AREAS

LOT 90 = 2071m²
TOTAL SUBDIVIDABLE AREA = 2071m²

PROPOSED LOT 1 = 869m²
PROPOSED LOT 2 = 483m²
PROPOSED LOT 3 = 483m²
PROPOSED CP4 = 236m²
TOTAL PROPOSED AREA = 2071m²

No. OF ORIGINAL LOTS = 1
No. OF PROPOSED LOTS = 4

ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEY.

EXISTING BUILDING TO BE RETAINED.

PROPOSED BOUNDARY

SERVICES

- EXISTING WATER METER (NOT LOCATED)
- EXISTING SEWER CONNECTION
- EXISTING WATER MAIN (ESINET)
- EXISTING SEWER MAIN (ESINET)
- PROPOSED SEWER
- PROPOSED WATER

WEST PARADE

410
DP37761
(SP80966)

401
DP33635

91
P5212

88
P5212

PROPOSED LOT 1
AREA: 869m²

PROPOSED LOT 2
AREA: 483m²

PROPOSED LOT 3
AREA: 483m²

PROPOSED CP4
AREA: 236m²

TO BE RETAINED

PROPOSED EASEMENT OVER ENCROACHING GUTTER

SHEDS TO BE REMOVED

PATIO TO BE REMOVED

PERGOLA TO BE REMOVED

SHED TO BE REMOVED

EXISTING BUILDING FFL 12.21m

EXISTING BUILDING FFL 12.39m

EXISTING BUILDING FFL 12.46m

EXISTING BUILDING

CONCRETE CROSSOVER

BITUMEN CROSSOVER

DRAINAGE M/H

TELSTRA

SEWER

LINE MARKING

MOUNTABLE KERB

OVERHEAD POWER

POWER POLE

SIGN

SURVEY CONTROL DECK SPIKE RL 12.13m

UNDERGROUND SEWER

UNDERGROUND WATER

HEDGE

1.8m C/B FENCE

1.8m COLORBOND FENCE

1.5m FIBRO FENCE

BRICK R/WALL

CONCRETE DRIVEWAY

PAVING

PAVED PATH

CONC. VERANDAH

TWINSIDE RETAINING WALL

GUTTER LINE

GATE

BORE

STEPS

BBQ

CLOTHES LINE

GARDEN

WIN.

T.O.W. RL 12.43m

T.O.W. RL 12.41m

T.O.W. RL 12.35m

T.O.W. RL 12.37m

81°14'23"

98°45'37"

CT.DIST 28.16

CT.DIST 74.43

22.12

4.05

38.56

17.66

29.89

1.67

20.83

4.24

0.66

0.25

54.93

20.66

14.65

27.83

15.21

19.5

4.5m

159.4 m²

N
W E
S

DISCLAIMER:

The actual location of underground assets may differ significantly from the position shown, Brook and Marsh Licensed Surveyors accepts no resposibility for the accuracy and/or completeness of assets shown. Suitable pot-holing methods are to be used prior to any construction.

DISCLAIMER:

Brook and Marsh Licensed Surveyors accept no responsibility for any physical on site changes to the parcel or portion of the parcel of land shown on this survey including any adjoining neighbour's levels and features that have occurred after the date of this survey.

DISCLAIMER: DATE: 25/01/2024

Sewer and Water details plotted from information supplied by Water Corporation.

DISCLAIMER: DATE: 18/12/2023

PCG94 coordinates derived from RTK GPS to SSM MV20A. A.H.D. derived from SSM MV20A. Height: 12.122m

DISCLAIMER:

Due to lack of survey marks/pegs, all building offset dimensions & features are approximate only and positioned from existing fences and walls which may not be on the correct alignment and are to be verified when repegged. Any design that involves additions to any structures shown or portion of structures remaining after any demolition has taken place requires boundaries to be repegged and exact offsets provided to your designer/architect before any plans are produced and before any work is started on site.

DISCLAIMER:

Survey shows visible features only and will not show locations of underground pipes or conduits for internal or mains services. Verification of the location of all internal and mains services should be confirmed prior to finalisation of any design work.

REV	DATE	REVISION DETAILS
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BROOK MARSH PTY LTD
LICENSED SURVEYORS
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fax 9490 1313
P.O BOX 91 GOSNELLS 6990
admin@brookandmarsh.com.au

DRAWN	JOB NUMBER
B.K.	23276
SURVEYED	DATE
L.P.	31/01/2024
CONTOUR INTERVAL	SCALE
0.1m	1:250
DATUM	CO-ORD SYS.
A.H.D.	PCG94

0 1 2 3 4 5 10 15
METRES

PROPOSED SURVEY STRATA SUBDIVISION
LOT 90 ON P5212
#9 WEST PARADE, HAZELMERE

SHEET 1 of 1

CLIENT: KHANH NGUYEN

REV. 00

DRAWING FILE. 23276 Proposed Subdivision - Drawing001

A3