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 AND WITHIN THE SURVEYED AREA ARE SHOWN ON THIS PLAN AND THEIR POSITIONS ARE DIAGRAMMATIC ONLY AND MAY REQUIRE ADDITIONAL SURVEY WHERE CRITICAL TO DESIGN.
3. CONTOURS ARE INDICATIVE AT GROUND FORM ONLY. SPOT LEVELS ONLY SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.
4. LEVELS ARE ON AUSTRALIAN HEIGHT DATUM (A.H.D.)
5. THE CONTOUR INTERVAL IS 1m
6. ALL SETOUT LEVELS MUST BE REFERRED TO THE BENCH MARK SHOWN ON THIS PLAN.

BOUNDARY NOTES:-

7. THE BOUNDARIES OF THE LAND HAVE BEEN SURVEYED. UNLESS SHOWN BY OFFSETS, THE POSITION OF THE FEATURES SHOWN IS DIAGRAMMATIC ONLY.
8. BOUNDARIES HAVE NOT BEEN MARKED.

SURVEY INFORMATION NOTES:-

9. THE SURVEY NOT ON A DEFINED COORDINATE SYSTEM.
10. THE ORIGIN OF LEVELS COMES FROM SYDNEY WATER BOARD BENCH MARK No. 12 RL43.89 BEING A BOLT IN KERB ON THE SEWERAGE DATUM . THIS BENCH MARK HAS BEEN CONVERTED TO RL23.89 A.H.D.
11. THE ORIENTATION OF THIS PLAN IS APPROXIMATE MAGNETIC NORTH BASED ON THE ASSUMPTION THAT THE VARIATION OF TRUE NORTH TO MAGNETIC NORTH IS -9°36'. THIS HAS NOT BEEN VERIFIED AS PART OF THIS PLAN AND SHOULD YOU REQUIRE MORE ACCURATE DETERMINATION OF TRUE NORTH A FURTHER SURVEY IS REQUIRED.

SERVICES NOTES:-

12. NO UNDERGROUND SURVEY SEARCH HAS BEEN UNDERTAKEN. THERE MAY BE ADDITIONAL SERVICES WITHIN THE SURVEY AREA.
13. ONLY THOSE SERVICES VISIBLE AT THE TIME OF SURVEY HAVE BEEN LOCATED AND ARE QUALITY LEVEL A AS DEFINED BY AS 5488.1:2019.
14. ALL RELEVANT AUTHORITIES MUST BE CONTACTED TO DETERMINE THE FULL EXTENT OF SERVICES PRIOR TO ANY PLANNING OR WORKS NEAR THE SITE.

NOTES (CONT.);

CERTIFICATE OF TITLE NOTES:-

15. THE FOLLOWING INFORMATION IS FROM THE CERTIFICATE OF TITLE DATED 16/11/1989 EDITION No.1, SEARCH DATE 21/12/2020.

* LOT 28 IN DP228119 IS AFFECTED BY:
- COVENANT AFFECTING PART OF THE LAND (D375560)
- RIGHT OF CARRIAGEWAY SHOWN 'A' (DP228119)
- EASEMENT TO DRAIN WATER SHOWN 'B' (DP228119)

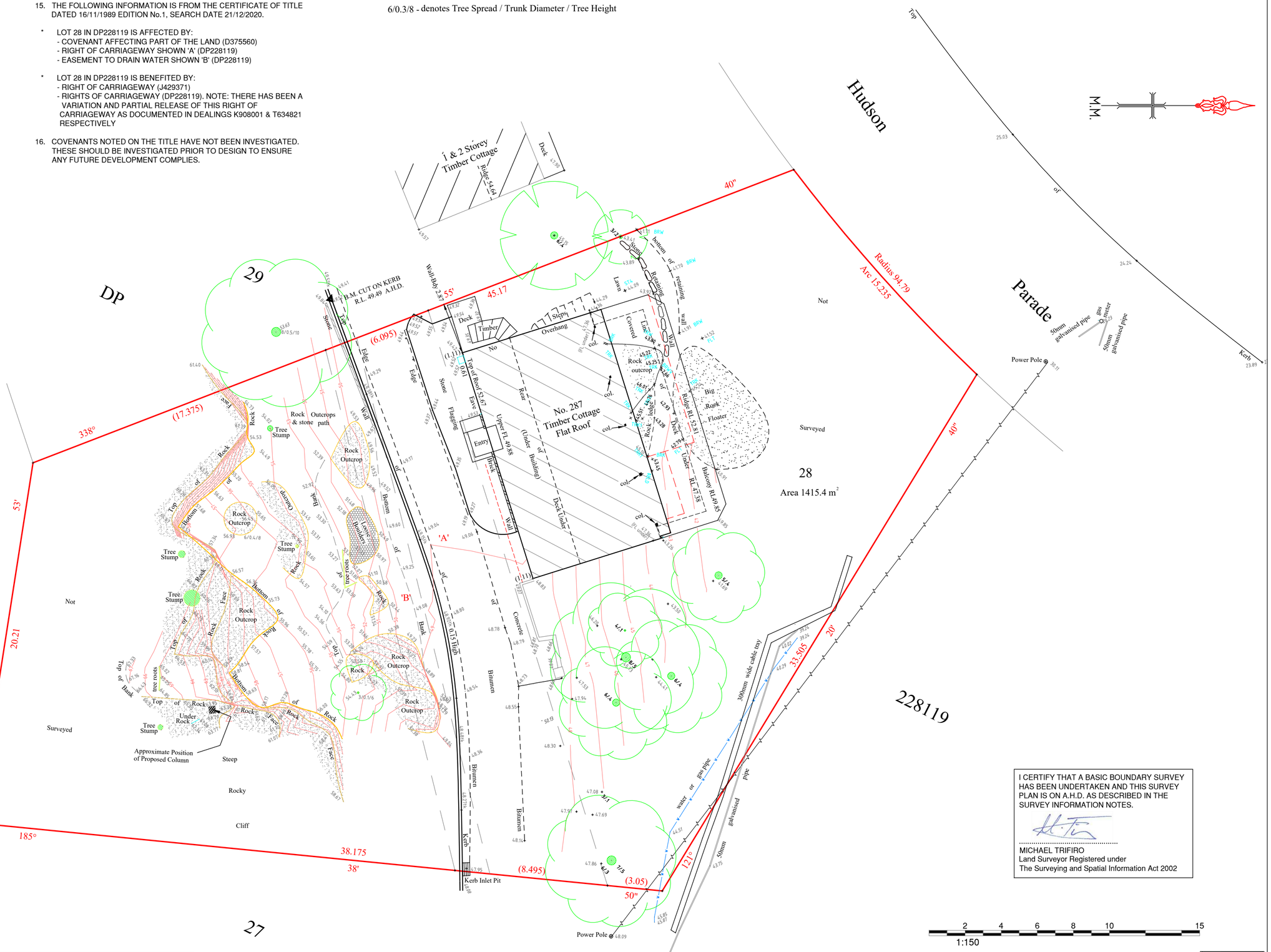
* LOT 28 IN DP228119 IS BENEFITED BY:
- RIGHT OF CARRIAGEWAY (J429371)
- RIGHTS OF CARRIAGEWAY (DP228119). NOTE: THERE HAS BEEN A VARIATION AND PARTIAL RELEASE OF THIS RIGHT OF CARRIAGEWAY AS DOCUMENTED IN DEALINGS K908001 & T634821 RESPECTIVELY

16. COVENANTS NOTED ON THE TITLE HAVE NOT BEEN INVESTIGATED. THESE SHOULD BE INVESTIGATED PRIOR TO DESIGN TO ENSURE ANY FUTURE DEVELOPMENT COMPLIES.

LEGEND:

Denotes overhead electricity wires.

6/0.3/8 - denotes Tree Spread / Trunk Diameter / Tree Height



I CERTIFY THAT A BASIC BOUNDARY SURVEY HAS BEEN UNDERTAKEN AND THIS SURVEY PLAN IS ON A.H.D. AS DESCRIBED IN THE SURVEY INFORMATION NOTES.

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MICHAEL TRIFIRO
Land Surveyor Registered under
The Surveying and Spatial Information Act 2002

2 4 6 8 10 15
1:150

ISSUE	DATE	AMENDMENT
A	08/05/13	INITIAL DETAIL & LEVEL PLAN
B	04/05/15	TREE REMOVED
C	29/06/15	TREE ADDED AND SERVICES SHOWN
D	24/03/17	GENERAL AMENDMENTS AND UPDATE DETAIL & LEVEL PLAN
E	06/07/20	GENERAL AMENDMENTS & TREE REMOVED
F	21/12/20	NOTE AMENDMENTS & REGISTERED SURVEYOR ADDED

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CLIENT: JILL MORRISON

SCALE 1:150 @ A2
ORIGIN OF LEVELS: BM BOLT RL 23.89
DATUM: A.H.D.
REF.: 5874
DATE: 21/12/2020
SURV/CHK: GS/MT
SHEET 1 OF 1 SHEETS
PLAN A2
ISSUE F

DETAIL & LEVEL SURVEY OF LOT 28 IN D.P.228119
287 HUDSON PARADE
CLAREVILLE

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