THE POSITION OF THE SEWER MAIN HAS BEEN SCALED FROM A DIAGRAM SUPPLIED BY SYDNEY WATER CORPORATION AND IS THEREFORE APPROXIMATE ONLY. IF SEWER POSITION IS CRITICAL FOR PROJECT THEN THE EXACT LOCATION SHOULD BE DETERMINED ON SITE PRIOR TO ANY COMMENCEMENT OF WORKS.

STRATHFIELD COUNCIL
RECEIVED

DA2020/122
8 July 2020

TWO STOREY RENDERED BRICK HOUSE No.16
SINGLE STOREY SECTION
SEMI–ENCLOSED VERANDAH
COVERED PORCH
RIDGE 38.04
RIDGE 38.47
RIDGE 38.29
TOR 33.31
FIRST FLOOR ROOMS OVER GARDEN
SINGLE STOREY SECTION
TOR 36.24
SINGLE STOREY SECTION
LOT C
DP 418666
GRASS
CONCRETE PATH
OVERHEAD WIRES
DIA 0.3 SP 4 HT 4
VEHICLE CROSSING
CONCRETE DRIVEWAY
LOT 17
SECTION 2
DP 581
1.6 HIGH P.F ON 0.5 HIGH LOG WALL
1.8 HIGH P.F
358° 53' 00" 55.245
1.1 HIGH P.F
DILAPIDATED 1.6 HIGH P.F
269° 10' 40" 23.47
GARDEN
GRASS
BRICK GARAGE
FL GAR
METAL CARPORT OVER CONCRETE
TOR 31.09
TOR 31.27
CONCRETE DRIVEWAY
TOG 35.20
STONE PAVING
DIA 0.4 SP 9 HT 10
DIA 0.2 SP 8 HT 5
SINGLE STOREY SECTION
TOG 35.22
FL 29.14
METAL AWNING OVER CONCRETE
TOR 31.64
CONCRETE
TOR 35.19
RIDGE 37.42
RIDGE 37.04
TWO STOREY BRICK HOUSE No.12-14
RIDGE 36.73
RIDGE 36.29
FIRST FLOOR ROOMS OVER VERANDAH
TOG 35.22
TOG 34.70
RIDGE 37.78
38.28 TOP OF CHIMNEY
OVERHEAD WIRES
PAVERS
PAV.
STONE PAVED
GARDEN
GRASS
CONCRETE
DRIVEWAY
DIA 0.2 SP 3 HT 3
DIA 0.4 SP 4 HT 4
0.7 HIGH BRICK WALL
89° 03' 20" 24.995
0.15 HIGH CONCRETE KERB
OVERHEAD WIRES
CONCRETE PATH
DIA 0.4 SP 7 HT 9
STREET
ELWIN
N
TN
LOT 16
SECTION 2
DP 581
SEWER MAIN (SEE NOTE)
STONE PAVING
COPING
CONCRETE
INGROUND POOL
STONE RETAINING WALL
STONE PAVING
CONCRETE
PAVED
269° 31' 0.915
179° 31' 00" 16.295
1.8 HIGH P.F
LOT 2
DP 324569
GARDEN
PALM DIA 0.5 SP 7 HT 9
179° 31' 00" 39.015
1.6 HIGH P.F
PALM DIA 0.2 SP 6 HT 10
BM NAIL IN KERB RL 28.12 A.H.D
DIA 0.3 SP 3 HT 7
DIA 0.4 SP 9 HT 13
DIA 0.7 SP 12 HT 20
DP 456916
LOT 15
SECTION 2
DP 581
LOT 1
LOT 1
DP 304689
PAVED TERRACE
FL TERRACE
BRICK RET. WALL
GARDEN
DIA 0.2 SP 5 HT 5
DIA 0.2 SP 4 HT 5
TOR 32.73
NO WINDOWS
EXTENT OF
LOWER GROUND FLOOR
ROOMS OVER PAVED AREA
HD 32.05 SL 30.41 W
HD 32.05 SL 30.41 W
HD 32.05 SL 29.46 W
(LOWER GROUND FLOOR NOT VISIBLE HERE)
ONE AND TWO STOREY BRICK AND RENDERED BRICK HOUSE No.10
COVERED VERANDAH
FL 29.39
TOR 29.94
RENDERED ROOMS
METAL ROOF OVER SEMI–ENCLOSED ENTERTAINING AREA
TOR 30.68
FL 29.39
26.51 LOWER GROUND FL
PORCH
LOT 1
DP 324569
1349.7m²
PP
TEL
DIA 0.3 SP 3 HT 7
DIA 0.4 SP 4 HT 4
DIA 0.4 SP 9 HT 11

IMPORTANT NOTES:
- This plan has been prepared under the immediate supervision of Registered Surveyor: Andrew Chu.
- This plan has been done for Level and Detail / site plan purposes only. A boundary definition survey has not been carried out, if any construction is planned an accurate boundary definition survey would be required prior to commencement of any construction.This plan is not to be used for construction purposes.
- The boundaries, dimensions and areas shown on this plan have been compiled from the relevant deposited plans from NSW Land Registry Services, therefore the dimensions, area and location of any easements (if applicable) are subject to final survey.
- The position of improvements and features shown has been located for plotting purpose only and is drawn to scale plot accuracy only.
- Improvements and features shown on or near the boundaries are indicative only, All detail and features shown have been plotted in relation to the fences, the fences shown on this plan have not been located in relation to the boundaries for the purpose of this survey, therefore the features relative to the boundaries are limited to the accuracy of the fences in relation to the boundaries.
- The position of surveyed data has been located and is shown to topographic accuracies, if clearances to boundaries or other features are critical, then further survey may be required. The relationship of improvements to boundaries is diagrammatic only.
- The records of the service authorities have not been investigated, Only those services that are visible and accessible at the date of survey have been shown.
- No investigation has been made of underground services.
- Services shown are indicative only,service structures shown are only those that were visible at the time of survey, other services may exist that are not shown, therefore field confirmation of their exact position should be made prior to commencement of any building works.
- Any point of feature critical to the preparation of plans or construction should be accurately located prior to the completion of those plans or commencement of construction.
- Levels of windows, roof ridges and top of gutters may have been made by indirect methods, and may be accurate to only +- 50 millimetres.
- Spot levels are accurate and should be adopted in preference to contour lines, as contours are indicative of the land form only.
- Tree spreads are diagrammatic only and may not be symmetrical. Tree spreads and heights are by estimation only.
- Stair risers, steps and landings have not been individually located, and are diagrammatic only.
- No investigation has been made into building restrictions which may apply to this land.
- As part of your duty of care, you are advised to contact 1100 DIAL BEFORE YOU DIG.
- These notes are an integral part of this plan and are not to be separated from this plan or printed without these important notes in full.

LEGEND:
- W - Window at ground floor
- W1 - Window at 1st floor
- OW - Opaque window
- OW1- Opaque window at 1st floor
- GD - Glass door at ground floor
- GD1 - Glass door at 1st floor
- GB - Glass blocks
- CL - Road Centreline level
- TEL - Telstra Pit
- M.P.F - Metal panel fence
- P.F - Paling fence
- PPT - Parapet level
- HD -Door/Window head level
- SL - Door/Window sill level
- WM - Water Meter
- GM - Gas Meter
- TOG - Top of gutter
- TOR -Top of roof
- BM - Benchmark
- KB - Level at top of kerb face
- PP - Power Pole
- DIA - Tree trunk diameter
- SP - Approx spread of tree
- HT - Approx height of tree

ANDREW CHU
REGISTERED SURVEYOR

IDENTIFICATION No.58

WARNING:
Kevin Brown Surveys grants to the client named a licence to use the information hereon for the purpose for which we were engaged to perform the work. Use of this plan and information for any other purpose is not permitted unless written approval has been obtained from Kevin Brown Surveys.

THIS LEVEL AND DETAIL PLAN IS FOR DESIGN AND DA PURPOSES.

ISSUE	DATE	AMENDMENTS	BY
	10 20 30 40 50 60 70 80 90 100	TABLE OF mm	

DRAWN BY: AH
CHECKED BY: KH
ORIENTATION: - MAGNETIC NORTH
CONTOUR INTERVAL: - 0.5 metre
DATUM: A.H.D LEVEL ORIGIN:SSM 114707 R.L: 24.495 A.H.D SOURCE: S.C.I.M.S.
DATE OF SURVEY 16-06-2018
CLIENT: BECHARA CHAN & ASSOCIATES P/L
SCALE 1:100 on A1 Sheet

KEVIN BROWN SURVEYS
LEVEL AND DETAIL PLANS
PO Box 270 CONCORD NSW 2137
Ph: 0411 787 276
Email: surveyplans@optusnet.com.au

PLAN SHOWING LEVELS AND DETAIL AT No.12-14 ELWIN STREET STRATHFIELD

L.G.A: STRATHFIELD
DATE: 21-06-2018
SHEET 1 OF 1
REF: S-30266
DRAWING No: S-30266-1
BASE No. N/A