



KEVIN BROWN SURVEYS

LEVEL AND DETAIL PLANS

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COMPETENCY

EXPERIENCE

KBS

EST. 1983

SURVEY

PLAN SHOWING

SELECTED LEVELS AND DETAIL AT

UNIT 13, 63 CROWN ROAD

QUEENSCLIFF

L.G.A: NORTHERN BEACHES

DATE: 28-02-2019

SPECIAL NOTE:
- LOT 13 SP489 APPEARS TO HAVE ONLY A LIMITED PART OF OUTDOOR COURTYARD INCLUDED WITHIN ITS OWNERSHIP. STRATA PLAN 5489 AND ITS BY-LAWS SHOULD BE CAREFULLY SCRUTINISED, AND IT IS RECOMMENDED THAT LEGAL ADVICE IS SOUGHT REGARDING ANY PROPOSED WORKS IN THE OUTDOOR AREAS PRIOR TO COMMENCEMENT OF DESIGN OR CONSTRUCTION OF ANY OUTDOOR FEATURES.

SHEET 1 OF 1

REF: S-30316

ANDREW CHU
REGISTERED SURVEYOR
IDENTIFICATION No.58

WARNING:

Kevin Brown Surveys grants to the client named a licence to use the information hereon for the purpose for which we were engaged to perform the work. Use of this plan and information for any other purpose is not permitted unless written approval has been obtained from Kevin Brown Surveys.

DRAWING No: S-30316-1

BASE No. N/A

THIS LEVEL AND DETAIL PLAN IS FOR DESIGN AND DA PURPOSES RELATING TO THE DESIGN OF ALTERATIONS AND ADDITIONS.

DRAWN BY: LH

ORIENTATION: TRUE NORTH

DATUM: A.H.D
LEVEL ORIGIN: PM 2221
R.L. 99.285 A.H.D
SOURCE: S.C.I.M.S.

CLIENT:
W. LANGLEY

LEGEND:

- W1 - Window at ground floor

- SL - Door/Window sill level

- WM - Water Meter

- OW1 - Opaque window at 1st floor

- GD - Glass door at ground floor

- GD1 - Glass door at 1st floor

- D1 - 1st floor door

- CL - Road centreline level

- TEL - Telstra Pit

- M.P.F - Metal panel fence

- P.F - Paving fence

- PPT - Parapet level

- HD - Door/Window head level

- S.L - Door/Window sill level

- WM - Water Meter

- GM - Gas Meter

- TOG - Top of gutter

- TOR - Top of roof

- BM - Benchmark

- KB - Level at top of kerb face

- TOW - Top of wall

- PP - Power Pole

- DIA - Tree trunk diameter

- SP - Approx spread of tree

- HT - Approx height of tree

IMPORTANT NOTES:

- This plan has been prepared under the immediate supervision of Registered Surveyor: Andrew Chu.

- This plan has been done for Level and Detail / site plan purposes only. A boundary definition survey has not been carried out, if any construction is planned an accurate boundary definition survey would be required prior to commencement of any construction. This plan is not to be used for construction purposes.

- The boundaries, dimensions and areas shown on this plan have been compiled from the relevant deposited plans from NSW Land Registry Services, therefore the dimensions, area and location of any easements (if applicable) are subject to final survey.

- The position of improvements and features shown has been located for plotting purpose only and is drawn to scale plot accuracy only.

- Improvements and features shown on or near the boundaries are indicative only.

- The position of surveyed data has been located and shown to topographic accuracies only, if clearances to boundaries or other features are critical, then further survey investigation may be required. The relationship of improvements to boundaries is diagrammatic only.

- The records of the service authorities have not been investigated, only those services that are visible and accessible at the date of survey have been shown.

- No investigation has been made of underground services.

- Services shown are indicative only service structures shown are only those that were visible at the time of survey, other services may exist that are not shown, therefore field confirmation of their exact position should be made prior to commencement of any building works.

- Any point or feature critical to the preparation of plans or construction should be accurately located prior to the completion of those plans.

- Levels of windows, roof ridges and top of gutters may have been made by indirect methods, and may be accurate to only +/- 50 millimetres.

- Spot levels are accurate and should be adopted in preference to contour lines, as contours are indicative of the landform only.

- Tree spreads are diagrammatic only and may not be symmetrical. Tree spreads and heights are by estimation only.

- Stair risers, steps and landings have not been individually located, and are diagrammatic only.

- No investigation has been made into building restrictions which may apply to this land.

- Site area is calculated using title bearings and boundary distances as shown on subject Deposited Plan.

- As part of your duty of care, you are advised to contact 1100 DIAL BEFORE YOU DIG prior to design and construction.

- These notes are an integral part of this plan and are not to be separated from this plan or printed without these important notes in full.

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1m

2m

3m

4m

5m

6m

7m

8m

9m

10m

BAR SCALE

1:100 on A1 SHEET