

SYMBOL LEGEND	
	BENCHMARK
	BIN
	BOLLARD
	CLOTHES LINE
	COMMUNICATIONS PIT
	CONCRETE
	DOWNPIPE
	MAINTENANCE HOLE
	ELECTRICAL PILLAR
	ELECTRICAL SUBSTATION
	FLAG POLE
	GAS MAIN MARKER
	GAS METER
	GAS VALVE
	HYDRANT POTABLE
	HYDRANT RECYCLE
	FIRE HYDRANT
	LIGHTPOLE
	PHONE BOX
	POWER POLE
	PVC RISER
	SEWER INSPECTION POINT
	SEWER MANHOLE
	SEWER VENT
	SEWER MAINTENANCE SHAFT
	SIGN
	STOP VALVE POTABLE
	STOP VALVE RECYCLE
	TELSTRA PILLAR
	TELSTRA PIT SINGLE
	TELSTRA PIT DOUBLE
	TRAFFIC LIGHTS
	COMMS BOX
	SERVICES PIT
	TREE STUMP
	WATER AIR VALVE
	WATER METER
	WATER TAP
	SERVICE DEPTH IN METRES
	STAND-ALONE SHRUB
	SUBSOIL FLUSHING POINT
	SURVEY MARK (CONC. BLOCK)
	SURVEY MARK (D.H. & W.)
	SURVEY MARK (G.I.P.)
	SURVEY MARK (PEG)
	SURVEY MARK (S.M. & P.M.)
	SURVEY MARK (TRAVERSE STATION)
	TOP OF GUTTER LEVEL
	RIDGE LEVEL
	FLOOR LEVEL
	CHIMNEY LEVEL
	PARAPET LEVEL
	TOP OF BATTER
	PHOTO LOCATION & DIRECTION
	CLOTHESLINE
	W.I.F. O.W. WROUGHT IRON FENCE ON TOP OF WALL
	DOOR OPENING

IMPORTANT NOTES

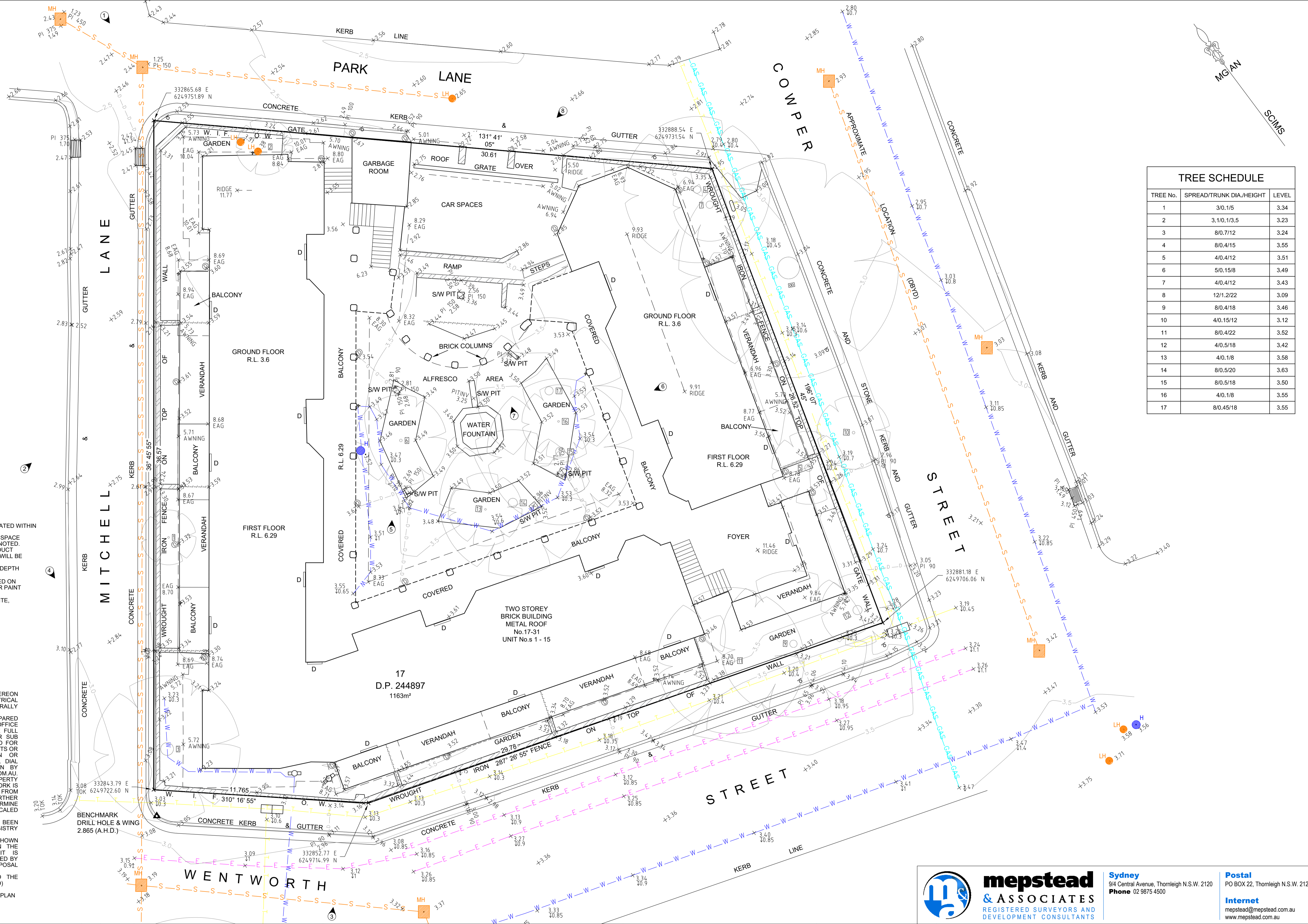
- NOT ALL SUBSURFACE UTILITIES HAVE BEEN LOCATED WITHIN THE CARRIAGEWAYS
- NO ALLOWANCE HAS BEEN MADE FOR CONFINED SPACE ENTRY TO PITS/MANHOLES UNLESS OTHERWISE NOTED. ANY MEASUREMENTS RELATED TO DEPTH, PIPE/DUCT DIAMETERS ARE MADE FROM THE SURFACE AND WILL BE APPROXIMATE ONLY.
- POTHOLING IS RECOMMENDED TO CONFIRM THE DEPTH OF ALL SUBSURFACE UTILITIES SHOWN.
- SUBSURFACE UTILITY ASSETS HAVE BEEN MARKED ON THE GROUND IN COLOUR COORDINATED PEGS OR PAINT AS FOLLOWS: WATER - BLUE, GAS - YELLOW, ELECTRICITY - RED, TELECOMMUNICATIONS - WHITE, STORM WATER, SEWER & UNKNOWN - GREEN



IMPORTANT NOTES

- THE LEVELS AND SURVEY DETAIL SHOWN HEREON HAVE BEEN DETERMINED BY TRIGONOMETRIC METHODS AND ARE WITHIN THE GENERALLY ACCEPTED ACCURACY FOR SUCH A SURVEY.
- ANY UTILITIES SHOWN HEREON HAVE BEEN PREPARED FROM A COMBINATION OF FIELD SURVEY AND OFFICE CALCULATION. THE PLAN MAY NOT SHOW THE FULL EXTENT OF ABOVE GROUND STRUCTURES OR SUB SURFACE UTILITIES AND SHOULD NOT BE USED FOR LOCATING SUB SURFACE PIPES, CABLES, CONDUITS OR STRUCTURES. PRIOR TO ANY EXCAVATION OR CONSTRUCTION IT IS RECOMMENDED A FULL DIAL BEFORE YOU DIG SEARCH BE UNDERTAKEN BY CONTACTING DBYD ON PH. 1100 OR WWW.1100.COM.AU.
- THE RELATIONSHIP OF IMPROVEMENTS TO PROPERTY BOUNDARIES IS DIAGRAMMATIC ONLY. IF ANY WORK IS PLANNED WHICH RELIES ON CRITICAL SETBACKS FROM ANY BOUNDARY IT IS IMPERATIVE THAT FURTHER SURVEY WORK BE CARRIED OUT TO DETERMINE PROPERTY BOUNDARIES. DO NOT RELY ON SCALED DIMENSIONS.
- THE LOT DIMENSIONS SHOWN HEREON HAVE BEEN COMPILED FROM PLANS SUPPLIED BY LAND REGISTRY SERVICES NSW.
- THE SPREAD OF THE CROWN OF THE TREES SHOWN HEREON IS DIAGRAMMATIC ONLY BASED ON THE AVERAGE SPREAD OBSERVED ON SITE. IT IS RECOMMENDED THAT TREE SPREADS BE VERIFIED BY SITE INSPECTION SHOULD A DEVELOPMENT PROPOSAL BE AFFECTED BY TREES.
- ALL LEVELS MUST BE REFERRED BACK TO THE BENCHMARK DRILL HOLE AND WING R.L. 2.865 (AHD)

THE ABOVE NOTES ARE AN INTEGRAL PART OF THIS PLAN



TREE SCHEDULE			
TREE No.	SPREAD/TRUNK DIA/HEIGHT	LEVEL	
1	3/0.1/5	3.34	
2	3.1/0.1/3.5	3.23	
3	8/0.7/12	3.24	
4	8/0.4/15	3.55	
5	4/0.4/12	3.51	
6	5/0.15/8	3.49	
7	4/0.4/12	3.43	
8	12/1.2/22	3.09	
9	8/0.4/18	3.46	
10	4/0.15/12	3.12	
11	8/0.4/22	3.52	
12	4/0.5/18	3.42	
13	4/0.1/8	3.58	
14	8/0.5/20	3.63	
15	8/0.5/18	3.50	
16	4/0.1/8	3.55	
17	8/0.45/18	3.55	

No.	DATE	NOTATION/AMENDMENT	No.	DATE	NOTATION/AMENDMENT
A	11/01/19	FIRST ISSUE			
B	27/02/19	UNIT NUMBERS ADDED TO DESCRIPTION			

CONTOUR INTERVAL: 0.5
 DATUM: A.H.D.
 ORIGIN OF DATUM: SSM 70161 (R.L. 14.458)
 100 YEAR FLOOD R.L.: N/A
 RECOMMENDED MINIMUM FLOOR R.L.: N/A
 SOURCE OF FLOOD INFO: N/A

LEGEND OF COMMONLY USED SYMBOLS	
	WATER
	SEWER
	ELECTRICITY
	TELECOM
	GAS
	DRAINAGE
	SURVEY

REDUCTION RATIO 1 : 100 (A1)	
0	1 2 3 4 5 6 7 8 9 10
LAND TITLE INFORMATION	
LOTS:	17 D.P. 244897
PLAN Nos:	SEE ABOVE
OTHER:	L.G.A SYDNEY
AREA:	1163m ²

DATE OF SURVEY: 18 / 12 / 2018
 SURVEY CONSULTANT: MEPSTEAD & ASSOCIATES
 DRAWING No. 5743-DET_1_B
 SURVEYED: LW DRAFTED: LW
 OUR REF: 5743
 SURVEYORS: Registered Surveyor
 REF: 5743

mepstead & ASSOCIATES
 REGISTERED SURVEYORS AND DEVELOPMENT CONSULTANTS

NSW Land & Housing Corporation
 Division of the Department of Family & Community Services

PLAN OF DETAIL & LEVELS OVER LOT 17 IN DP. 244897

LOCATION		GLEBE	
STREET ADDRESS		17-31 COWPER STREET, GLEBE.	
SITE	LAYOUT	JOB	SHT. 1
/	/	/	OF 1