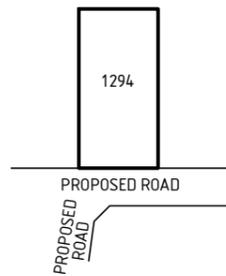


SURVEY NOTES

- LEVELS ARE TO AUSTRALIAN HEIGHT DATUM BASED ON SSM 61896 WITH A STATED VALUE OF 137.107M. AND CONNECTION HAS BEEN DETERMINED BY THE AID OF A GPS WITH A STATED ACCURACY OF +/-20MM.
- CONTOUR INTERVALS AT 0.2 METRES.
- BOUNDARIES ARE UNFENCED UNLESS NOTED OTHERWISE.
- THE LOCATIONS OF SURFACE PITS, VALVE COVERS ETC. SHOWN HEREON HAVE BEEN DETERMINED BY THIS SURVEY. NO DIRECT KNOWLEDGE IS CLAIMED OF THE LOCATION OF UNDERGROUND SERVICES.
- PRIOR TO ANY EXCAVATION OR CONSTRUCTION, THE RELEVANT AUTHORITY SHOULD BE CONTACTED TO LOCATE POSSIBLE UNDERGROUND SERVICES.
- ADJOINING PROPERTY INFORMATION IS A COMBINATION OF GROUND MEASUREMENT AND INTERPRETATION OF AERIAL IMAGERY.
- DATE OF SURVEY: 01/10/2024

LOCATION PLAN



SITE PHOTO



LEGEND

E ☒	ELECTRICITY BOX
△	TEMPORARY SITE LEVEL BENCHMARK
▤	GRATED DRAIN
○	TELSTRA/NBN PIT
■	TITLE PEG
○ WT	WATER TAGS
HD	HOUSE DRAIN IN KERB
INV	INVERT LEVEL
① →	DENOTES SITE PHOTO

NOTES:

THIS SURVEY HAS BEEN CARRIED OUT FOR THE EXCLUSIVE USE OF THE CLIENT NOTED ON THIS PLAN FOR THE PURPOSE OF BUILDING DESIGN ON THE SITE, AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE OR BY ANY OTHER PERSON OR CORPORATION. STRUCTURES BELOW THE SURFACE LEVEL (IF ANY) INCLUDING FOOTINGS PROJECTING INTO THE SITE FROM ADJOINING PROPERTIES HAVE NOT BEEN LOCATED BY THIS SURVEY. WE HAVE NOT EXCAVATED THE SITE TO DETERMINE THEIR EXISTENCE.

PROPERTY BOUNDARY INFORMATION IS INDICATIVE ONLY BASED ON TITLE RECORDS. PROPERTY BOUNDARY POSITIONS IN MOST INSTANCES HAVE NOT BEEN CONFIRMED BY FIELD SURVEY. IF ACCURATE BOUNDARY INFORMATION OR INFORMATION REGARDING PROXIMITY OF IMPROVEMENTS / FEATURES TO THE PROPERTY BOUNDARY IS REQUIRED, A BOUNDARY IDENTIFICATION SURVEY WILL NEED TO BE UNDERTAKEN. THIS IS NOT A BOUNDARY IDENTIFICATION SURVEY.

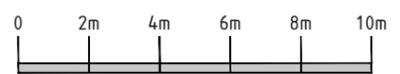
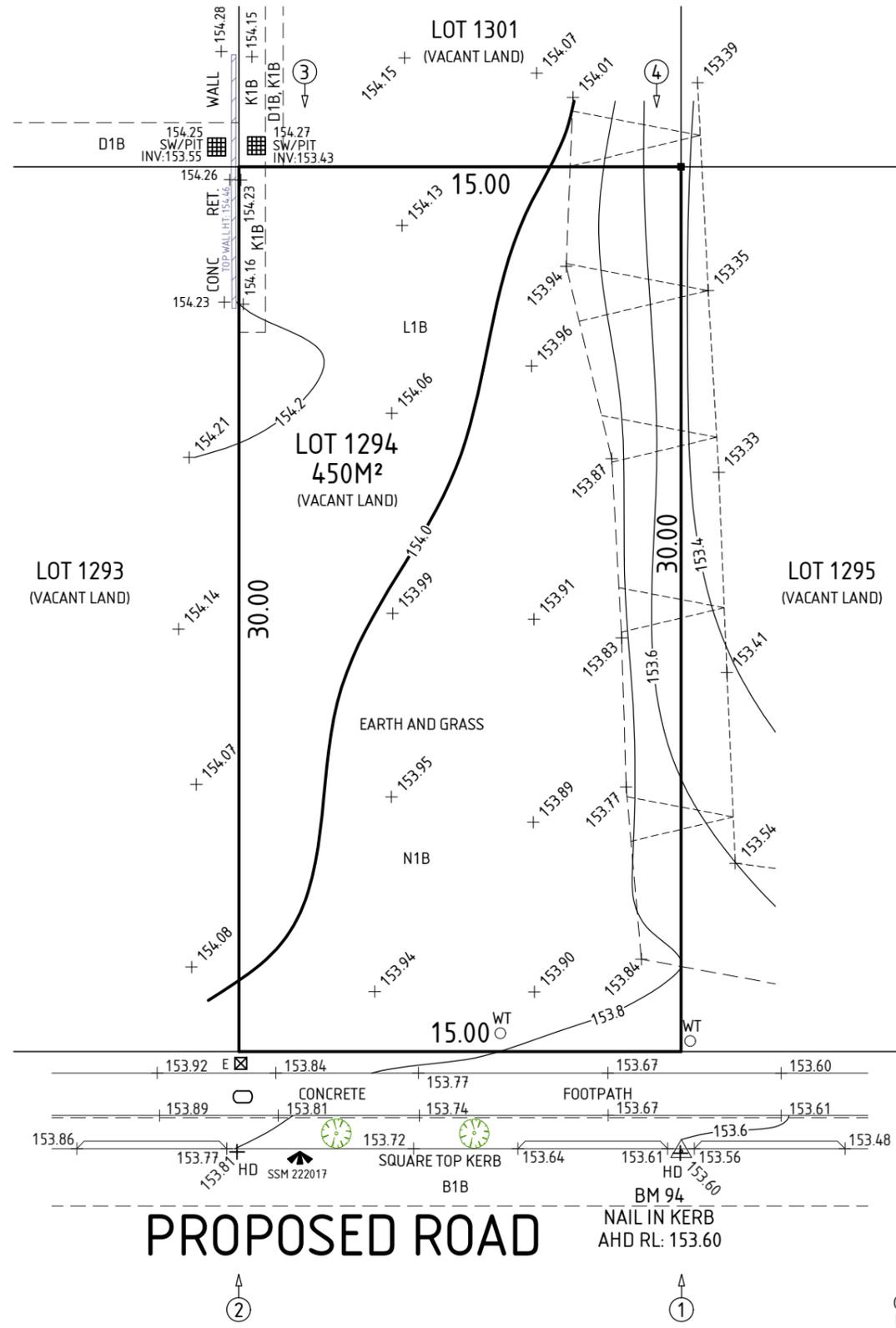
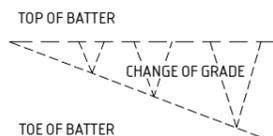
THE POSITION OF OCCUPATION (FENCES, BUILDINGS ETC) SHOWN NEAR BOUNDARIES ARE NOT NECESSARILY PLOTTED TO SCALE AND IN MOST INSTANCES THEIR POSITIONS HAVE BEEN EXAGGERATED FOR CLARITY.

- B1B: EASEMENT FOR DRAINAGE OF WATER 3 WIDE
- D1B: EASEMENT FOR DRAINAGE OF WATER 1.5 WIDE
- K1B: EASEMENT FOR RETAINING WALL 0.9 WIDE
- L1B: RESTRICTION ON THE USE OF LAND (BAL)
- N1B: RESTRICTION ON THE USE OF LAND (FILLING)

WARNING - UNREGISTERED PLAN

THIS CONTOUR AND DETAIL SURVEY IS BASED UPON AN UNREGISTERED PLAN. ALL BOUNDARIES AND EASEMENTS ARE UNREGISTERED AND MAY BE AMENDED TO SUIT THE REQUIREMENTS OF COUNCIL OR THE LAND TITLES OFFICE. THIS INFORMATION MUST BE VERIFIED UPON REGISTRATION. NO FURTHER INVESTIGATION HAS BEEN UNDERTAKEN TO DISCLOSE EASEMENTS ETC OMITTED FROM THE UNREGISTERED PLAN. STRUCTURE SURVEYING CAN ACCEPT NO LIABILITY FOR ANY LOSS OR DAMAGE HOWSOEVER ARISING, TO ANY PERSON OR CORPORATION, DUE TO OMISSIONS, ERRORS OR VARIATIONS ON THE UNREGISTERED PLAN. COPIES OF THIS CONTOUR PLAN MUST NOT BE REPRODUCED WITHOUT THIS NOTICE.

NOTE: THIS SURVEY IS FOR CONTOUR PURPOSES ONLY. SERVICES SHOWN HAVE BEEN LOCATED WHERE POSSIBLE BY FIELD SURVEY.



CLIENT
BELL RIVER HOMES PTY LTD
405489

SHEET
FEATURE SURVEY PLAN
SCALE 1:200 @ A3

PROJECT ADDRESS
PROPOSED ROAD, FIGTREE HILL
LOT 1294 DP UNREGISTERED

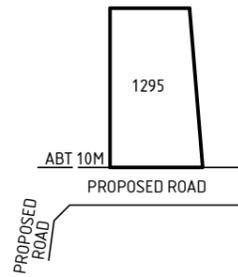


DESIGN BY	TN	REVISION	1	PROJECT NO.	3.24.10934.2
CHECKED	PAS	DATE	02/10/2024	SHEET NO.	1 of 1

SURVEY NOTES

- LEVELS ARE TO AUSTRALIAN HEIGHT DATUM BASED ON SSM 61896 WITH A STATED VALUE OF 137.107M. AND CONNECTION HAS BEEN DETERMINED BY THE AID OF A GPS WITH A STATED ACCURACY OF +/-20MM.
- CONTOUR INTERVALS AT 0.2 METRES.
- BOUNDARIES ARE UNFENCED UNLESS NOTED OTHERWISE.
- THE LOCATIONS OF SURFACE PITS, VALVE COVERS ETC. SHOWN HEREON HAVE BEEN DETERMINED BY THIS SURVEY. NO DIRECT KNOWLEDGE IS CLAIMED OF THE LOCATION OF UNDERGROUND SERVICES.
- PRIOR TO ANY EXCAVATION OR CONSTRUCTION, THE RELEVANT AUTHORITY SHOULD BE CONTACTED TO LOCATE POSSIBLE UNDERGROUND SERVICES.
- ADJOINING PROPERTY INFORMATION IS A COMBINATION OF GROUND MEASUREMENT AND INTERPRETATION OF AERIAL IMAGERY.
- DATE OF SURVEY: 01/10/2024

LOCATION PLAN



SITE PHOTO



LEGEND

	TEMPORARY SITE LEVEL BENCHMARK
	GRATED DRAIN
	TELSTRA/NBN PIT
	TITLE PEG
	LIGHT POLE (OVERHANGING)
	MANHOLE
	WATER TAGS
	HOUSE DRAIN IN KERB
	INVERT LEVEL
	DENOTES SITE PHOTO

NOTES:

THIS SURVEY HAS BEEN CARRIED OUT FOR THE EXCLUSIVE USE OF THE CLIENT NOTED ON THIS PLAN FOR THE PURPOSE OF BUILDING DESIGN ON THE SITE, AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE OR BY ANY OTHER PERSON OR CORPORATION. STRUCTURES BELOW THE SURFACE LEVEL (IF ANY) INCLUDING FOOTINGS PROJECTING INTO THE SITE FROM ADJOINING PROPERTIES HAVE NOT BEEN LOCATED BY THIS SURVEY. WE HAVE NOT EXCAVATED THE SITE TO DETERMINE THEIR EXISTENCE.

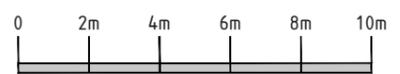
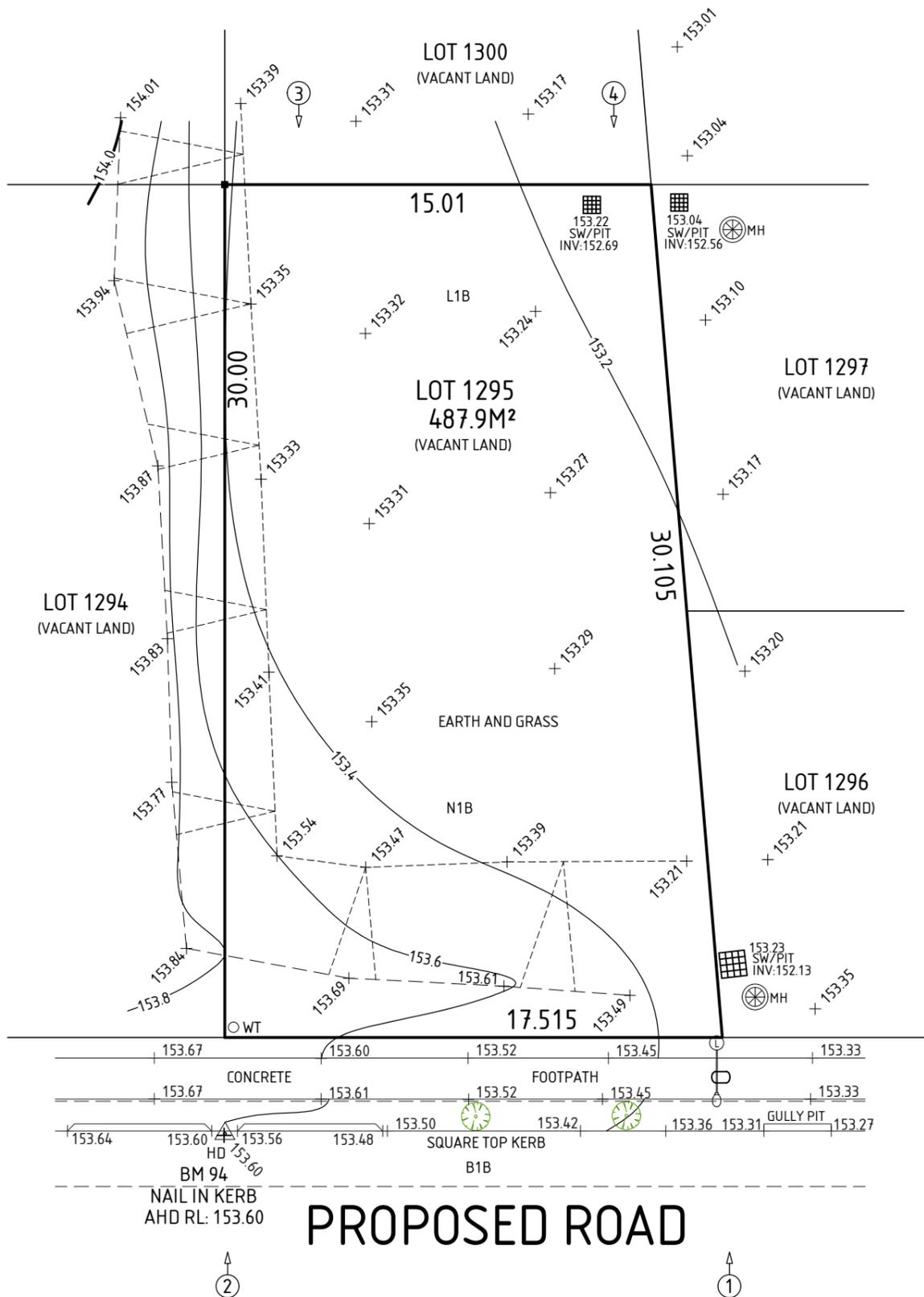
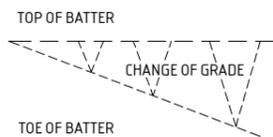
PROPERTY BOUNDARY INFORMATION IS INDICATIVE ONLY BASED ON TITLE RECORDS. PROPERTY BOUNDARY POSITIONS IN MOST INSTANCES HAVE NOT BEEN CONFIRMED BY FIELD SURVEY. IF ACCURATE BOUNDARY INFORMATION OR INFORMATION REGARDING PROXIMITY OF IMPROVEMENTS / FEATURES TO THE PROPERTY BOUNDARY IS REQUIRED, A BOUNDARY IDENTIFICATION SURVEY WILL NEED TO BE UNDERTAKEN. THIS IS NOT A BOUNDARY IDENTIFICATION SURVEY.

THE POSITION OF OCCUPATION (FENCES, BUILDINGS ETC) SHOWN NEAR BOUNDARIES ARE NOT NECESSARILY PLOTTED TO SCALE AND IN MOST INSTANCES THEIR POSITIONS HAVE BEEN EXAGGERATED FOR CLARITY.

- B1B: EASEMENT FOR DRAINAGE OF WATER 3 WIDE
- L1B: RESTRICTION ON THE USE OF LAND (BAL)
- N1B: RESTRICTION ON THE USE OF LAND (FILLING)

WARNING - UNREGISTERED PLAN
 THIS CONTOUR AND DETAIL SURVEY IS BASED UPON AN UNREGISTERED PLAN. ALL BOUNDARIES AND EASEMENTS ARE UNREGISTERED AND MAY BE AMENDED TO SUIT THE REQUIREMENTS OF COUNCIL OR THE LAND TITLES OFFICE. THIS INFORMATION MUST BE VERIFIED UPON REGISTRATION. NO FURTHER INVESTIGATION HAS BEEN UNDERTAKEN TO DISCLOSE EASEMENTS ETC OMITTED FROM THE UNREGISTERED PLAN. STRUCTERRE SURVEYING CAN ACCEPT NO LIABILITY FOR ANY LOSS OR DAMAGE HOWSOEVER ARISING, TO ANY PERSON OR CORPORATION, DUE TO OMISSIONS, ERRORS OR VARIATIONS ON THE UNREGISTERED PLAN. COPIES OF THIS CONTOUR PLAN MUST NOT BE REPRODUCED WITHOUT THIS NOTICE.

NOTE:
 THIS SURVEY IS FOR CONTOUR PURPOSES ONLY. SERVICES SHOWN HAVE BEEN LOCATED WHERE POSSIBLE BY FIELD SURVEY.



CLIENT
 BELL RIVER HOMES PTY LTD
 405490

SHEET
 FEATURE SURVEY PLAN
 SCALE 1:200 @ A3

PROJECT ADDRESS
 PROPOSED ROAD, FIGTREE HILL
 LOT 1295 DP UNREGISTERED



DESIGN BY	TN	REVISION	1	PROJECT NO.	3.24.10933.2
CHECKED	PAS	DATE	02/10/2024	SHEET NO.	1 of 1