



jackhughes.com.au

## SITE CONDITION REPORT

FOOTPATH, KERB & GUTTER

ANY K&G ? ☒ YES ☐ NO

DAMAGE ? ☒ YES ☐ NO

ANY FPATH ? ☐ YES ☒ NO

DAMAGE ? ☐ YES ☒ NO

FOR DAMAGED LOCATIONS  
SEE SYMBOL  ON PLAN

SITE ASSESSMENT

SITE ACCESS

TO SITE: SEALED ROAD

ONTO SITE : SEALED ROAD

ONSITE STORAGE : NORMAL

VEHICLE CROSSING : YES

SITE CONDITIONS

SHOULD MASTERTON HOMES  
PTY LTD REPRESENTATIVE  
VISIT SITE PRIOR TO ISSUE  
OF CONTRACT ? : NO

IMPROVEMENTS ? : NIL

NATURAL WATERCOURSE  
WITHIN 50m? : NO

DETAILS :

SERVICES

GAS : YES WATER : IN STREET

ELECTRICITY : O/H RECYCLED: NO

DRAINAGE : NO EASEMENT

SEWER : BACK YARD  
SEE SYD. WATER DIAGRAM

I HEREBY CERTIFY THAT THE ABOVE SITE  
CONDITIONS ASSESSMENT WAS CARRIED OUT  
BY ME PRIOR TO COMMENCEMENT OF BUILDING  
WORKS BY MASTERTON HOMES P/L

Reg'd Surveyor I.D.1327  
REGISTERED SURVEYOR PER JACK HUGHES & ASSOC P/L

NOT FOUND  
U/G UNDER GROUND  
O/H OVER HEAD

A3  
ORIGINAL

WH 19.45 WINDOW HEAD RL19.45

OVERHEAD POWERLINES

GAS METRE

STREET SIGN

HYDRANT

STOP VALVE

ELECTRICAL PILLAR

SEWER MAN HOLE

LIGHT POLE

POTABLE WATER METRE

RECYCLED WATER METRE

TELSTRA PIT

TREE (SYMBOL ONLY)

DRAINAGE PIT

JUNCTION PIT

SEWER VENT

SEWER INSP.HOLE

NOTE:  
UNLESS OTHERWISE STATED  
KERB LEVELS ARE TOP OF KERB

SERVICE PITS/MANHOLES MAY BE HIDDEN  
TREE & ADJOINING DETAIL APPROXIMATE ONLY  
SPOT LEVELS ARE ACCURATE, CONTOURS ARE APPROX. ONLY  
CONTOURS UNDER BUILDINGS ARE ASSUMED AND APPROX. ONLY  
DO NOT SCALE OFF THIS PLAN. WHERE RELATIONSHIP OF  
IMPROVEMENTS & FEATURES TO BOUNDARIES IS CRITICAL  
THEY SHOULD BE CONFIRMED BY A BOUNDARY SURVEY.  
FENCING HAS NOT BEEN SURVEYED, ONLY TYPE/MATERIAL IS NOTED.  
ALL NOTES ARE AN INTEGRAL PART OF THIS PLAN AND  
MUST BE READ BEFORE USING DETAIL BOTH HERE & ON  
ON ANY ELECTRONIC VERSION

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SHOULD NOT BE REPRODUCED IN PART OR WHOLE WITHOUT  
THE WRITTEN PERMISSION OF JACK HUGHES & ASSOCIATES  
PTY LTD

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IMPORTANT NOTE:

This plan is prepared for exclusive use  
of MASTERTON HOMES PTY LTD only  
from a combination of field survey and  
existing records for the purpose of  
designing a new dwelling on the land  
and should not be used for any other  
purpose or by any other person.

Use by any other person does not create  
a contract between the surveyor and  
that other person.

All boundaries have been surveyed and  
are marked accordingly.

DIAL BEFORE YOU DIG  
1100

SITE AREA = 7018 m<sup>2</sup> BY TITLE / PROPOSED

C	25/2/21	BOUNDARIES SURVEYED
B	5/11/20	ORIGINAL ISSUE
A	14/7/20	ORIGINAL ISSUE

JACK HUGHES & ASSOCIATES  
CONSULTING SURVEYORS

PO BOX 24  
GLEBE NSW 2037  
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email : jackhughes@bigpond.com

SCALE : 1:200

DATUM : AHD

ORIGIN :

SURVEYED JCH	DRAWN JJH	CHECKED KMH
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PASSED

PLAN  
SHOWING SELECTED LEVELS AND  
DETAIL OVER 54 YARRABIN STREET  
BELROSE

CLIENT: MASTERTON HOMES PTY LTD

CADD : 15877CONT

REVISION: C

SHEET 1 OF 1

MASTERTON JOB

2015939