM25318 RL12.227 MGA EASTING 327967.229 MGA NORTHING 6240690.595 CLASS B ORDER 2 ADOPTED FROM SCIMS DATED 12/02/2018.
- THE ORIGIN OF LEVELS COMES FROM SSM25318 RL12.227 CLASS LB ORDER L2 ADOPTED FROM SCIMS DATED 12/02/2018.
- THE ORIENTATION OF THIS PLAN IS MGA NORTH AS DETERMINED FROM DP1186941. THE VARIATION FROM MGA NORTH TO TRUE NORTH IS APPROXIMATELY 1°06'.

SERVICES NOTES:-

- ONLY THOSE SERVICES VISIBLE AT THE TIME OF SURVEY HAVE BEEN LOCATED.
- 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.

CERTIFICATE OF TITLE NOTES:-

- THERE ARE NO COVENANTS, RESTRICTIONS OR EASEMENTS SHOWN ON THE SECOND SCHEDULE OF THE CERTIFICATE OF TITLE DATED 16/02/2018.

LEGEND:-

- VC denotes VEHICLE CROSSING
PC denotes PEDESTRIAN CROSSING
TK denotes TOP OF KERB
GUT denotes KERB GUTTER
LIP denotes LIP LINE
CL denotes CENTRELINE
COM denotes COMMUNICATIONS PIT
PP denotes POWER POLE
LP denotes LIGHT POLE
ELP denotes ELECTRICITY PILLAR
HYD denotes HYDRANT
SV denotes STOP VALVE
SWP denotes STORMWATER PIT
SL denotes SURFACE LEVEL
IL denotes INVERT LEVEL
SMH denotes SEWER MANHOLE
SIP denotes SEWER INSPECTION PIT
SVP denotes SEWER VENT POLE
SS denotes STREET SIGN
US denotes UNCLASSIFIED SERVICE
FL denotes FLOOR LEVEL
D.S.H denotes DIAMETER, SPREAD AND HEIGHT OF TREE

Schedule of Trees			
No	Diam	Spread	Height
1	0.2	2	3
2	0.1	2	3
3	0.8	12	12
4	0.5	8	5
5	0.6	10	7
6	0.1	3	4
7	0.2	6	7
8	0.2	4	5
9	0.6	6	6
10	0.3	6	5
11	0.1	3	3
12	0.1	3	3
13	0.5	6	6
14	0.3	4	5
15	0.1	1	3
16	0.5	8	6
17	0.4	6	8
18	0.1	6	4
19	0.2	5	4
20	0.4	8	6
21	0.3	4	5

Schedule of Windows			
No	Floor	Head RL	Sill RL
1	1st	24.84	23.71
2	Ground	22.35	21.22
3	Ground	21.84	DOOR
4	1st	24.84	23.71
5	1st	24.84	23.71
6	1st	24.84	23.71
7	1st	24.80	DOOR
8	Ground	18.43	N/A
9	Ground	18.02	N/A
10	Ground	20.79	18.65
11	1st	23.29	N/A
12	Ground	20.62	18.63
13	1st	22.08	21.49

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

- W POTABLE WATER MAIN
D STORMWATER PIPE
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 AND ARE QUALITY LEVEL D AS DEFINED BY AS 5488-2013. SERVICES SHOULD BE LOCATED BY MORE ACCURATE METHODS.

SERVICES NOTES:-

- ONLY THOSE SERVICES VISIBLE AT THE TIME OF SURVEY HAVE BEEN LOCATED AND IF SHOWN AS 'DIAL-BEFORE-YOU-DIG' 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.

