

NORTHERN BEACHES COUNCIL

PLAN OF DETAIL LEVELS AND CONTOURS

LOT 1
D.P.537303
BEING No.18
YACHTSMANS PARADISE

NEWPORT

REFERENCE :- 2265 DS

SHEET No. 1 OF 1

ISSUE :- A

DATE :- NOVEMBER 2017

SCALE :- 1:100

DATUM :- A.H.D.

AZIMUTH :- MAGNETIC NORTH

JOB No. :- 2265

SURVEYED :- M.L.

DRAWN :- G.R.

CHECKED :- M.L.

CLIENT :- HUTCHINSON

ISSUE	DATE	AMENDMENT	DRAWN	CHKD
A	13-11-17	ORIGINAL ISSUE	G.R.	M.L.

ENCUMBRANCES NOTED ON TITLE FOLIO 1/537303

1. RESERVATIONS AND CONDITIONS IN THE CROWN GRANTS
2. EASEMENT FOR WATER SUPPLY (D51162)
3. APPURTENANT EASEMENT TO DRAIN WATER (D.P.233778)
4. APPURTENANT RIGHT OF CARRIAGEWAY (D.P.233778)
5. APPURTENANT EASEMENT FOR SERVICES (D.P.233471)
6. COVENANT AS REGARDS PART (L66725)
7. COVENANT (L578590)

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.

NOTES

1. ONLY VISIBLE SERVICES HAVE BEEN LOCATED
2. ORIGIN OF LEVELS PM 11673
R.L. 3.363 A.H.D.
VIDE SCMS NOVEMBER 6, 2017
CLASS 'LB' ORDER '12'
3. TOTAL SITE AREA 942.2m²
VIDE D.P. 537303

SURVEY DISCLAIMER

The intention of this survey is to provide selected detail, levels & contours, for design and DA purposes only. The survey is not designed to be an accurate location of the boundaries, or of any features in relation to boundaries.

The boundaries shown on this plan are approximate only. If any feature is required to be accurately located in relation to the boundaries, then additional survey work will be required.

"Richards & Loftus Surveying Services" takes no responsibility for any distances scaled, or measured to the boundaries, from any version of this plan, be it electronic, paper or otherwise.

Surveyed By:

Richards & Loftus
surveying services

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Registered Surveyor - Warren Eldridge Id No. 993

BAR SCALES



LEGEND

- +26.23 Denotes spot height.
- +25.37 TK Denotes height on top of kerb.
- Denotes Denotes
- T-0.2/5/4 Denotes tree-diameter/spread/height.
- Denotes overhead power wires.
- Denotes Sydney Water Sewer.
- Denotes Plotted approx vide DBYD Sequence No.65979136
- Denotes flow direction of roof waters.
- Denotes ridge and levels.
- Denotes gutter and levels.
- Denotes window and levels.
- Denotes level on top of wall.

