

NOTES

- THE SUBJECT LAND'S BOUNDARIES HAVE BEEN SURVEYED AND LAND AVAILABLE WAS FOUND TO BE INCONSISTENT WITH THE TITLE DIMENSIONS. NO MARKS PLACED. ANY CRITICAL DESIGN OR PRESCRIBED SETBACK SHOULD BE REVIEWED PRIOR TO CONSTRUCTION WORKS.
- AVAILABLE LAND IS NOT ASSURED UNTIL A PLAN OF REDEFINITION IS LODGED AT THE LAND TITLES OFFICE. FUTURE REGISTERED PLANS OF ADJOINING LAND MAY ALTER THE OUTCOME SHOWN HEREON.
- LOT AREA(S) SHOWN ON THIS PLAN HAVE BEEN CALCULATED FROM SURVEYED BOUNDARIES. LOT AREA(S) SHOWN ON TITLE DIAGRAM MAY DIFFER
- THE ORIENTATION OF TRUE NORTH ON THIS PLAN IS AS PER THE SCIMS SURVEY MARK REPORT.
- CONTOURS ARE AN INDICATION OF THE TOPOGRAPHY AND SHOULD ONLY BE USED FOR PLANNING PURPOSES. IF DETAILED DESIGN IS TO BE UNDERTAKEN, SPOT LEVELS SHOULD BE USED.
- NO SERVICE SEARCH HAS BEEN UNDERTAKEN. ONLY THOSE VISIBLE ABOVEGROUND SERVICES WITHIN THE PROPERTY VISIBLE AT THE TIME OF SURVEY HAVE BEEN LOCATED AND SOME SERVICES MAY HAVE BE OBSCURED BY PLANT AND MATERIALS.
- THIS DRAWING REMAINS THE COPYRIGHT OF STRATASURV P/L AND CANNOT BE REPRODUCED OR ALTERED WITHOUT PRIOR WRITTEN CONSENT.
- DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THE DETAIL FROM THE DRAWING. ALL DIMENSIONS IN METRES UNLESS OTHERWISE SHOWN.
- DETAILED DESIGN SHOULD CONSIDER THE ACCURACY OF THE DATUM PROVIDED BY STATE SURVEY MARKS AND PERMANENT MARKS NOTING THAT THE LANDS DEPT. MAY AT ANY TIMES RE-ADJUST ITS HEIGHT WITHIN THE NETWORK TITLE(S) SCHEDULES AND NOTATIONS NOT INVESTIGATED.
- NOT ALL INTERNAL SUBJECT LOT DETAIL SHOWN.
- PLAN FOR PURPOSE OF SHOWING SITE LEVELS & SIGNIFICANT STRUCTURES ONLY. FLOOR LEVEL(S) HAVE BEEN TAKEN AT ACCESSIBLE POINTS INDICATED. (EG. THRESHOLD) INTERNAL FLOOR LEVELS MAY DIFFER FROM INDICATED LEVEL AND SHOULD BE CONFIRMED IF CRITICAL.
- RIDGE, EAVE AND GUTTER HEIGHTS HAVE BEEN OBTAINED BY AN INDIRECT METHOD AND ARE ACCURATE FOR PLANNING PURPOSES ONLY.
- ADJOINING BUILDINGS AND DWELLINGS HAVE BEEN PLOTTED FOR DIAGRAMMATIC PURPOSES ONLY. KERB LEVELS SHOWN ARE INVERT UNLESS OTHERWISE STATED.
- TREE SPREADS & TREE HEIGHTS ARE INDICATIVE ONLY & IF CRITICAL, TREE POSITIONS SHOULD BE VERIFIED BY AN ON-SITE INVESTIGATION PRIOR TO CONSTRUCTION.
- THESE NOTES ARE AN INTEGRAL PART OF THIS PLAN. REPRODUCTION OF THIS PLAN OR ANY PART OF IT WITHOUT THIS NOTE BEING INCLUDED IN FULL WILL RENDER THE INFORMATION SHOWN ON SUCH REPRODUCTION INVALID AND NOT SUITABLE FOR USE.

MAIN PARCEL BOUNDARY HAS BEEN SURVEYED. NO MARKS PLACED. THESE DIMENSIONS HAVE BEEN CALCULATED FROM BOUNDARY FIXATION.

JOHN PAUL SUMMERS
REGISTERED SURVEYOR
ID 8623



WARNING: ONLY SYDNEY WATER ASSETS SHOWN. UNDERGROUND SERVICE LOCATIONS ARE INDICATIVE ONLY AND REPRESENT THE EXISTANCE OF SERVICES IN THE AREA. A DETAILED STUDY OF THE LOCATION OF UNDERGROUND SERVICES WILL NEED TO BE UNDERTAKEN PRIOR TO COMMENCEMENT OF DESIGN WORK OR EXCAVATION. POT-HOLING OR UNDERGROUND SERVICE LOCATOR ADVISED IF DESIGN IS CRITICAL

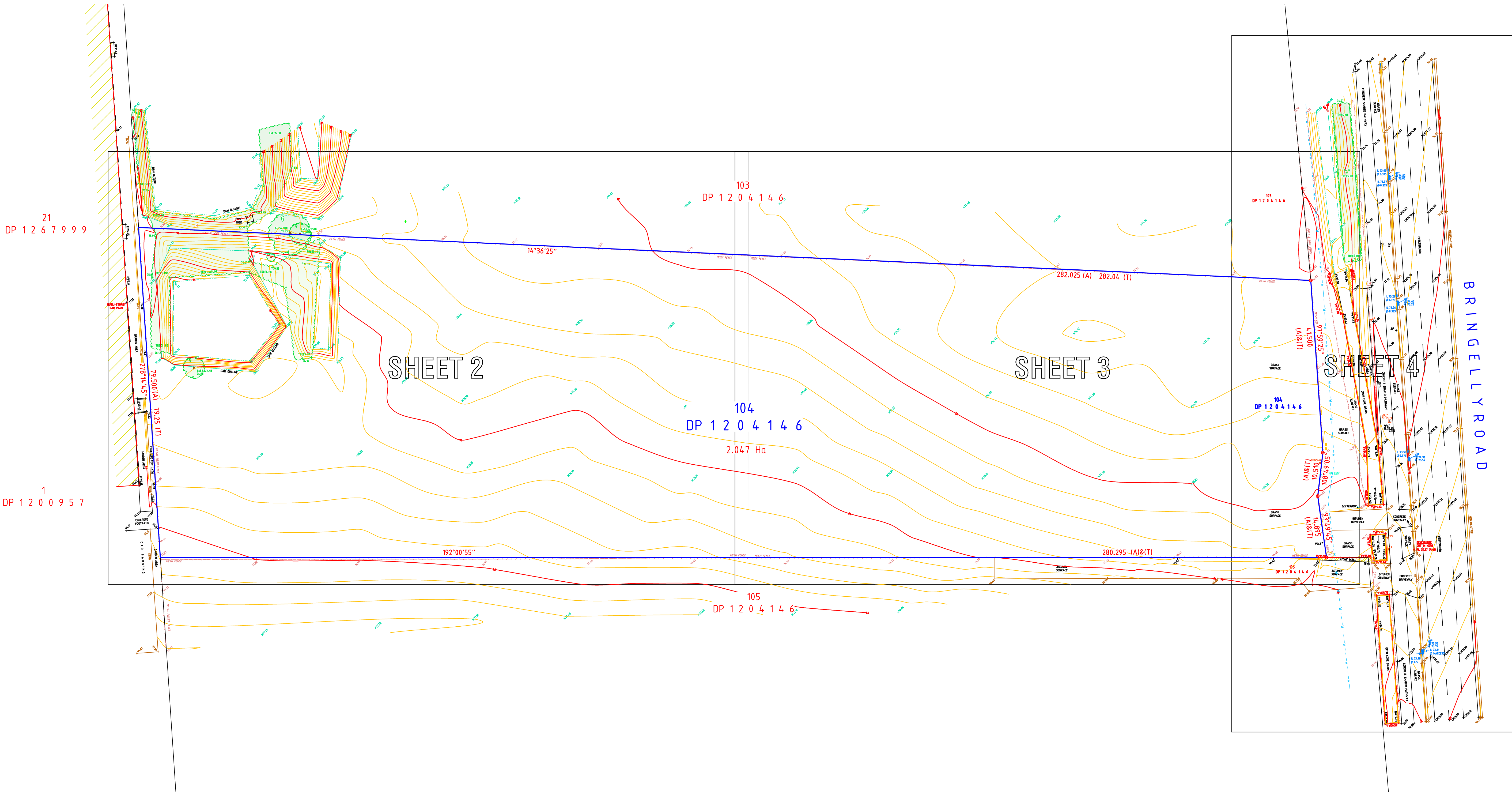
LEGEND:

- Ø DIAMETER
- (A) BOUNDARY DIMENSION SHOWING LAND AVAILABLE
- BW BOTTOM OF WALL
- EPIL ELETRICAL PILLAR
- EPIT ELECTRICAL PIT
- IL INVERT LEVEL
- KIP KERB INLET PIT
- LM LINE MARKING
- LP LIGHT/LAMP POLE
- MPIT PIT WITH METAL COVER
- RF ROOF
- SL PIT SURFACE LEVEL
- SP SIGN POLE
- (T) BOUNDARY DIMENSION BY TITLE
- TW TOP OF WALL
- U/S UNDERSIDE
- VC VEHICLE CROSSING
- WM WATER METER

- MAJOR & MINOR CONTOUR WITH LABEL RUNNING UPHILL
- T*SS/0.3H7 H- HEIGHT Ø- TRUNK DIAMETER S- SPREAD (RADIUS)

- STANDARD TELECOMMUNICATION PIT
- FENCE
- BOTTOM OF BANK
- TOP OF BANK
- STORMWATER LINE UG (APPROX. POSITION)
- WATER LINE UG (APPROX. POSITION)

APPROX
CONVERGENCE
1:13.75
TN
MGA



CLIENT DETAILS														DATE OF SURVEY		07/12/2023		PROJECT: 307 BRINGELLY ROAD, LEPPINGTON REGISTERED SURVEYORS DEVELOPMENT CONSTRUCTION STRATUM Sydney · Melbourne · Brisbane · Newcastle · Gold Coast Ph: 97127111 Fax: 97127333 EMAIL: ssurveyors@stratasurv.com.au				STRATA SURV DRAWING TITLE PLAN SHOWING DETAIL, LEVELS AND CONTOURS OVER LOT 104 IN DP 1204146									
TONY OWEN PARTNERS														ORIGIN OF RL'S		SSM 208051 RL 74.53															
														DATUM/CLASS/PU		AHD/D/0.17															
														CONTOUR INTERVAL		0.2m															
A								13/12/2023		PLAN ISSUED				JM		PS										PS					
REV		DATE		REVISION DETAILS				DESIGN		SURV		DWN		CHK		CAD REF FILE:		4781DT01a1.dwg		DRAWING NUMBER				Sheet		Sheets		SCALE		REVISION	
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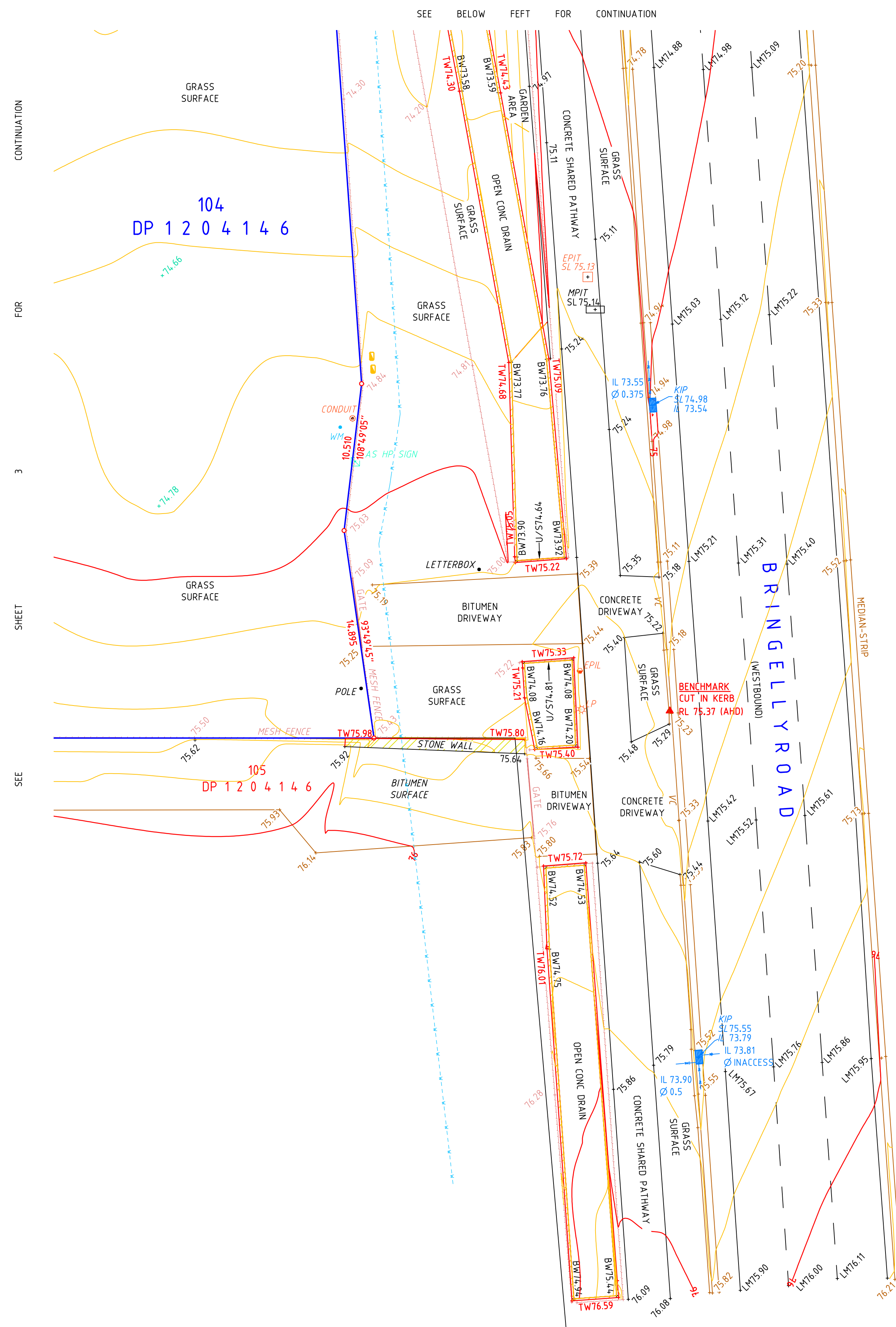
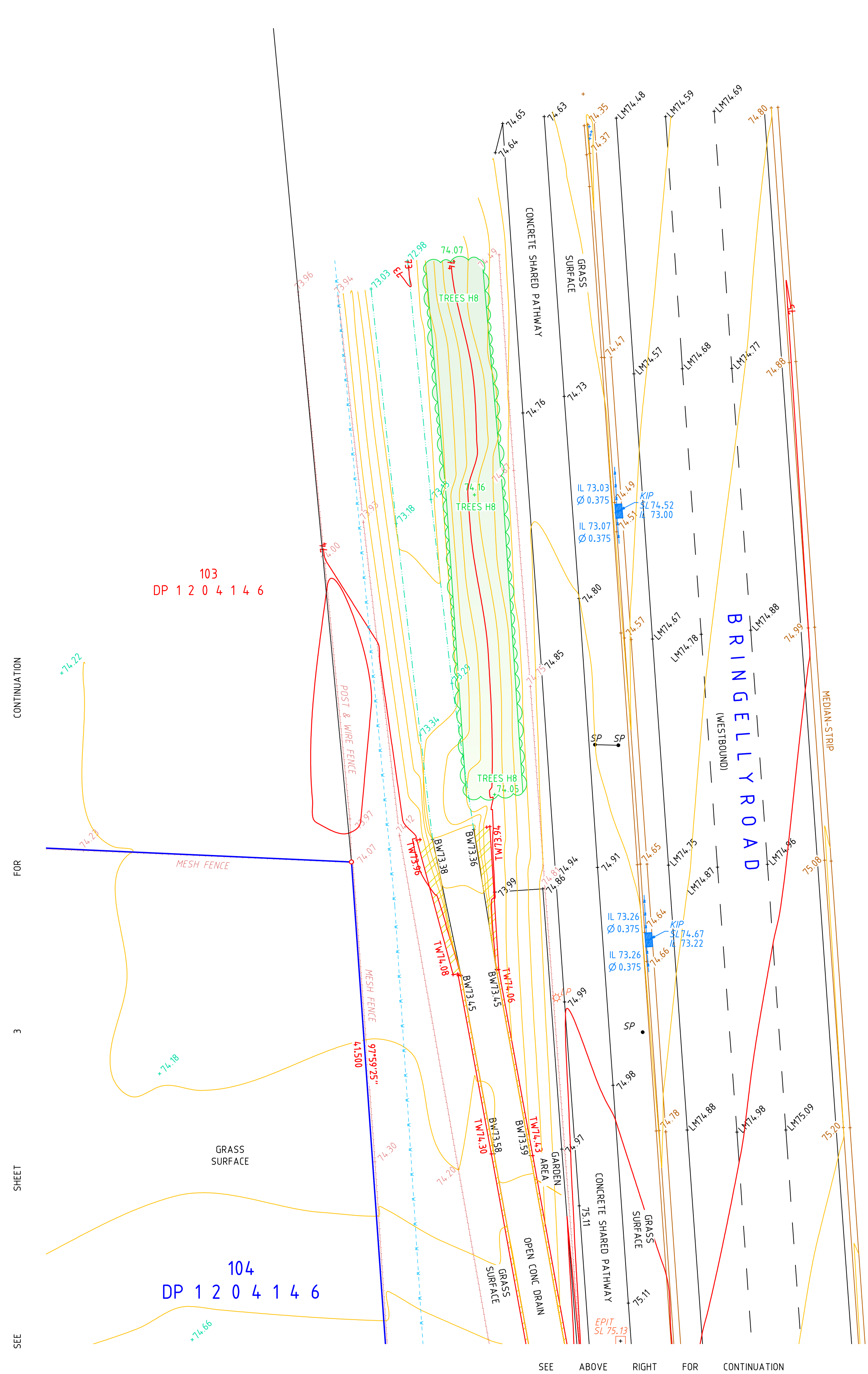
PROJECT:

307 BRINGELLY ROAD, LEPPINGTON

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DRAWING NUMBER	Sheet	Sheets	SCALE	REVISION
4781DT01	3	OF 4	1:200@A1	A1

DATE OF SURVEY	07/12/2023
ORIGIN OF RL'S	SSM 208051 RL 74.53
DATUM/CLASS/PU	AHD/D/0.17
CONTOUR INTERVAL	0.2m
CAD REF FILE:	4781DT01a1.dwg



REFER TO SHEET 1 " LOCATION PLAN "
FOR NOTES & LEGEND

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