

MGA (Approx. True)

A FIRST ISSUE 20/07/23

A FIELD SURVEY OF THE BOUNDARIES HAS BEEN UNDERTAKEN. OFFSETS FROM STRUCTURES TO BOUNDARY SHOULD NOT BE USED FOR CONSTRUCTION SETOUT.

WE FIND LARGE CADASTRAL DISCREPANCIES EXIST IN THIS AREA. BOUNDARY FIXATION IS SUBJECT TO OPINION AND MAY VARY BETWEEN SURVEYORS. WE RECOMMEND A PLAN OF RESECTION BE UNDERTAKEN AND REGISTERED WITH LRS NEW TO UPDATE THE TITLE BOUNDARIES AND REMOVE AMBIGUITY SHOULD WORKS BE PROPOSED ON OR AT CRITICAL SETBACK FROM BOUNDARIES.

IF CONSTRUCTION ON OR NEAR BOUNDARIES IS UNDERTAKEN THE BOUNDARIES OF THE LAND SHOULD BE MARKED OR THE WORKS SETOUT BY A REGISTERED SURVEYOR.

TREE SIZES ARE ESTIMATES ONLY.

THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF P & T NGUYEN PTY LTD

RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY. WHERE OFFSETS ARE CRITICAL THEY SHOULD BE CONFIRMED BY FURTHER SURVEY.

EXCEPT WHERE SHOWN BY DIMENSION LOCATION OF DETAIL WITH RESPECT TO BOUNDARIES IS INDICATIVE ONLY.

ONLY VISIBLE SERVICES HAVE BEEN LOCATED. UNDERGROUND SERVICES HAVE NOT BEEN LOCATED. DIAL BEFORE YOU DIG SERVICES SHOULD BE USED AND A FULL UTILITY INVESTIGATION INCLUDING A UTILITY LOCATION SURVEY SHOULD BE UNDERTAKEN BEFORE CARRYING OUT ANY CONSTRUCTION ACTIVITY IN OR NEAR THE SURVEYED AREA.

CRITICAL SPOT LEVELS SHOULD BE CONFIRMED WITH SURVEYOR.

THIS PLAN IS ONLY TO BE USED FOR THE PURPOSE OF DESIGNING NEW CONSTRUCTIONS.

CONTOURS SHOWN DEPICT THE TOPOGRAPHY. EXCEPT AT SPOT LEVELS SHOWN, THEY DO NOT REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.

CONTOUR INTERVAL - 0.5 metre - SPOT LEVELS SHOULD BE ADOPTED.

POSITION OF RIDGE LINES ARE DIAGRAMMATIC ONLY. NOT TO SCALE.

THE INFORMATION IS ONLY TO BE USED AT A SCALE ACCURACY OF 1:100.

DO NOT SCALE OFF THIS PLAN / FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS.

IF ACCURATE TRUE NORTH IS REQUIRED A FURTHER SURVEY WOULD BE NECESSARY.

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THIS NOTICE MUST NOT BE ERASED.

MICHAEL K JOYCE
REGISTERED SURVEYOR I.D. 8268

Waterview
SURVEYING SERVICES

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Vertical Datum
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. PM 51464
R.L. 38.97
SOURCE: S.C.I.M.S. 10/07/2023

Client Details
P & T NGUYEN PTY LTD
240 HUDSON PDE
CLAREVILLE NSW 2107

Drawing Title
DETAIL AND LEVELS OVER
240 HUDSON PDE
CLAREVILLE NSW 2107
BEING LOT 53 IN D.P.12760

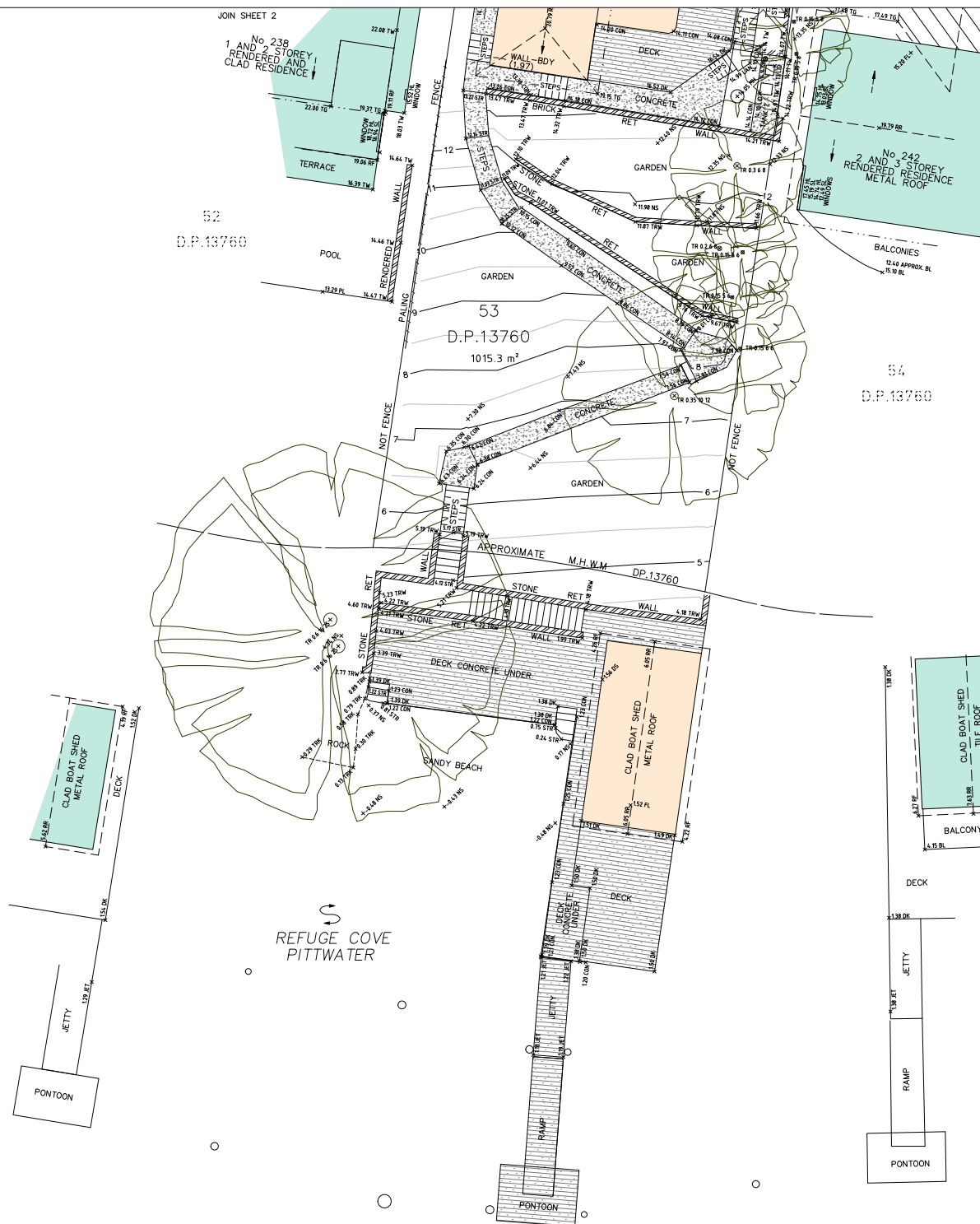
PROJECT: 1740 PAGE 1 OF 2
Date of survey: 02/07/2023 Drawing No: 1740detail 1
Scale: 1:100 @ A1 Rev: A

LEGEND
BB BOTTOM OF BANK
BL BALCONY
CL CENTERLINE
CON CONCRETE
DN DECK
DS DOOR SILL LEVEL
ELO ELECTRICITY OVERHEAD
FL FLOOR LEVEL
GM GAS METER
GR GRATE
HL HOOD LEVEL
JET JETTY
LAN LANDING
LID MISCELLANEOUS PIT LID
MH MAN HOLE
NS NATURAL SURFACE
PAV PAVING
PL POOL
PP POWER POLE NETWORK
RF ROOF
RR ROOF RIDGE
SIP SEWER INSPECTION PIT
SL SILL LEVEL
STR STAIRS
TB TOP OF BANK
TER TERRACE
TG TOP OF GUTTER
THOB TOP OF HOB
TKB TOP OF KERB
TR TREE DIA SPREAD HEIGHT
TRK TOP OF ROCK
TRW TOP OF RETAINING WALL
TW TOP OF WALL
WM WATER METER

TITLE INDICATES THAT LOT 53 IN D.P.13760 IS SUBJECT TO:
- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- C38195 EASEMENT FOR RIGHT OF WAY AND ACCESS APPURTENANT TO THE LAND WITHIN DESCRIBED SPACE AS RESERVE FOR ACCESS IN DP13760 (REMOTE FROM SITE)

JOIN SHEET 2

JOIN SHEET 2



LEGEND	
BB	BOTTOM OF BANK
BL	BALCONY
CL	CENTERLINE
CON	CONCRETE
DK	DECK
DS	DOOR SILL LEVEL
ELO	ELECTRICITY OVERHEAD
FL	FLOOR LEVEL
GM	GAS METER
GRT	GRATE
HL	HOOD LEVEL
JET	JETTY
LAN	LANDING
LID	MISCELLANEOUS PIT LID
MH	MAN HOLE
NS	NATURAL SURFACE
PAV	PAVING
PL	POOL
PP	POWER POLE NETWORK
RF	ROOF
RR	ROOF RIDGE
SIP	SEWER INSPECTION PIT
SL	SILL LEVEL
STR	STAIRS
TB	TOP OF BANK
TER	TERRACE
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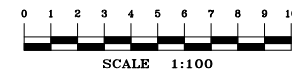
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