

HEIGHT SCHEDULE					
MARK	AHD VALUES	CLASS	PU	HEIGHT DATUM VALIDATION	STATE
PM2815	76.415	LC		SCIMS	FOUND
PM2814	72.649	LC		SCIMS	FOUND
SSM1746	75.57	LC		SCIMS	FOUND
DATE OF SCIMS AHD VALUES: 3-3-2020					
HEIGHT DATUM: AHD71					

LOCATION PLAN

LOTS 1 & 2 ARE STRATUM LOTS PARTLY LIMITED IN HEIGHT
AND/OR DEPTH AS SHOWN ON SHEETS 2 TO 4

MCINTOSH

(20.115 & 25.515 WIDE)

ROAD

MGA
SCIMS

northern
beaches
council

**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

DA2020/0823

STREET

(20.115 & 25.515 WIDE)

ALFRED

LOTS 1 & 2
TOTAL SITE AREA 786m²
SEE SHEETS 2 TO 4 FOR DETAILS

PROPOSED EASEMENT TO DRAIN WATER 3 WIDE
278° 25.315 44' 55'

1
DP868560

3
DP21185

4
DP21185

5
DP21185

2
DP229969

3
DP229969

2
DP868560

SP74166

7
DP238416

6
DP238416

TABLE OF FOOTPRINT AREAS

LOT No.	FOOTPRINT AREA
1	786m ²
2	533.5m ²

EASEMENT FOR SERVICES (WHOLE OF LOTS).
EASEMENT FOR FUTURE SERVICES (WHOLE OF LOTS).
EASEMENT FOR SUPPORT AND SHELTER (WHOLE OF LOTS).
EASEMENT FOR EMERGENCY EGRESS (WHOLE OF LOTS).

WARNING

THIS DRAFT STRATUM SUBDIVISION PLAN FOR LOTS 101 & 102 IN DP868560 HAS BEEN PREPARED FROM ARCHITECTURAL DRAWINGS AS PROVIDED ON 17th DECEMBER 2012 AND PREPARED BY 'ARTIVA ARCHITECTS' AND IS SUBJECT TO ALTERATION OR AMENDMENT. PLAN REFERENCE A101/D, A101/G, A102/E, A103/E, A104/D, A105/D, A121/D & A131/C.

ALL DIMENSIONS, LEVELS AND AREAS SHOWN ON THIS DRAFT STRATUM SUBDIVISION PLAN ARE APPROXIMATE AND SUBJECT TO FINAL SURVEY AT COMPLETION OF CONSTRUCTION.

SURVEYOR
Name: ROBERT SHAWN FRIEND
Date: 16th March 2020
Reference: 1821-12-C(Draft)

PLAN HEADING
PLAN OF SUBDIVISION OF
LOTS 101 & 102 IN DP868560

LGA: NORTHERN BEACHES
Locality: NARRAWEENA
Reduction Ratio 1: 200
Lengths are in meters.

REGISTERED



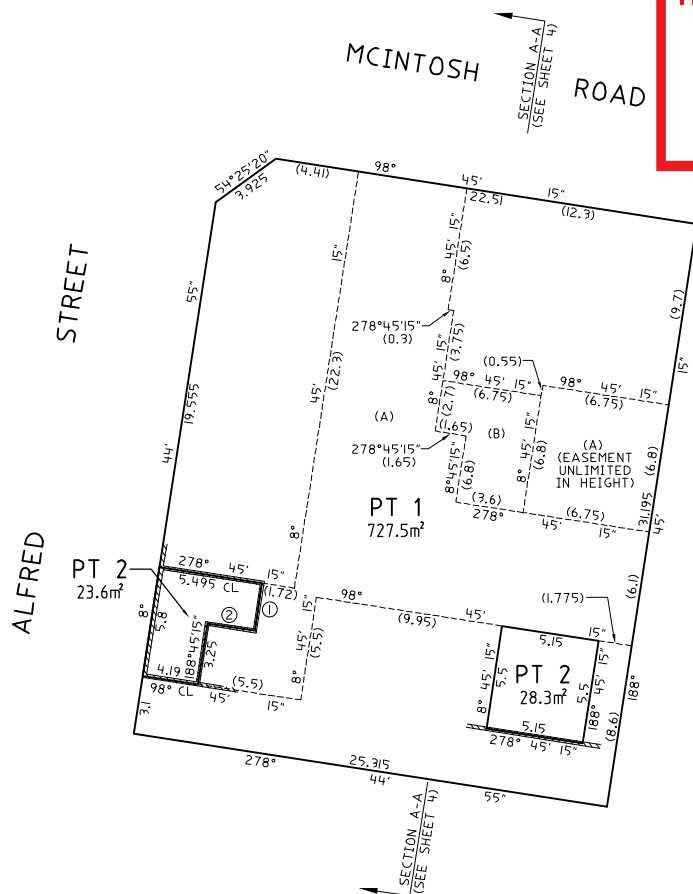
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BASEMENT LEVEL & BELOW

PT LOT 1 SHOWN ON THIS PLAN IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE LOWER LIMIT OF PT LOT 2 AS SHOWN ON 'GROUND FLOOR LEVEL' PLAN EXCEPT WHERE PT LOT 1 IS SHOWN ON THE 'GROUND FLOOR LEVEL' PLAN, IN WHICH CASE PT LOT 1 IS UNLIMITED IN HEIGHT. PT LOT 2 SHOWN ON THIS PLAN IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE UPPER LIMIT OF PT LOT 2 AS DEFINED ON 'GROUND FLOOR LEVEL' PLAN.



EASEMENTS DEFINED WITHIN THIS 'BASEMENT LEVEL & BELOW' PLAN ARE UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE OF RL74.6, EXCEPT WHERE NOTED OTHERWISE.

(A) RIGHT OF VEHICULAR ACCESS (VARIABLE WIDTH) (LIMITED IN STRATUM)
(B) RIGHT OF PERSONAL ACCESS (VARIABLE WIDTH) (LIMITED IN STRATUM)

UL = UPPER HEIGHT LIMIT
LL = LOWER HEIGHT LIMIT
CL = CENTRELINE OF WALL

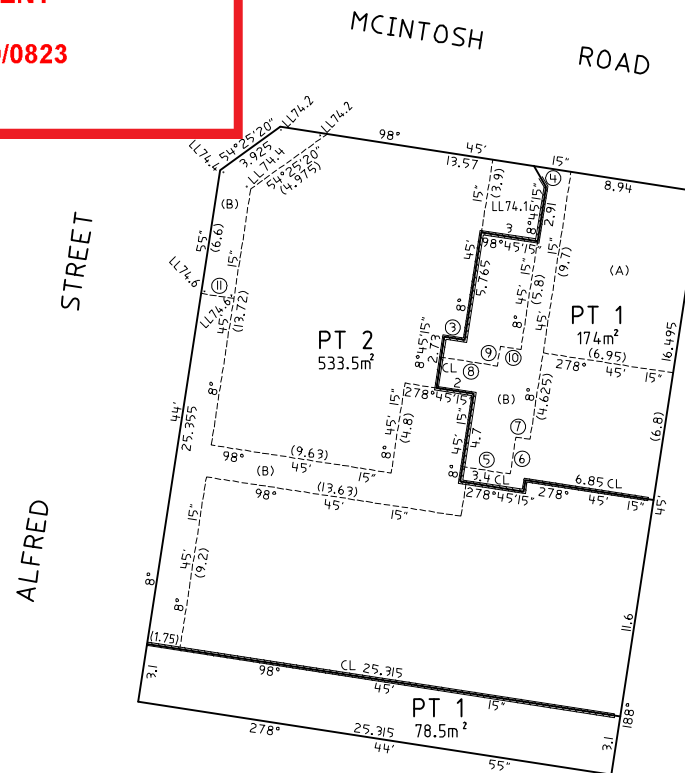
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GROUND FLOOR LEVEL

PT LOT 1 AS SHOWN ON THIS PLAN IS UNLIMITED IN DEPTH AND HEIGHT. PT LOT 2 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE OF RL74.6 UNLESS STATED OTHERWISE ON THIS PLAN, EXCEPT WHERE DEPTH LIMIT IS DEFINED ON 'BASEMENT LEVEL & BELOW' PLAN. PT LOT 2 IS LIMITED IN HEIGHT TO RL78.07.



EASEMENTS DEFINED WITHIN THIS 'GROUND FLOOR LEVEL' PLAN ARE LIMITED IN DEPTH TO THE HORIZONTAL PLANE OF 74.6, EXCEPT WHERE NOTED OTHERWISE AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE OF 78.07, EXCEPT WHERE NOTED OTHERWISE.

SCHEDULE OF SHORT LINES

LINE	BEARING	DISTANCE	REMARKS
①	188°45'15"	2.55	CENTERLINE OF WALL
②	278°45'15"	2.55	CENTERLINE OF WALL
③	98°45'15"	1.1	CENTERLINE OF WALL
④	330°05'40"	1.265	CENTERLINE OF WALL
⑤	98°45'15"	(2.55)	
⑥	8°45'15"	(1.975)	
⑦	98°45'15"	(0.75)	
⑧	98°45'15"	(3)	
⑨	8°45'15"	(1.055)	
⑩	98°45'15"	(1.1)	
⑪	98°45'15"	(1.75)	

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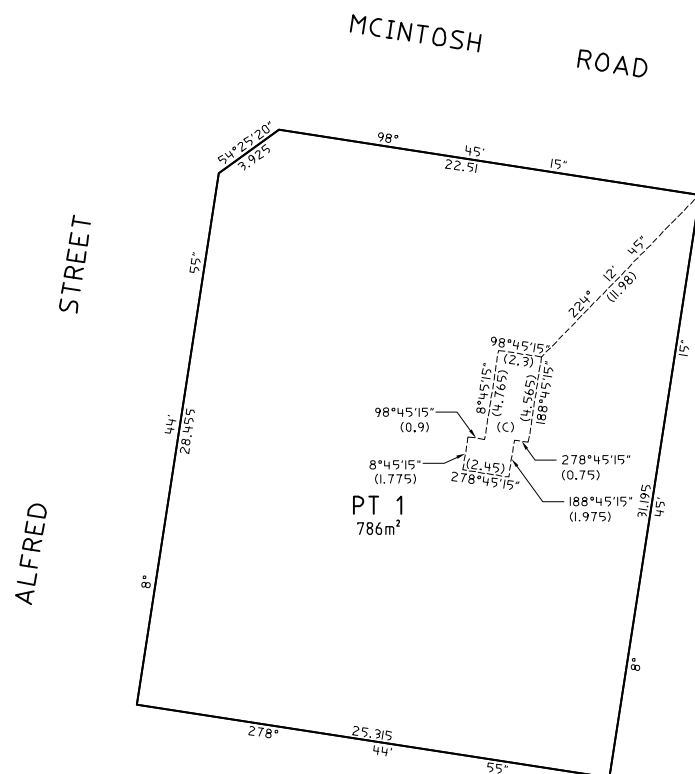
REGISTERED

MGA
SCIMS



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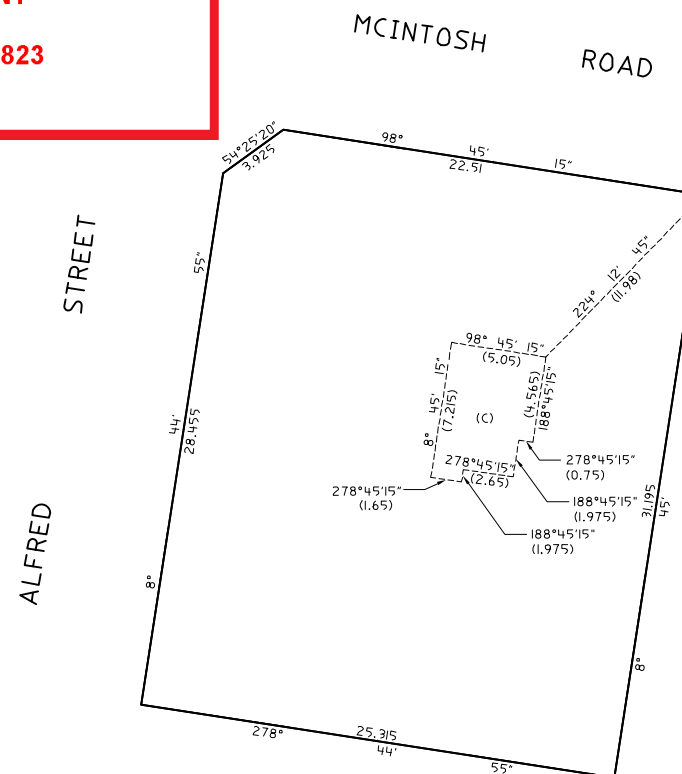
PT LOT 1 SHOWN ON THIS PLAN IS UNLIMITED IN DEPTH EXCEPT WHERE LIMITED IN HEIGHT TO THE UPPER LIMIT OF PT 2 AS AS SHOWN ON 'GROUND FLOOR LEVEL' PLAN (SHEET 2).
PT LOT 1 SHOWN ON THIS PLAN IS UNLIMITED IN HEIGHT.



EASEMENTS DEFINED WITHIN THIS 'LEVEL I' PLAN ARE LIMITED IN DEPTH TO THE HORIZONTAL PLANE OF 78.07 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE OF 81.17.

(C) RIGHT OF ACCESS FOR MAINTENANCE PURPOSES ONLY (VARIABLE WIDTH) (LIMITED IN STRATUM)

PT LOT 1 SHOWN ON THIS PLAN IS UNLIMITED IN DEPTH EXCEPT WHERE LIMITED IN HEIGHT TO THE UPPER LIMIT OF PT 2 AS AS SHOWN ON 'GROUND FLOOR LEVEL' PLAN (SHEET 2).
PT LOT 1 SHOWN ON THIS PLAN IS UNLIMITED IN HEIGHT.



EASEMENTS DEFINED WITHIN THIS 'LEVEL 2' PLAN ARE LIMITED IN DEPTH TO THE HORIZONTAL PLANE OF 81.17 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE OF 84.27.

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REGISTERED