Attachment A2

Proponent Planning Proposal Request – Survey Plan

DATE	UPDATES DETAILS	BY	REV
30/04/2018	JOB# 2180418 (2180418-IDENT-A.dwg)	CC	-
15/11/2019	JOB# 2191111 (2191110-DETAIL.dwg)	PJT	-
30/04/2021	JOB# 2201209 (2201209-DETAIL.dwg)	CC	-
27/03/2025	INITIAL PLAN JOB# 2250308 - Additional area	CC	

MGA 94 ZONE 56
TRUE NORTH + 1°01'19"

#32
FIVE STOREY BRICK APARTMENTS
WITH FLAT ROOF

#15
SINGLE STOREY BRICK BUILDING
WITH FLAT ROOF

#33
THREE STOREY BRICK APARTMENTS
WITH FLAT ROOF

#44-78
TWO STOREY CONCRETE BUILDING
WITH FLAT ROOF

#80
TWO STOREY BRICK TERRACE
WITH PITCHED GI ROOF

LOT 1 ON DP792628
2544m²

MARGARET ST

LANE

CORNWALLIS

ROSEHILL STREET

GIBBONS STREET

BOUNDARY ST

39-61 GIBBONS STREET

SP63577

SP48756

NOTES:
This plan is prepared for KIPPAX PROPERTY from a field survey for the purpose of designing new constructions on the land and to show the relationship between the boundaries and occupation, and should not be used for any other purpose.
For clarity, some occupation may not be shown to scale. Possessory Rights may have accrued to occupation location.
The Title boundaries have not been surveyed.
Above ground services as seen by the surveyor at the time of survey have been shown on this plan. Pits may be larger underground than the size shown on the plan. Footing locations and subsurface structures have not been located. **Prior to any demolition, excavation or construction, current Before You Dig Australia plans must be ordered and examined.**
Tree canopies are shown as a circular representation only and may not reflect irregular canopies. Every effort has been made to ensure that the model within this data set is an accurate representation of the actual surface. Isolated deflections in the surface could occur between surveyed data points and these deflections may not be in the model.
Any digital data forwarded by Landair Surveys must not be altered in any way without prior approval of Landair Surveys. The data may be copied and then manipulated as required.
This note is an integral part of the plan.

SOME LAYERS ARE TURNED OFF FOR CLARITY OF PRINTED PLAN
SEE AUTOCAD DRAWING FOR COMPLETE INFORMATION

LEGEND

- SPOT HEIGHT
- TREE
- WATER UNCLASSIFIED
- TRAFFIC SIGNAL PIT
- TRAFFIC SIGNAL POLE
- GAS MARKER POST
- UNCLASSIFIED UTILITY
- TELECOM PIT
- STOP VALVE
- SEWERAGE PIT
- FIRE HYDRANT
- SIGN
- ELECTRICITY POLE & LIGHT
- UNCLASSIFIED PIT
- GRATED PIT
- WATER METER
- TAP
- SEWERAGE INSPECTION SHAFT
- ELECTRICITY UNCLASSIFIED
- ELECTRICITY POLE
- GARDEN BED
- DRAINAGE / STORMWATER PIT
- PEDESTRIAN PATH
- ELECTRICITY PIT
- ELECTRICITY LINE O/H
- CENTRE LINE BIT
- BACK OF KERB
- LIP OF KERB
- INVERT OF KERB
- TOP OF KERB
- EDGE OF CONCRETE
- TELSTRA UNCLASSIFIED
- BUILDING
- WINDOW
- RETAINING WALL
- WALL
- VERANDAH/BALCONY
- STEPS

CERTIFICATION BY REGISTERED SURVEYOR FOR PLAN

I, ERIK BIRZULIS of Landair Surveys a surveyor registered under the Surveying and Spatial Information Act 2002,certify that:The land shown in the plan was surveyed in accordance with the Surveying and Spatial Information Regulation 2017, is accurate and the survey was completed on 26/04/2018

Surveyor Identification No. 2521
Surveyor registered under
the Surveying and Spatial Information Act 2002

MAJOR CONTOUR 1.0m
MINOR CONTOUR 0.2m
LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (AHD) VIDE SSM38398
CO-ORDINATES ARE ON MAP GRID OF AUSTRALIA (MGA) VIDE PM53330 & SSM38398

CITIPLAN PROPERTY

DETAIL SURVEY
44-78 ROSEHILL STREET
REDFERN

LENGTHS ARE IN METRES (0 2 4 6 8 10)
SCALE 1:200

JOB NUMBER:	2250308		
DATE OF SURVEY:	26-27/4/18,12/11/19,19/1/21, 18/3/25		
FIELD PARTY:	MT, EA, WA, CD		
DRAWN BY:	CC		
PLAN DATE:	27/03/2025	REVISION:	-
SHEET:	1 OF 1	SIZE:	A1

MGA 94 ZONE 56

Landair Surveys
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1300 130 158

REF: C:\LANDAIR\2250308-REDFERN\2250308-DETAIL.DWG