

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.

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	G
STATE SURVEY MARK	SSM

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 PLACED TO DEFINE THE PROPERTY BOUNDARIES.

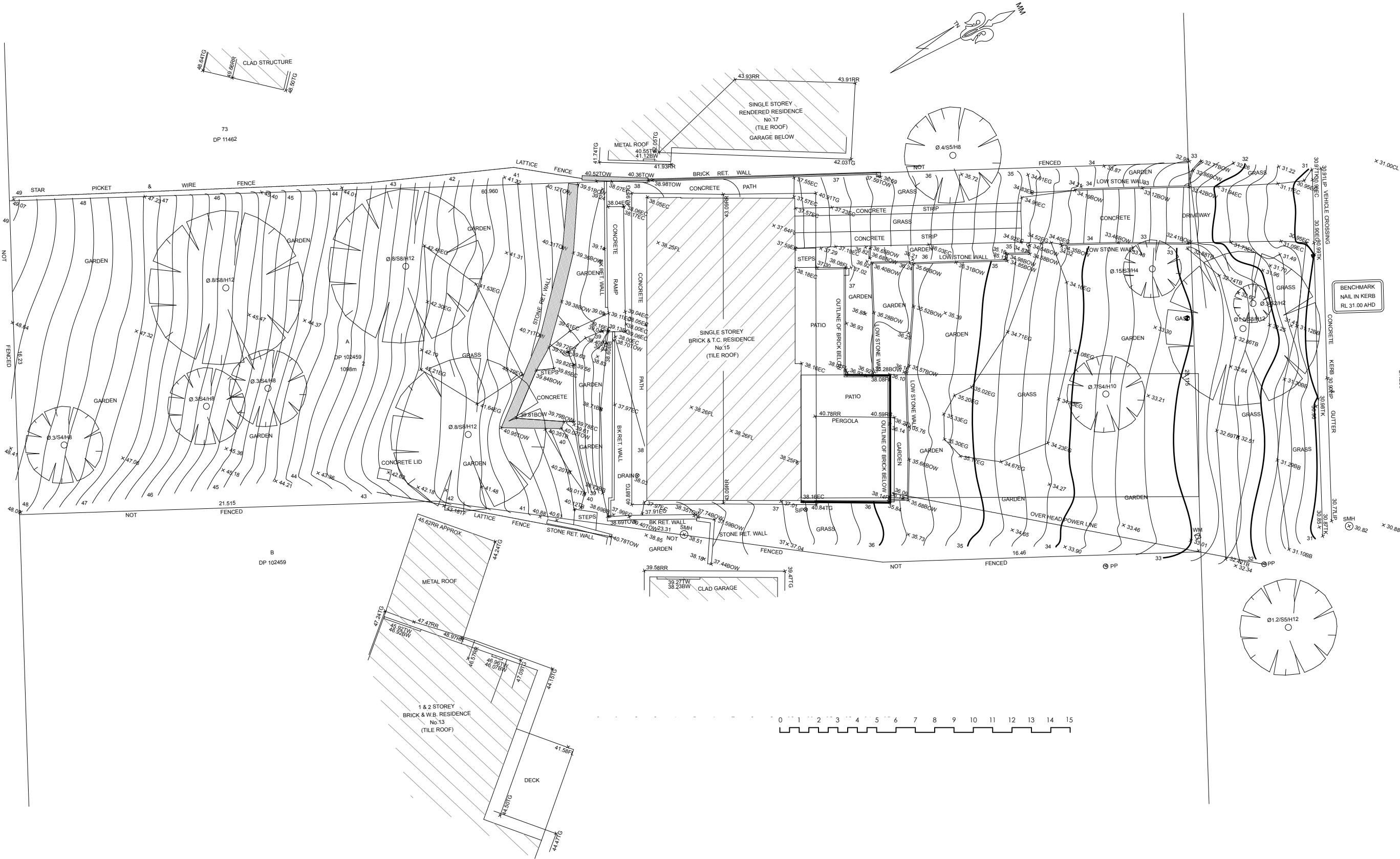
SERVICES SHOWN ARE INDICATIVE ONLY. POSITIONS ARE BASED ON SURFACE INDICATOR(S) LOCATED DURING FIELD SURVEY. CONFIRMATION OF THE EXACT POSITION SHOULD BE MADE PRIOR TO ANY EXCAVATION WORK. OTHER SERVICES MAY EXIST WHICH ARE NOT SHOWN.

LEVELS ARE BASED ON AUSTRALIAN HEIGHT DATUM (AHD) USING SSM 37235 WITH RL 30.0 (AHD). ACC. 5.

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.

B485658 COVENANT BY TITLE



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  
TOW - TOP OF WALL  
BOW - BOTTOM OF WALL  
EG - EDGE OF GARDEN  
Ø 4/S10/H16 - DIAMETER/SPREAD/HEIGHT



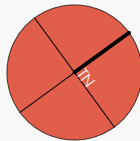
TSS TOTAL SURVEYING  
SOLUTIONS

ARTARMON | CAMDEN | MANLY VALE

PLAN SHOWING DETAIL & LEVELS  
OVER LOT A IN DP102459

CLIENT:	DAVID AND WENDY TORY
PROJECT:	AVALON BEACH
ADDRESS:	15 DRESS CIRCLE ROAD, AVALON BEACH

JOB No.:	171494	LGA: NORTHERN BEACHES
PLAN No.:	171494_A	DATUM: AHD
DATE:	02/08/2017	SCALE: 1:100@A1
DRAWN:	DF	CONT. INTERVAL: 0.25m
CHK:	GS	SHEET 1 OF 1

ALTERATIONS AND ADDITIONS 15 DRESS CIRCLE ROAD AVALON BEACH NSW 2107			
OWNER: WENDY AND DAVID TORY		scale: 1:200	
BUILDER: OWNER BUILDER		date: 11/09/20	
ARCHITECT: DAVID TORY 0416017127 david@davidtoryarchitect.com		issue: 1	
	issue for: DA	TITLE ID: LOT A IN DP 102459	
	SITE SURVEY		drawing no.
			D01
Only use figured dimensions. Do not scale drawings. All discrepancies are to be referred to architect prior to construction.			
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