

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 9(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 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 7309 WITH RL 93.21(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.

RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
L43508 COVENANT

(XXX*) LEVELS BELOW TIMBER DECK

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:

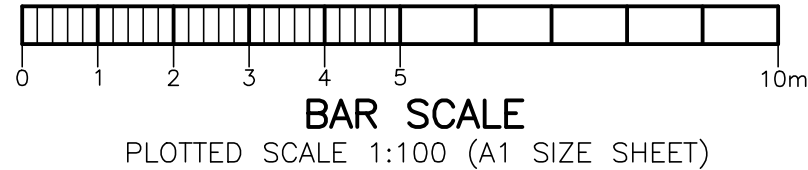
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REVISION No.	REVISION DATE:	COMMENT:

LEGEND:

EB - EDGE OF BITUMEN
EC - EDGE OF CONCRETE
TB - TOP OF BANK
BB - BOTTOM OF BANK
TW - TOP OF WINDOW
BW - BOTTOM OF WINDOW

TG - TOP OF GUTTER
RR - ROOF RIDGE
FL - FLOOR LEVEL
INV - INVERT LEVEL
ELEC - ELECTRICAL PIT
Ø.4/S10/H16 - DIAMETER/SPREAD/HEIGHT



PLAN SHOWING DETAIL & LEVELS
OVER LOT 40 IN DP 233227

CLIENT: GREG AND LISA POLYBANK
PROJECT: KILLARNEY HEIGHTS
ADDRESS: 21 ROSCOMMON CRESCENT, KILLARNEY HEIGHTS

JOB No.: 190843	LGA: NORTHERN BEACHES
PLAN No.: 190843_A	DATUM: AHD
DATE: 12/04/2019	SCALE: 1:100@A1
DRAWN: FS	CONT. INTERVAL: 0.25m
CHK: GS	SHEET 1 OF 1