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LOCALITY SKETCH

UBD AREA: SYD REVISION: 54
MAP: 156 REF: C15
GPS S E

NORTH
M.N. DP 232295

SL.- DENOTES SKYLIGHT
W - DENOTES GROUND FLOOR WINDOW

Peter Nedelkovski B. Surv. M.I.S.N.S.W.
Surveyor Registered under the Surveying
And Spatial Information Act, 2002.
Identification No. 1722

DIAL BEFORE YOU DIG
www.1100.com.au

HOW TO PROTECT SURVEY MARKS BEFORE WORKS COMMENCE
For details refer to -
https://www.spatial.nsw.gov.au/ data/assets/pdf
file/0003/221736/Protecting Survey Marks June2018 Final.pdf
Find out if there are survey marks located in the area of interest by:
1. Viewing the Permanent survey mark layer on SIX Maps - maps.six.nsw.gov.au and print the map showing location of survey marks.
2. Download the Permanent Survey Mark Locality Sketches.
3. Inspecting the site, paying particular attention to survey marks located in the footpath, kerb or gutter.

IF NO SURVEY MARKS ARE AFFECTED COMMENCE WORKS
IF SURVEY MARKS ARE IN THE AREA & COULD BE AFFECTED BY THE WORKS, eg. disturbed or removed
1. Apply for Surveyor General Approval - Survey Mark(s) Removal.
2. Where required contact a Registered Surveyor to assist with the conditions of approval.

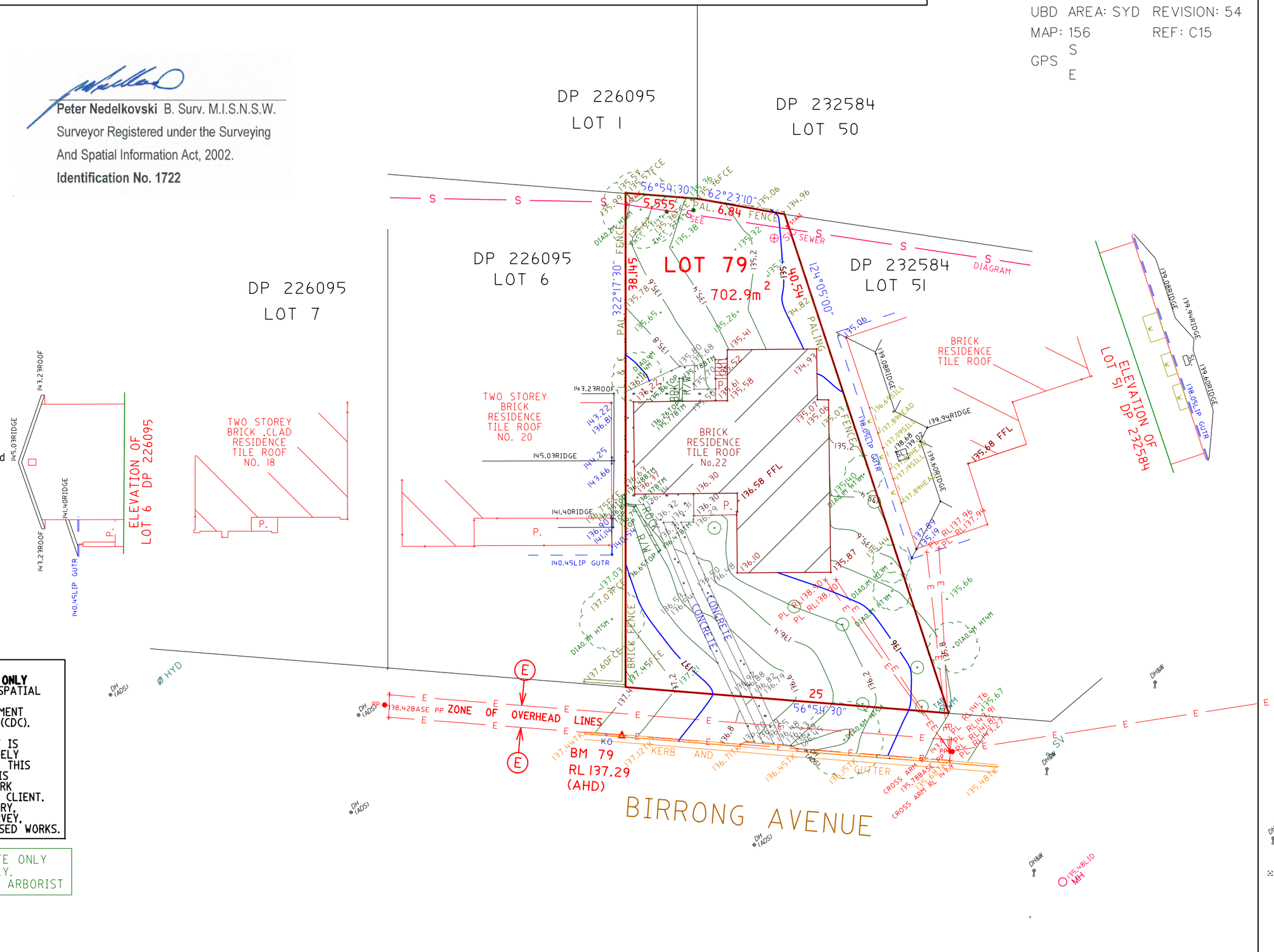
PENALTIES FOR DISTURBING SURVEY MARKS
The unauthorised removal, disturbance or destruction of survey marks is costly to the community. Section 24(1) of the Surveying and Spatial Information Act 2002 states a person must not remove, damage, destroy, displace, obliterate or deface any survey mark unless authorised to do so by the Surveyor-General.
Penalties such as $10,000 towards the cost of reinstatement and up to $10,000 towards loss or damage may apply.

(E) NOTE: BUILDER TO CONFIRM WITH RELEVANT ENERGY/TELECOMMUNICATIONS PROVIDER THAT THE ZONE OF OVERHEAD LINES WILL NOT AFFECT HOUSE DESIGN & CONSTRUCTION.
IF POSITION OF OVERHEAD LINES IS CRITICAL, EXTRA SURVEY MAY BE REQUIRED.

APPROXIMATE POSITION OF SEWER MAIN (BY DBYD) REFER TO DBYD DIAGRAM FOR DETAILS.
NOTE: PRIOR TO ANY DESIGN AND CONSTRUCTION, A SEWER PEGOUT MUST BE UNDERTAKEN TO DETERMINE THE EXACT LOCATION OF THE SEWER LINE.

NOTE:
THIS CONTOUR & DETAIL SURVEY IS **FOR TENDER PURPOSES ONLY** & IS CARRIED OUT UNDER CLAUSE 9 OF THE SURVEYING & SPATIAL INFORMATION REGULATION 2017.
IT MAY NOT FULFIL ALL THE REQUIREMENTS OF A DEVELOPMENT APPLICATION (DA) OR A COMPLYING DEVELOPMENT CONSENT (CDC). THE POSITION OF STRUCTURES & IMPROVEMENTS SHOWN ARE APPROXIMATE ONLY. IF A DA OR CDC IS TO BE LODGED, IT IS RECOMMENDED THE BOUNDARIES BE SURVEYED MORE ACCURATELY & THE CONTOUR & DETAIL SURVEY BE UPDATED TO REFLECT THIS ACCURACY. IF THE POSITION OF THE PROPOSED RESIDENCE IS CRITICAL TO EXISTING STRUCTURES, ADDITIONAL SURVEY WORK MAY BE REQUIRED TO ENSURE FINAL DESIGN SATISFIES THE CLIENT. FOR ANY PROPOSED STRUCTURES IN RELATION TO A BOUNDARY, A REGISTERED SURVEYOR MUST CARRY OUT A BOUNDARY SURVEY, SETOUT SURVEY OR IDENTIFICATION SURVEY FOR THE PROPOSED WORKS.

ALL TREE HEIGHTS AND SPREAD ARE APPROXIMATE ONLY AND ARE SHOWN FOR TENDER PURPOSES ONLY.
ALL TREE RELATED ISSUES TO BE REFERRED TO AN ARBORIST



SCALE 1:300

GENERAL NOTES

A) THIS SURVEY IS SPECIFICALLY FOR CONTOUR PURPOSES ONLY. THE BOUNDARIES OF THE SUBJECT PROPERTY HAVE NOT BEEN INVESTIGATED AND THE POSITION SHOWN IS APPROXIMATE ONLY
B) AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY
C) PITS AND SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY. THE RELEVANT SERVICE AUTHORITY SHALL BE CONTACTED TO VERIFY THE EXISTENCE AND POSITION OF ALL SERVICES PRIOR TO DA & THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION
D) CONTOURS ARE INDICATIVE OF SURFACE TOPOGRAPHY ONLY. SURVEYED SPOT LEVELS ARE THE ONLY VALUES TO BE RELIED ON FOR REDUCED LEVELS ON PARTICULAR FEATURES.
E) THIS SURVEY HAS BEEN CARRIED OUT UNDER CLAUSE 9 OF THE SURVEYING AND SPATIAL INFORMATION REGULATION 2017
F) THIS SURVEY MAY NOT FULFILL ALL THE REQUIREMENTS OF A DEVELOPMENT APPLICATION (D.A) OR A COMPLYING DEVELOPMENT CONSENT (CDC).

SYMBOLS & ABBREVIATIONS:

	GP	GULLY PIT	-E°-	OVERHEAD ELEC LINE	TK TOP of KERB
	SIP	SURFACE INLET PIT	-S-	SEWER LINE	RTK ROLL TOP KERB
	SIC	SEWER INSPECTION COVER	○PP	POWER POLE	VC VEHICLE CROSSING
	MH	SEWER MANHOLE	○LP	LIGHT POLE	INV INVERT
	SWMH	STORMWATER MANHOLE	EC	ELECTRICITY CONDUIT	KO KERB OUTLET
	W/M	WATER METER	ECT	ELEC & TELE CONDUIT	TOB TOP OF BANK
	EL	ELECTRICITY BOX	TC	TELECOM CONDUIT	BOB BOTTOM OF BANK
	TP	TELECOMMUNICATIONS PIT	WC	WATER CONDUIT	PSPP PRESSURE SEWER PUMP PIT
	TD	TELECOMMUNICATIONS DOME	G	GAS CONDUIT	PSVP PRESSURE SEWER VALVE PIT
	HYD	WATER HYDRANT		GM GAS METER	FP FLUSHING POINT
	R/W	RECYLCED WATER HYDRANT		GD GAS DISC	OL OVERHEAD LINE
	SV	STOP VALVE			

ASPECT DEVELOPMENT & SURVEY Pty. Ltd.
CONSULTING REGISTERED SURVEYORS
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DX 11392
HURSTVILLE

PROJECT

OUR REFERENCE	21/1067493/386377	
LOT 79	DP 232295	SECTION
DATUM AHD		SOURCE SCIMS 15/01/24
ORIGIN OF LEVELS	SSM 9141	REDUCED LEVEL 135.339
SURVEYED MS/AL		DATE 16/01/2024
DRAWN NP		DATE 25/01/2024
SCALE 1: 300	A3 SHEET	

CLIENT: CLARENDON HOMES Pty. Ltd.
REF: 29916934
REF:
ADDRESS: 22 BIRRONG AVENUE
SUBURB: BELROSE