

LOT 213
DP: 16937
1077.80m²



LEGEND

- WM - WATER METER
- TEL - TELSTRA PIT
- SIP - SEWER INSPECTION POINT
- SWO - STORMWATER OUTLET

DATUM: AUSTRALIAN HEIGHT DATUM
ORIGIN: GLOBAL POSITIONING SYSTEM

* AUSTRALIAN HEIGHT DATUM HAS BEEN DETERMINED USING GLOBAL POSITIONING SYSTEMS (GPS). THE ACCURACY OF THE LEVEL IS DEPENDANT ON THE NUMBER AND POSITON OF SATELLITES AT THE TIME OF SURVEY.

TITLE NOTES :

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
 - 2 AP400027 MORTGAGE TO AMP BANK LIMITED
- THE ABOVE NOTIFICATIONS HAVE NOT BEEN INVESTIGATED.

* THIS DETAIL SURVEY IS NOT A 'LAND SURVEY' AS DEFINED BY THE SURVEYING ACT, 2002.
* DISTANCES SHOWN HAVE BEEN TAKEN FROM A REGISTERED PLAN OF SUBDIVISION KNOWN AS DP16937
* THE AREA SHOWN HAS BEEN CALCULATED FROM THE REGISTERED LAND DIMENSIONS.
* BOUNDARY ANGLES AND DIMENSIONS ARE SUBJECT TO SURVEY INVESTIGATION.
* VISIBLE AND ACCESSIBLE SERVICES HAVE ONLY BEEN LOCATED. THE LOCATION OF ANY UNDERGROUND SERVICES WAS NOT INVESTIGATED. INVESTIGATIONS WITH DIAL BEFORE YOU DIG (PH:1100) AND SERVICE PROVIDERS MUST BE UNDERTAKEN PRIOR TO ANY DESIGN, EXCAVATION AND/OR CONSTRUCTION WORKS.



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Version: 1, Version Date: 22/12/2021

GENERAL NOTES

1. LEVELS SHOWN ARE APPROXIMATE AND TO BE CONFIRMED ON SITE BY SURVEYOR.
2. ENGINEERS DRAWINGS ARE REQUIRED AND THOSE DRAWINGS MUST TAKE PREFERENCE TO THESE DRAWINGS.
3. ALL BOUNDARY CLEARANCES MUST BE VERIFIED BEFORE COMMENCEMENT OF BUILDING WORKS BY REGISTERED SURVEYOR.
4. BUILDER IS TO STRICTLY COMPLY WITH ALL RELEVANT BUILDING CODE OF AUSTRALIA CONSTRUCTION REQUIREMENTS AND AUSTRALIAN STANDARDS.
5. IN CASE OF ALTERATIONS OR DISCREPANCIES NOTIFY TAYLORED DESIGNS & DRAFTING IMMEDIATELY.

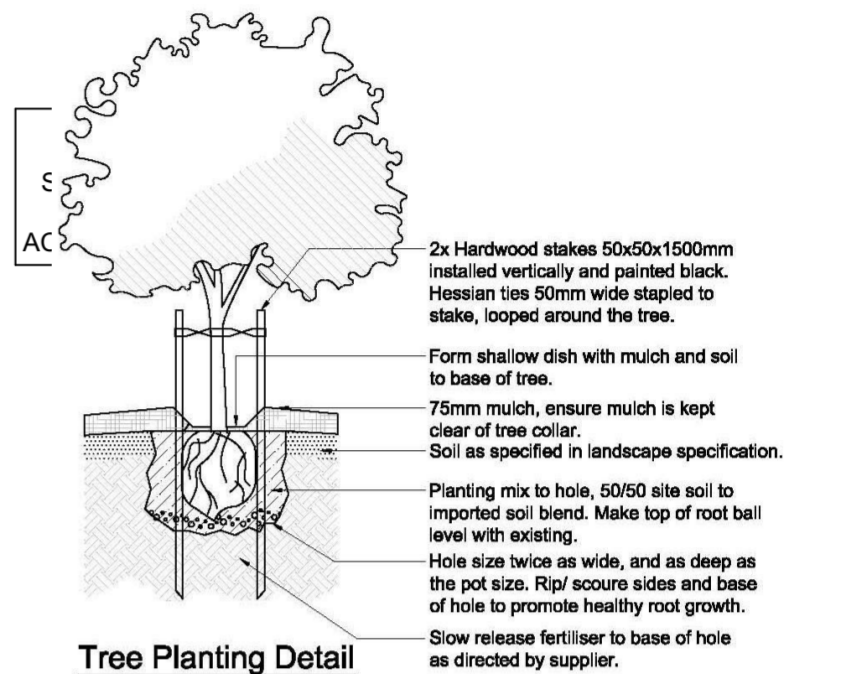
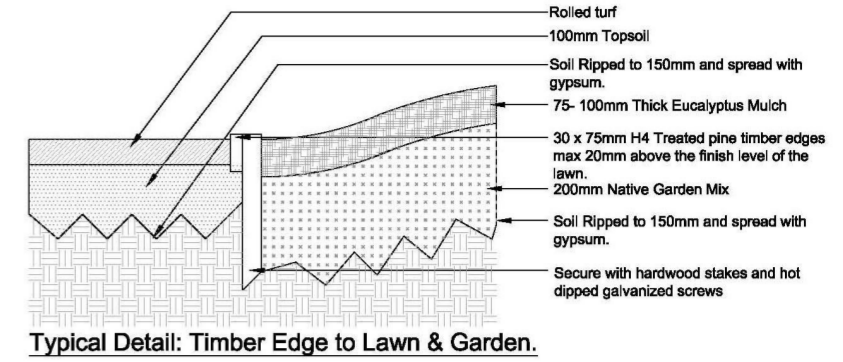
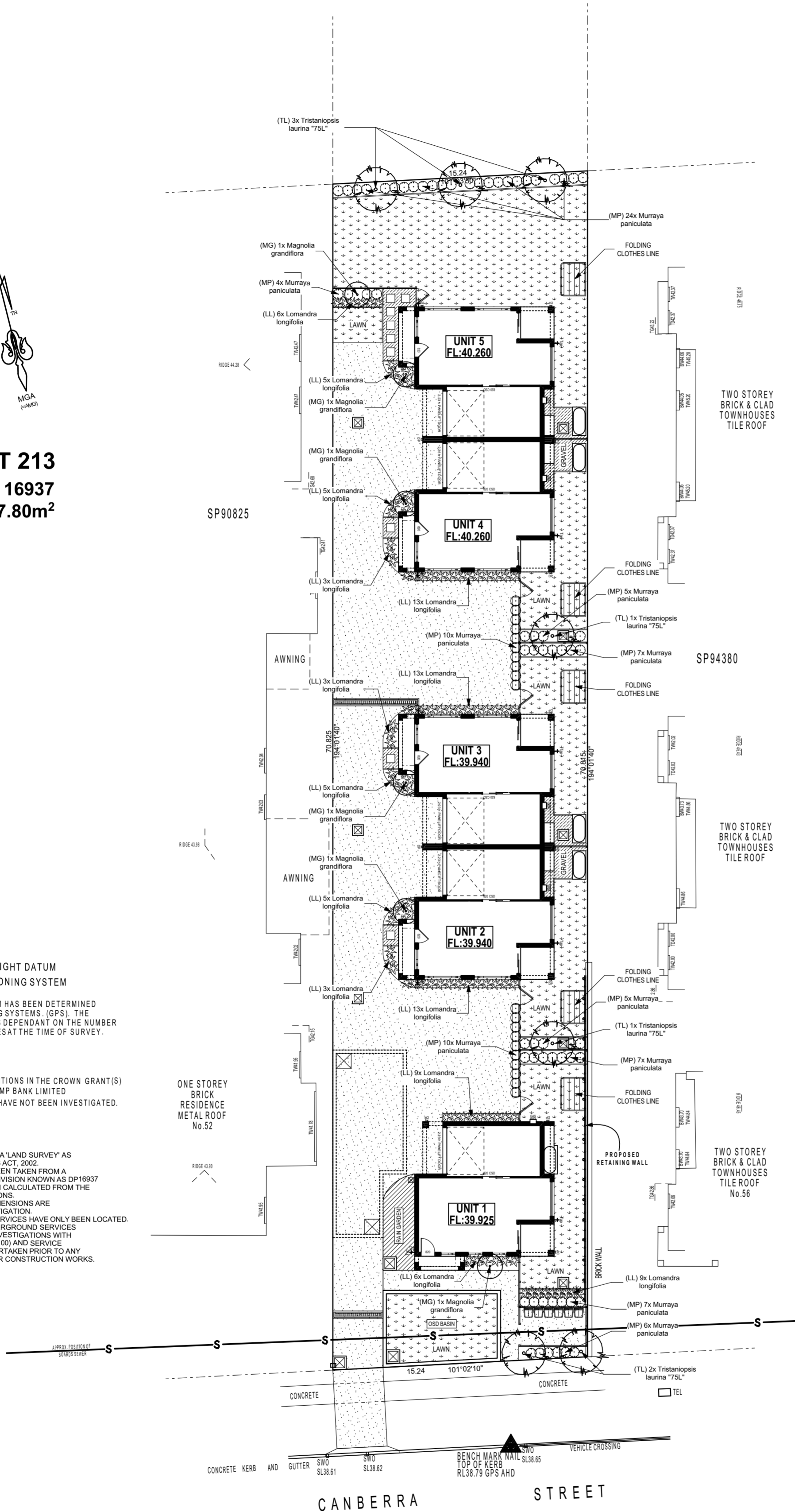
REF:	DATE:	AMENDMENT:
A	13.11.21	PRELIMINARY PLANS
B	29.11.21	HYDRAULIC AMENDMENTS
C	29.11.21	DA PLANS

PROPOSED: Multi-Dwelling Housing

AT: Lot: 213, DP: 16937
No.54 Canberra Street,
Oxley Park, NSW 2760

CLIENT: Mazen Abu-Duhou

JOB NO: 0153	DATE: 18.10.21	DRAWN: MT
Sheet Size: A2	LGA: Penrith City	Sheet: 1 of 1



PLANT SCHEDULE:

KEY:	QUANTITY:	BOTANICAL NAME:	COMMON NAME:	POT SIZE:	MATURE SIZE:
LL	98	Lomandra longifolia	Tanika	200mm	0.4m
MG	6	Magnolia grandiflora	Little Gem	45L	3-6m
MP	85	Murraya paniculata	Orange Jasmine	200mm	2m
TL	7	Tristaniopsis laurina	Water Gum	75L	30m

LANDSCAPING NOTES:

- GARDEN BEDS IN OSD BASIN / RAIN GARDENS TO CONSIST OF NON FLOATABLE DECORATIVE GRAVEL
- MULCH PLANTING BEDS TO BE A MINIMUM DEPTH OF 70MM AS SELECTED
- CONTRACTORS RESPONSIBILITY TO CHECK AND ADJUST SOIL PH AS REQUIRED
- PROVIDE TIMBER EDGE BENEATH FENCING / GATES TO DEFINE TURF AND GARDEN BEDS / PATHWAYS. EDGING TO BE PROVIDED TO ALL AREAS WHERE DIFFERING MATERIALS MEET (IE TURF I GARDEN, TURF I GRAVEL PATH ETC)
- PROVIDE WEEDMAT BENEATH GRAVEL PATHWAYS
- PREMIUM ORGANIC GARDEN MIX TO BE USED
- ALL PLANTS TO BE HEALTHY AND VIGOROUS
- CONTRACTORS RESPONSIBILITY TO MAKE GOOD TURF ON NATURE STRIP AFTER CONSTRUCTION
- REFER TO HYDRAULICS PLAN FOR OSD DETAILS

Plot Date
Mon 20 Dec 2021

FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING THIS DRAWING DO NOT ASSUME - IF IN DOUBT ASK.