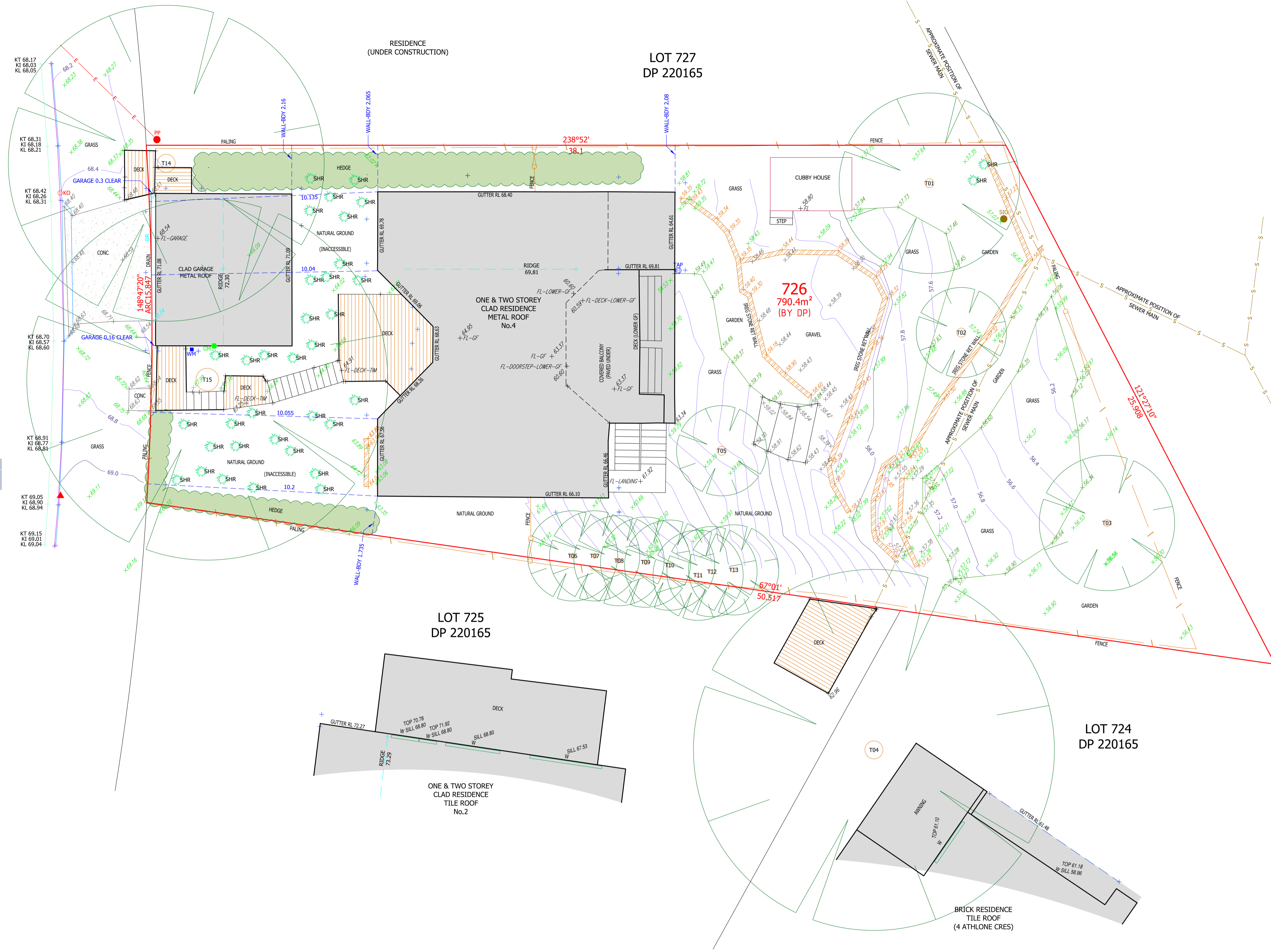


TIPPERARY AVENUE



NORTH NOTE
 BEARINGS SHOWN ARE RELATED TO MAGNETIC NORTH AND HAVE BEEN DETERMINED FROM NSW LAND REGISTRY SERVICES PLANS. TRUE NORTH IS APPROXIMATE ONLY & FURTHER INVESTIGATION WOULD BE REQUIRED TO DETERMINE ACCURATE TRUE NORTH.

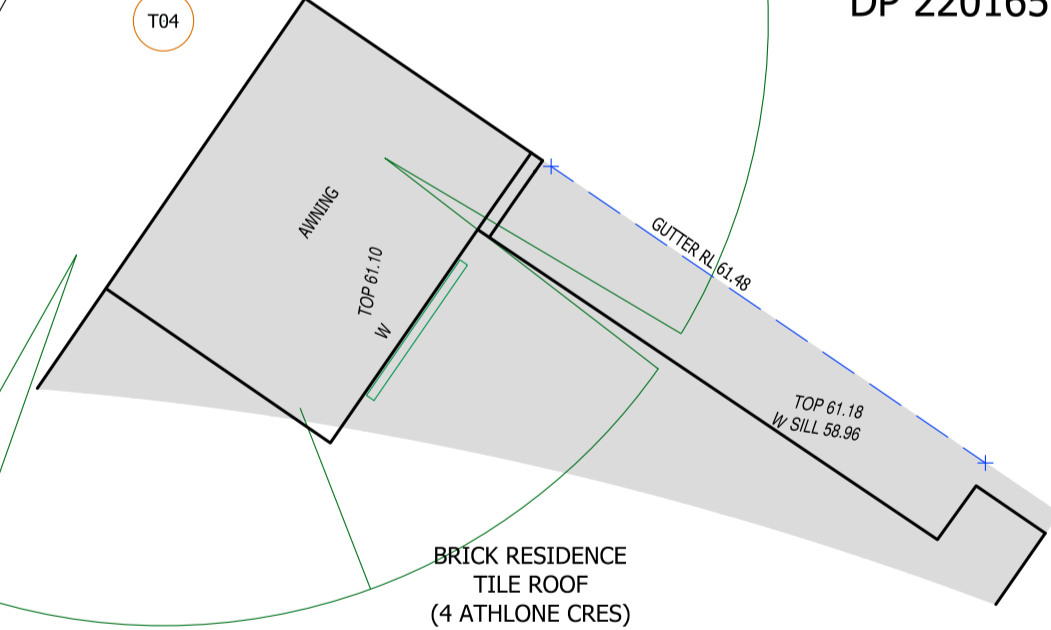
NOTE
 SEWER MAIN POSITION IS APPROXIMATE ONLY. REFER TO SYDNEY WATER DBYD DIAGRAM FOR DETAILS. PRIOR TO ANY DESIGN OR CONSTRUCTION A SEWER PEGOUT SHOULD BE UNDERTAKEN TO DETERMINE EXACT LOCATION OF THE SEWER LINE.

BENCH MARK
 BM NAIL IN KERB
 RL 69.04 (A.H.D.)

LOT 725
 DP 220165



LOT 724
 DP 220165



LOT 727
 DP 220165

LOT 731
 DP 220165

SCHEDULE OF TREES

TREE	DIAMETER	HEIGHT	SPREAD
T01	0.4	7	8
T02	0.4	7	4
T03	0.3	8	6
T04	0.8	5	16
T05	0.4	7	4
T06	0.2	7	4
T07	0.2	7	4
T08	0.2	7	4
T09	0.2	7	4
T10	0.2	7	4
T11	0.2	7	4
T12	0.2	7	4
T13	0.2	7	4
T14	0.8	12	14
T15	1	15	16

EVAN AKAR
 EVAN AKAR
 REGISTERED LAND SURVEYOR NSW
 ENG LAND SERVICES
 "A FIELD SURVEY OF THE BOUNDARIES HAS BEEN CONDUCTED"
 3/2/2024 DATE

LEGEND

- BENCH MARK
- ELEC CABLE (OVERHEAD)
- APPROX. POSITION
- GULLY PIT
- PHOTO POINT
- PHOTO POINT (UNDERGROUND)
- APPROX. POSITION
- SEWER MAIN (UNDERGROUND)
- VEHICULAR CROSSING

YOU ARE ADVISED TO CALL 1100 "DIAL BEFORE YOU DIG" BEFORE CARRYING OUT ANY BUILDING WORKS.

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NOTE
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DRAWING NOTES

ROOF AND GUTTER LOCATION AND HEIGHTS HAVE BEEN OBTAINED BY INDIRECT METHOD AND ARE ACCURATE TO ±100mm.
 CONTOURS SHOWN ARE AN INDICATION OF LANDFORM AND SHOULD NOT BE TAKEN IN REFERENCE TO SPOT LEVELS SHOWN.
 SERVICES SHOWN ARE INDICATIVE ONLY. POSITIONS ARE BASED ON SERVICE RECORDS LOCATED DURING FIELD SURVEY. THE RELEVANT AUTHORITY SHOULD BE CONTACTED TO DETERMINE EXACT POSITIONS OF ANY UNDERGROUND PIPES, CABLES ETC. OTHER SERVICES MAY EXIST WHICH ARE NOT SHOWN.
 DIMENSIONS OF ANY TREES SHOWN ON THIS DRAWING ARE APPROXIMATE.
 ADJACENT BOUNDARIES ARE SHOWN AS APPROXIMATE ONLY TO INDICATE ACCESS.
 REFER TO THE CERTIFICATE OF TITLE FOR RESTRICTIONS IF ANY. OTHER EASEMENTS OR RESTRICTIONS MAY EXIST OR BE DETERMINED, THAT ARE NOT SHOWN.
 THIS PLAN IS FOR INFORMATION AND DESIGN PURPOSES ONLY & IS NOT TO BE USED FOR CONSTRUCTION. IF ANY CONSTRUCTION IS TO BE UNDERTAKEN CLOSE TO OR RELATIVE TO ANY BOUNDARY, OR ACCURATE POSITION OF FEATURES IS NEEDED A SPECIFIC SETOUT OR BOUNDARY SURVEY IS REQUIRED.
 THESE NOTES ARE AN INTEGRAL PART OF THE PLAN.

LOCATION PLAN

PLAN BY

 m: 0434 624 595 e: office@englandservices.com.au

CLIENT

 CLIENT REFERENCE:
PROJECT LOCATION
LOT 726
DP 220165
4 TIPPERARY AVENUE
KILLARNEY HEIGHTS

PLAN TYPE
CONTOUR PLAN

ABBREVIATIONS

D - DOOR	RP - ROOF RILE
DR - DRAIN	RL - REDUCED LEVEL
EB - ELEC BOX	SD - SEWER INSPECTION
FL - FLOOR LEVEL	SMH - SEWER MAIN HOLE
GM - GAS METER	SWP - SEWER WENT PIPE
GM - GAS METER	SWP - STORM WATER FIT
H - HYDRANT	TF - TOP OF FENCE
KT - KERB TOP	TP - TELECOMS PIT
KL - KERB LIP	TW - TOP OF WALL
KO - KERB OUTLET	VB - VERANDAH
L - LANDING	W - WINDOW
LP - LIGHT POLE	WM - WATER METER
MH - MAIN HOLE	WVC - WATER CLOSET
POR - PORCH	

JOB REFERENCE
 240112D1HF
 SURVEYED: HE DRAFTER: TY
SOURCE OF LEVELS
 PM 8390 RL 69.826 (AHD)
 (SCIMS, DATED 19.1.2024)
 SURVEY DATE SCALE / SHEET
 12.01.2024 1:100/A1