

NOTE:

THE BOUNDARIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED BY SURVEY ON 27/06/2025 BY A SURVEYOR REGISTERED UNDER THE SURVEYING AND SPATIAL INFORMATION ACT 2002.

THE REGISTERED SURVEYOR CERTIFIES THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE SURVEYING AND SPATIAL INFORMATION REGULATION 2024, SECTION 45.

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

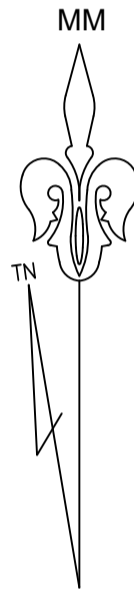
SERVICES SHOWN ARE INDICATIVE ONLY. POSITIONS ARE BASED ON SURFACE INDICATOR(S) LOCATED DURING FIELD SURVEY. CONFIRMATION OF THE EXACT POSITION SHOULD BE MADE PRIOR TO ANY EXCAVATION WORK. OTHER SERVICES MAY EXIST WHICH ARE NOT SHOWN.

LEVELS ARE ON AUSTRALIAN HEIGHT DATUM (AHD).
ORIGIN: SSM 36913
REDUCED LEVEL: RL 18.696
CLASS: LC

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.

TREE DIMENSIONS ARE APPROXIMATE ONLY.



LEGEND

BENCH MARK	▲
TELSTRA PIT	✕ TEL
ELECTRICAL BOX	⊠ EBOX
LIGHT POLE	⊙ LP
POWER POLE	⊙ PP
SIGN POST	⊙ SP
SEWER INSPECTION PIT	⊙ SIP
FIRE HYDRANT	● FH
TRAFFIC LIGHT	⊠ TL
TRAFFIC SIGNAL BOX	⊠ TS
WATER TAP	⊙ TAP
GAS VALVE	⊙ G
WATER VALVE	⊙ W
SEWER VENT	⊕ VENT
MANHOLE	⊙ MH
SEWER MANHOLE	⊙ SMH
STOP VALVE	⊕ SV
WATER HYDRANT	■ HYD
WATER METER	⊙ WM
GAS METER	⊙ GM
STATE SURVEY MARK	■ SSM



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REVISION No.	REVISION DATE:	COMMENT:
1A	03/10/24	UPDATE SURVEY PLAN
1B	27/06/25	UPDATE SURVEY PLAN WITH NEW WALLS AND STEPS

LEGEND:

TK - TOP OF KERB
LIP - LIP LINE
CL - CENTRELINE
TG - TOP OF GUTTER
RR - ROOF RIDGE
FL - FLOOR LEVEL
DS - DOORSTEP LEVEL
TW - TOP OF WALL
BW - BOTTOM OF WALL
TF - TOP OF FENCE
DD - DRAIN DISH
0.4/10/16 - DIAMETER/SPREAD/HEIGHT

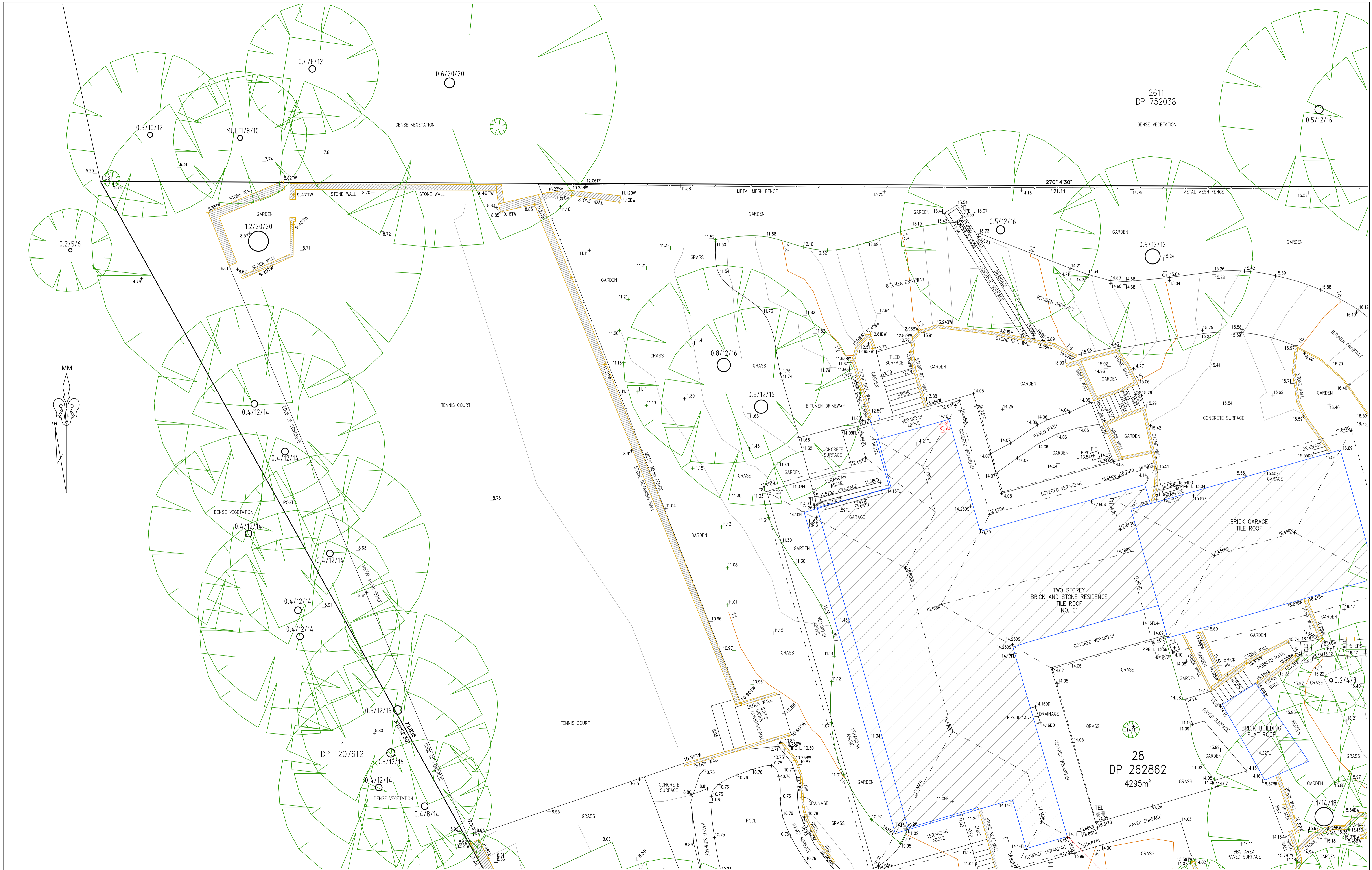
NO TO SCALE

PLAN SHOWING DETAIL & LEVELS
OVER LOT 28 IN DP262862

CLIENT:	SYNERGY CONSTRUCTION GROUP
PROJECT:	WHEELER HEIGHTS
ADDRESS:	1 JAMES WHEELER PLACE, WHEELER HEIGHTS

JOB No.:	230890	LGA:	NORTHERN BEACHES
PLAN No.:	230890-1B	DATUM:	AHD
DATE:	27/06/2025	SCALE:	NTS @A1
DRAWN:	AP/DF	CONT. INTERVAL:	0.2m
CHK:	DF	SHEET	1 OF 4

Emma Hargreaves
Registered Surveyor
Nº 8489



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BW - BOTTOM OF WALL
TF - TOP OF FENCE
DD - DRAIN DISH
0.4/10/16 - DIAMETER/SPREAD/HEIGHT

BAR SCALE

10m

PLOTTED SCALE 1:100 (A1 SIZE SHEET)

PLAN SHOWING DETAIL & LEVELS
OVER LOT 28 IN DP262862

CLIENT: SYNERGY CONSTRUCTION GROUP

PROJECT: WHEELER HEIGHTS

ADDRESS: 1 JAMES WHEELER PLACE, WHEELER HEIGHTS

JOB No.: 230890

PLAN No.: 230890-1B

DATE: 27/06/2025

DRAWN: AP/DF

CHK: DF

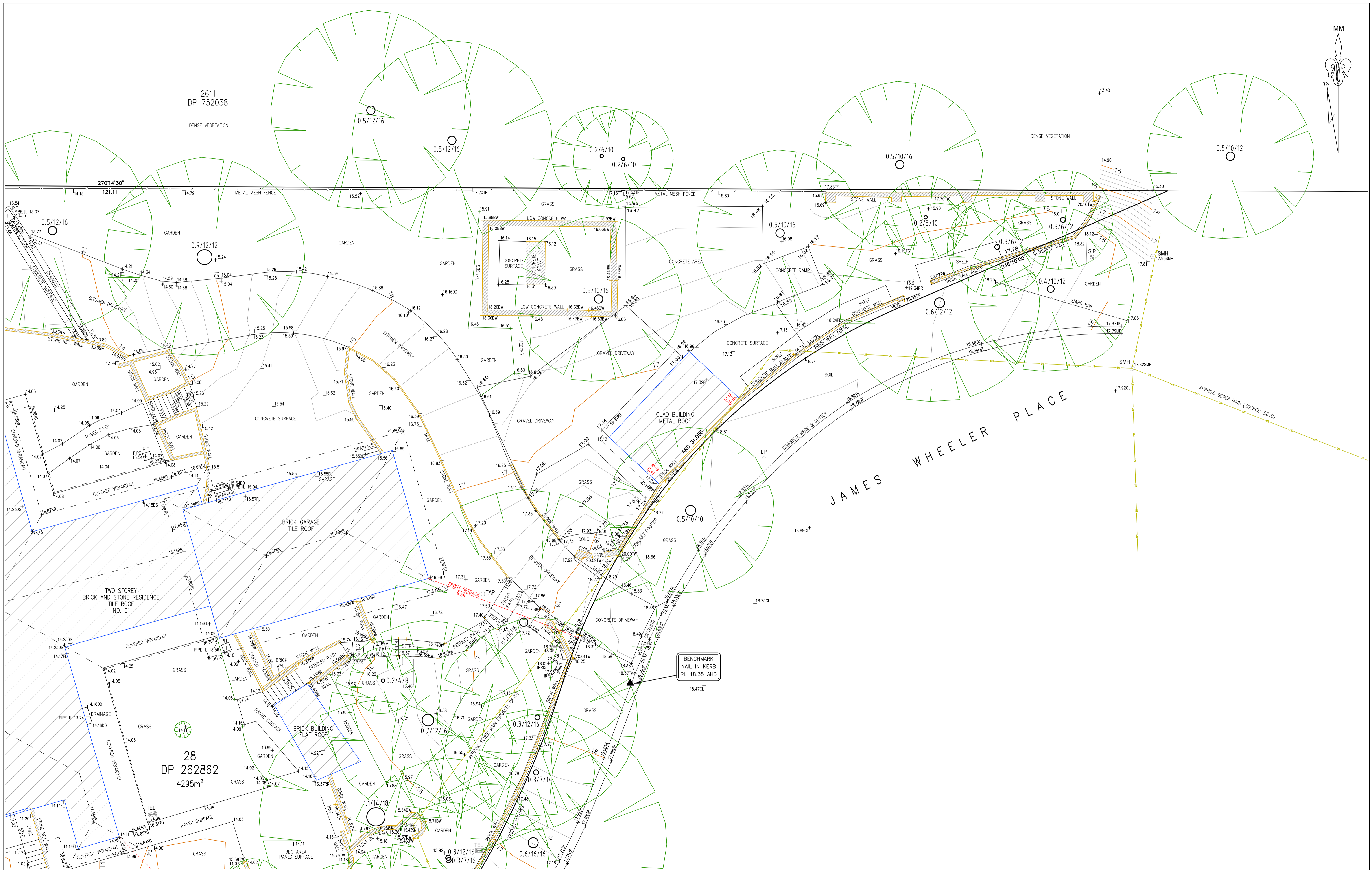
LGA: NORTHERN BEACHES


DATUM: AHD

SCALE: 1:100@A1

CONT. INTERVAL: 0.2m

SHEET 2 OF 4





TSS TOTAL SURVEYING SOLUTIONS

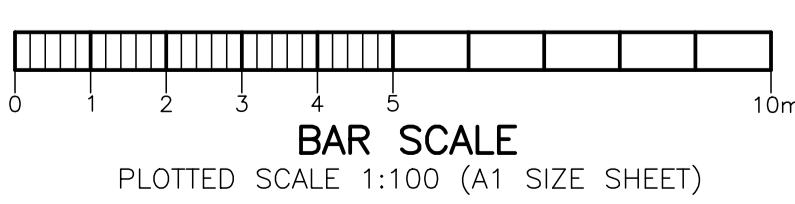
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LEGEND:

TK - TOP OF KERB
LP - LIP LINE
CL - CENTRELINE
TG - TOP OF GUTTER
RR - ROOF RIDGE
FL - FLOOR LEVEL

DS - DOORSTEP LEVEL
TW - TOP OF WALL
BW - BOTTOM OF WALL
TF - TOP OF FENCE
DD - DRAIN DISH
0.4/10/16 - DIAMETER/SPREAD/HEIGHT




PLAN SHOWING DETAIL & LEVELS OVER LOT 28 IN DP262862

CLIENT: SYNERGY CONSTRUCTION GROUP
PROJECT: WHEELER HEIGHTS
ADDRESS: 1 JAMES WHEELER PLACE, WHEELER HEIGHTS

JOB No.: 230890	LGA: NORTHERN BEACHES
PLAN No.: 230890-1B	DATUM: AHD
DATE: 27/06/2025	SCALE: 1:100@A1
DRAWN: AP/DF	CONT. INTERVAL: 0.2m
CHK: DF	SHEET 3 OF 4





TSS TOTAL SURVEYING SOLUTIONS

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1B	27/06/25	UPDATE SURVEY PLAN WITH NEW WALLS AND STEPS

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- FL - FLOOR LEVEL
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- TW - TOP OF WALL
- BW - BOTTOM OF WALL
- TF - TOP OF FENCE
- DD - DRAIN DISH
- 0.4/10/16 - DIAMETER/SPREAD/HEIGHT

BAR SCALE

1 2 3 4 5 6 7 8 9 10m

PLOTTED SCALE 1:100 (A1 SIZE SHEET)

PLAN SHOWING DETAIL & LEVELS
OVER LOT 28 IN DP262862

CLIENT: SYNERGY CONSTRUCTION GROUP

PROJECT: WHEELER HEIGHTS

ADDRESS: 1 JAMES WHEELER PLACE, WHEELER HEIGHTS

JOB No.: 230890	LGA: NORTHERN BEACHES
PLAN No.: 230890-1B	DATUM: AHD
DATE: 27/06/2025	SCALE: 1:100@A1
DRAWN: AP/DF	CONT. INTERVAL: 0.2m
CHK: DF	SHEET 4 OF 4

NOTE:

DELETE UNNECESSARY NOTES!

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(1) OF THE 'SURVEYING AND SPATIAL INFORMATION REGULATION 2017' AND IS ACCURATE TO ABOUT ±0.15m. IT HAS NOT BEEN DETERMINED BY AN ACCURATE BOUNDARY SURVEY.

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.

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

DATUM: MGA2020 ZONE 58 GDA2020.
ORIGIN OF DATUM: SCIMS (SSM _____).
SCIMS SURVEY MARK REPORT AS AT: XXXX/2023.

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TREE DIMENSIONS ARE APPROXIMATE ONLY.

NOTATIONS ON THE TITLE TO THE LAND:
(C) RIGHT OF CARRIAGEWAY 5 WIDE (DP 773104)
EASEMENT FOR SERVICES 5 WIDE (DP 773104)
(D) RIGHT OF CARRIAGEWAY 5 WIDE, 8 WIDE & VAR
EASEMENT FOR SERVICES 5 WIDE, 8 WIDE, & VAR
EASEMENT TO DRAIN WATER 5 WIDE, 8 WIDE & VAR
(R) RESTRICTION ON USE OF LAND

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
ELECTRICAL BOX	⊠ EBOX
LIGHT POLE	⬠ LP
POWER POLE	⊞ PP
SIGN POST	⦿ SP
SEWER INSPECTION PIT	⦿ SIP
FIRE HYDRANT	● FH
TRAFFIC LIGHT	⦶ TL
TRAFFIC SIGNAL BOX	⦶ TS
WATER TAP	⊞ TAP
GAS VALVE	⦶ G
WATER VALVE	⊞ W
SEWER VENT	⦶ VENT
MANHOLE	● MH
SEWER MANHOLE	⦶ SMH
STOP VALVE	⦶ SV
WATER HYDRANT	■ HYD
WATER METER	⦶ WM
GAS METER	⦶ GM
STATE SURVEY MARK	■ SSM

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DATUM: MGA2020 ZONE 56 GDA2020.
ORIGIN OF DATUM: SCIMS (SSM ____).
SCIMS SURVEY MARK REPORT AS AT: XX/XX/2023.

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NOTATIONS ON THE TITLE TO THE LAND.
(C) RIGHT OF CARRIAGEWAY 5 WIDE (DP 773104) EASEMENT FOR SERVICES 5 WIDE (DP 773104)
(D) RIGHT OF CARRIAGEWAY 5 WIDE, 8 WIDE & VAR EASEMENT FOR SERVICES 5 WIDE, 8 WIDE, & VAR EASEMENT TO DRAIN WATER 5 WIDE, 8 WIDE & VAR
(R) RESTRICTION ON USE OF LAND

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LEGEND	
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TELSTRA PIT	✕ TEL
ELECTRICAL BOX	⊠ EBOX
LIGHT POLE	⊕ LP
POWER POLE	⊙ PP
SIGN POST	⊙ SP
SEWER INSPECTION PIT	⊙ SIP
FIRE HYDRANT	● FH
TRAFFIC LIGHT	⊠ TL
TRAFFIC SIGNAL BOX	⊠ TS
WATER TAP	⊙ TAP
GAS VALVE	⊙ G
WATER VALVE	⊙ W
SEWER VENT	⊕ VENT
MANHOLE	⊙ MH
SEWER MANHOLE	⊙ SMH
STOP VALVE	⊠ SV
WATER HYDRANT	■ HYD
WATER METER	⊠ WM
GAS METER	⊠ GM
STATE SURVEY MARK	■ SSM

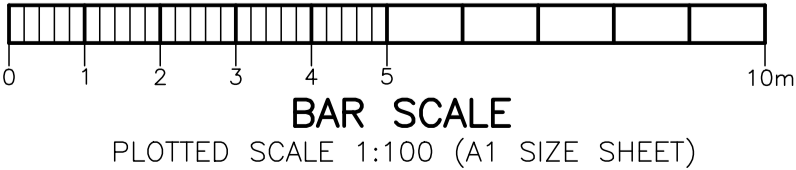
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REVISION No.	REVISION DATE:	COMMENT:

LEGEND:

TB - TOP OF BANK
BB - BOTTOM OF BANK
WT - WINDOW TOP
WS - WINDOW SILL
TK - TOP OF KERB
BK - BACK OF KERB

LIP - LIP LINE
CL - CENTRELINE
TG - TOP OF GUTTER
RR - ROOF RIDGE
FL - FLOOR LEVEL
0.4/S10/H16 - DIAMETER/SPREAD/HEIGHT



PLAN SHOWING DETAIL & LEVELS OVER LOT __ IN DP _____		
CLIENT: XXXXXXXXXX	PROJECT: PROJECT/SUBURB	ADDRESS: XXXXXXXXX STREET, SUBURB

JOB No.: 23xxxx	LGA: XXXXXXXXXX
PLAN No.: 23xxxx-1	DATUM: AHD
DATE: XX/XX/2023	SCALE: 1:100@A1
DRAWN: XXX	CONT. INTERVAL: 0.2m
CHK: DRAFT	SHEET 1 OF 1

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NOTATIONS ON THE TITLE TO THE LAND.

(C) RIGHT OF CARRIAGEWAY 5 WIDE (DP 773104)
EASEMENT FOR SERVICES 5 WIDE (DP 773104)

(D) RIGHT OF CARRIAGEWAY 5 WIDE, 8 WIDE & VAR
EASEMENT FOR SERVICES 5 WIDE, 8 WIDE & VAR

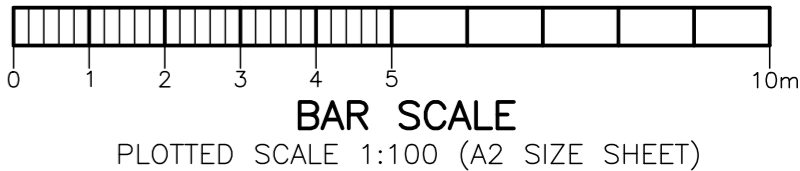
EASEMENT TO DRAIN WATER 5 WIDE, 8 WIDE & VAR
(E) EASEMENT ON USE OF LAND

ELECTRICAL BOX	⊠	EBOX
LIGHT POLE	⊕	LP
POWER POLE	Ⓟ	PP
SIGN POST	⓪	SP
SEWER INSPECTION PIT	Ⓢ	SIP
FIRE HYDRANT	●	FH
TRAFFIC LIGHT	Ⓜ	TL
TRAFFIC SIGNAL BOX	Ⓜ	TS
WATER TAP	Ⓢ	TAP
GAS VALVE	Ⓢ	G
WATER VALVE	Ⓢ	W
SEWER VENT	Ⓢ	VENT
MANHOLE	Ⓢ	MH
SEWER MANHOLE	Ⓢ	SMH
STOP VALVE	Ⓢ	SV
WATER HYDRANT	Ⓢ	HYD
WATER METER	Ⓢ	WM
GAS METER	Ⓢ	GM
STATE SURVEY MARK	Ⓢ	SSM

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 - TREE DIAMETER/SPREAD/HEIGHT

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REVISION No.	REVISION DATE:	COMMENT:

PLAN SHOWING DETAIL & LEVELS OVER LOT __ IN DP _____	
CLIENT:	XXXXXXXXXX
PROJECT:	PROJECT/SUBURB
ADDRESS:	XXXXXXXXXX STREET, SUBURB

JOB No.: 23xxxx	LGA: XXXXXXXXXX
PLAN No.: 23xxxx-1	DATUM: AHD
DATE: XX/XX/2023	SCALE: 1:100@A2
DRAWN: XXX	CONT. INTERVAL: 0.2m
CHK: DRAFT	SHEET 1 OF 1

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EASEMENT FOR SERVICES 5 WIDE (DP 773104)
- (D) RIGHT OF CARRIAGEWAY 5 WIDE, 8 WIDE & VAR
EASEMENT FOR SERVICES 5 WIDE, 8 WIDE, & VAR
EASEMENT TO DRAIN WATER 5 WIDE, 8 WIDE & VAR
- (R) RESTRICTION ON USE OF LAND

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PLAN SHOWING DETAIL & LEVELS
OVER LOT __ IN DP_____

CLIENT: XXXXXXXXXXXX
PROJECT: PROJECT/SUBURB
ADDRESS: XXXXXXXXXXX STREET, SUBURB

JOB No.: 23xxx	LGA: XXXXXXXXXXXX
PLAN No.: 23xxx-1	DATUM: AHD
DATE: XX/XX/2023	SCALE: 1:100@A3
DRAWN: XXX	CONT. INTERVAL: 0.2m
CHK: DRAFT	SHEET 1 OF 1



TSS TOTAL SURVEYING
SOLUTIONS

PLAN SHOWING DETAIL & LEVELS
OVER LOT __ IN DP_____

CLIENT: XXXXXXXXXX

PROJECT: PROJECT/SUBURB

ADDRESS: XXXXXXXXX STREET, SUBURB

JOB No.: 22xxxx

PLAN No.:22xxxx-1

DATE: XX/XX/2023

DRAWN: XXX

CHK: DRAFT

LGA: XXXXXXXXXX

DATUM: AHD

SCALE: 1:100@A4

CONT. INTERVAL: 0.2m

SHEET 1 OF 1

THE BUILDING HAS BEEN SET
OUT BASED ON PLANS
PREPARED BY ____ ARCHITECT.
REF: ____ REV: ____ DATED:
//2023.
ANY DISCREPANCIES BETWEEN
PLANS AND SET OUT
INFORMATION SHOULD BE
REPORTED TO TSS IMMEDIATELY

THIS IS THE SKETCH REFERRED
TO IN AND TO ACCOMPANY MY
SURVEY REPORT REF:16****
DATED: **/**/2016



TSS TOTAL SURVEYING
SOLUTIONS

SURVEY REPORT SKETCH		DRAWING No: 22XXXX_A
CLIENT:	XXXXX XXXXX	DATE OF SURVEY: **/**/2023
PURPOSE:	OCCUPATION CERTIFICATE?	SCALE: 1:100
ADDRESS:	XXXXXXXXXXXXXXXXXXXX	SHEET 1 OF 1

BOUNDARY CALCULATIONS	
Address:	
Registered Surveyor:	Date: / / 2023

Field Survey:	Office Calc:
Date:	Date:
Job No.:	Sheet of

in concrete footpath

A detailed diagram of a square room with a hatched border and a grid of numbers. The top border has numbers 320, 330, 340, 350, 10, 20, 30, 40. The right border has 50, 60, 70, 80, 90, 100, 110, 120, 130. The bottom border has 220, 210, 200, 190, 180, 170, 160, 150. The left border has 310, 300, 290, 280, 270, 260, 250, 240, 230. A large 'N' is in the center.

SURVEYING REGULATION 20127			
MARK	AHD	SOURCE	DATE
SSXXX	XX		XX/XX/XX
HEIGHT DETERMINED BY (Specify)		- DIFF. LEVELING - TRIG HEIGHTING - GPS	
ADOPTED MARKS			
SSYY	XX	S.C.I.M.S.	YY/YY/YY
SSZZ	XX	S.C.I.M.S.	YY/YY/YY

PM _____
Replaces
SS 138310

Ref: XXXXXX-X

LOCATION DIAGRAM

SCALE 1:xxx

MGA



DIAGRAM 'A'

SCALE 1:xxx

MGA



 EARTHING ROD

- [A] – EASEMENT FOR xxx
- [B] – EASEMENT FOR xxx
- [C] – EASEMENT FOR xxx



TSS TOTAL SURVEYING
SOLUTIONS

SUBSTATION WORK AS EXECUTED	DRAWING No: xxx
CLIENT: xxx	DATE OF ISSUE: xxx
PROJECT: xxx	SCALE: SEE ABOVE
ADDRESS: xxx	SHEET 1 OF 1



TSS TOTAL SURVEYING
SOLUTIONS

ANNEXURE A - SKETCH PLAN

CLIENT: x

PROJECT: x

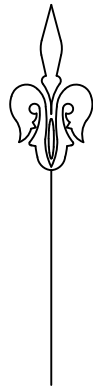
ADDRESS: x

DRAWING No: x

DATE:

SCALE: 1:x

SHEET 1 OF 1



METHOD OF MEASUREMENT

AREAS HAVE BEEN CALCULATED IN ACCORDANCE WITH THE
PROPERTY COUNCIL OF AUSTRALIA METHOD OF MEASUREMENT
FOR LETTABLE AREAS

GROSS LETTABLE AREA (GLA)

COMBINED LETTABLE AREA CALCULATIONS

TENANCY XXX

LEASE AREA XXX	000m²
LEASE AREA YYY	000m²
LEASE AREA ZZZ	000m²
TOTAL AREA XXX	000m²
AREA EXCLUDED FROM LETTABLE AREA	000m²

NOTES

1. THE LIMIT OF THE AREA CALCULATIONS IS TO THE SURFACES SHOWN ON THIS PLAN.
2. PROJECT SPECIFIC NOTES...

LEGEND

EXT	DENOTES EXTERNAL FACE OF WALL
INT	DENOTES INTERNAL FACE OF WALL
G/L	DENOTES GLASS LINE
C/L	DENOTES CENTRELINE OF WALL
V	DENOTES VOID
B	DENOTES BALCONY
CPW	DENOTES EXTERNAL FACE OF CONCRETE PANEL WALL
E/F	DENOTES EDGE OF FLOOR

CERTIFICATION

DRAWING CERTIFIED BY NSW REGISTERED LAND SURVEYOR.

SIGNED:

DATE:00/00/0000

NAME:.....

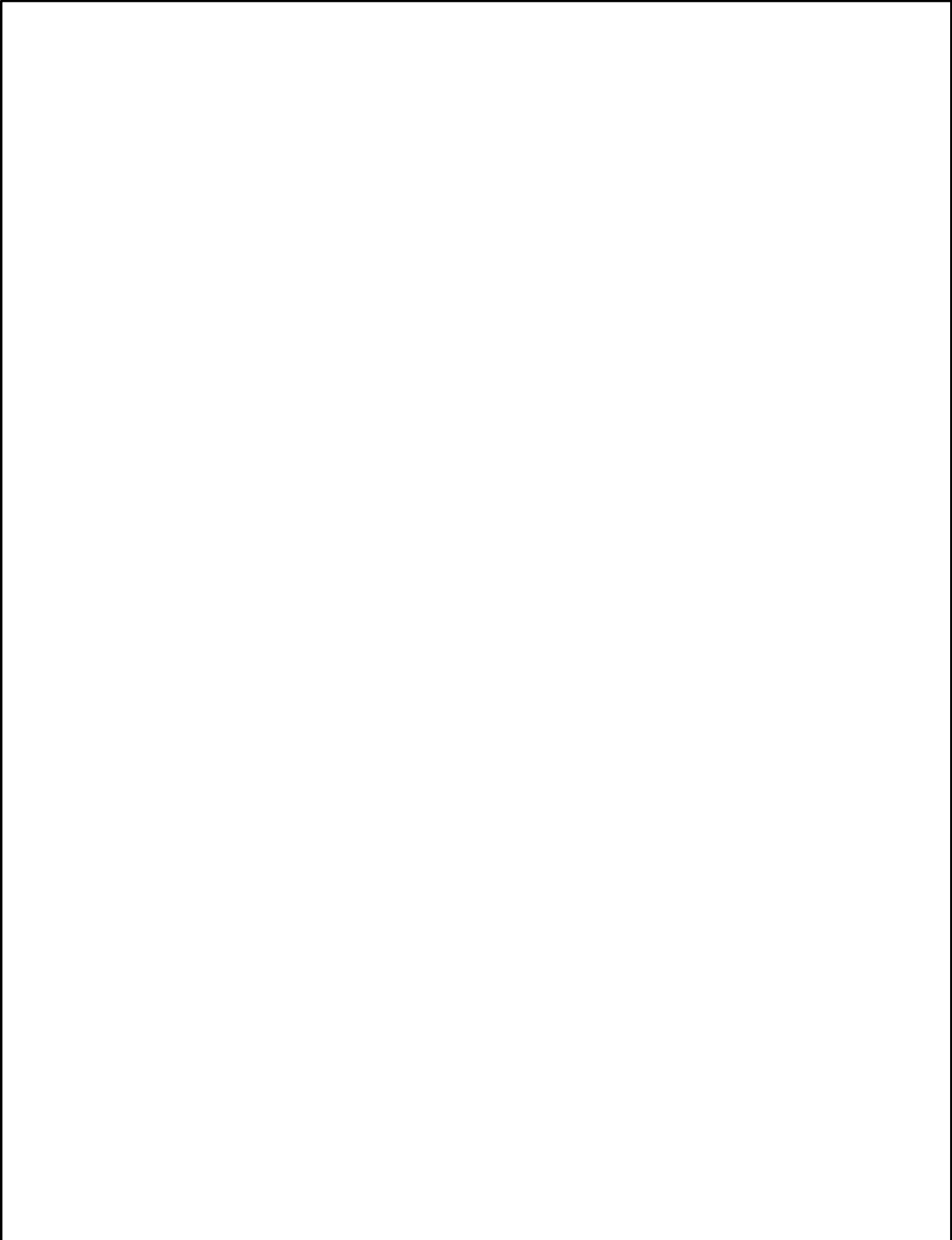
SURVEYOR ID:...



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INFRINGEMENT OF COPYRIGHT.

LETTABLE AREA SURVEY LOT __ IN DP_____	
CLIENT:	XXXXXXXXXX
PROJECT:	PROJECT/SUBURB
ADDRESS:	XXXXXXXXXX STREET, SUBURB

JOB No.: 23xxx	LGA: XXXXXXXXXXXX
PLAN No.: 23xxxx-1	REVISION: XXXXXXXXXXXX
DATE: XX/XX/2023	REG. SURVEYOR: XXX
DRAWN: XXX	SCALE: 1:100@A3
CHK: DRAFT	SHEET 1 OF 1



	SKETCH	DRAWING No: 22XXXX_A
	CLIENT: XXXXX XXXXX	DATE OF SURVEY: **/**/2023
	PROJECT: XXXXXXXXXXXX	SCALE: 1:100
	ADDRESS: XXXXXXXXXXXXXXXXXXXX	SHEET 1 OF 1