

NORTHERN BEACHES COUNCIL

PLAN OF DETAIL LEVELS AND CONTOURS

LOT 4
D.P. 565095
BEING No. 21A
CENTRAL ROAD

AVALON BEACH

REFERENCE :- 2460 DS

SHEET No. 1 OF 1

DATE :- NOVEMBER 2018

SCALE :- 1:100

DATUM :- A.H.D.

AZIMUTH :- MAGNETIC NORTH

JOB No. :- 2460

SURVEYED :- M.L.

DRAWN :- G.R.

CHECKED :- M.L.

CLIENT :- PLAYER

ISSUE	DATE	AMENDMENT	DRAWN	CHKD
A	9-11-18	ORIGINAL ISSUE	G.R.	M.L.

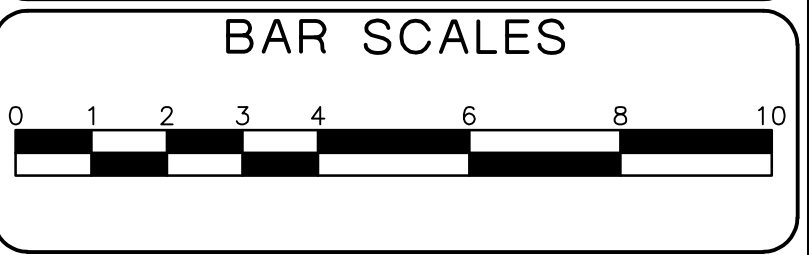
ENCUMBRANCES NOTED ON TITLE FOLIO 4/565095
1. RESERVATIONS AND CONDITIONS IN THE CROWN GRANTS
2. COVENANTS(S) (B201080, B857494, C111659)
3. EASEMENT TO DRAIN WATER (D.P. 565095)
4. APPURTENANT EASEMENT TO DRAIN WATER (D.P. 565095)
5. RIGHT OF CARRIAGEWAY (R963518)

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 SSM 38124
R.L. 14.9 A.H.D.
VIDE SCMS OCTOBER 8, 2018
CLASS 'E' ORDER 'S'
3. TOTAL SITE AREA 1245m²
VIDE D.P. 565095

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
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Registered Surveyor - Warren Eldridge Id No. 993



LEGEND
+26.23 Denotes spot height.
+25.37 TK Denotes height on top of kerb.
Denotes Denotes overhead power wires.
T-0.2/5/4 Denotes Sydney Water Sewer.
Sequence No. 77044557)
Denotes flow direction of roof waters.
28.37 - - Denotes ridge and levels.
74.26 - - Denotes gutter and levels.
53.14 Denotes level on top of wall. All walls Rendered, unless noted otherwise.
76.85 Denotes window and levels.
75.42