



TREE NOTE
 The spread and height of each tree is indicative only and cannot be shown accurately without very detailed further survey. The shape and size of the spread of the tree may vary due to lack of uniformity of the branches and trunk. All tree trunks are measured at DBH, (Diameter at Breast Height) approximately 1.3 metres above ground level.

- LEGEND**
- +26.23 Denotes spot height.
 - +25.37 TK Denotes height on top of kerb.
 - T-0.2/5/4 Denotes tree-diameter/spread/height.
 - E — Denotes overhead power wires.
 - S — Denotes Sydney Water Sewer.
 - Plotted approx vide Sewerage Service Diagram No.04087
 - ⇒ Denotes flow direction of roof waters.
 - 78.37 --- Denotes ridge and levels.
 - 74.26 --- Denotes gutter and levels.
 - 63.14 --- Denotes level on top of wall.

- ENCUMBRANCES NOTED ON TITLE (FOLIO 144/225585)**
- COVENANTS (H798336, J423699 & K127902)
 - APPURTENANT RIGHTS OF CARRIAGEWAY AND EASEMENTS FOR SERVICES (J423680, J423681, J423682, J423683, J423684, J423685 & J423686)



ISSUE	DATE	AMENDMENT	DRAWN	CHKD
B	31-10-23	UP TO DATE SURVEY	G.R.	M.L.
A	18-07-07	ORIGINAL ISSUE	M.L.	G.R.

SURVEY DISCLAIMER
 The intention of this survey is to provide selected detail, levels & contours, for design and DA purposes. The boundaries, shown on the plan, have been identified with offset dimensions from buildings and specific features.
 Other than the offset dimensions identifying the boundaries, "Richards & Loftus Surveying Services" takes no responsibility for distances scaled, or measured to the boundaries, from any version of this plan, be it electronic, paper or otherwise.

NOTES

- ONLY VISIBLE SERVICES HAVE BEEN LOCATED
- ORIGIN OF LEVELS PM 46846 R.L. 42.39 A.H.D. VIDE SCIMS SEPTEMBER 25, 2023 CLASS 'D'
- TOTAL SITE AREA 847.3m² VIDE D.P. 225585

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Barry Dewar
 Registered Surveyor Identification No. 8746

DATUM :-	OCTOBER 2023	JOB No. :-	666
SCALE :-	1:100	SET UP :-	B.D.
DATUM :-	A.H.D.	SURVEY :-	B.D.
AZIMUTH :-	MAGNETIC NORTH	DRAWN :-	G.R.
CLIENT :-	NASHT	CHECK :-	M.L.

NORTHERN BEACHES COUNCIL
 PLAN OF DETAIL, LEVELS, CONTOURS AND BOUNDARY IDENTIFICATION
 LOT 144 D.P.225585
 BEING No.15
 DE LAURET AVENUE
 NEWPORT

REFERENCE :- 666 DSI SHEET No. 1 OF 1 ISSUE :- B