NOTE:

THIS DETAIL SURVEY IS NOT A "LAND SURVEY" AS DEFINED BY THE SURVEYING AND SPATIAL INFORMATION ACT, 2002. IF ANY CONSTRUCTION OR DESIGN WORK, WHICH RELIES ON CRITICAL SETBACKS FROM THE STREET OR BOUNDARIES IS PLANNED, IT WOULD BE IMPERATIVE TO CARRY OUT FURTHER SURVEY WORK TO DETERMINE THE BOUNDARY DIMENSIONS.

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

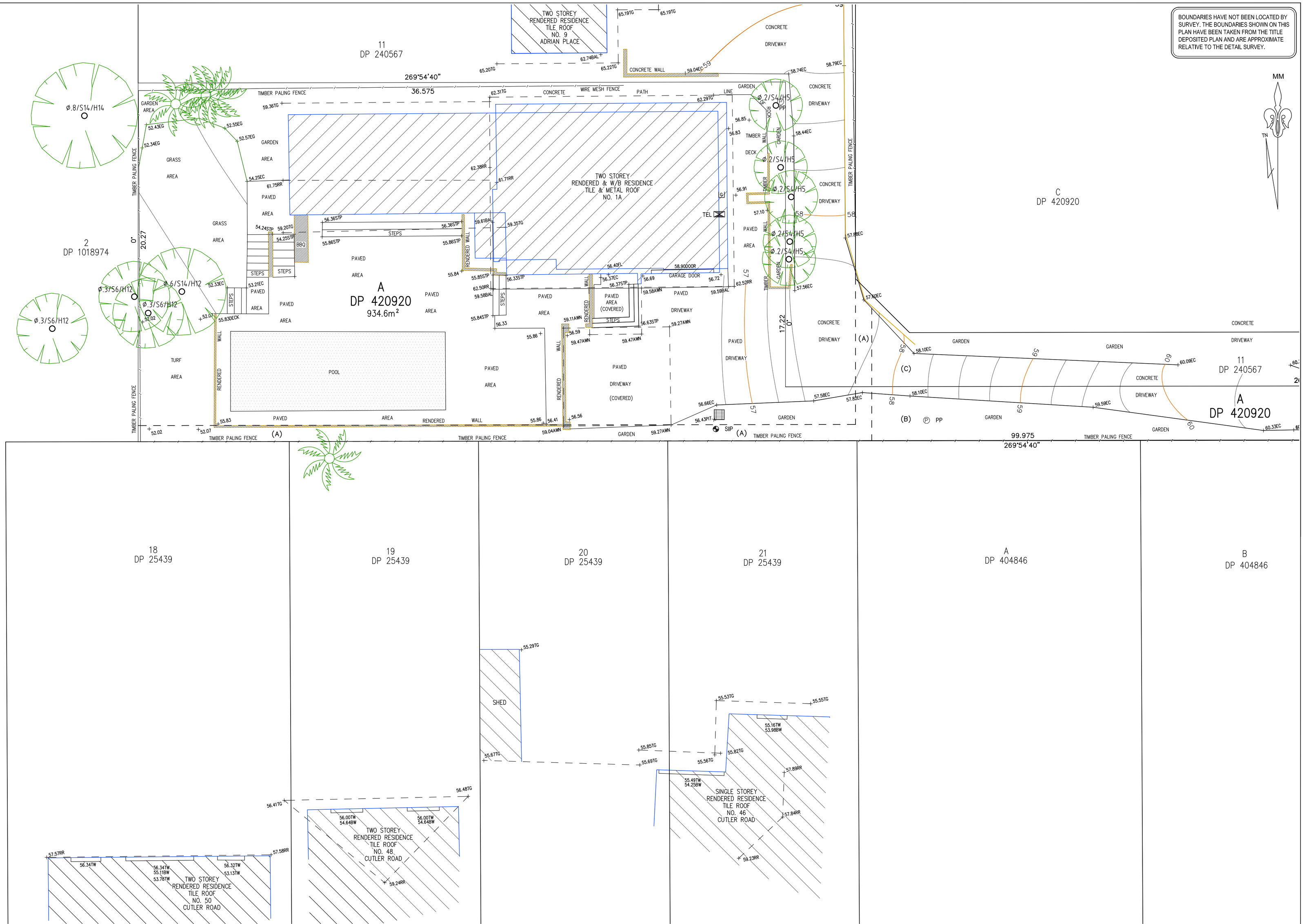
SERVICES SHOWN ARE INDICATIVE ONLY. POSITIONS ARE BASED ON SURFACE INDICATOR(S) LOCATED DURING FIELD SURVEY. CONFIRMATION OF THE EXACT POSITION SHOULD BE MADE PRIOR TO ANY EXCAVATION WORK. OTHER SERVICES MAY EXIST WHICH ARE NOT SHOWN.

LEVELS ARE BASED ON AUSTRALIAN HEIGHT DATUM (AHD) USING SSM 38097 WITH RL 57.776 (AHD).

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.

(A) - H618420 EASEMENT FOR DRAINAGE AFFECTING THE PART OF THE LAND.
(B) - H618420 RIGHT OF CARRIAGEWAY & RIGHT OF FOOTWAY AFFECTING PART OF THE LAND.
(C) - H618420 RIGHT OF CARRIAGEWAY & RIGHT OF FOOTWAY AFFECTING PART OF THE LAND.



LEGEND

BENCH MARK	▲
TELSTRA PIT	TEL
ELECTRIC LIGHT POLE	LP
POWER POLE	PP
SIGN POST	SP
SEWER INSPECTION PIT	SIP
SEWER VENT	SEWER
MANHOLE	MH
SEWER MANHOLE	SMH
STOP VALVE	SV
WATER HYDRANT	HYD
WATER METER	WM
GAS METER	
STATE SURVEY MARK	SSM

TSS TOTAL SURVEYING SOLUTIONS
ARTARMON | CAMDEN | MANLY VALE

NOTE:
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REVISION No.	REVISION DATE:	COMMENT:

LEGEND:
EC - EDGE OF CONCRETE
TK- TOP OF KERB
TW - TOP OF WINDOW
BW - BOTTOM OF WINDOW
TG - TOP OF GUTTER
RR - ROOF RIDGE
FL - FLOOR LEVEL
Ø.4/S10/H16 - DIAMETER/SPREAD/HEIGHT

BAR SCALE
0 1 2 3 4 5 10m
PLOTTED SCALE 1:100 (A1 SIZE SHEET)

PLAN SHOWING DETAIL & LEVELS OVER LOT A IN DP 420920

CLIENT:	TOBIAS AND CAMILLA BYRON
PROJECT:	BALGOWLAH HEIGHTS
ADDRESS:	1A VISTA AVENUE, BALGOWLAH HEIGHTS

JOB No.: 170055	LGA: NORTHERN BEACHES
PLAN No.: 170055_A	DATUM: AHD
DATE: 20/01/2017	SCALE: 1:100@A1
DRAWN: SF	CONT. INTERVAL: 0.25m
CHK: GS	SHEET 1 OF 1