



GENERAL NOTES:-

1. THIS SURVEY IS NOT A LAND SURVEY AS DEFINED BY THE SURVEYING AND SPATIAL INFORMATION ACT, 2002.
2. 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.
3. CONTOURS ARE INDICATIVE AT GROUND FORM ONLY. SPOT LEVELS ONLY SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.
4. LEVELS ARE ON AUSTRALIAN HEIGHT DATUM (A.H.D.)
5. THE CONTOUR INTERVAL IS 0.5m
6. ALL SETOUT LEVELS MUST BE REFERRED TO THE BENCH MARK SHOWN ON THIS PLAN.

BOUNDARY NOTES:-

7. A BASIC BOUNDARY SURVEY HAS BEEN DONE SUITABLE FOR DA LODGEMENT PURPOSES.
8. BOUNDARIES HAVE NOT BEEN MARKED.

SURVEY INFORMATION NOTES:-

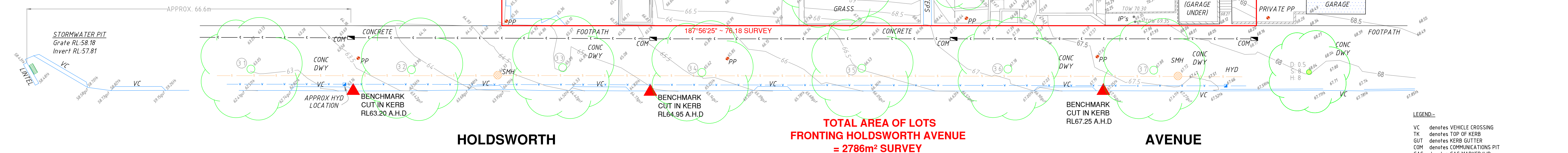
9. THE SURVEY NOT ON A DEFINED COORDINATE SYSTEM.
10. THE ORIGIN OF LEVELS COMES FROM SSM74341 RL76.437
11. THE ORIENTATION OF THIS PLAN IS MGA NORTH. THE VARIATION FROM MGA NORTH TO TRUE NORTH IS APPROXIMATELY 1°06'.

SERVICES NOTES:-

12. ONLY THOSE SERVICES VISIBLE AT THE TIME OF SURVEY HAVE BEEN LOCATED AND ARE QUALITY LEVEL A AS DEFINED BY AS 5488.1:2019.
13. UNDERGROUND SERVICES HAVE BEEN PLOTTED FROM 'DIAL-BEFORE-YOU-DIG' PLANS, ARE QUALITY LEVEL D AS DEFINED BY AS 5488.1:2019 AND ARE ONLY CURRENT FOR THREE MONTHS FROM THE DATE OF SUREVY
14. ALL RELEVANT AUTHORITIES MUST BE CONTACTED TO DETERMINE THE FULL EXTENT OF SERVICES PRIOR TO ANY PLANNING OR WORKS NEAR THE SITE.

CERTIFICATE OF TITLE NOTES:-

15. LOT A IN DP 110452 IS AFFECTED BY:
 - x CROSS EASEMENTS AFFECTING THE PARTY WALL(S) SHOWN ON THE COMMON BOUNDARY OF LOTS A AND B IN DP 110452. SHOWN AS 'A'
 - x COVENANT (658032)
 - x COVENANT (A72305)
16. LOT B IN DP 110452 IS AFFECTED BY:
 - x CROSS EASEMENTS AFFECTING THE PARTY WALL(S) SHOWN ON THE COMMON BOUNDARY OF LOTS A AND B IN DP 110452. SHOWN AS 'A'
 - x COVENANT (658032)
 - x COVENANT (A72305)
17. LOT 11 OF SEC 2 IN DP 7259 IS AFFECTED BY:
 - x COVENANT (658032)
 - x COVENANT (A325665)
18. LOT 12 OF SEC 2 IN DP 7259 IS AFFECTED BY:
 - x COVENANT (658032)
 - x COVENANT (A331244)
19. LOT 13 OF SEC 2 IN DP 7259 IS AFFECTED BY:
 - x COVENANT (658032)
 - x COVENANT (A331011)
20. LOT 14 OF SEC 2 IN DP 7259 IS AFFECTED BY:
 - x COVENANT (658032)
 - x COVENANT (A241721)
21. LOT 15 OF SEC 2 IN DP 7259 IS AFFECTED BY:
 - x COVENANT (A241721)
22. LOT 29 OF SEC 2 IN DP 7259 IS AFFECTED BY:
 - x COVENANT (A241721)
23. LOT 31 OF SEC 2 IN DP 7259 IS AFFECTED BY:
 - x COVENANT (658032)
 - x COVENANT (A72305)
24. LOT 32 OF SEC 2 IN DP 7259 IS AFFECTED BY:
 - x COVENANT (A265905)
25. LOT 33 OF SEC 2 IN DP 7259 IS AFFECTED BY:
 - x COVENANT (A265905)
26. LOT 35 OF SEC 2 IN DP 7259 IS AFFECTED BY:
 - x COVENANT (A265905)
27. COVENANTS AND RESTRICTIONS NOTED ON THE TITLE HAVE NOT BEEN INVESTIGATED. THESE SHOULD BE INVESTIGATED PRIOR TO DESIGN TO ENSURE ANY FUTURE DEVELOPMENT COMPLIES.



UNDERGROUND SERVICES LEGEND - QUALITY LEVEL D (AS 5488-2019)

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

APPROXIMATE POSITION ONLY VIDE 'DIAL-BEFORE-YOU-DIG' PLANS
JOB No. 10487981 WHERE CRITICAL TO DESIGN, UNDERGROUND
SERVICES SHOULD BE LOCATED BY MORE ACCURATE METHODS.

CAUTION: FIBRE OPTIC CABLES ARE PRESENT IN THIS AREA

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ISSUE	DATE	AMENDMENT
A	14/04/16	ORIGINAL ISSUE
B	22/10/20	DETAIL AND LEVEL SURVEY OF LOT 10 ADDED
C	28/10/20	SURVEY AREA AMENDED TO REFLECT DEVELOPMENT AREA

CLIENT:

SJD PROPERTY GROUP PTY LTD

SCALE 1:200

ORIGIN OF LEVELS:
SSM 74341
RL 76.437

DATUM:

A.H.D.

REF.: 7025
DATE: 14/04/2016
SURV/CHK: SW/AT/BE/BJ
SHEET 1 OF 2 SHEETS

PLAN

A1

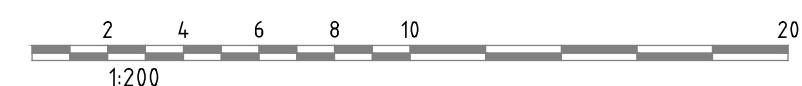
ISSUE

C

DETAIL AND LEVEL SURVEY OF LOTS 10-14, 31-33 IN
SEC 2 OF DP 4259, & LOTS A & B IN DP 110452
12-20 BERRY ROAD & 11-19 HOLDSWORTH AVENUE
ST LEONARDS

LEGEND:-

- VC denotes VEHICLE CROSSING
- TK denotes TOP OF KERB
- GUT denotes KERB GUTTER
- COM denotes COMMUNICATIONS PIT
- GAS denotes GAS MARKER/LID
- PP denotes POWER POLE
- HYD denotes HYDRANT
- SWP denotes STORMWATER PIT
- SL denotes SURFACE LEVEL
- IL denotes INVERT LEVEL
- IP denotes INSPECTION PIT
- SMH denotes SEWER MANHOLE
- SIP denotes SEWER INSPECTION PIT
- FL denotes FLOOR LEVEL
- D.S.H denotes DIAMETER, SPREAD AND HEIGHT OF TREE



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