

NOTE:

THE BOUNDARY INFORMATION SHOWN ON THIS PLAN REGARDING THE LOCATION OF THE PROPERTY BOUNDARIES HAS BEEN TAKEN FROM THE TITLE DEPOSITED PLAN. IT HAS BEEN PLOTTED AS REQUIRED UNDER DIVISION 1, SECTION 8 (1) OF THE "SURVEYING AND SPATIAL INFORMATION REGULATION 2017" AND IS ACCURATE TO ABOUT ±0.05m. IT HAS NOT BEEN DETERMINED BY AN ACCURATE BOUNDARY SURVEY.

A DETAIL & LEVEL 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 PLACED 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 38035 WITH RL 108.48 (AHD).

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

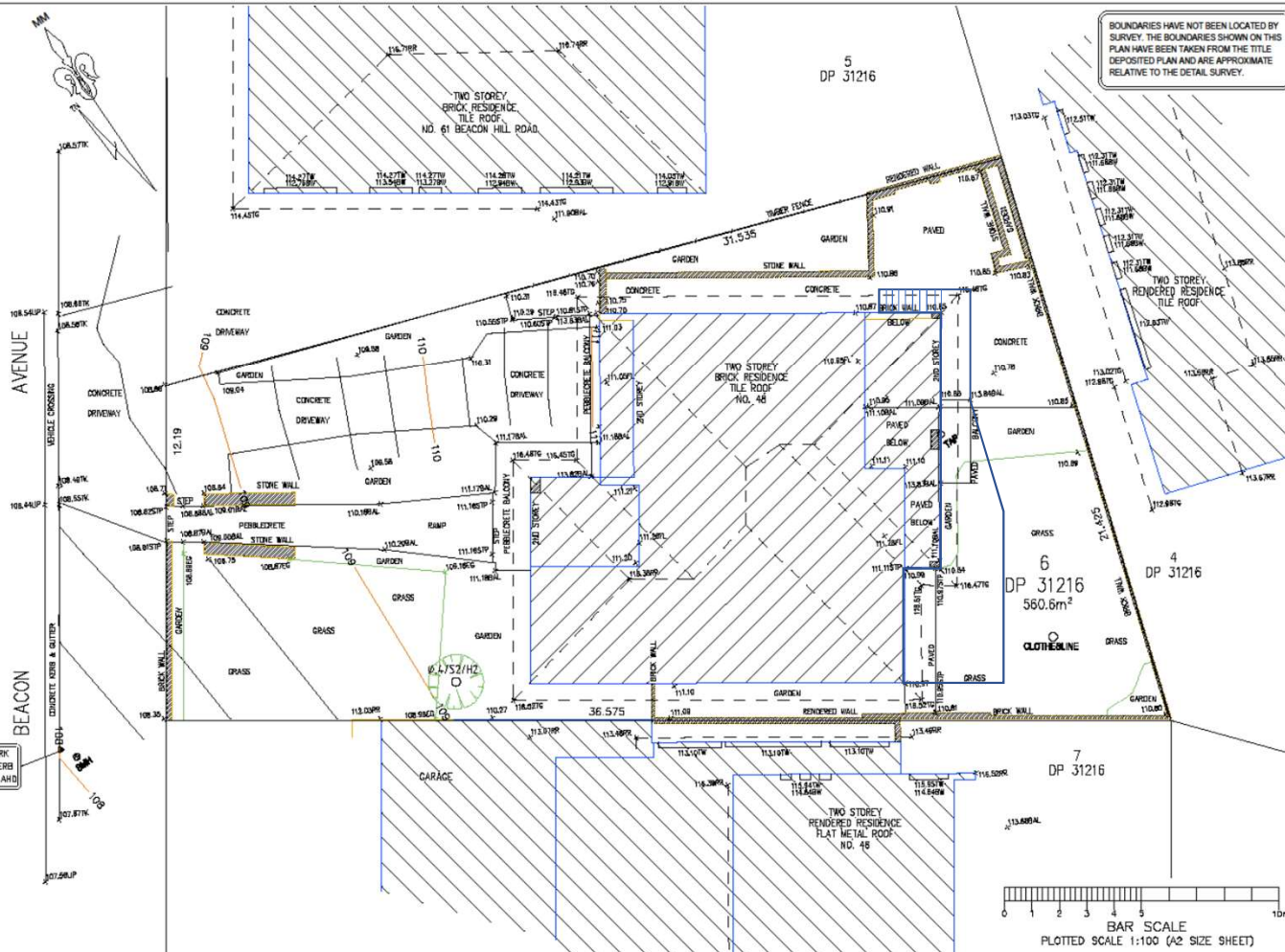
CONTOURS SHOWN DEPICT THE TOPOGRAPHY. EXCEPT AT SPOT LEVELS SHOWN THEY DO NOT REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT. THE SPOT LEVELS ARE TRUE FOR THEIR POSITION, AND ARE INTENDED TO BE USEFUL TO REPRESENT THE GENERAL TERRAIN. CARE SHOULD BE TAKEN IF EXTRAPOLATING.

H252690 - COVENANT

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	GM
STATE SURVEY MARK	SSM

BENCHMARK
NAIL IN KERB
RL 108.08 AHD



BOUNDARIES HAVE NOT BEEN LOCATED BY SURVEY. THE BOUNDARIES SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM THE TITLE DEPOSITED PLAN AND ARE APPROXIMATE RELATIVE TO THE DETAIL SURVEY.



TSS TOTAL SURVEYING SOLUTIONS
LANE COVE NORTH | CAMDEN | MANLY VALE

NOTE:

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LEGEND

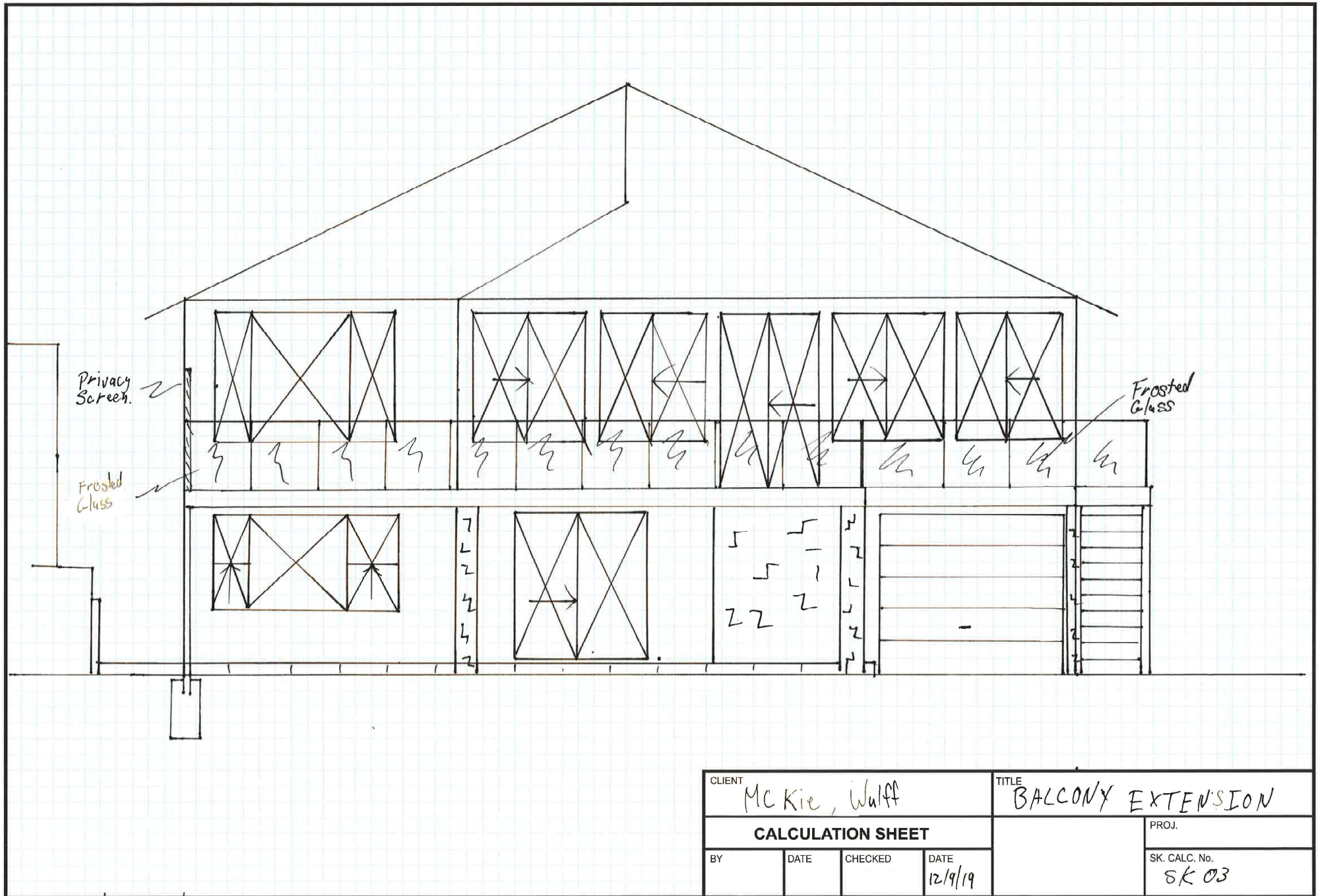
EC - EDGE OF CONCRETE
EG - EDGE OF GARDEN
TK - TOP OF KERB
TW - TOP OF WINDOW
BW - BOTTOM OF WINDOW
TO - TOP OF GUTTER

RR - ROOF RIDGE
AWN - AWNING
BAL - BALCONY
FL - FLOOR LEVEL
PL - POWER LINE
Ø4/510H16 - TREE DIAMETER/SPREAD/HEIGHT

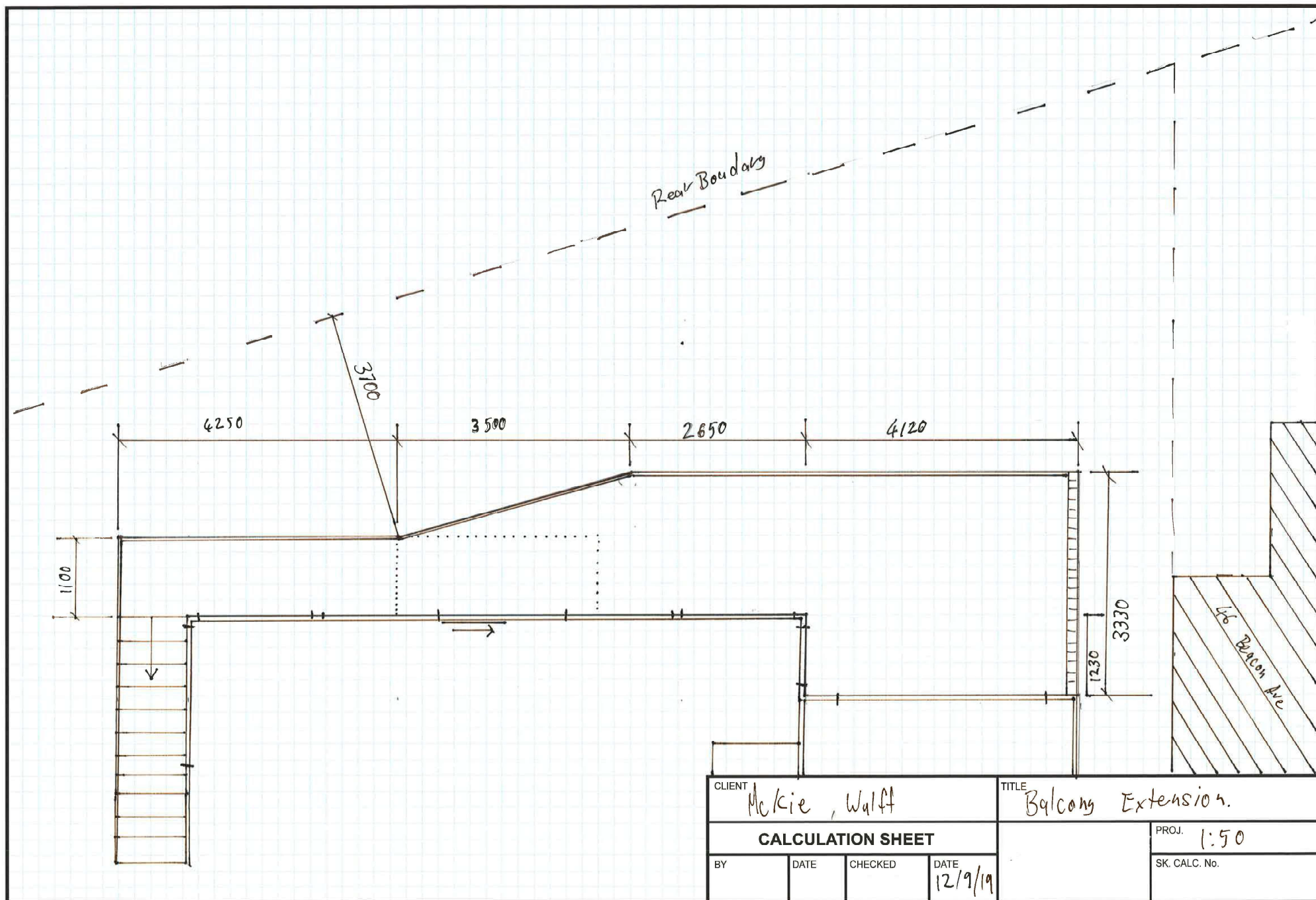
PLAN SHOWING DETAIL & LEVELS OVER LOT 6 IN DP31216

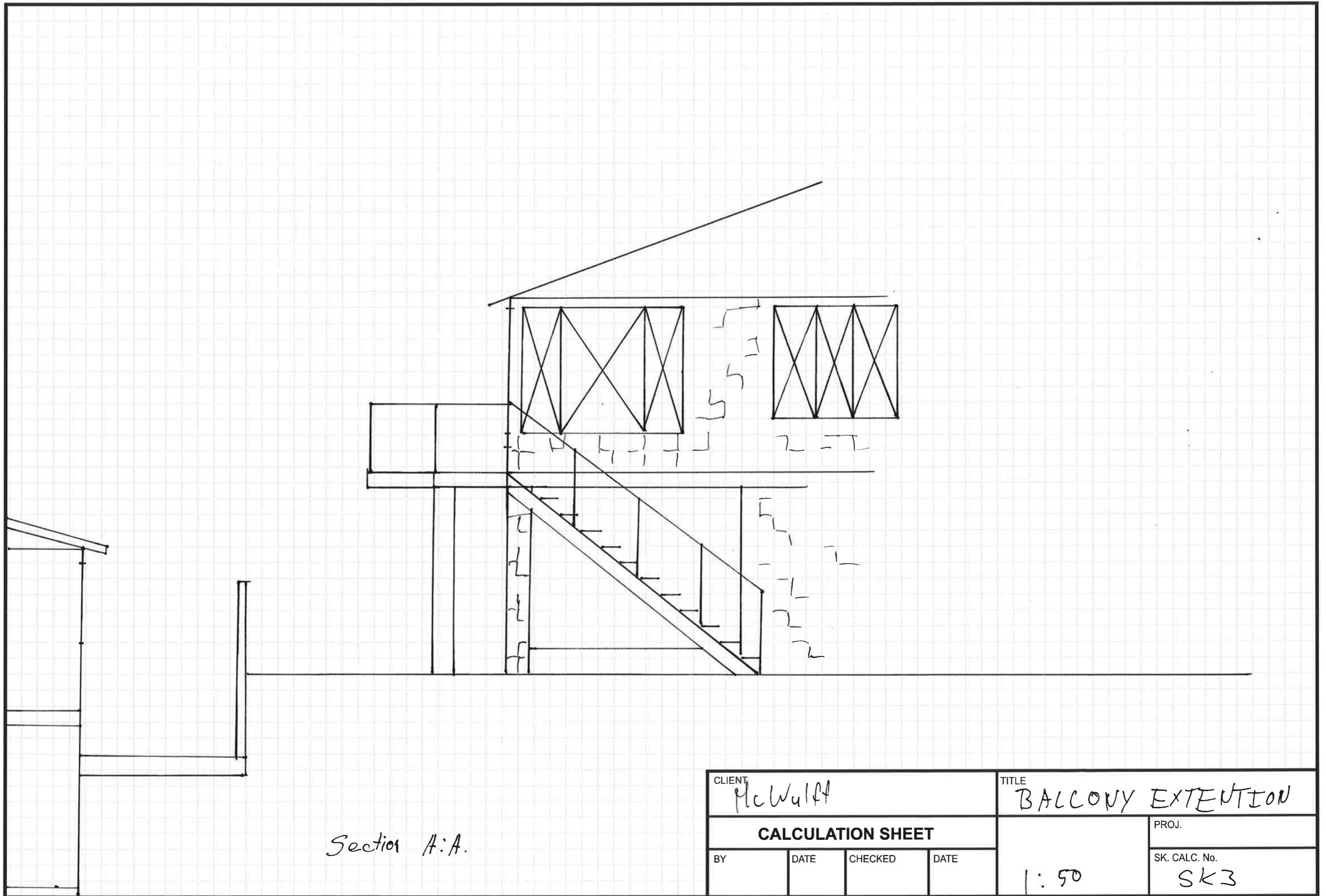
CLIENT: RICHARD WULFF
PROJECT: BEACON HILL
ADDRESS: 48 BEACON AVENUE, BEACON HILL

JOB No.: 191252	LGA: NORTHERN BEACHES
PLAN No.: 191252_A	DATUM: AHD
DATE: 11/06/2019	SCALE: 1:100@A2
DRAWN: SF	CONT. INTERVAL: 0.25m
CHK: GS	SHEET 1 OF 1

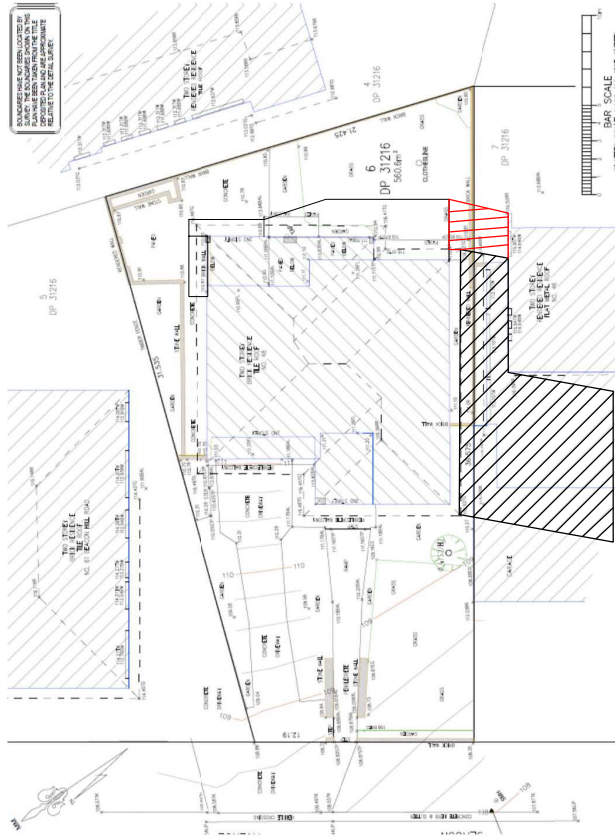


CLIENT McKie, Wulff				TITLE BALCONY EXTENSION	
CALCULATION SHEET				PROJ.	
BY	DATE	CHECKED	DATE	SK. CALC. No.	
			12/9/19	SK 03	



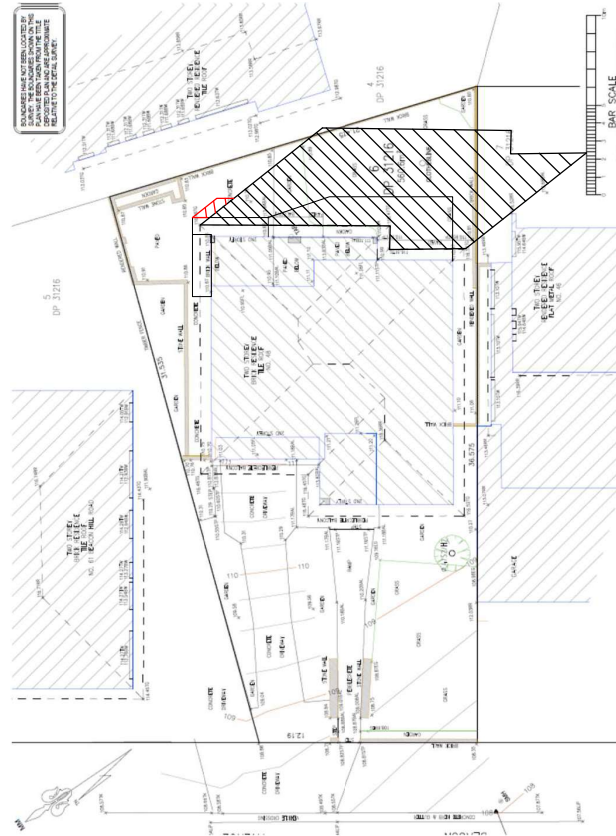


CLIENT McWulff				TITLE BALCONY EXTENSION	
CALCULATION SHEET				PROJ.	
BY	DATE	CHECKED	DATE	1:50	SK. CALC. No. SK3



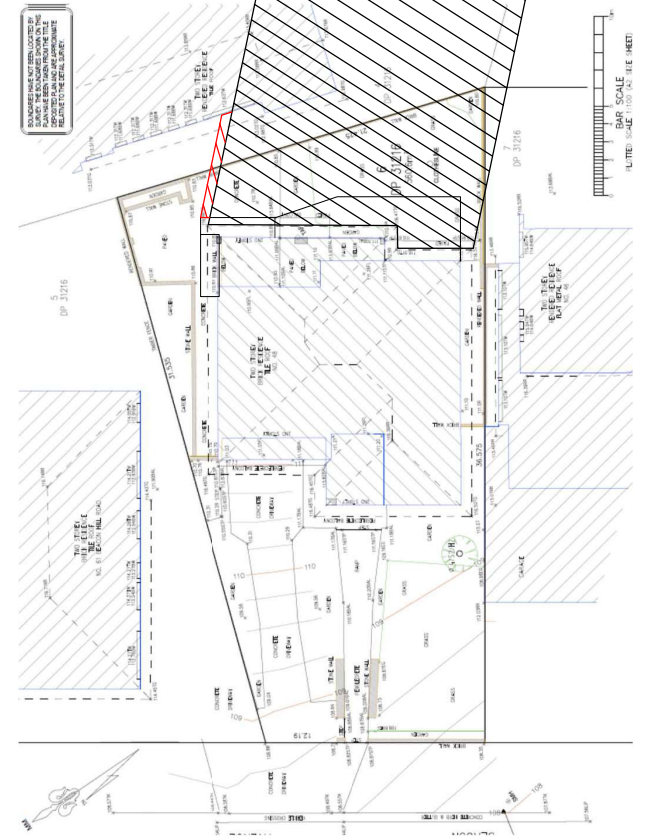
1. Shadow Study – 9AM June 21

Elisha McKie Richard Wulff



2. Shadow Study – 12 PM June 21

Shadow Diagram 1



3. Shadow Study – 3 PM June 21

48 Beacon Ave, Balcony Extension