

NOTE:

THE BOUNDARIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED BY SURVEY ON 15/09/2025 BY A SURVEYOR REGISTERED UNDER THE SURVEYING AND SPATIAL INFORMATION ACT 2002.

THE REGISTERED SURVEYOR CERTIFIES THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE SURVEYING AND SPATIAL INFORMATION REGULATION 2024, SECTION 45.

PRIOR TO ANY CONSTRUCTION WORK, SURVEY MARKS SHOULD BE PLACED TO DEFINE THE PROPERTY BOUNDARIES.

LEVELS ARE ON AUSTRALIAN HEIGHT DATUM (AHD).
ORIGIN: PM 6898
REDUCED LEVEL: 47.412
CLASS: LB

SERVICES SHOWN ARE INDICATIVE ONLY. POSITIONS ARE BASED ON SURFACE INDICATOR(S) LOCATED DURING FIELD SURVEY. CONFIRMATION OF THE EXACT POSITION SHOULD BE MADE PRIOR TO ANY EXCAVATION WORK. OTHER SERVICES MAY EXIST WHICH ARE NOT SHOWN.

RIDGE & GUTTER HEIGHTS HAVE BEEN OBTAINED BY INDIRECT METHOD AND ARE ACCURATE TO ± 0.05m.

CONTOURS SHOWN DEPICT THE TOPOGRAPHY. EXCEPT AT SPOT LEVELS SHOWN THEY DO NOT REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT. THE SPOT LEVELS ARE TRUE FOR THEIR POSITION AND ARE INTENDED TO BE USEFUL TO REPRESENT THE GENERAL TERRAIN. CARE SHOULD BE TAKEN IF EXTRAPOLATING.

TREE DIMENSIONS ARE APPROXIMATE ONLY.

NOTATIONS ON THE TITLE TO THE LAND.
D249075 COVENANT

NO INVESTIGATION HAS BEEN MADE INTO THE STATUS OR COMPLIANCE WITH ANY OF THE ABOVE NOTATIONS.



Emma Hargreaves
Registered Surveyor
N° 8489

POINT SUFFIX LEGEND		SYMBOL LEGEND	
EB - EDGE OF BITUMEN	WB - BOTTOM OF WINDOW	TEL - TELSTRA PIT	ELEC - ELECTRICAL PIT
TB - TOP OF BANK	EV - EAVES	INV - INVERT LEVEL	PP - POWER POLE
BB - BOTTOM OF BANK	RR - ROOF RIDGE	BM - BENCHMARK	WM - WATER METER
WT - TOP OF WINDOW	FL - FLOOR LEVEL	SV - STOP VALVE	Ø 4/S10/H16 - DIAMETER/SPREAD/HEIGHT

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0	15/09/25	FIRST ISSUE	SF
REV	DATE	DESCRIPTION	DRAWN
			CHECKED

BM BENCHMARK	SIP SEWER INSPECTION PIT	STAY POLE	NBN PIT
EBOX ELECTRICAL BOX	FH FIRE HYDRANT	W WATER VALVE	SMH SEWER MANHOLE
LP LIGHT POLE	TL TRAFFIC LIGHT	VENT SEWER VENT	SV STOP VALVE
PP POWER POLE	TS TRAFFIC SIGNAL BOX	MH MANHOLE	HYD WATER HYDRANT
PP POWER POLE	WATER TAP	OPTUS PIT	WM WATER METER
FHR FIRE HOSE REEL	STATE SURVEY MARK	COMMS PIT	GM GAS METER
DP DOWN PIPE	MAILBOX	TELSTRA PIT	ANT ANTENNA
UNIDENTIFIED POLE	TELSTRA PILLAR	BORE HOLE	ATM ATM
PARKING METER	EOT END OF TRACE	ELECTRICITY PIT	BOL BOLLARD
SIGN POST		CAMERA	AIR CONDITIONER



TSS TOTAL SURVEYING SOLUTIONS

CLIENT: NICK BELL ARCHITECTS

JOB No:	250720	DRAWING NUMBER		LGA	
		250720-1		NORTHERN BEACHES	
ADDRESS:	48 THE SERPENTINE, BILGOLA BEACH	DATUM AHD	SOURCE PM6898	CONTOUR INTERVAL 0.25m MINOR / 1m MAJOR	
		SCALE 1:100	SHEET 1/1	REV. 0	A1