

NORTHERN BEACHES COUNCIL

PLAN OF DETAIL,
LEVELS, CONTOURS AND
BOUNDARY IDENTIFICATION

LOT A
D.P.359191
No.51
WYNDORA AVENUE
FRESHWATER

REFERENCE :- 3515 DSI

SHEET No. 1 OF 1

ISSUE :- B

JOB No. :- 3515

DATE :- NOVEMBER 2024

SCALE :- 1:100

DATUM :- A.H.D.

AZIMUTH :- MAGNETIC NORTH

CLIENT :- STANBURY

SURVEYED :- B.D.

JOB SET UP :- B.D.

DRAWN :- G.R.

CHECKED :- M.L.

ISSUE	DATE	AMENDMENT	DRAWN	CHKD
B	25-11-24	UPDATE ADJOINING	M.L.	B.D.
A	28-08-24	ORIGINAL ISSUE	G.R.	M.L.

ENCUMBRANCES NOTED ON TITLE FOLIO A/359191
1. LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANTS

NOTES

- ONLY VISIBLE SERVICES HAVE BEEN LOCATED
- ORIGIN OF LEVELS PM 2013
R.L. 18.618 A.H.D.
VIDE SCMS AUGUST 16, 2024
CLASS 'LB'
- TOTAL SITE AREA 604.7m²
BY SURVEY

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 by survey 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.

All boundaries, dimensions, bearings & areas are derived by survey.

TREE NOTE

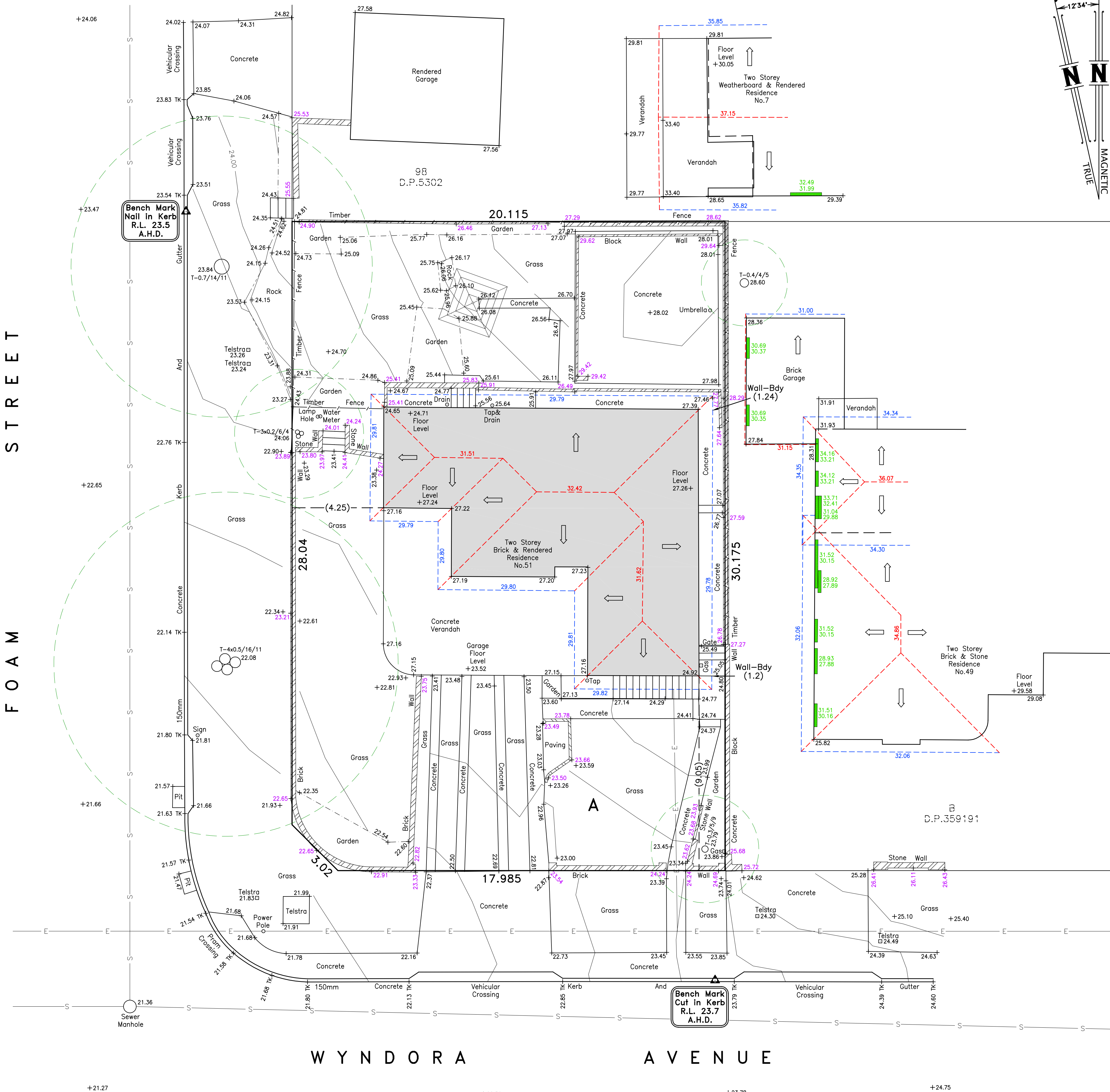
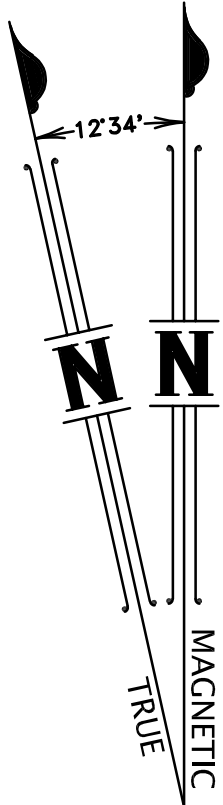
The spread and height of each tree is indicative only and cannot be shown accurately without very detailed further survey. The shape and size of the spread of the tree may vary due to lack of uniformity of the branches and trunk.
All tree trunks are measured at DBH, (Diameter at Breast Height) approximately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

Richards & Loftus
surveying services

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Registered Surveyor Barry Dewar
Identification No. 8746

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.243281380 Dated 14/08/2024
- 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 --- Denotes window and levels.
- 75.42 ---