



TOTAL AREA
3340 m² BY DEDUCTION
3332 m² BY TITLE



NO INVESTIGATION OF UNDERGROUND SERVICES HAS BEEN MADE. ALL RELEVANT AUTHORITIES SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION ON OR NEAR THE SITE.
DEVELOPERS & EXCAVATORS MAY BE HELD FINANCIALLY RESPONSIBLE BY THE ASSET OWNER SHOULD THEY DAMAGE UNDERGROUND NETWORKS.

LEGEND:	
	BUILDING, SHED
	CONCRETE
	PAVED AREA
	BITUMEN
	OVERHEAD WIRES
	STORMWATER PIPE
	SHRUB
	LIGHT POLE
	POWER POLE
	HYDRANT
	WATER METER
	COMMUNICATION PIT
	GAS METER
	PRAM CROSSING
	INSPECTION PIT
	INVERT LEVEL
	PIT SURFACE LEVEL

NOTE:
THIS PLAN IS PREPARED FOR DETAIL AND LEVEL PURPOSES ONLY. THE BOUNDARIES HAVE BEEN OBTAINED FROM LAND REGISTRY SERVICES (LRS).
DEPOSITED PLANS USED: DP234756, DP972422, DP972554, DP973520, DP1177815 & DP1216055
ANY STRUCTURES RELATED TO PHYSICAL FEATURES (BUILDINGS, TREES, ETC.) MUST BE CONFIRMED PRIOR TO FINAL DESIGN.
ALL SERVICES MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
IF ANY CONSTRUCTION IS PLANNED IT WOULD BE ADVISABLE TO CARRY OUT FURTHER SURVEY WORK FOR SETOUT PURPOSES.
MGA COORDINATES GDA 2020 FROM SCMS.
ORIGIN OF LEVELS SSM 163082, RL 95.12 (AHD).
DISCLAIMER OF LIABILITIES TO ANY THIRD PARTIES: THIS PLAN IS MADE SOLELY FOR THE USE AND BENEFIT OF THE CLIENT NAMED ABOVE AND NO LIABILITY OR RESPONSIBILITY WHATSOEVER IS ACCEPTED TO ANY THIRD PARTY WHO MAY RELY ON THIS PLAN WHOLLY OR IN PART. ANY THIRD PARTIES ACTING OR RELYING ON THIS PLAN WHETHER WHOLLY OR IN PART ARE IN BREACH OF OUR COPYRIGHT AND DO SO AT THEIR OWN RISK.

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PLAN SHOWING DETAILS & LEVELS OVER LOT 1 IN DP 972422, LOT 1 IN DP972554 & LOT 1 IN DP973520 AT No 17-21 SHIRLEY ROAD, ROSEVILLE		SHEET 1 OF 1 SHEETS
DATE: AHD	RATIO: 1:100 (AO)	REFERENCE
DATE: 4 & 5.02.2025	VERMONT GROUP PRINCIPAL	44091 / D-MGA