

# UNDERGROUND SERVICES NOTES

## NOTES:

- THE PURPOSE OF THIS PLAN IS FOR DESIGN ONLY. CURRENT PLANS ISSUED BY SERVICE PROVIDERS THOUGHT "DIAL BEFORE YOU DIG" ARE STILL REQUIRED. CONTRACTORS AND SUBCONTRACTORS WILL NEED TO EXERCISE THEIR OWN "DUTY OF CARE" AND SHOULD MAKE THEIR OWN DBYD ENQUIRY BEFORE EXCAVATION/CONSTRUCTION. YOU MUST ENSURE DBYD ARE CURRENT AS THEY HAVE VARYING EXPIRATION DATES, AND MAY REQUIRE REISSUE OTHERWISE THE INFORMATION ON THE PLAN MAY NO LONGER BE CURRENT.

- UNKNOWN SERVICES MAY EXIST THAT COULD NOT BE ELECTRONICALLY DETECTED. THE DIAGRAMS OF THE SERVICE PROVIDER MAY NOT DEPICT ALL ASSETS WITHIN THEIR NETWORK AND SERVICE PROVIDERS MAY SHARE CONDUITS AND/OR TRENCHES AT THE LOCATION.

- SINGLE MARKED LINES MAY REPRESENT MULTIPLE CONDUITS, PIPES END/OR CABLES AT THIS LOCATION. THE RECORDING OF DEPTHS AND POSITION OF UTILITIES CANNOT BE GUARANTEED AS CORRECT. WE RECOMMEND NON DESTRUCTIVE DIGGING/POTHOLING TO EXPOSE SERVICES FOR ACCURATE IDENTIFICATION AND DEPTH.

### DETECTION PROCEDURES:

SURESEARCH HAVE DETECTED AND MARKED OUT EXISTING SERVICES IN THE AREA SPECIFIED BY THE CLIENT. THESE SERVICE LINES HAVE BEEN LOCATED BY ABOVE GROUND SERVICE TRACING METHODS AND HAVE NOT BEEN SIGHTED.

PROJECT SURVEYORS HAVE THEN LOCATED THE LINE MARKED BY SURESEARCH. THE LOCATION OF THESE MARKED SERVICES ARE APPROXIMATE ONLY. THE POSITION OF THE MARKED SERVICE LINES HAS BEEN MADE WITH REFERENCE TO THE RELEVANT SERVICE AUTHORITY DIAGRAMS. ALL SERVICES MAY NOT HAVE BEEN SHOWN AND UTILITY DESCRIPTION HAVE BEEN TAKEN FROM UTILITY PROVIDED DIAGRAMS WHERE AVAILABLE. WE RECOMMEND NON DESTRUCTIVE DIGGING/POTHOLING TO EXPOSE MARKED SERVICES TO IDENTIFY AND SHOW EXACT DEPTH AND LOCATION OF SERVICE LINES PRIOR TO EARTHWORKS COMMENCING. UTILITES PLOTTED ON THE PLAN THAT TERMINATE IN THE SPECIFIED AREA MAY GO TO FEATURES THAT HAVE NOT BEEN SHOWN ON THE BACKGROUND DETAIL SURVEY PROVIDED BY CLIENT. THE RISKS WITH THE CLIENT AND/OR SUB CONTRACTOR AND THEIR RESPONSIBILITY TO EXERCISE CAUTION AT ALL TIMES.

### LOCATING QUALITY LEVELS PURSUANT TO AS5488-2013

QL-A QUALITY LEVEL A. VISUALISATION / CONFIRMATION OF A SERVICE, POSITION AND DEPTH, BY NON DESTRUCTIVE DIGGING METHODS OR POINTS OF ENTRY TO PITS OR MANHOLES.

QL-B QUALITY LEVEL B. LOCATING OF SERVICES USING RADIO DETECTION METHODS OR GROUND PENETRATION RADAR. ACCEPTABLE RANGE OF ACCURACY FOR QUALITY B IS 300mm FOR POSITION AND 500mm IN DEPTH.

QL-C QUALITY LEVEL C. SERVICES MARKED OUT USING ONLY SURFACE FEATURES THAT HAVE BEEN MEASURED IN THE FIELD. THIS INCLUDES HYDRANTS, GAS MARKERS, PITS LIDS ETC. NO INDICATION OF SERVICE LOCATION OR DEPTH CAN BE OBTAINED FROM QUALITY LEVEL C.

QL-D QUALITY LEVEL D. SERVICES MARKED UP USING DBYD PLANS ONLY. NO INDICATION OF SERVICE CONFIRMATION CAN BE GIVEN.

- DENOTES SUBSURFACE UNKNOWN LINE QUALITY LEVEL B.
- DENOTES SUBSURFACE SEWER LINE QUALITY LEVEL B.
- DENOTES SUBSURFACE STORMWATER LINE QUALITY LEVEL B.
- DENOTES SUBSURFACE WATER LINE QUALITY LEVEL B.
- DENOTES UNDERGROUND ELECTRICITY QUALITY LEVEL B.
- DENOTES UNDERGROUND TELECOMMUNICATIONS QUALITY LEVEL B.
- DENOTES SUBSURFACE GAS LINE QUALITY LEVEL B.
- DENOTES UNDERGROUND TELECOMMUNICATIONS QUALITY LEVEL D.
- DENOTES SUBSURFACE STORMWATER LINE QUALITY LEVEL D.
- DENOTES SUBSURFACE GAS LINE QUALITY LEVEL D.
- DENOTES UNDERGROUND ELECTRICITY LINE QUALITY LEVEL D.
- DENOTES SUBSURFACE UNKNOWN SERVICE LINE QUALITY LEVEL D.
- DENOTES UNDERGROUND TELECOMMUNICATIONS QUALITY LEVEL B.
- DENOTES UNDERGROUND WATER QUALITY LEVEL D.

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- DENOTES SUBSURFACE STORMWATER LINE QUALITY LEVEL B.

- DENOTES SUBSURFACE WATER LINE QUALITY LEVEL B.

- DENOTES UNDERGROUND ELECTRICITY QUALITY LEVEL B.

- DENOTES UNDERGROUND TELECOMMUNICATIONS QUALITY LEVEL B.

- DENOTES SUBSURFACE GAS LINE QUALITY LEVEL B.

- DENOTES UNDERGROUND TELECOMMUNICATIONS QUALITY LEVEL D.

- DENOTES SUBSURFACE STORMWATER LINE QUALITY LEVEL D.

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- DENOTES UNDERGROUND WATER QUALITY LEVEL D.

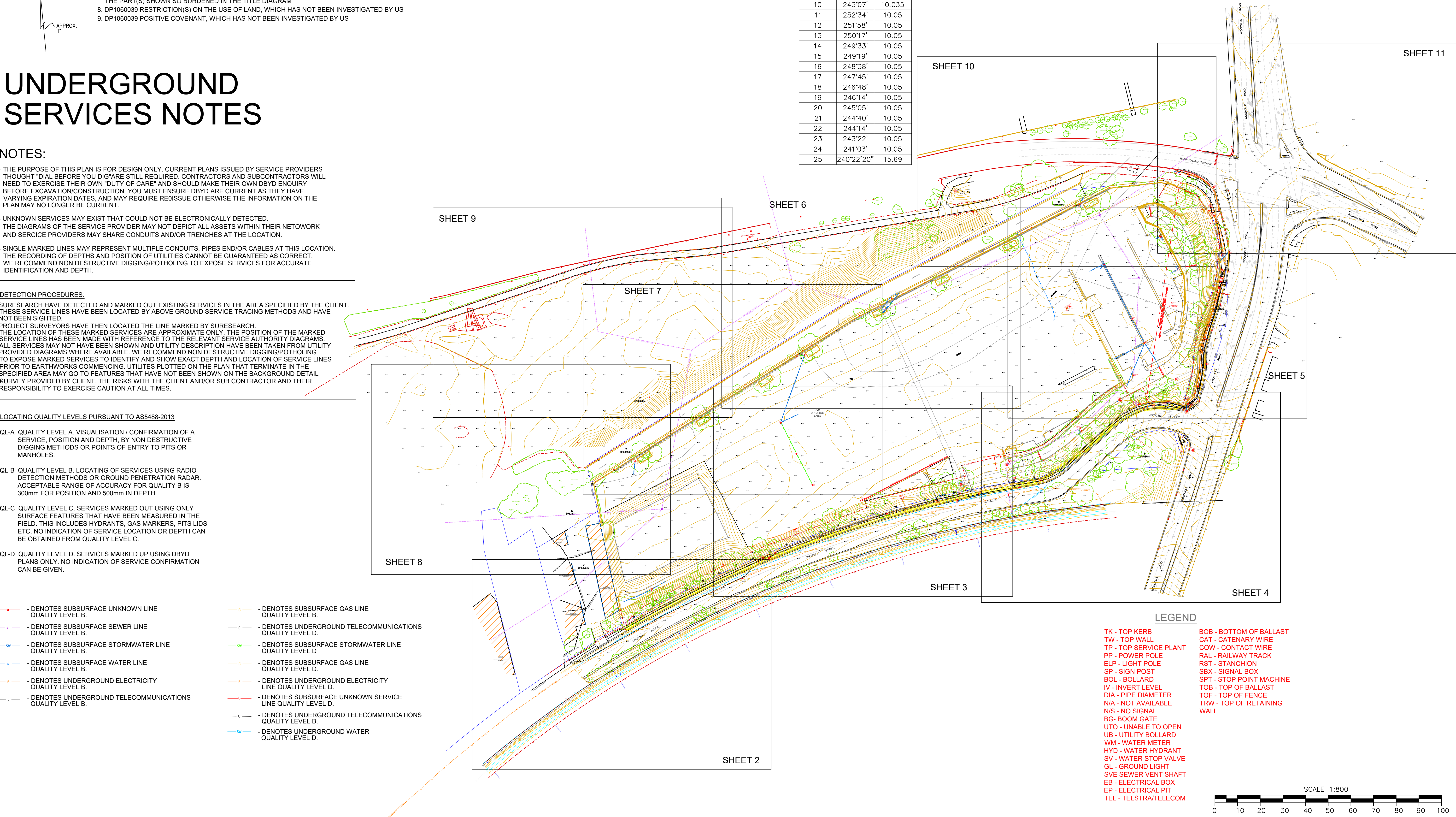
- (A) RESTRICTION ON THE USE OF LAN (Y545143)
- (B) RESTRICTION ON THE USE OF LAN (Y545142)
- (C) RESTRICTION ON THE USE OF LAN (Y545183)
- (D) RESERVATIONS AND CONDITIONS IN THE CROWN GRANT
- (E) EASEMENT FOR DRAINAGE OF WATER 3 WIDE (DP1060030)
- (F) LAND EXCLUDES MINERALS (T447400)
- (G) EASEMENT TO DRAIN WATER 2.6 WIDE AND VARIABLE WIDTH (DP1060039)

### SCHEDULE OF SHORT BOUNDARIES

| Number | Bearing    | Distance |
|--------|------------|----------|
| 1      | 347°44'40" | 1.825    |
| 2      | 288°10'30" | 1.83     |
| 3      | 192°24'40" | 6.655    |
| 4      | 97°27'     | 1.19     |
| 5      | 231°52'    | 5.485    |
| 6      | 288°07'    | 3.5      |
| 7      | 288°07'    | 5.1      |
| 8      | 273°07'    | 10.035   |
| 9      | 258°07'    | 10.03    |
| 10     | 243°07'    | 10.035   |
| 11     | 252°34'    | 10.05    |
| 12     | 251°58'    | 10.05    |
| 13     | 250°17'    | 10.05    |
| 14     | 249°33'    | 10.05    |
| 15     | 249°19'    | 10.05    |
| 16     | 248°38'    | 10.05    |
| 17     | 247°45'    | 10.05    |
| 18     | 246°48'    | 10.05    |
| 19     | 246°14'    | 10.05    |
| 20     | 245°05'    | 10.05    |
| 21     | 244°40'    | 10.05    |
| 22     | 244°14'    | 10.05    |
| 23     | 243°22'    | 10.05    |
| 24     | 241°03'    | 10.05    |
| 25     | 240°22'20" | 15.69    |

### SCHEDULE OF CURVED BOUNDARIES

| Number | Chord Bearing | Chord Distance | Arc Length | Radius |
|--------|---------------|----------------|------------|--------|
| 101    | 261°37'30"    | 5.975          | 5.975      | 618.75 |
| 102    | 260°34'30"    | 16.69          | 16.69      | 618.75 |
| 103    | 259°01'50"    | 16.69          | 16.69      | 618.75 |
| 104    | 77°28'30"     | 16.69          | 16.69      | 618.75 |
| 105    | 75°56'20"     | 16.69          | 16.69      | 618.75 |
| 106    | 74°23'40"     | 16.69          | 16.69      | 618.74 |



A1

## NOTES :

- \* BOUNDARIES HAVE BEEN DEFINED BY SURVEY.
- \* BEARINGS RELATE TO MGA NORTH SCIMS.
- \* LEVEL DATUM IS AHD ORIGINATING FROM PM 15822 RL 10.518 LOCATED AT CHURCH STREET.
- \* VISIBLE, ACCESSIBLE SERVICES ONLY HAVE BEEN LOCATED. THIS PLAN DOES NOT PURPORT TO SHOW UNDERGROUND SERVICES.
- \* THE EXISTENCE OF UNDERGROUND SERVICES HAS NOT BEEN ESTABLISHED.
- \* EXISTENCE OF SERVICES MUST BE VERIFIED BY CONTACTING DIAL BEFORE YOU DIG (DBYD) 1100.COM.AU
- \* CRITICAL SERVICES MUST BE EXPOSED AND LOCATED
- \* NEIGHBOURING HOUSES, WINDOWS AND ROOF POSITIONS ARE APPROXIMATE ONLY.
- \* FLOOR LEVELS GENERALLY SURVEYED AT DOOR THRESHOLDS. INTERNAL ROOMS NOT SURVEYED.
- \* CONTOURS SHOWN ARE INDICATIVE OF LAND FORM. SPOT LEVELS SHOULD TAKE PRECEDENCE.
- \* REFER TO FACE OF PLAN FOR SUBJECT TITLE NOTATIONS.
- \* THIS TITLEBLOCK IS AN INTEGRAL PART OF THIS DRAWING AND SHOULD NOT BE REMOVED.

REFERENCE SYSTEM: GDA 2020



SCIMS SURVEY MARK



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| REV | AMENDMENTS                   | DATE       |
|-----|------------------------------|------------|
| H   | ADDITIONAL SURVEY FOR BRIDGE | 22/07/2025 |
| F   | RAIL SURVEY & HV CABLE ADDED | 16/09/2024 |
| E   | ZONING BOUNDARIES ADDED      | 14/03/2023 |
| D   | UPDATED DTM SURFACE          | 10/03/2023 |
| C   | PROPOSED ROAD BOUNDARY ADDED | 8/02/2023  |
| B   | UPDATED DETAIL PLAN          | 8/12/2022  |

CLIENT: TIBERIUS (HOLROYD) P/L

PLAN OF: 1 CRESECENT STREET  
HOLROYD

BEING: LOT 700 IN DP1241836  
SHOWING: GENERAL DETAIL AND  
SITE LEVELS

PURPOSE: ARCHITECTURAL DESIGN  
COUNCIL SUBMISSION

SHEET 1 OF 12

JOB REF. :  
DRAWING No.  
SURVEYOR:  
CHECKED:

5366  
5366-F-1  
I.A, C.T & A.V  
NATHAN MILLIGAN  
REGISTERED LAND SURVEYOR  
NOVEMBER 2022  
A.H.D.  
PM 15822 RL 10.518

DATE:  
DATUM:  
ORIGIN:

BELLA VISTA

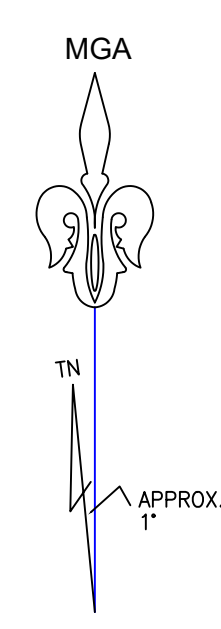
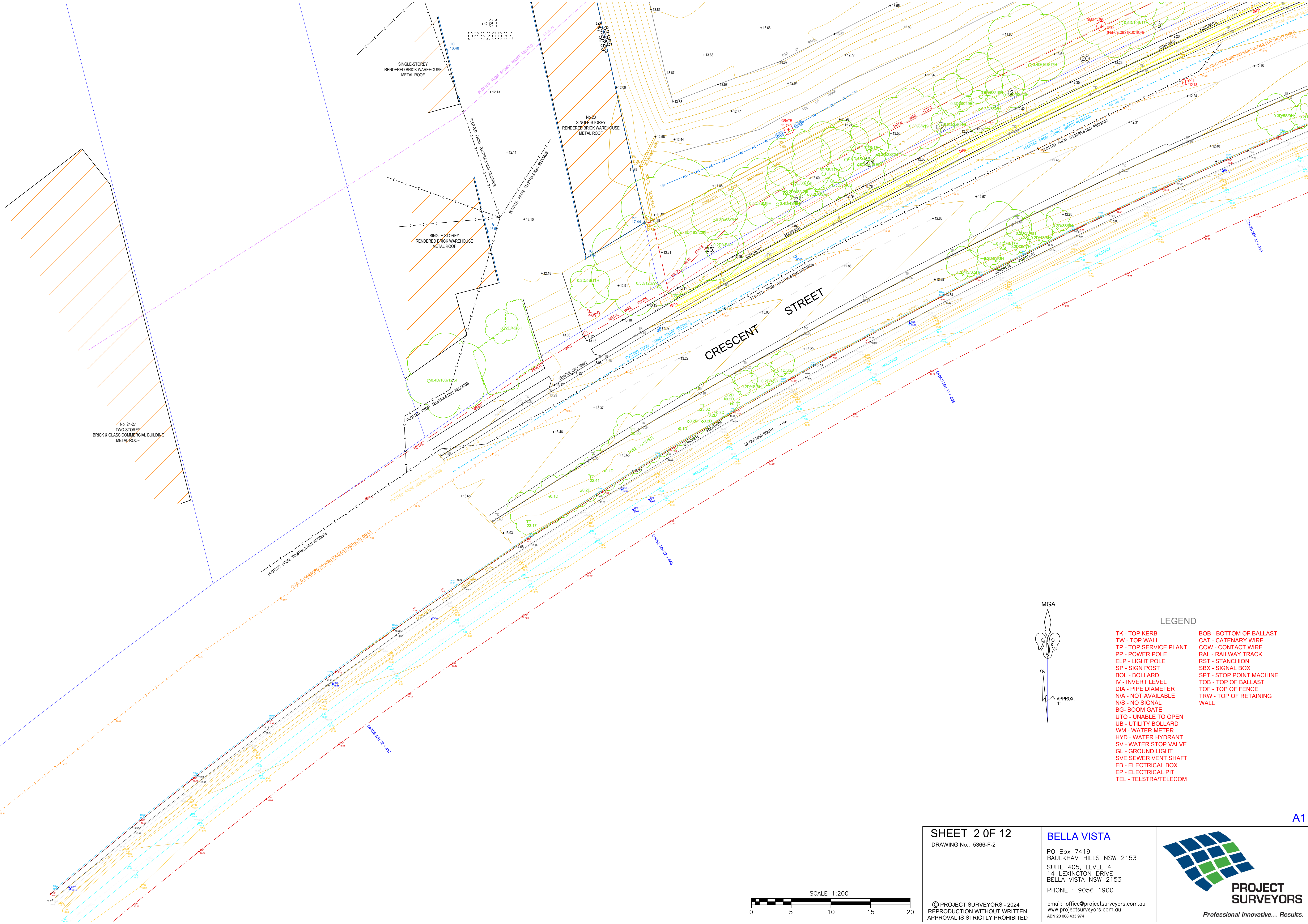
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LEGEND

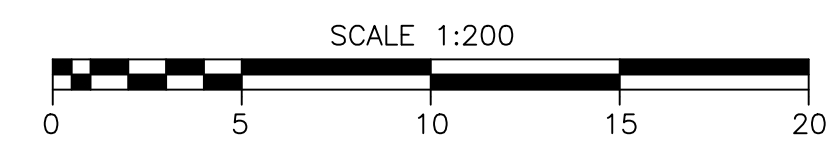
- TK - TOP KERB
- TW - TOP WALL
- TP - TOP SERVICE PLANT
- PP - POWER POLE
- ELP - LIGHT POLE
- SP - SIGN POST
- BOL - BOLLARD
- IV - INVERT LEVEL
- DIA - PIPE DIAMETER
- N/A - NOT AVAILABLE
- N/S - NO SIGNAL
- BG - BOOM GATE
- UTO - UNABLE TO OPEN
- UB - UTILITY BOLLARD
- WM - WATER METER
- HYD - WATER HYDRANT
- SV - WATER STOP VALVE
- GL - GROUND LIGHT
- SVE SEWER VENT SHAFT
- EB - ELECTRICAL BOX
- EP - ELECTRICAL PIT
- TEL - TELSTRA/TELECOM
- BOB - BOTTOM OF BALLAST
- CAT - CATENARY WIRE
- COW - CONTACT WIRE
- RAL - RAILWAY TRACK
- RST - STANCHION
- SBX - SIGNAL BOX
- SPT - STOP POINT MACHINE
- TOB - TOP OF BALLAST
- TOF - TOP OF FENCE
- TRW - TOP OF RETAINING WALL

SHEET 2 OF 12  
DRAWING No.: 5366-F-2

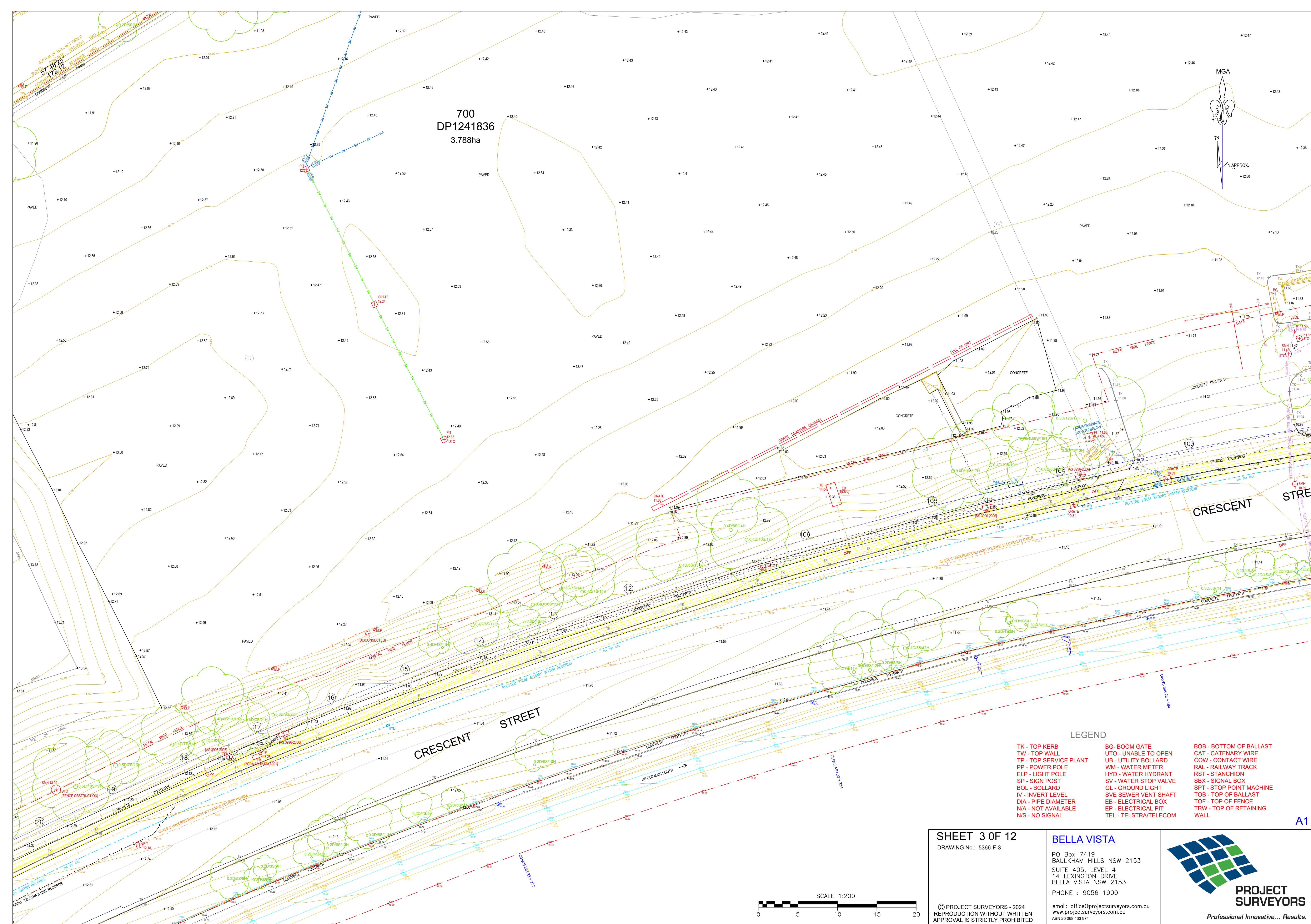
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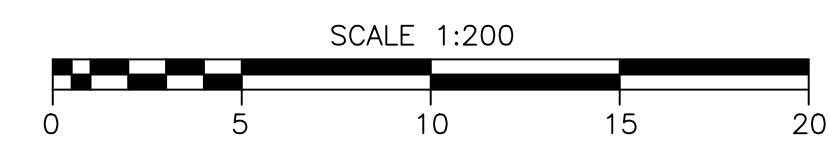
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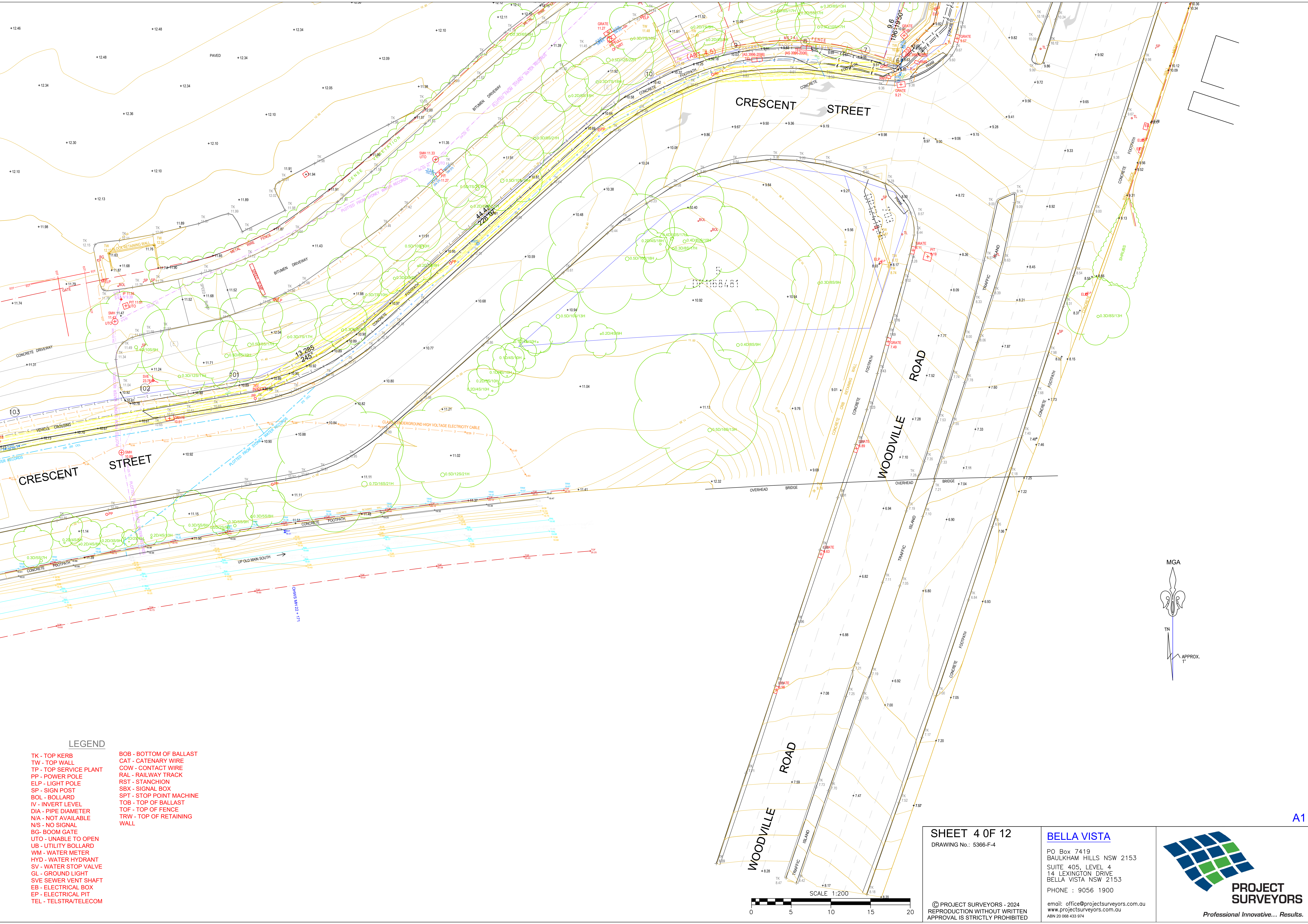


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- LEGEND**
- |                        |                       |                             |
|------------------------|-----------------------|-----------------------------|
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| IV - INVERT LEVEL      | SVE SEWER VENT SHAFT  | TOB - TOP OF BALLAST        |
| DIA - PIPE DIAMETER    | EB - ELECTRICAL BOX   | TOF - TOP OF FENCE          |
| N/A - NOT AVAILABLE    | EP - ELECTRICAL PIT   | TRW - TOP OF RETAINING WALL |
| TEL - NO SIGNAL        | TEL - TELSTRA/TELECOM |                             |



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LEGEND

- |                        |                             |
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SHEET 4 OF 12  
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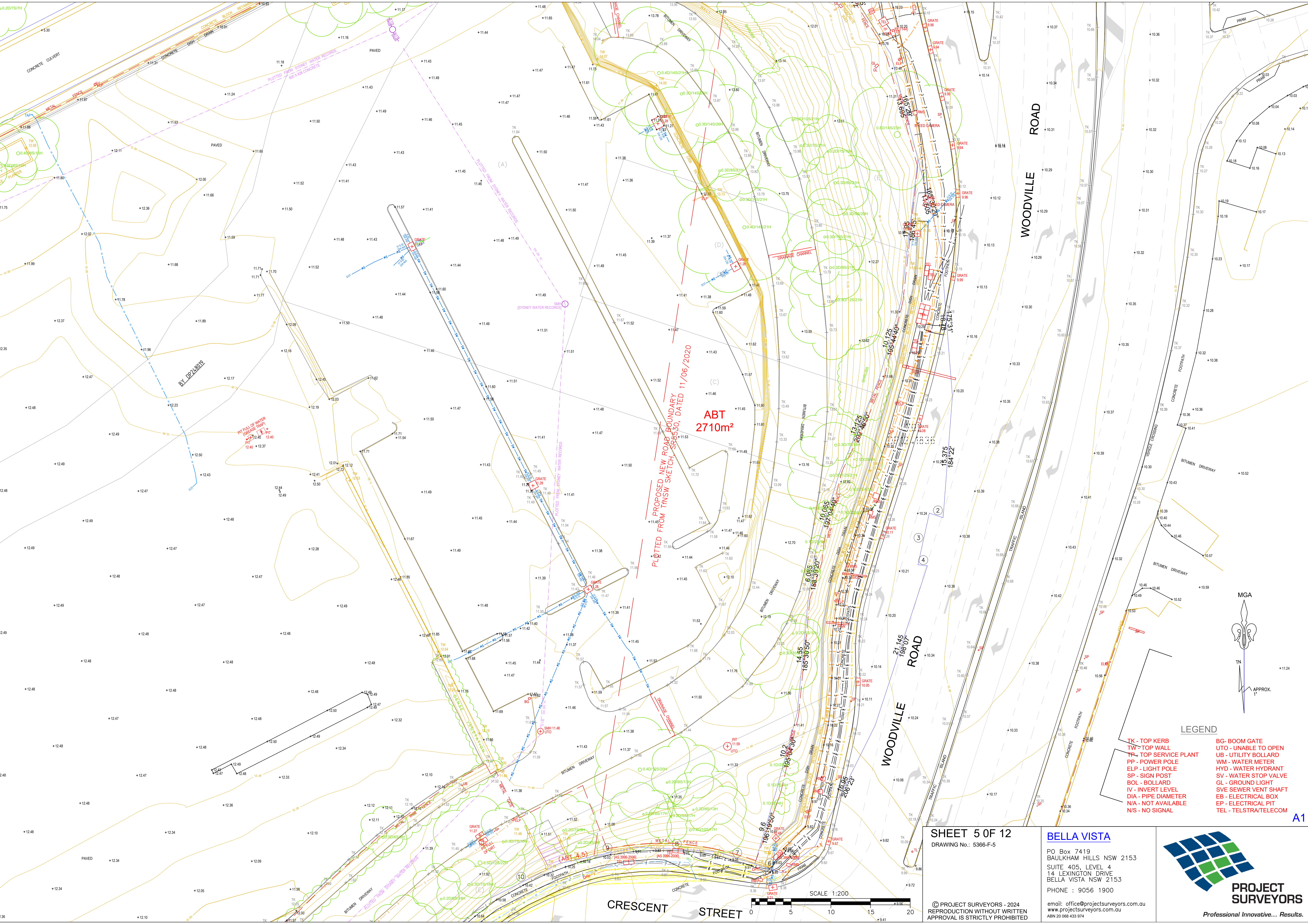
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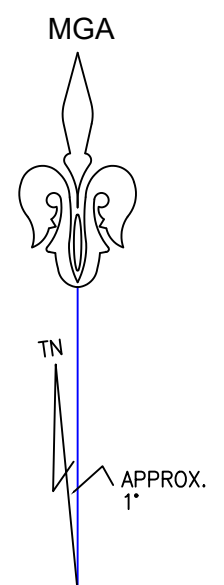


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ABT  
2710m<sup>2</sup>  
PLOTTED FROM TNSW SKETCH SP5530, DATED 11/06/2020



LEGEND

- TK - TOP KERB
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SHEET 5 OF 12  
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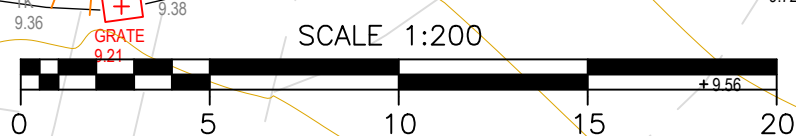
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CRESCENT STREET

WOODVILLE ROAD

WOODVILLE ROAD

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TEL - TELSTRATELECOM

MGA



APPROX.  
1

A1

SHEET 6 OF 12  
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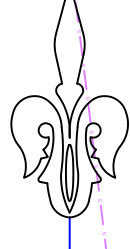


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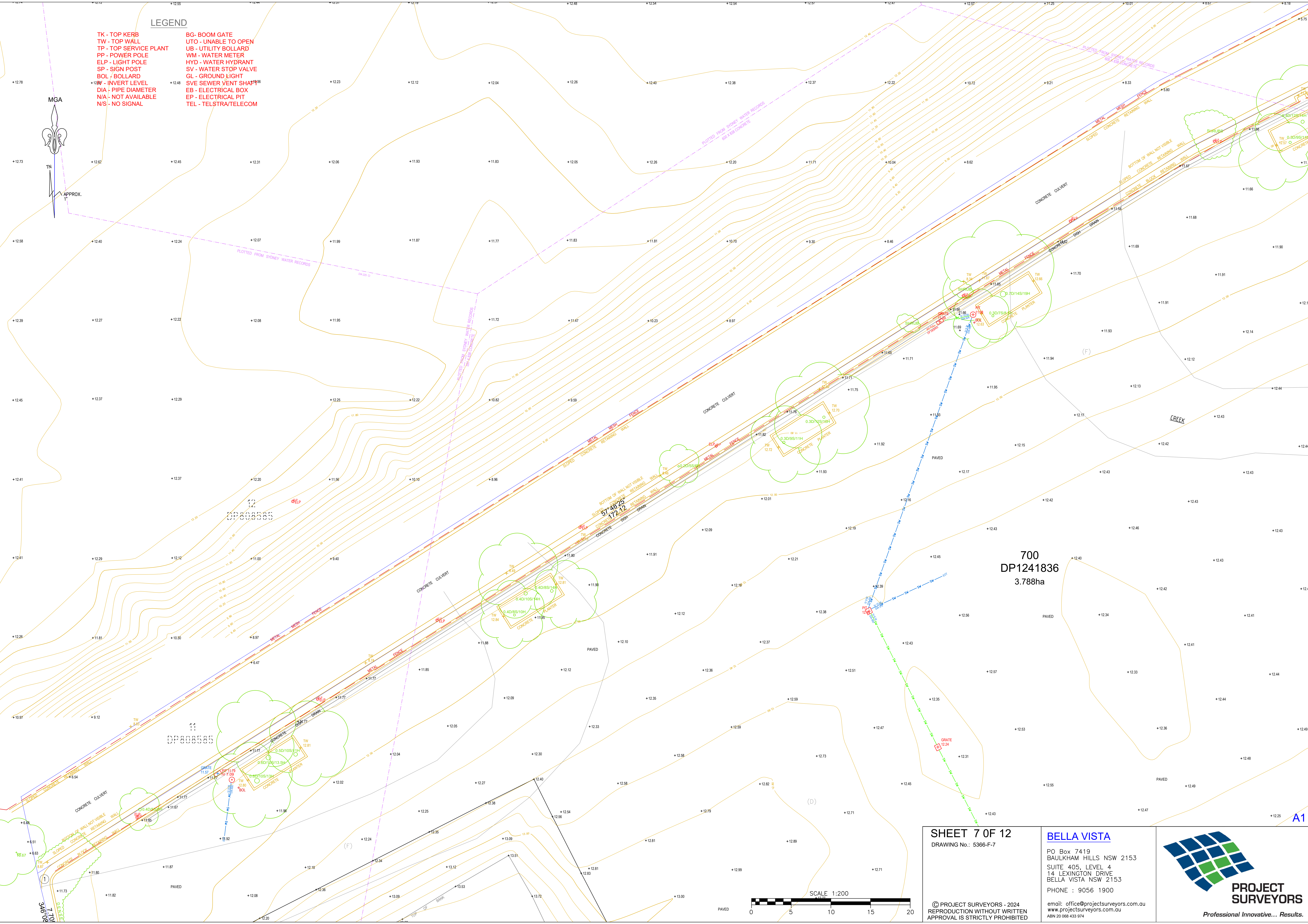
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MGA



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700  
DP1241836  
3.788ha

SHEET 7 OF 12  
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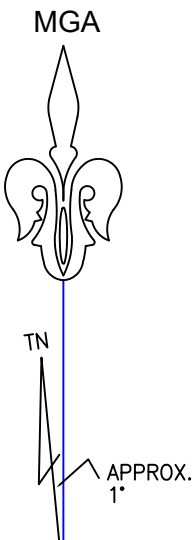


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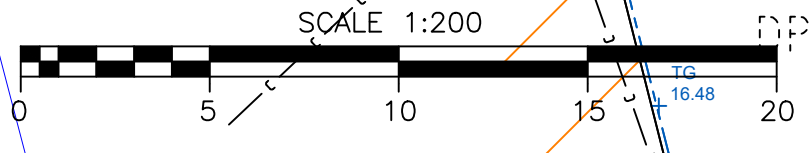
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# SHEET 8



SHEET 8 OF 12  
DRAWING No.: 5366-F-8

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## BELLA VISTA

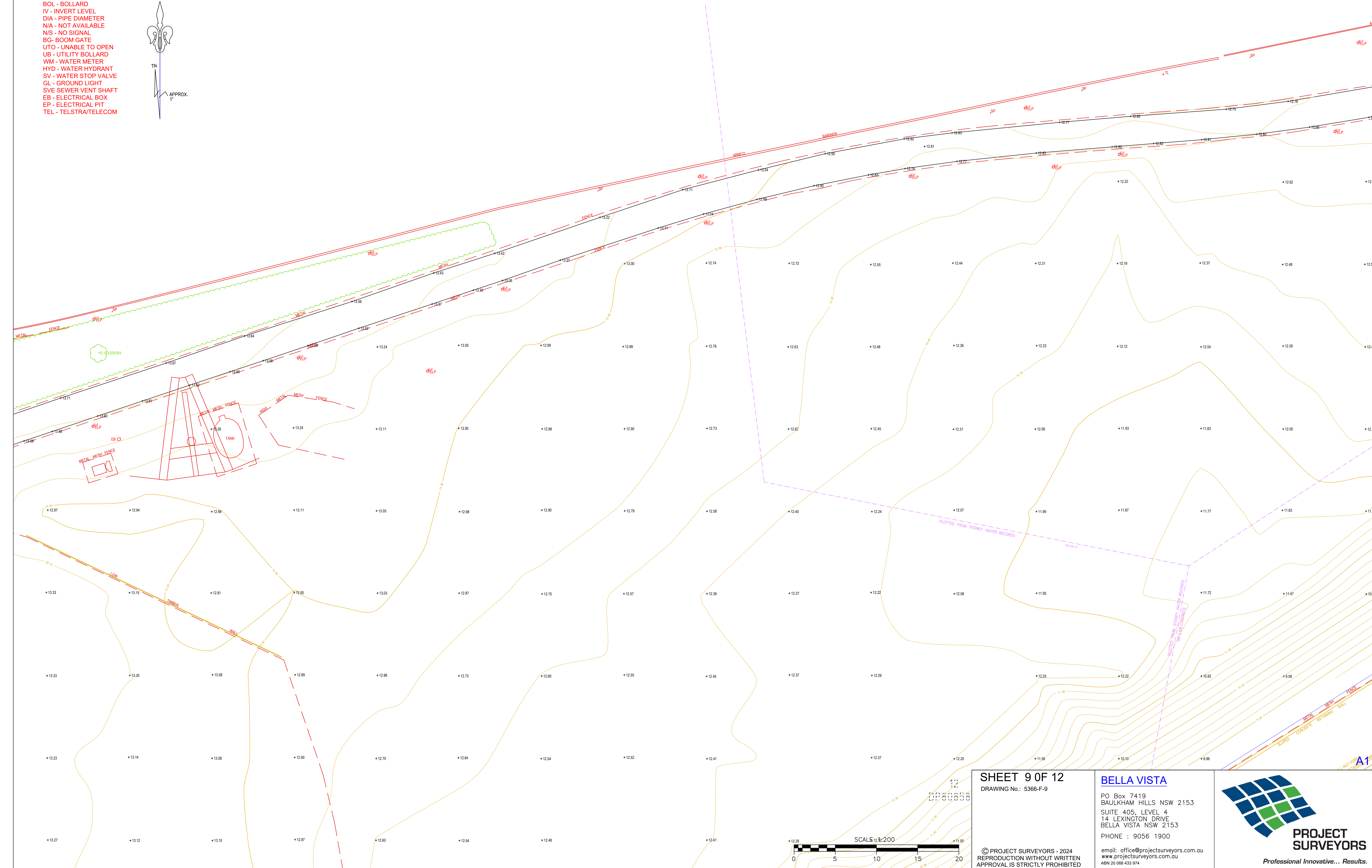
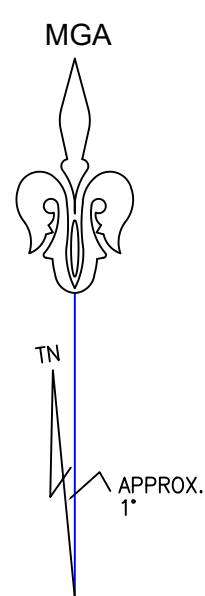
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WM - WATER METER  
HYD - WATER HYDRANT  
SV - WATER STOP VALVE  
GL - GROUND LIGHT  
SVE SEWER VENT SHAFT  
EB - ELECTRICAL BOX  
EP - ELECTRICAL PIT  
TEL - TELSTRATELECOM

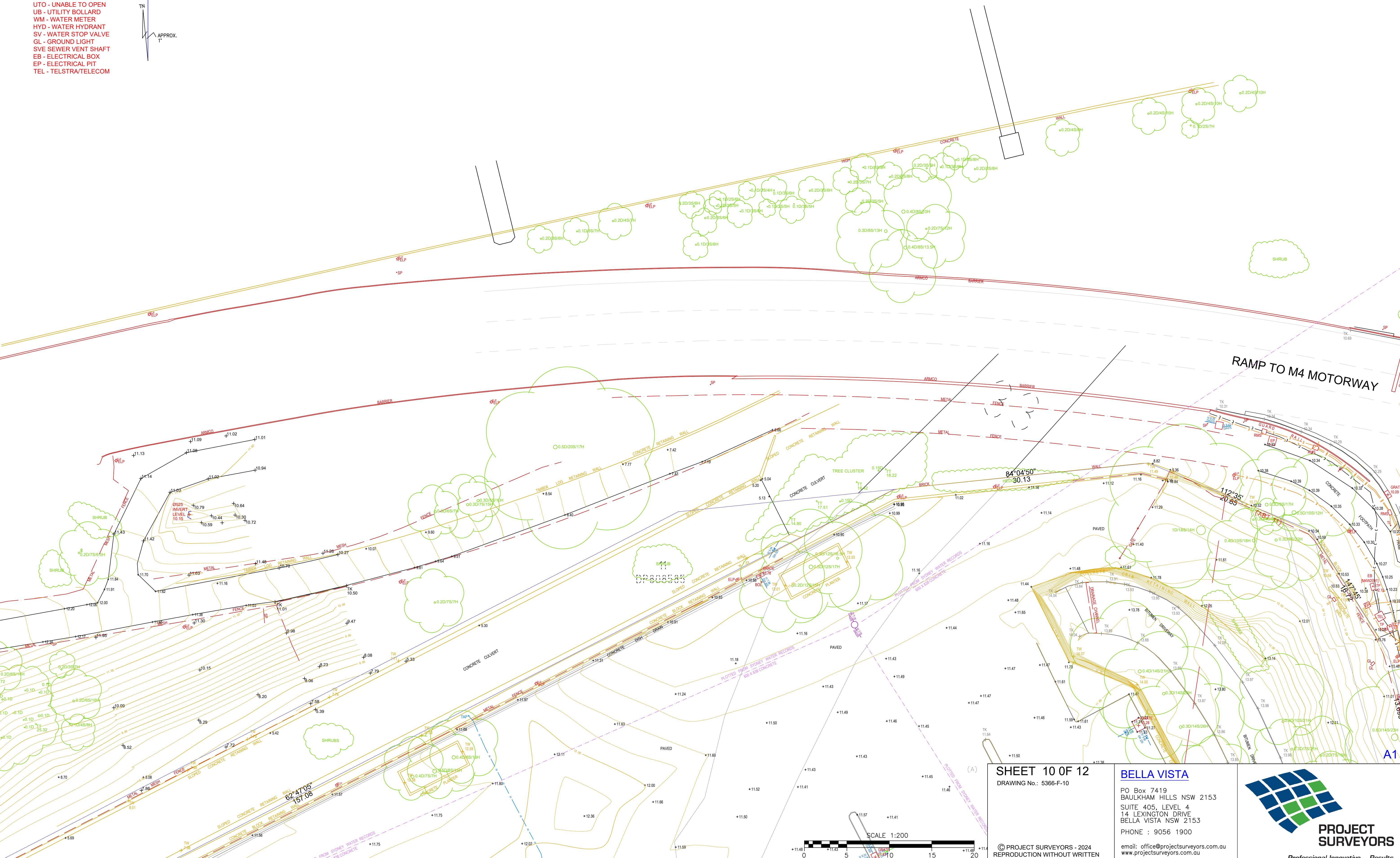
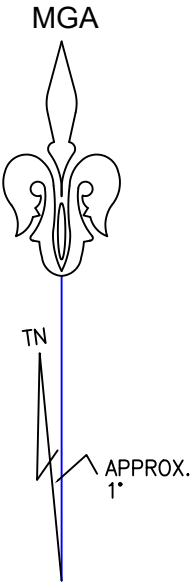


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SURVEYORS**

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LEGEND

TK - TOP KERB  
TW - TOP WALL  
TP - TOP SERVICE PLANT  
PP - POWER POLE  
ELP - LIGHT POLE  
SP - SIGN POST  
BOL - BOLLARD  
IV - INVERT LEVEL  
DIA - PIPE DIAMETER  
N/A - NOT AVAILABLE  
N/S - NO SIGNAL  
BG - BOOM GATE  
UTO - UNABLE TO OPEN  
UB - UTILITY BOLLARD  
WM - WATER METER  
HYD - WATER HYDRANT  
SV - WATER STOP VALVE  
GL - GROUND LIGHT  
SVE SEWER VENT SHAFT  
EB - ELECTRICAL BOX  
EP - ELECTRICAL PIT  
TEL - TELSTRA/TELECOM



SHEET 10 OF 12  
DRAWING No.: 5366-F-10

BELLA VISTA

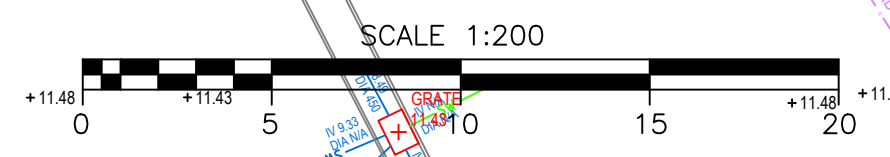
PO Box 7419  
BAULKHAM HILLS NSW 2153  
SUITE 405, LEVEL 4  
14 LEXINGTON DRIVE  
BELLA VISTA NSW 2153  
PHONE : 9056 1900

email: office@projectsurveyors.com.au  
www.projectsurveyors.com.au  
ABN 20 068 433 974



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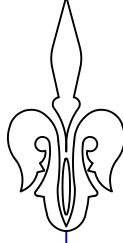


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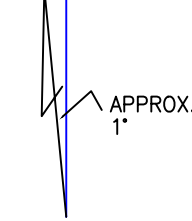
LEGEND

TK - TOP KERB  
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SVE SEWER VENT SHAFT  
EB - ELECTRICAL BOX  
EP - ELECTRICAL PIT  
TEL - TELSTRA/TELECOM

MGA



TN



WOODVILLE ROAD

VILLE ROAD

PARRAMATTA ROAD

SHEET 11 OF 12  
DRAWING No.: 5366-F-11

**BELLA VISTA**

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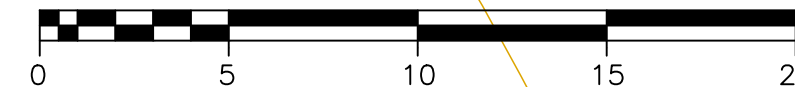
email: office@projectsurveyors.com.au  
www.projectsurveyors.com.au  
ABN 20 068 433 974



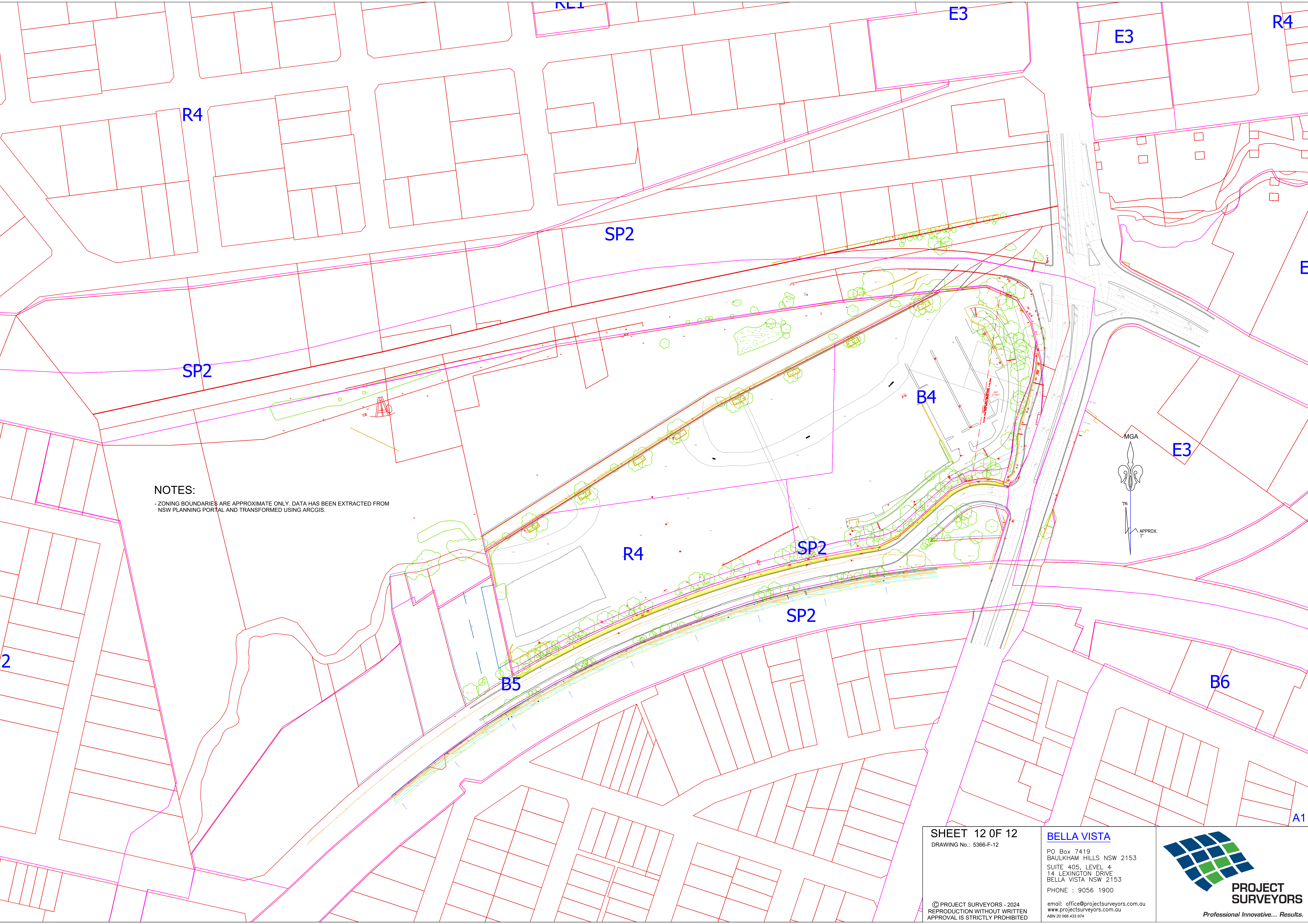
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SCALE 1:200



A1



NOTES:

- ZONING BOUNDARIES ARE APPROXIMATE ONLY. DATA HAS BEEN EXTRACTED FROM NSW PLANNING PORTAL AND TRANSFORMED USING ARCGIS.

SHEET 12 OF 12  
DRAWING No.: 5366-F-12

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