

NORTHERN BEACHES COUNCIL

PLAN OF SELECTED DETAIL LEVELS, CONTOURS & BOUNDARY IDENTIFICATION

LOT 1
D.P.1035344
BEING No.42
BEACON HILL ROAD
BROOKVALE

REFERENCE :- 2335 DSP

SHEET No. 1 OF 1

ISSUE :- B

DATE :- SEPT 2020

SCALE :- 1:100

DATUM :- A.H.D.

AZIMUTH :- M.G.A. NORTH

JOB No. :- 2335

SURVEYED:- M.L.

DRAWN :- G.R.

CHECKED :- M.L.

CLIENT :- DUCKWORTH

B	21-9-20	UPDATE SURVEY	M.L.	R.T.
A	3-4-18	ORIGINAL ISSUE	G.R.	M.L.
ISSUE	DATE	AMENDMENT	DRAWN	CHKD

ENCUMBRANCES NOTED ON TITLE FOLIO 1/1035344

1. THE RESERVATION AND EXCEPTION TO THE CROWN OF ALL GOLD, SILVER, COAL, PETROLEUM & URANIUM (8417389)
2. APPURTENANT EASEMENT FOR DRAINAGE (D.P.1035344)
3. POSITIVE COVENANT (D.P.1035344)
4. APPURTENANT EASEMENT TO DRAIN WATER (D.P.1035346)

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 8451 R.L. 73.17 A.H.D. VIDE SCIMS FEBRUARY 28, 2018 CLASS 'LB' ORDER 'L2'
3. TOTAL SITE AREA 626.1m² VIDE D.P. 1035344

SURVEY DISCLAIMER

The intention of this survey is to provide selected detail, levels & contours, for design and DA purposes only. The survey is not intended to be an accurate location of the boundaries or any feature in relation to the boundaries, unless specific distances from selected features to the boundaries are shown on the plan.

"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.

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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.
 - T-0.2/5/4 Denotes tree-diameter/spread/height.
 - E- Denotes overhead power wires.
 - S- Denotes Sydney Water Sewer. (Plotted approx vide DBYD Sequence No.69098656)
 - 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. All walls Rendered, unless noted otherwise.
 - 76.85 75.42 Denotes window and levels.
 - 76.85 75.42 Denotes door and levels.

