

LEGEND	
BENCH MARK	▲
TELSTRA PIT	TEL
COMMS PIT	COM
ELECTRIC LIGHT POLE	ELP
POWER POLE	PP
STORMWATER PIT	SWPIT
GRATED DRAIN	
SEWER INSPECTION POINT	SIP
SEWER MANHOLE	SMH
STOP VALVE	SV
HYDRANT	HYD
WATER METER	WM
WATER VALVE	WV
GAS VALVE	GAS
GAS METER	GM
PIT WITH CONCRETE LID	CLID
PIT WITH METAL LID	MLID
STREET SIGN	SS
FLOOR LEVEL	FFL
VEHICLE CROSSING	(VC)
COMMUNICATIONS (DBYD)	C
ELECTRICITY (OVERHEAD)	P
SEWER (DBYD)	S
WATER (DBYD)	W
GAS (DBYD)	G
GAS (DETECTED)	G(D)
COMMUNICATIONS (DETECTED)	C(D)
WATER (DETECTED)	W(D)
SEWER (DETECTED)	S(D)
ELECTRICITY (DETECTED)	E(D)

- EASEMENTS
- (A) EASEMENT (C756723)
 - (B) RIGHT OF WAY (E616301)
 - (C) RIGHT OF WAY & EASEMENT FOR ELECTRICITY PURPOSES (E616301)
 - (D) LEASE (E616301)

- NOTES
- THE BOUNDARIES HAVE NOT BEEN MARKED ON GROUND
 - THE BOUNDARY SURVEY (DIMENSIONS AND AREA) HAVE BEEN SURVEYED IN ACCORDANCE WITH SURVEYING AND SPATIAL INFORMATION REGULATION 2017 CLAUSE 10 "IDENTIFICATION SURVEYS" AND ARE SUBJECT TO FINAL SURVEY
 - ORIGIN OF MGA2020 COORDINATES IS TAKEN FROM SSM 126880 - E:336455.309, N:6241362.650 IN CRN OF BEAUCHAMP ROAD AND BUNNERONG ROAD.
 - ORIGIN OF LEVELS ON A.H.D. IS TAKEN FROM PM 31546 R.L. 16.167 (A.H.D.) IN JENNINGS STREET
 - CONTOUR INTERVAL 0.5m
 - CONTOURS ARE INDICATIVE ONLY. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION
 - KERB LEVELS ARE TO THE TOP OF KERB UNLESS SHOWN OTHERWISE
 - FLOOR LEVELS SHOWN ARE THRESHOLD LEVELS. NO INVESTIGATION OF INTERNAL FLOOR LEVELS HAS BEEN UNDERTAKEN
 - AN INVESTIGATION OF UNDERGROUND SERVICES HAS BEEN MADE. UNDERGROUND SERVICES HAVE BEEN DETECTED BY QASAR CONSULTANTS AND ARE APPROXIMATE ONLY. SOME SERVICES SUCH AS FIRE&WATER SUPPLY, GAS AND OPTICAL FIBRE CABLEING DO NOT HAVE METALLIC TRACING WIRES OR METAL PIPES AND MAY NOT HAVE BEEN DETECTED. SERVICES HAVE ALSO BEEN PLOTTED FROM RELEVANT AUTHORITIES RECORDS AS SUPPLIED BY BEFORE YOU DIG AUSTRALIA.
 - 8/4/7 DENOTES TREE SPREAD OF 8m, TRUNK DIAMETER OF 0.4m & APPROX HEIGHT OF 7m
 - BEARINGS SHOWN ARE MGA (MAP GRID OF AUSTRALIA) ADD APPROX. 1°00' FOR TRUE NORTH



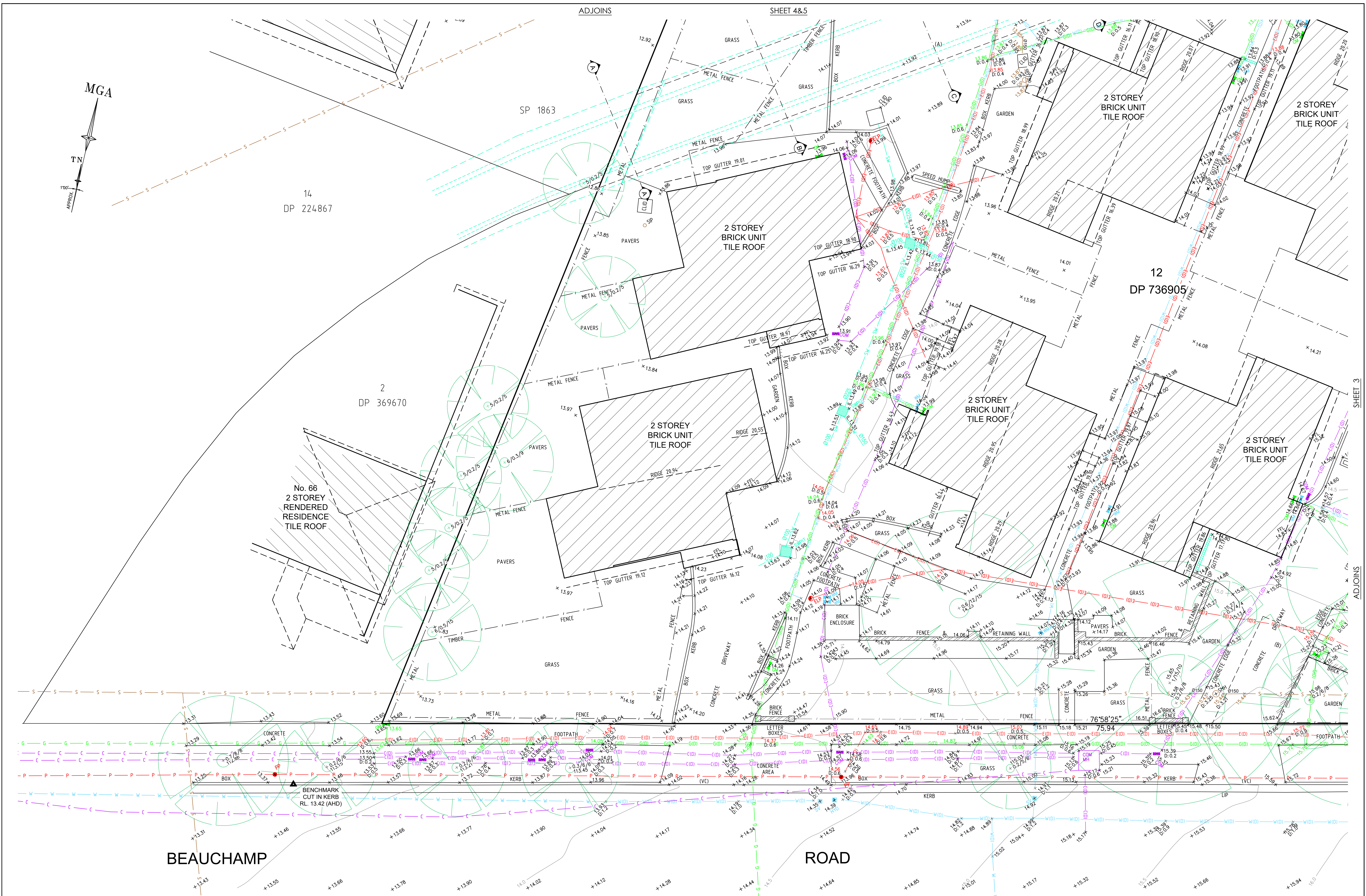
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G	00/00/00	—	00	C	00/00/00	—	00
F	00/00/00	—	00	B	17/07/25	CULVERT AND SECTIONS OF THE CULVERT ADDED TO THE PLAN	001
E	00/00/00	—	00	A	30/05/25	FINAL ISSUE	00
Revision	Date	Description	Reference	Revision	Date	Description	Reference



THIS IS THE PLAN REFERRED TO IN MY LETTER DATED:
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Registered Surveyor NSW

Client NSW LAND AND HOUSING CORPORATION
Drawing title
PLAN OF DETAIL AND LEVELS OVER LOT 12 IN DP 736905
KNOWN AS NO.68-80 BEAUCHAMP ROAD, HILLSDALE

datum AHD
site Area 7857m²
LGA BAYSIDE
reference number 52502 001DT
scale 1:250 @A1
date of survey 22/04/2025
SHEET 1 OF 10



SHEET 3

ADJOINS



SEE SHEET 1 FOR LEGEND & NOTES

H	00/00/00	-	00	D	00/00/00	-	00
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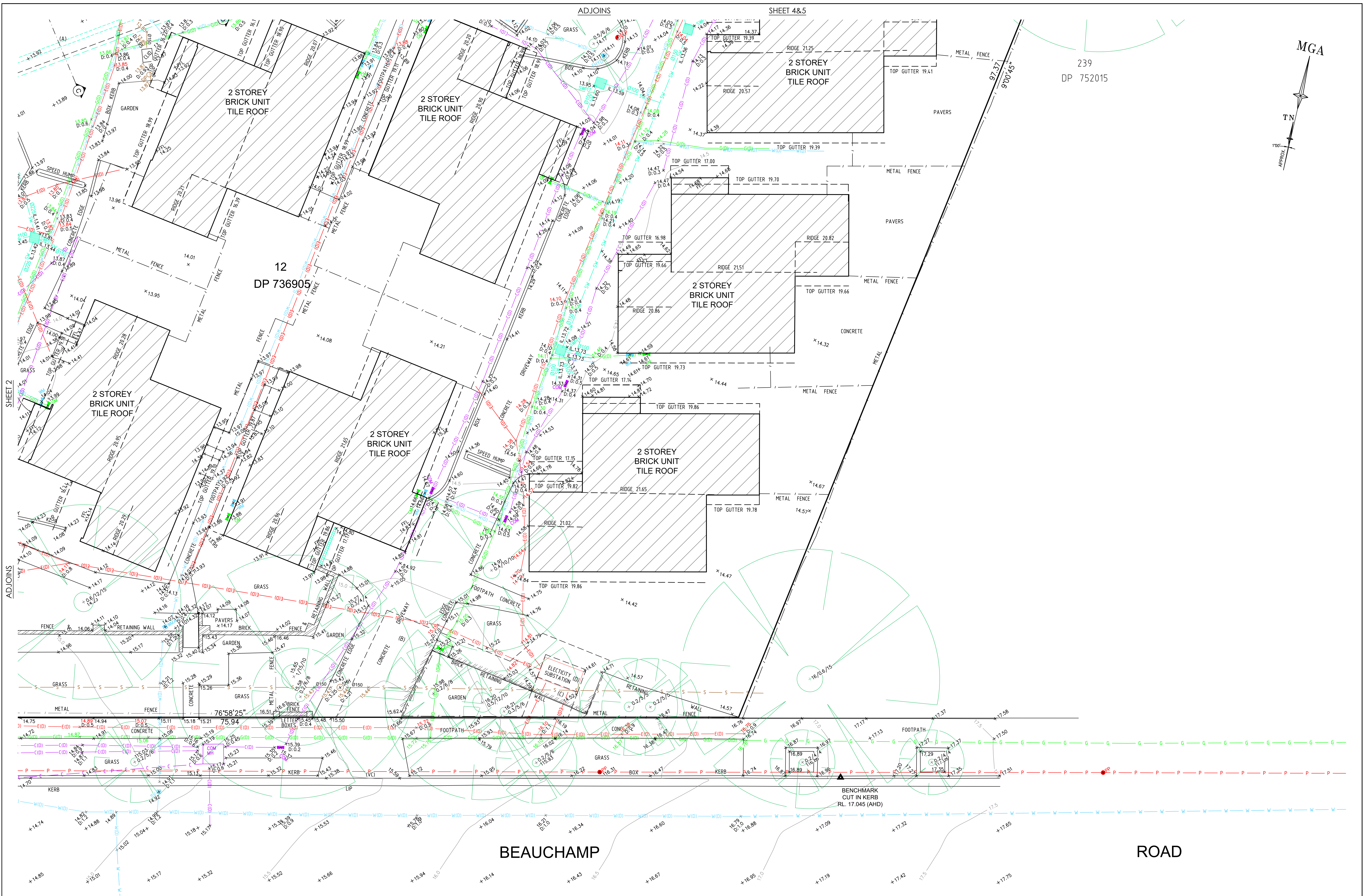
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AHD
site Area
7857m²
LGA
BAYSIDE

reference number
52502 001DT
scale
1:100 @A1
date of survey
22/04/2025

SHEET
OF 10
2

SCALE 1:100 @ A1



SEE SHEET 1 FOR LEGEND & NOTES

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date of survey
22/04/2025
SHEET
OF 10
3

MGA

TN

100'
APPROXNo. 10
3 STOREY
BRICK UNITS
TILE ROOFNo. 8
4 STOREY
BRICK UNITS
TILE ROOFNo. 6
3 STOREY
BRICK UNITS
TILE ROOFNo. 4
3 STOREY
BRICK UNITS
TILE ROOF

SEE SHEET 10 FOR ADJOINING ELEVATIONS

SP 37791

SP 37791

SP 1968

SP 2202

SP 1863

2 STOREY
BRICK UNIT
TILE ROOF

TOP GUTTER 18.99

RIDGE 20.14

TOP GUTTER 19.00

TOP GUTTER 16.32

TOP GUTTER 19.02

RIDGE 20.14

TOP GUTTER 19.03

RIDGE 20.14

TOP GUTTER 19.03

TOP GUTTER 16.31

RIDGE 20.26

TOP GUTTER 19.06

RIDGE 20.96

TOP GUTTER 19.12

TOP GUTTER 16.42

TOP GUTTER 19.06

TOP GUTTER 19.06

TOP GUTTER 19.06

TOP GUTTER 19.06

TOP GUTTER 19.06

TOP GUTTER 19.06

TOP GUTTER 19.06

TOP GUTTER 19.06

TOP GUTTER 19.06

TOP GUTTER 19.06

TOP GUTTER 19.06

TOP GUTTER 19.06

TOP GUTTER 19.06

TOP GUTTER 19.06

12
DP 736905

SHEET 5

ADJOINS

SEE SHEE

SEE SHEE

SEE SHEE

SEE SHEE

SEE SHEE

SEE SHEE

SEE SHEE

SEE SHEE

SEE SHEE

SEE SHEE



SEE SHEET 1 FOR LEGEND & NOTES

H	00/00/00	-	00	D	00/00/00	-	00
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SHEET 2&3



www.lts.com.au | P 1300 587 000

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KNOWN AS NO.68-80 BEAUCHAMP ROAD, HILLSDALE

datum AHD

site Area 7857m²

LGA BAYSIDE

reference number 52502 001DT

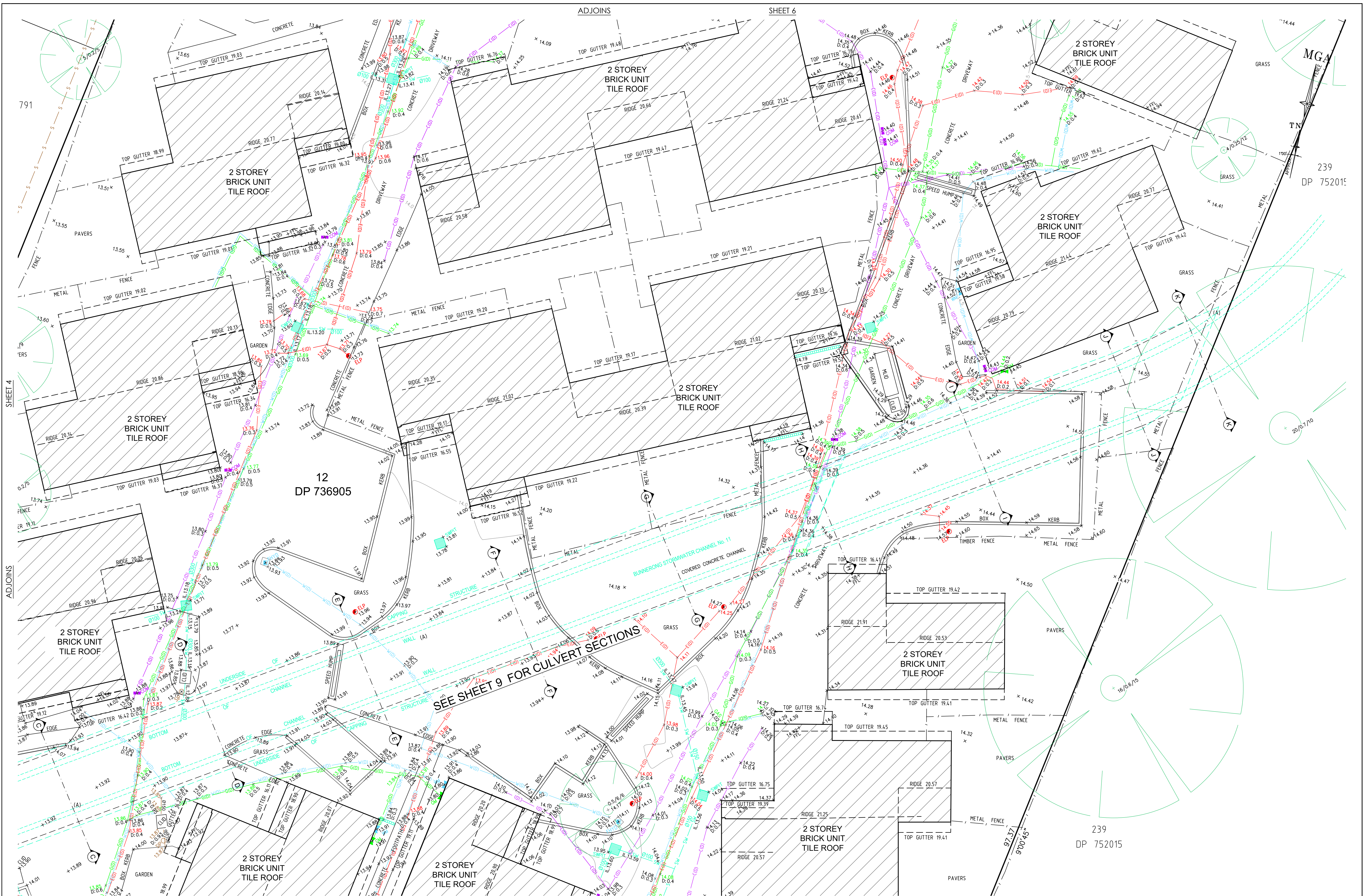
scale 1:100 @A1

date of survey 22/04/2025

SHEET 10

4

SCALE 1:100 @ A1





BEFORE
YOU DIG
www.beyoudig.com.au
Zero Damage - Zero Harm



GDA2020

SEE SHEET 1 FOR LEGEND & NOTES

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LTS
CONFIDENCE TOGETHER

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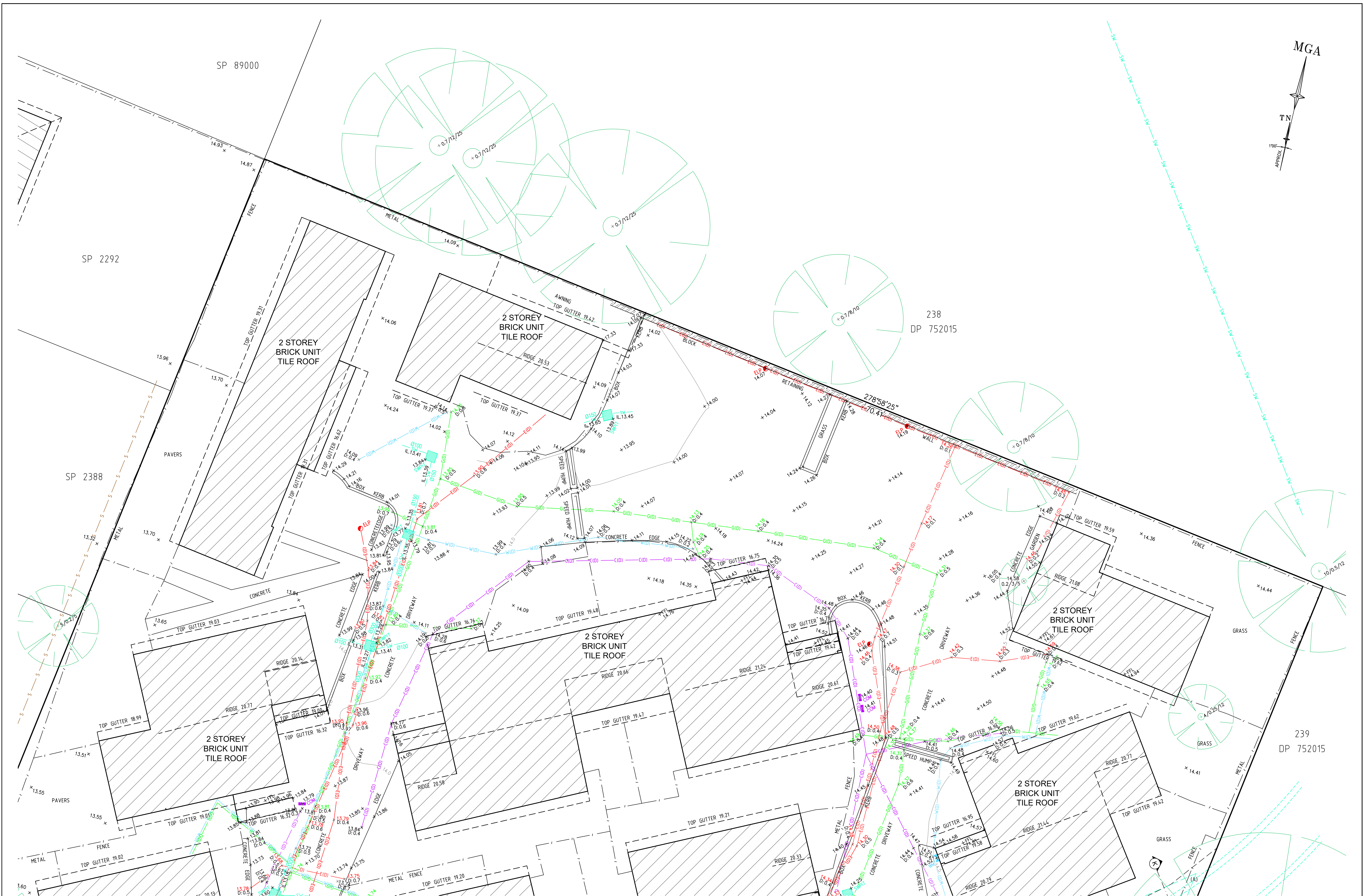
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AHD
site Area
7857m²
LGA
BAYSIDE

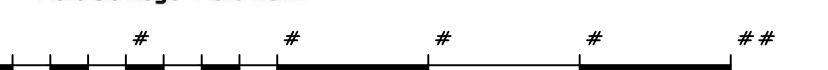
reference number
52502 001DT
scale
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date of survey
22/04/2025

SHEET
OF 10 5





SCALE 1:100 @ A1



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SHEET 4&5



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Registered Surveyor NSW

datum
AHD

site Area
7857m²

LGA
BAYSIDE

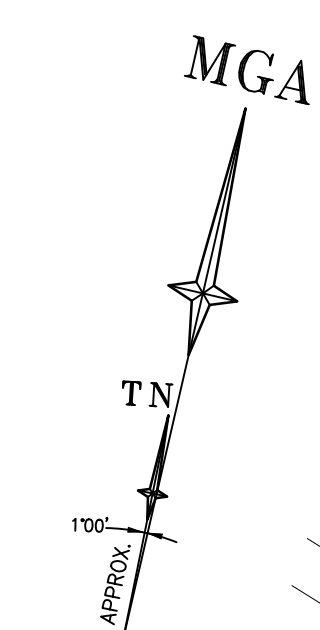
reference number
52502 001DT

scale
1:100 @A1

date of survey
22/04/2025

SHEET
OF 10

6



No. 6
3 STOREY
BRICK UNITS
TILE ROOF

No. 4
3 STOREY
BRICK UNITS
TILE ROOF

14
DP 224867

2
DP 369670

SCALE 1:100 @ A1

SEE SHEET 1 FOR LEGEND & NOTES

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datum AHD

site Area 7857m²

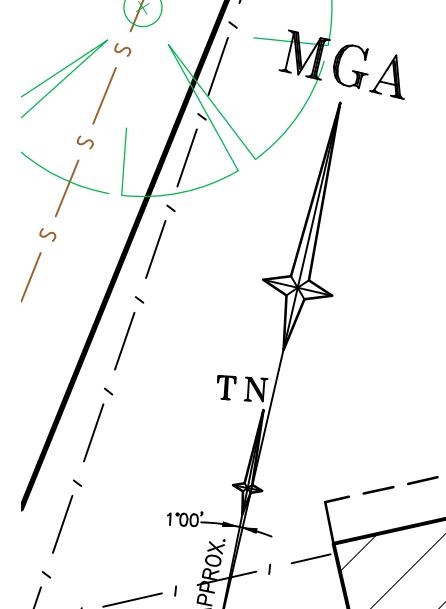
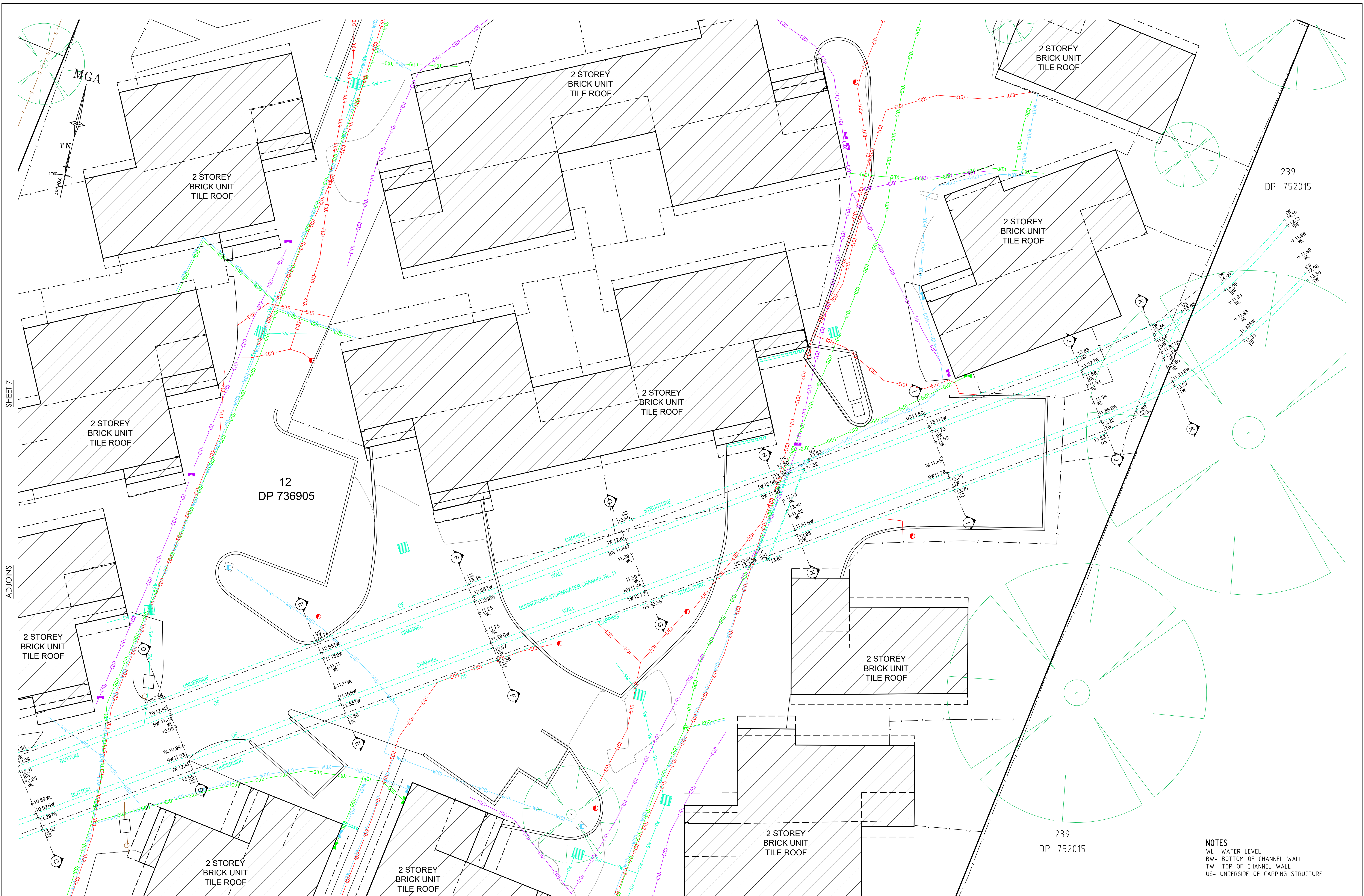
LGA BAYSIDE

reference number 52502 001DT

scale 1:100 @A1

date of survey 22/04/2025

SHEET 7



SHEET 7

ADJOINS

SEE SHEET 1 FOR LEGEND & NOTES

SCALE 1:100 @ A1

SEE SHEET 1 FOR LEGEND & NOTES

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BAYSIDE

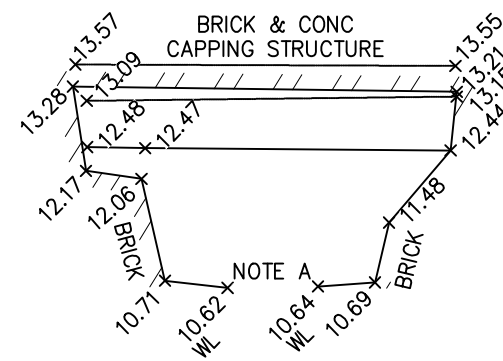
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22/04/2025

SHEET
OF 10
8

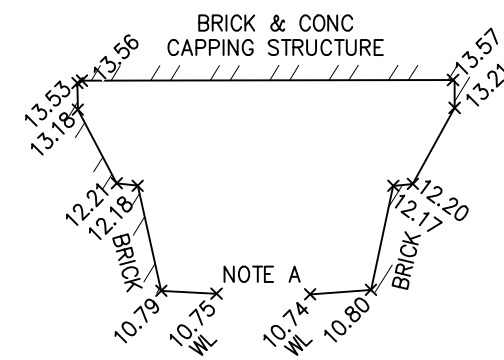
NOTES
WL- WATER LEVEL
BW- BOTTOM OF CHANNEL WALL
TW- TOP OF CHANNEL WALL
US- UNDERSIDE OF CAPPING STRUCTURE

CULVERT SECTIONS

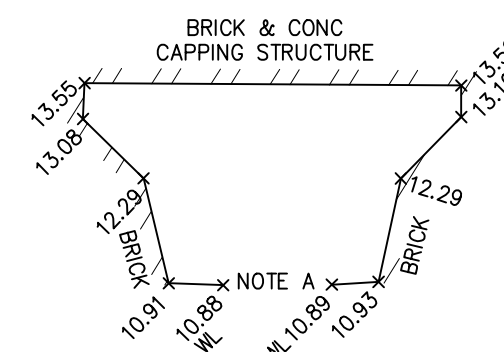
CROSS SECTION A-A



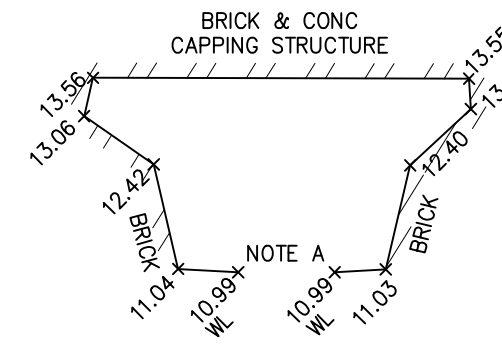
CROSS SECTION B-E



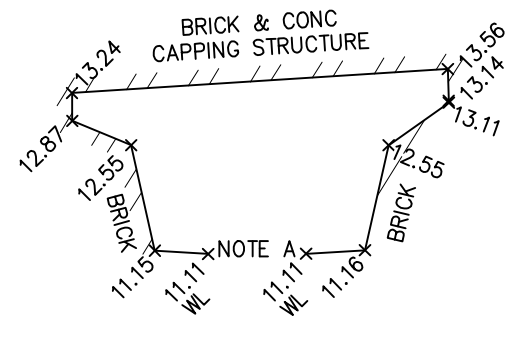
CROSS SECTION C-C



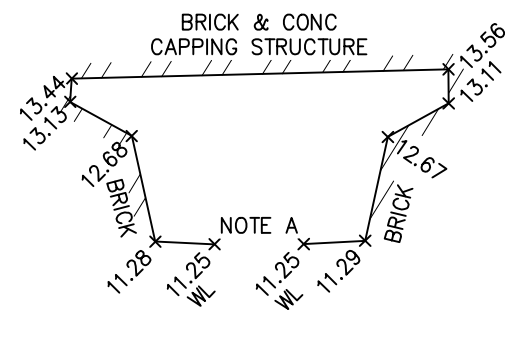
CROSS SECTION D-D



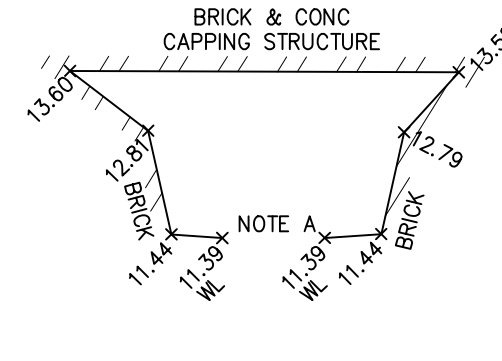
CROSS SECTION E-E



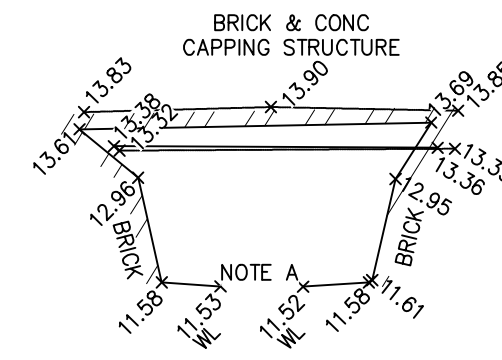
CROSS SECTION F-F



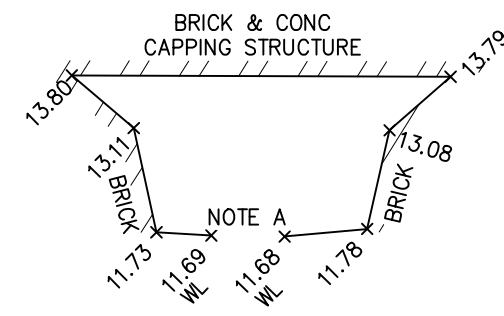
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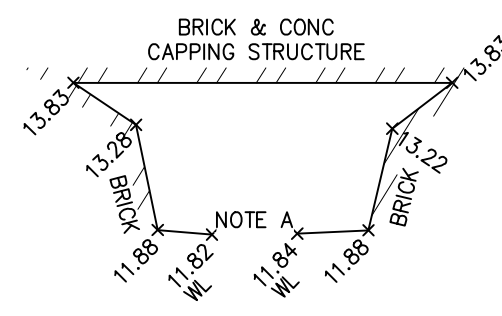
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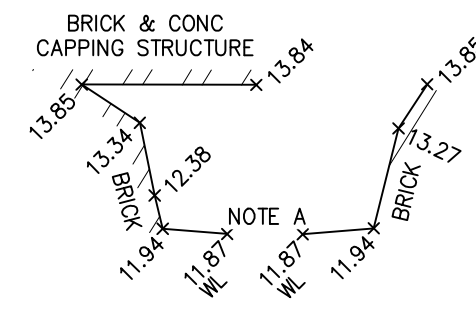
CROSS SECTION I-



CROSS SECTION J-



CROSS SECTION K-K



NOTE

WL- WATER LEVEL

NOTE A: DUE TO LASER SCANNING LIMITATIONS
LEVELS AT INVERT OF CHANNEL ARE NOT ACCESSIBLE



H	00/00/00	—	00	D	00/00/00	—	00
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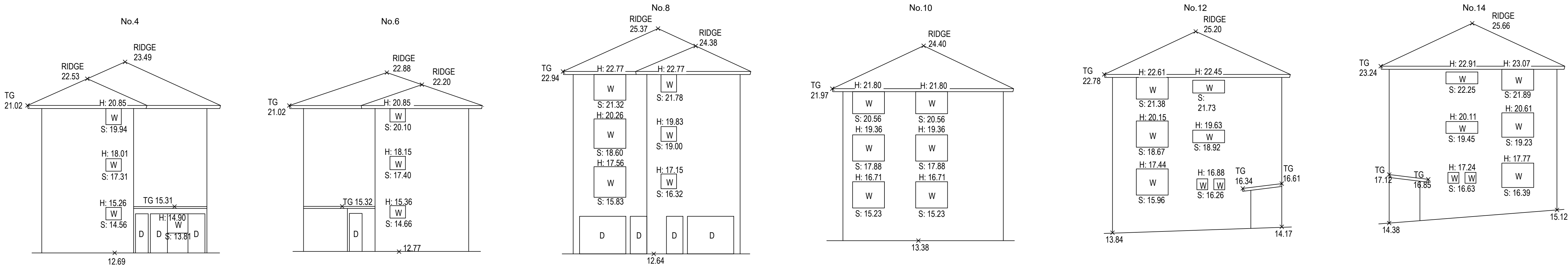
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site Area 7857m ²	scale 1:100 @A1	date of survey 22/04/2025
LGA BAYSIDE	SHEET OF 10	9

WESTERN ELEVATIONS
(FLAK AVENUE)



SEE SHEET 1 FOR LEGEND & NOTES

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