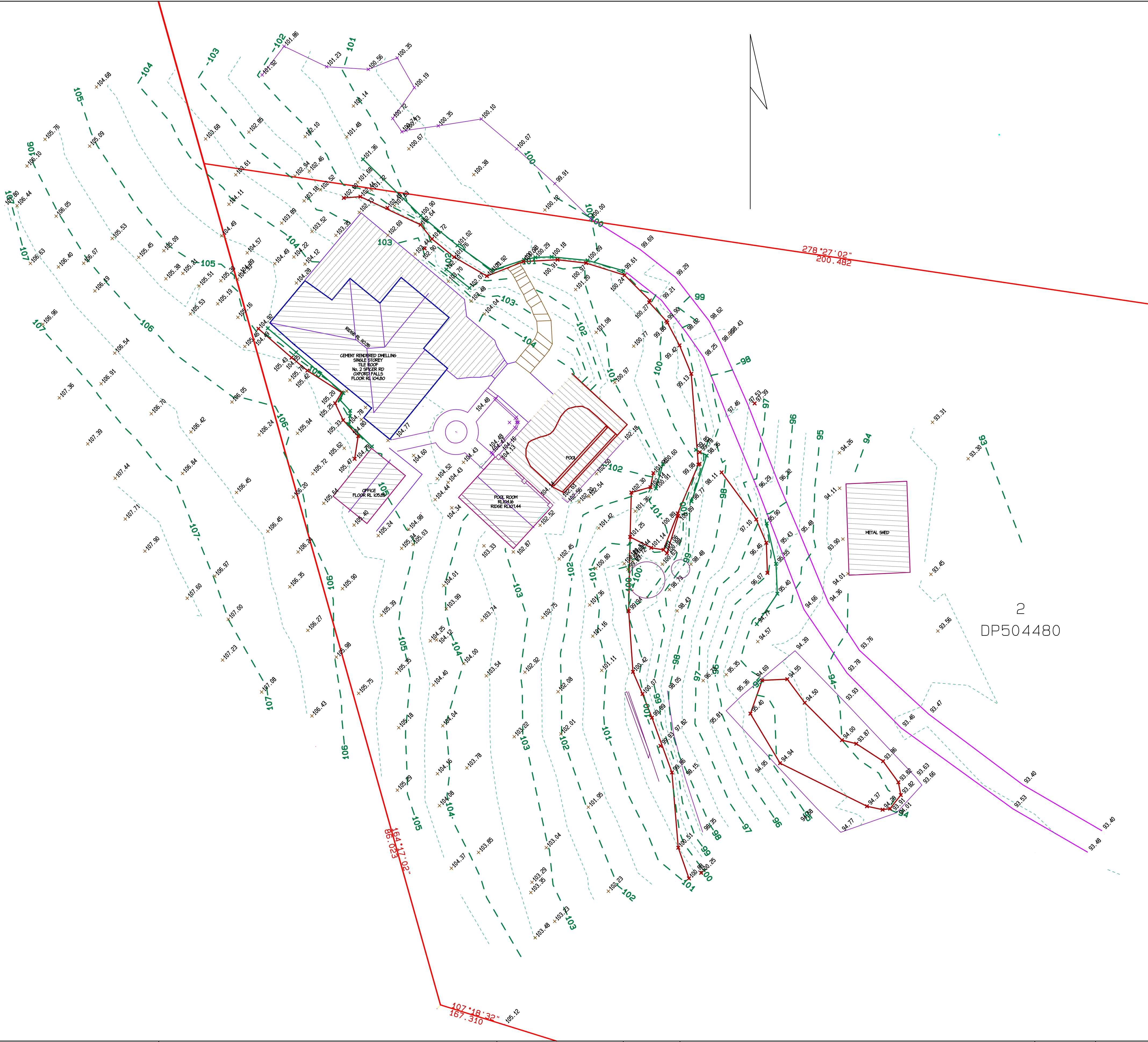


NOTES

- THIS SURVEY DOES NOT DEFINE BOUNDARIES. NOTED DIMENSIONS HAVE AN ACCURACY OF $\pm 0.05m$. NEW BUILDINGS OR DEVELOPMENT SHOULD NOT BE SET OUT USING DIMENSIONS FROM EXISTING BUILDINGS
- UNDERGROUND SERVICES HAVE NOT BEEN INVESTIGATED.
- WHEREVER POINTS OR LINES ON ANY ELECTRONIC VERSION OF THIS PLAN DIFFER WITH STATED DIMENSIONS, THE STATED DIMENSIONS ARE TO BE USED. IN CRITICAL CASES WHERE THERE ARE NO STATED DIMENSIONS THE SURVEYOR IS TO BE CONTACTED PRIOR TO USING SUCH ELECTRONICALLY PRODUCED LINES OR POINTS.
- WINDOW AND RIDGE LOCATIONS ARE GAINED BY REMOTE MEANS WHERE THESE ARE CRITICAL, THE SURVEYOR IS TO BE CONTACTED AS TO THEIR ACCURACY.
- EASEMENTS & COVENANTS - NOT INVESTIGATED
- THE LOCATION OF TREE TRUNKS CAN VARY BY UP TO 300mm WHERE GREATER ACCURACY IS REQUIRED THE SURVEYOR IS TO BE CONTACTED.
- TREES DIMENSIONS ARE ESTIMATES
- WHERE CLEARANCES ARE CRITICAL, LEVELS OF UNDERGROUND SERVICES SHOWN ON PLANS FOREIGN TO THIS PLAN SHOULD BE PHYSICALLY LEVELLED WITH REFERENCE TO THE BENCH MARKS SHOWN ON THIS PLAN
- THE NORTH POINT AND BEARINGS ON THIS PLAN RELATE TO TRUE NORTH
- BOUNDARY LINES ARE NOT NECESSARILY THE FENCE LINES UNLESS MEASUREMENTS FROM THE BOUNDARY TO THE FENCE LINES ARE SHOWN ON THIS PLAN, THEY ARE NOT TO BE USED TO DEFINE BOUNDARIES.
- AUSTRALIAN HEIGHT DATUM (AHD) HAS BEEN CALCULATED FROM SSM43090 RL 96.047
- TOP OF ROOF MEANS TOP OF RIDGE CAP AND TOP OF LIP OF GUTTERING WHERE RELEVANT.
- STAIRWAYS MAY HAVE A NUMBER OF THREADS DIFFERING FROM THOSE INDICATIVELY DRAWN ON THIS PLAN.
- THE TREES SHOWN ON THIS PLAN ARE THOSE WITH TRUNK DIAMETER GREATER THAN 350mm.

STATED DIMENSIONS ARE TO TAKE PRECEDENCE OVER SCALED DIMENSIONS.
ANY ELECTRONIC VERSION OF THIS PLAN IS NOT TO BE USED FOR SURVEY SET OUT OR ANY DESIGN.
ALL RELEVANT AUTHORITIES ARE TO BE CONTACTED PRIOR TO WORK COMMENCEMENT.
THE PERMISSION TO USE ALL LAND IS TO BE SOUGHT FROM THE OWNERS PRIOR TO USE.
PRIOR TO ANY RELEVANT WORKS COMMENCING ALL ERRORS, DISCREPANCIES OR ANOMALIES FOUND IN THE PLAN OR ON SITE ARE TO BE REPORTED TO THE DESIGNER OR SUPERVISOR.



REVISIONS	by	on	PRINCIPAL:	PROJECT TOPOGRAPHICAL SURVEY	THOMSON'S CONSTRUCTION SURVEYS PTY LTD 27 KAREELA ROAD CHATSWOOD 2087 MOB: 0411 196 902 FAX: 02 9419 3230 email: thomsonneville@gmail.com	RATIO Hor. : 1/200 A1 DATUM CORSNET A.H.D. CORSNET	PROJECT 2/3/2018	DETAIL SURVEY 2 SPICER RD OXFORD FALLS LOT 2 DP504480	SHEET 1 NO. 1 NO. OF SHEETS 1
				CLIENT : STEWART DAVEY		Surveyed by: NT	13/3/2018	TOPOGRAPHICAL DETAIL SURVEY OF PROPERTY & SURROUNDS ARCHITECT	JOB REF: DRAWING 17135davey
						Drawn by: NT			COUNCIL REFERENCE
						Checked by:			