

NOTES

- NO BOUNDARY HAS BEEN SURVEYED OR MARKED, ALL BOUNDARY DIMENSIONS HAVE BEEN COMPILED FROM DEPOSITED PLANS ONLY AND NOT BY FIELD MEASUREMENTS. THIS PLAN SHOULD NOT BE USED FOR BUILDING TO BOUNDARY, OR TO PRESCRIBED SET-BACKS WITHOUT FURTHER BOUNDARY SURVEY.
- RELATIONSHIP OF IMPROVEMENTS AND DETAIL TO BOUNDARIES IS DIAGRAMMATIC AND IF CRITICAL SHOULD BE CONFIRMED BY A FURTHER BOUNDARY SURVEY.

- THE ORIENTATION OF TRUE NORTH ON THIS PLAN IS AS PER THE SCIMS SURVEY MARK REPORT.
- CONTOURS ARE AN INDICATION OF THE TOPOGRAPHY AND SHOULD ONLY BE USED FOR PLANNING PURPOSES. IF DETAILED DESIGN IS TO BE UNDERTAKEN, SPOT LEVELS SHOULD BE USED.
- LOT AREA(S) SHOWN ON THIS PLAN HAVE BEEN CALCULATED FROM COMPILED BOUNDARIES. LOT AREA(S) SHOWN ON TITLE DIAGRAM MAY DIFFER.
- NO SERVICE SEARCH HAS BEEN UNDERTAKEN. ONLY THOSE VISIBLE ABOVEGROUND SERVICES WITHIN THE PROPERTY VISIBLE AT THE TIME OF SURVEY HAVE BEEN LOCATED AND SOME SERVICES MAY HAVE BE OBSCURED BY PLANT AND MATERIALS.
- THIS DRAWING REMAINS THE COPYRIGHT OF STRATASURV P/L AND CANNOT BE REPRODUCED OR ALTERED WITHOUT PRIOR WRITTEN CONSENT.
- DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THE DETAIL FROM THE DRAWING.
- ALL DIMENSIONS IN METRES UNLESS OTHERWISE SHOWN.
- DETAILED DESIGN SHOULD CONSIDER THE ACCURACY OF THE DATUM PROVIDED BY STATE SURVEY MARKS AND PERMANENT MARKS NOTING THAT THE LANDS DEPT. MAY AT ANY TIMES RE-ADJUST ITS HEIGHT WITHIN THE NETWORK
- TITLE(S) SCHEDULES AND NOTATIONS NOT INVESTIGATED.
- NOT ALL INTERNAL SUBJECT LOT DETAIL SHOWN. PLAN FOR PURPOSE OF SHOWING SITE LEVELS & SIGNIFICANT STRUCTURES ONLY.
- FLOOR LEVEL(S) HAVE BEEN TAKEN AT ACCESSIBLE POINTS INDICATED. (IEG. THRESHOLD) INTERNAL FLOOR LEVELS MAY DIFFER FROM INDICATED LEVEL AND SHOULD BE CONFIRMED IF CRITICAL.
- RIDGE, EAVE AND GUTTER HEIGHTS HAVE BEEN OBTAINED BY AN INDIRECT METHOD AND ARE ACCURATE FOR PLANNING PURPOSES ONLY.
- ADJOINING BUILDINGS AND DWELLINGS HAVE BEEN PLOTTED FOR DIAGRAMMATIC PURPOSES ONLY.
- KERB LEVELS SHOWN ARE INVERT UNLESS OTHERWISE STATED.
- TREE SPREADS & TREE HEIGHTS ARE INDICATIVE ONLY & IF CRITICAL, TREE POSITIONS SHOULD BE VERIFIED BY AN ON-SITE INVESTIGATION PRIOR TO CONSTRUCTION.
- THESE NOTES ARE AN INTEGRAL PART OF THIS PLAN. REPRODUCTION OF THIS PLAN OR ANY PART OF IT WITHOUT THIS NOTE BEING INCLUDED IN FULL WILL RENDER THE INFORMATION SHOWN ON SUCH REPRODUCTION INVALID AND NOT SUITABLE FOR USE.

LEGEND:

- AWN

BRICK

B1.23

CPIT

FL

GPIT

IL

K&G(0.15)

KIP

KO

L1.23

LM

MPIT

PC

RL

RR

SL

SMH

SP

VC

Ø
- AWNING

BACK OF KERB

PIT WITH CONCRETE COVER

FLOOR LEVEL

GRATED PIT

INVERT LEVEL

KERB AND GUTTER (HEIGHT)

KERB INLET PIT

KERB OUTLET

LIP OF KERB

LINE MARKING

PIT WITH METAL COVER

PRAM CROSSING

REDUCED LEVEL

ROOF RIDGE

PIT SURFACE LEVEL

SEWER MANHOLE

SIGN POLE

VEHICLE CROSSING

DIAMTER
- T*55/0.3H7

H- HEIGHT

B- TRUNK DIAMETER

S- SPREAD (RADIUS)
- LIGHT POLE

POWER POLE WITH LIGHT

POWER POLE

GAS VALVE

STANDARD SEWER MANHOLE

TELECOMMUNICATION PIT

HYDRANT

STOP VALVE

BENCHMARK

- SEWER LINE UG (APPROX. POSITION)

STORMWATER LINE UG (APPROX. POSITION)

WATER LINE UG (APPROX. POSITION)

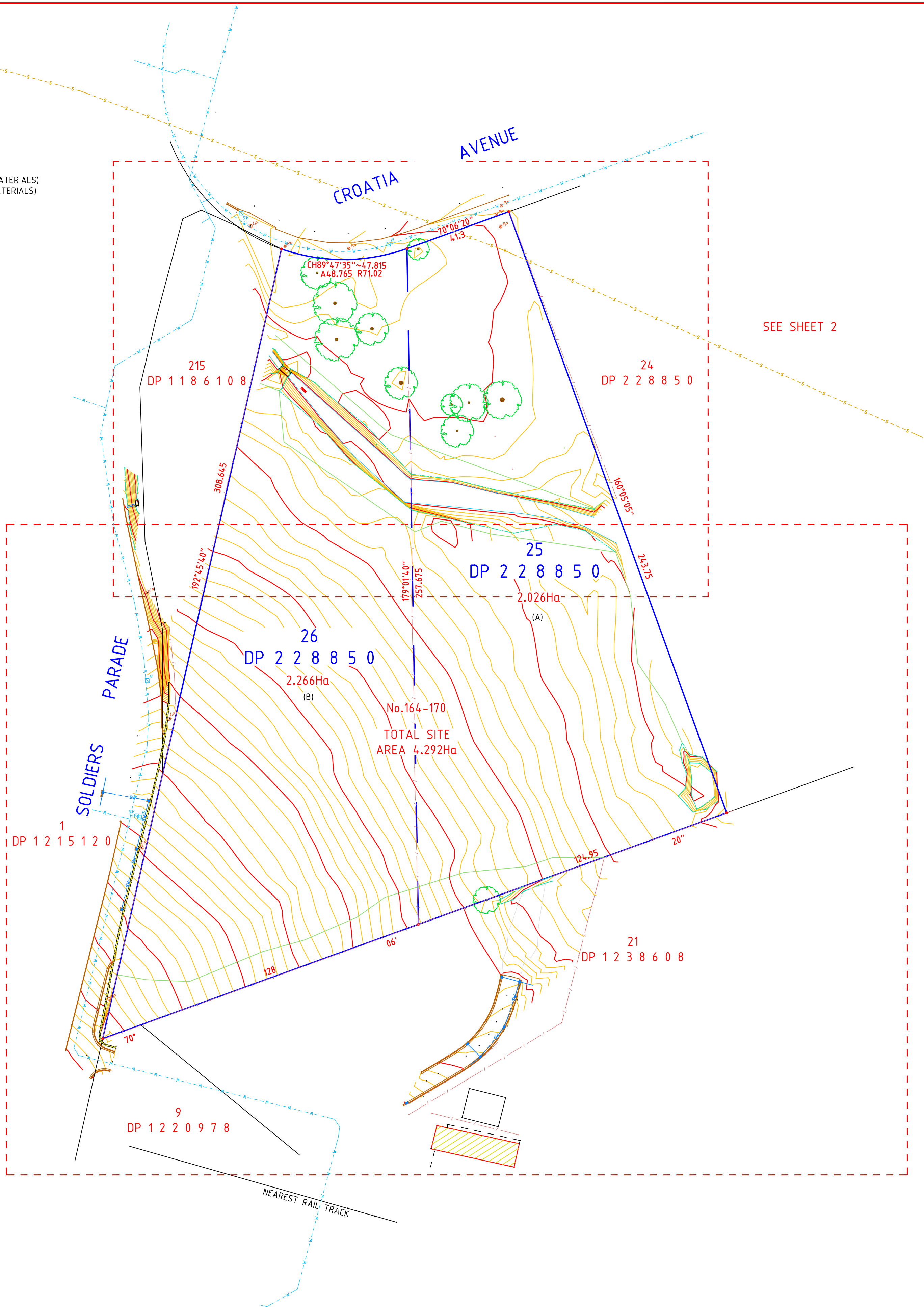
FENCE

BOTTOM OF BANK

TOP OF BANK

WARNING: ONLY SYDNEY WATER ASSETS SHOWN. UNDERGROUND SERVICE LOCATIONS ARE INDICITIVE ONLY AND REPRESENT THE EXISTANCE OF SERVICES IN THE AREA. A DETAILED STUDY OF THE LOCATION OF UNDERGROUND SERVICES WILL NEED TO BE UNDERTAKEN PRIOR TO COMMENCEMENT OF DESIGN WORK OR EXCAVATION. POT-HOLING OR UNDERGROUND SERVICE LOCATOR ADVISED IF DESIGN IS CRITICAL

- (A) COVENANT (VIDE K749526) (RELATED TO BUILDING MATERIALS)
- (B) COVENANT (VIDE L195256) (RELATED TO BUILDING MATERIALS)



APPROX
1"12'

TN
MGA

ALL BEARING SHOW
ARE ON MGA ORIENTATION

SEE SHEET 2

SEE SHEET 3

CLIENT DETAILS TONY OWEN PARTNERS								DATE OF SURVEY	01&04/05/2020	PROJECT: 164-170 CROATIA AVENUE, EDMONDSON PARK	STRATA SURV REGISTERED SURVEYORS DEVELOPMENT CONSTRUCTION STRATUM Sydney · Melbourne · Brisbane · Newcastle · Gold Coast Ph: 971271111 Fax: 97127333 EMAIL: ssurveyors@stratasurv.com.au	DRAWING TITLE PLAN SHOWING DETAIL, LEVELS AND CONTOURS OVER LOTS 25 AND 26 IN DP 228850				
								ORIGIN OF RL'S	PM50461 RL48.39			DRAWING NUMBER				
								DATUM/CLASS/ORDER	AHD/B/-			4418DT01a2	Sheet	Sheets	SCALE	REVISION
								CONTOUR INTERVAL	0.2m			01	OF	04	1:1000	A
	A	05/05/2020	PLAN ISSUED				MM	MM	PS							
	REV	DATE	REVISION DETAILS		DESIGN	SURV	DWN	CHK								
									CAD REF FILE:			4418DT02a3.dwg				