

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.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

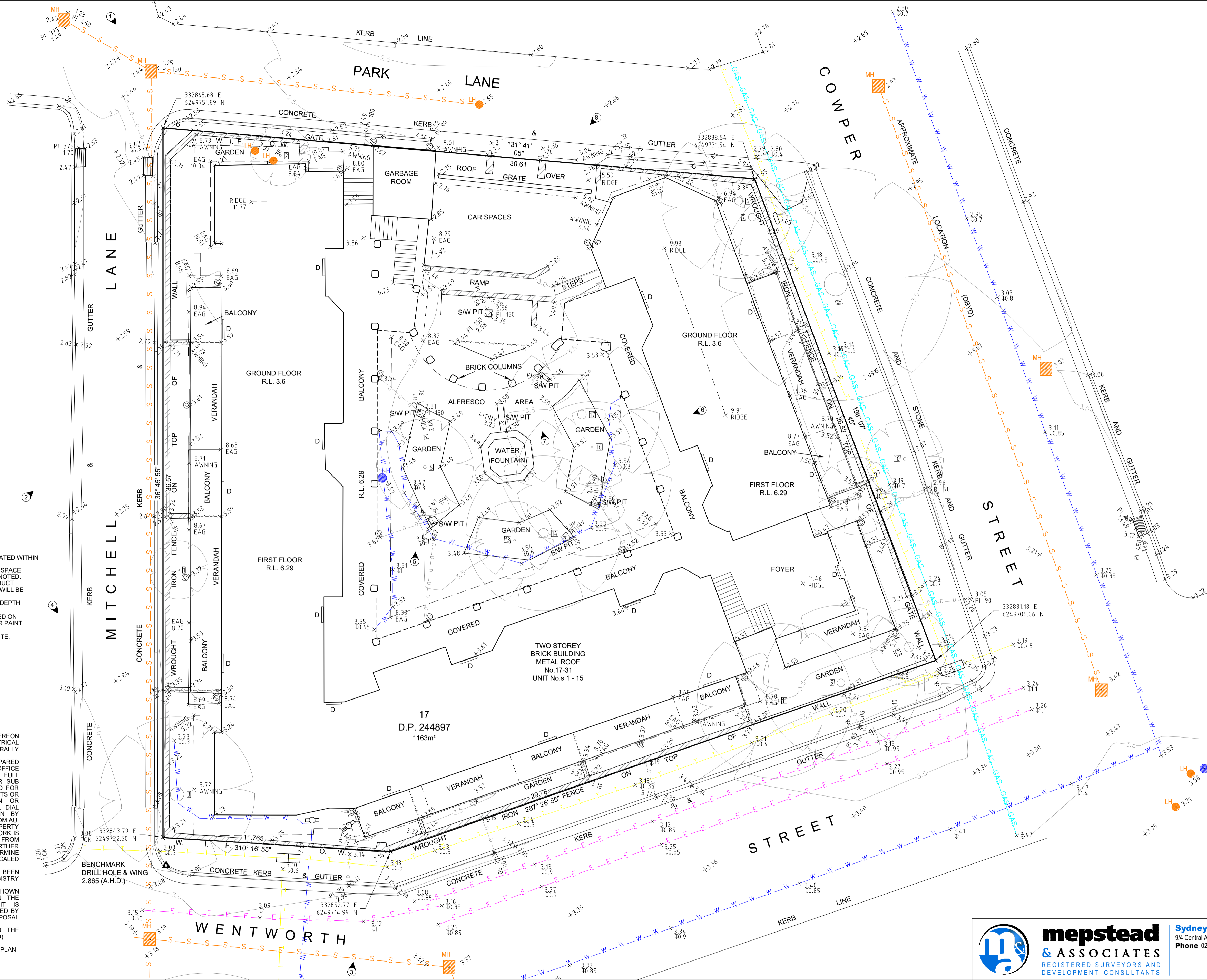
- NOT ALL SUBSURFACE UTILITIES HAVE BEEN LOCATED WITHIN THE CARRIAGEWAYS
- NO ALLOWANCE HAS BEEN MADE FOR CONFINED SPACE ENTRY TO PITS/MANHOLES UNLESS OTHERWISE NOTED. ANY MEASUREMENTS RELATED TO DEPTH, PIPE/DUCT DIAMETERS ARE MADE FROM THE SURFACE AND WILL BE APPROXIMATE ONLY.
- POTHOLING IS RECOMMENDED 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 - WHITE.



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
A	11/01/19	FIRST ISSUE
B	27/02/19	UNIT NUMBERS ADDED TO DESCRIPTION

No.	DATE	NOTATION/AMENDMENT
FILE		
5743-DET1_B	2.9	CP

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: Blue line with 'W' symbol
 SEWER: Red line with 'S' symbol
 ELECTRICITY: Yellow line with 'E' symbol
 TELECOM: Green line with 'T' symbol
 GAS: Purple line with 'G' symbol
 DRAINAGE: Blue dashed line with 'D' symbol

▲ BENCHMARK / CONTROL POINT
 □ PM / SSM

REDUCTION RATIO 1 : 100 (A1)

LAND TITLE INFORMATION

LOTS: 17 D.P. 244897
 PLAN NOS: SEE ABOVE
 OTHER: L.G.A SYDNEY
 AREA: 1163m²

DATE OF SURVEY: 18 / 12 / 2018
 SURVEY CONSULTANT: MEPSTEAD & ASSOCIATES
 DRAWING No. 5743-DET1_B
 SURVEYED: LW DRAFTED: LW
 OUR REF: 5743
 SURVEYORS: Registered Surveyor
 REF: 5743

REGISTERED SURVEYORS AND DEVELOPMENT CONSULTANTS

Land & Housing Corporation
 Division of the Department of Family & Community Services
 DRAWING TITLE: PLAN OF DETAIL & LEVELS OVER LOT 17 IN DP. 244897

Sydney
 9/4 Central Avenue, Thornleigh N.S.W. 2120
 Phone 02 9875 4500

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 PO BOX 22, Thornleigh N.S.W. 2120

Internet
 mepstead@mepstead.com.au
 www.mepstead.com.au

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