

JUBILEE AVENUE

DP 378222

HILL VIEW CRESCENT



SP 79027

DP 111255

1
DP 5055
5.678 Ha

AREA NOT SURVEYED


FOREST ROAD

BOUNDARY ROAD



INSTRUCTION NUMBER: 15/99
FILE ID: 87815
SURVEYED: LJB
DESIGNED: N/A
DRAWN: MAC
CHECKED: DE
DATUM: AHD
CONTOUR INTERVAL: 0.5m

F	----	----	----
E	----	----	----
D	----	----	----
C	----	----	----
B	----	----	----
A	INITIAL ISSUE	MAC	20/05/2015
NO.	DESCRIPTION	DRAWN	DATE



PCB
PULVER COOPER & BLACKLEY

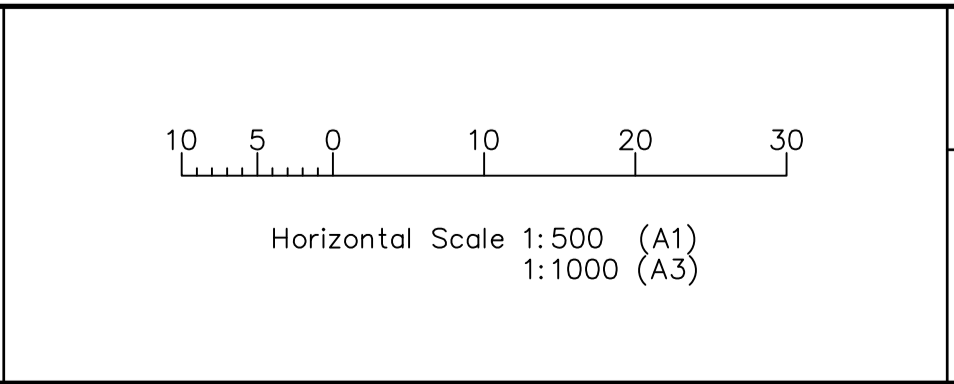
SURVEYORS TOWN PLANNERS
CIVIL ENGINEERS PROJECT MANAGERS

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P.O. Box 729 98 LAWES STREET
NEWCASTLE 2300 EAST MAITLAND 2323
Ph (02) 4929 3882 Ph (02) 4934 3026
Fax (02) 4926 2214 Fax (02) 4934 3027

PLAN:
PARTIAL DETAIL SURVEY OF
LOT 1 DP 5055
JUBILEE AVENUE
WARRIEWOOD

CLIENT: ----



No. OF SHEETS
1
SHEET No.
1

GENERAL NOTES:-

1. THIS SURVEY IS NOT A 'LAND SURVEY' AS DEFINED BY THE SURVEYING AND SPATIAL INFORMATION ACT, 2002.
2. ONLY TREES GREATER THAN 3.5 METRES IN HEIGHT ARE SHOWN ON THIS PLAN AND THEIR POSITIONS ARE DIAGRAMMATIC ONLY AND MAY REQUIRE ADDITIONAL SURVEY WHERE CRITICAL TO DESIGN.
3. LEVELS ARE ON AUSTRALIAN HEIGHT DATUM (A.H.D.)
4. ALL SETOUT LEVELS MUST BE REFERRED TO THE BENCH MARK SHOWN ON THIS PLAN.
5. THIS PLAN IS FOR DEVELOPMENT APPLICATION PURPOSED ONLY. FURTHER DETAILED ENGINEERING PLANS MAY BE REQUIRED FOR THE PURPOSE OF OBTAINING A CONSTRUCTION CERTIFICATE.

BOUNDARY NOTES:-

6. THE BOUNDARIES OF THE LAND HAVE NOT BEEN SURVEYED. THE RELATIONSHIP BETWEEN THE BOUNDARIES SHOWN AND FEATURES SURVEYED ARE APPROXIMATE AND SUITABLE FOR PLOTTING PURPOSES ONLY.
7. BOUNDARIES HAVE NOT BEEN MARKED.

SURVEY INFORMATION NOTES:-

8. THE ORIGIN OF COORDINATES COMES FROM THE DETAIL SURVEY CARRIED OUT BY POLVER COOPER & BLACKNEY PTY LTD, FILE ID: 87815, REV G, DATED 09/11/2017.
9. THE ORIGIN OF LEVELS COMES FROM SSM149528 RL19.921 CLASS B POSITIONAL UNCERTAINTY (PU) N/A ADOPTED FROM SCIMS DATED 01/07/2017.
10. THE ORIENTATION OF THIS PLAN IS MGA NORTH WHICH ORIGINATES FROM THE ORIGINAL SURVEY BY POLVER COOPER & BLACKNEY PTY LTD, REV G, DATED 09/11/2017.

SERVICES NOTES:-

11. NO UNDERGROUND SURVEY SEARCH HAS BEEN UNDERTAKEN. THERE MAY BE ADDITIONAL SERVICES WITHIN THE SURVEY AREA.
12. ONLY THOSE SERVICES VISIBLE AT THE TIME OF SURVEY HAVE BEEN LOCATED AND ARE QUALITY LEVEL A AS DEFINED BY AS 5488-2013.
13. ALL RELEVANT AUTHORITIES MUST BE CONTACTED TO DETERMINE THE FULL EXTENT OF SERVICES PRIOR TO ANY PLANNING OR WORKS NEAR THE SITE.

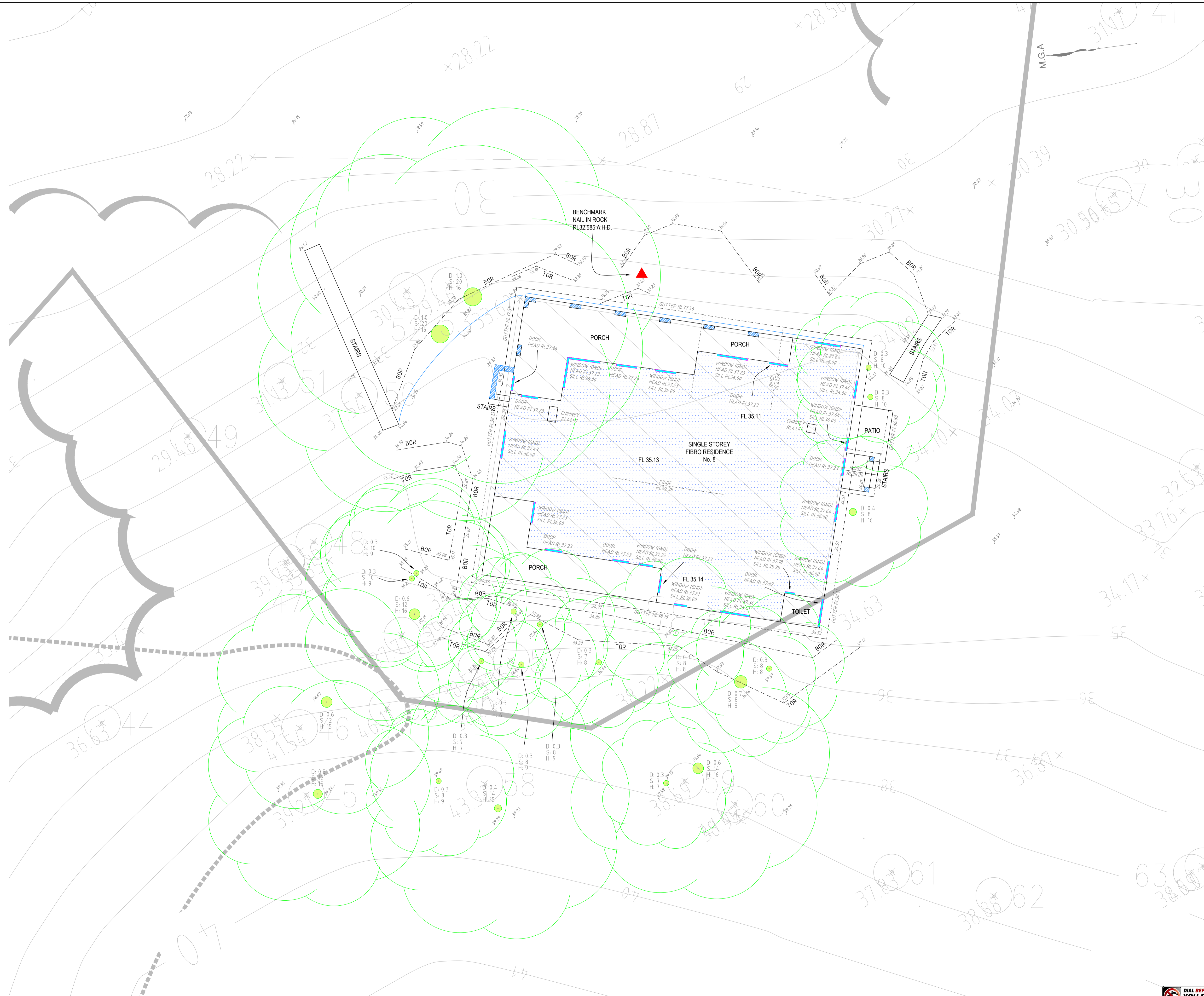
CERTIFICATE OF TITLE NOTES:-

14. THE FOLLOWING INFORMATION IS FROM THE CERTIFICATE OF TITLE DATED 08/08/2017 EDITION No.4, SEARCH DATE 19/05/2020.
15. LOT 1 IN DP5055 IS AFFECTED BY:
EASEMENT FOR SUPPORT 0.7 WIDE (DP285567)
16. COVENANTS AND RESTRICTIONS NOTED ON THE TITLE HAVE NOT BEEN INVESTIGATED. THESE SHOULD BE INVESTIGATED PRIOR TO DESIGN TO ENSURE ANY FUTURE DEVELOPMENT COMPLIES.

LEGEND:-

- FL denotes FLOOR LEVEL
- TOR denotes TOP OF ROCK
- BOR denotes BOTTOM OF ROCK
- D:S:H denotes DIAMETER, SPREAD and HEIGHT OF TREE

ORIGINAL SURVEY BY 'POLVER COOPER & BLACKNEY PTY LTD
REV G; DATED 09/11/2017



ISSUE	DATE	AMENDMENT	SURV/CHK	ISSUE	DATE	AMENDMENT	SURV/CHK
A	18/05/20	ORIGINAL ISSUE	SY/CT				

CLIENT:	WARRIWOOD VALE PTY LTD	ORIGIN OF LEVELS:	SSM149528 RL19.921 DATUM: A.H.D.	SCALE:	1:100	REF:	8155	PLAN:	A1	DETAIL AND LEVEL SURVEY PART OF LOT 1 IN DP5055
		ORIGIN OF COORDINATES:	SEE NOTES	DATE:	18/05/2020	SURV/CHK:	SY/CT	ISSUE:		
		DATUM:	SEE NOTES	SHEET:	1	SHEETS:	1			

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