

No. 24-26
RESIDENCE
UNDER CONSTRUCTION

1
D.P.585621

No. 30
2 & 3 STOREY
TIMBER
RESIDENCE
METAL ROOF

119
D.P.11933
856.3 m²

AREA
INACCESSIBLE

No. 32
TWO STOREY
RENDERED RESIDENCE
METAL ROOF

119A
D.P.11933

NOTES:

BEARINGS SHOWN RELATE TO M.G.A. NORTH.

LIMITED BOUNDARY SURVEY MADE. IF ANY CONSTRUCTION IS INTENDED IN THE PROXIMITY OF THE BOUNDARIES IT IS RECOMMENDED THAT A FURTHER SURVEY BE REQUESTED FOR THE MARKING OF THE RELEVANT BOUNDARIES.

INFORMATION SHOWN ON PLAN & ELEVATIONS OF ADJOINING PROPERTIES HAS BEEN OBTAINED BY REMOTE SURVEY METHODS FROM WITHIN SUBJECT LAND AND STREET. RESTRICTED VISIBILITY ALONG THE EASTERN AND WESTERN BOUNDARIES OF THE SUBJECT LAND HAS PREVENTED DIRECT MEASUREMENTS TO THE ADJOINING BUILDINGS.

TREE SPREADS & TRUNK DIAMETERS SHOWN ARE DIAGRAMMATIC ONLY AND TREE HEIGHTS ARE ESTIMATED. IF ANY OF THESE ELEMENTS ARE CRITICAL TO DESIGN (IN PARTICULAR DRIPLINES) MORE SPECIFIC DETAILS SHOULD BE REQUESTED FOR ACCURATE LOCATION.

CONSTRUCTION WORKS MUST BE RELATED TO THE SITE BENCH MARK AND NOT LEVELS OF STRUCTURES SHOWN ON THE PLAN.

SYMBOLS REPRESENTING SERVICE PITS, POLES AND STREET FURNITURE ARE NOT TO SCALE.

SERVICE LINES SHOWN ARE DIAGRAMMATIC ONLY AND DO NOT REPRESENT THE WIDTH AND NUMBER OF CABLES OR PIPES IN THE GROUND.

POSITION OF UNDERGROUND SERVICES PLOTTED FROM INFORMATION SUPPLIED BY THE RELEVANT AUTHORITIES AND MAY BE APPROXIMATE ONLY.

IT IS THE RESPONSIBILITY OF EACH CONTRACTOR AND/OR CONSULTANT TO CONTACT THE RELEVANT AUTHORITY AND/OR "Dial Before You Dig" (Phone 1100 Fax 1300 652 077) BEFORE COMMENCING ANY EXCAVATION.

THIS PLAN HAS BEEN CREATED AT A SCALE OF 1:100 AND MAY NOT BE SATISFACTORY FOR OTHER PURPOSES. THE ACCURACY OF ANY ENLARGEMENT OR OTHER REPRODUCTION MAY BE LESS THAN THAT OF THE ORIGINAL.

LEGEND

- ELECTRICITY PIT
- ELEC POLE WITH LIGHT
- ELECTRICITY POLE
- TRAFFIC SIGNAL
- GAS METER
- GAS VALVE
- POLE (UNSPECIFIED)
- PIT (UNSPECIFIED)
- MANHOLE (UNSPECIFIED)
- TELECOM PIT
- TELECOM PILLAR
- WATER METER
- WATER VALVE
- STOP VALVE
- HYDRANT
- STORM WATER GRATE
- STORM WATER MANHOLE
- STORM WATER PIT
- SEWER PIT
- MANHOLE SEWER
- MANHOLE SEWER
- BOLLARD
- SIGN

LEGEND - QL-D

- C U/G COMMUNICATIONS
- D U/G DRAINAGE
- E U/G STORMWATER
- F U/G ELECTRICITY
- G U/G FIRE
- H U/G GAS
- I U/G NOT SPECIFIED
- J U/G PETROLEUM PRODUCTS
- K U/G RECYCLED WATER
- L U/G SEWER
- M U/G WATER (POTABLE)

UTILITY POSITIONING CLASSIFICATION (AS5488)
QL-A - VALIDATED, MEASURED DIRECTLY TO UTILITY
QL-B - TRACED, ELECTRONIC DETECTION OF UTILITY
QL-C - ALIGNED TO UTILITY SURFACE FEATURES
QL-D - INDICATIVE, AS PER DBYD DIAGRAMS

CERTAINTY
A
B
C
D

0 10m
REDUCTION RATIO 1:100 @ A1

THIS TITLE BLOCK AND NOTES FORM AN INTEGRAL PART OF THE PLAN AND MUST BE REPRODUCED IN ANY USE, DUPLICATION OR AMENDMENT.

DATUM : AUSTRALIAN HEIGHT DATUM

CONTOUR INTERVAL : 0.5 m

ORIGIN OF LEVELS : S.S.M.40965 R.L. 48.78 m (A.H.D.)



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SUBDIVISION | STRATA PLANS | STRATUM SUBDIVISION | LEASE PLANS | TOPOGRAPHIC SURVEYS | GPS SURVEYS | 3D MODELLING | RACECOURSE DESIGN | PROJECT MANAGEMENT | SUN SHADOW DIAGRAMS

SURVEYOR
A.C.

DRAWN
T.O.

CHECKED
A.C.

APPROVED
A.D.F.

BOUNDARIES HAVE BEEN SURVEYED IN ACCORDANCE WITH THE SURVEYING & SPATIAL INFORMATION REGULATION 2017.

G. J. Rygate, B.Surv. F.I.S.
Registered Land Surveyor
Surveyor ID: SU001066

CLIENT

J GROUP PROJECTS

LOCALITY

WHALE BEACH

L.G.A.

NORTHERN BEACHES COUNCIL

PLAN
SHOWING DETAIL AND LEVELS
LOT 119 D.P.11933
No. 30 RAYNER ROAD

REFERENCE No.
80231

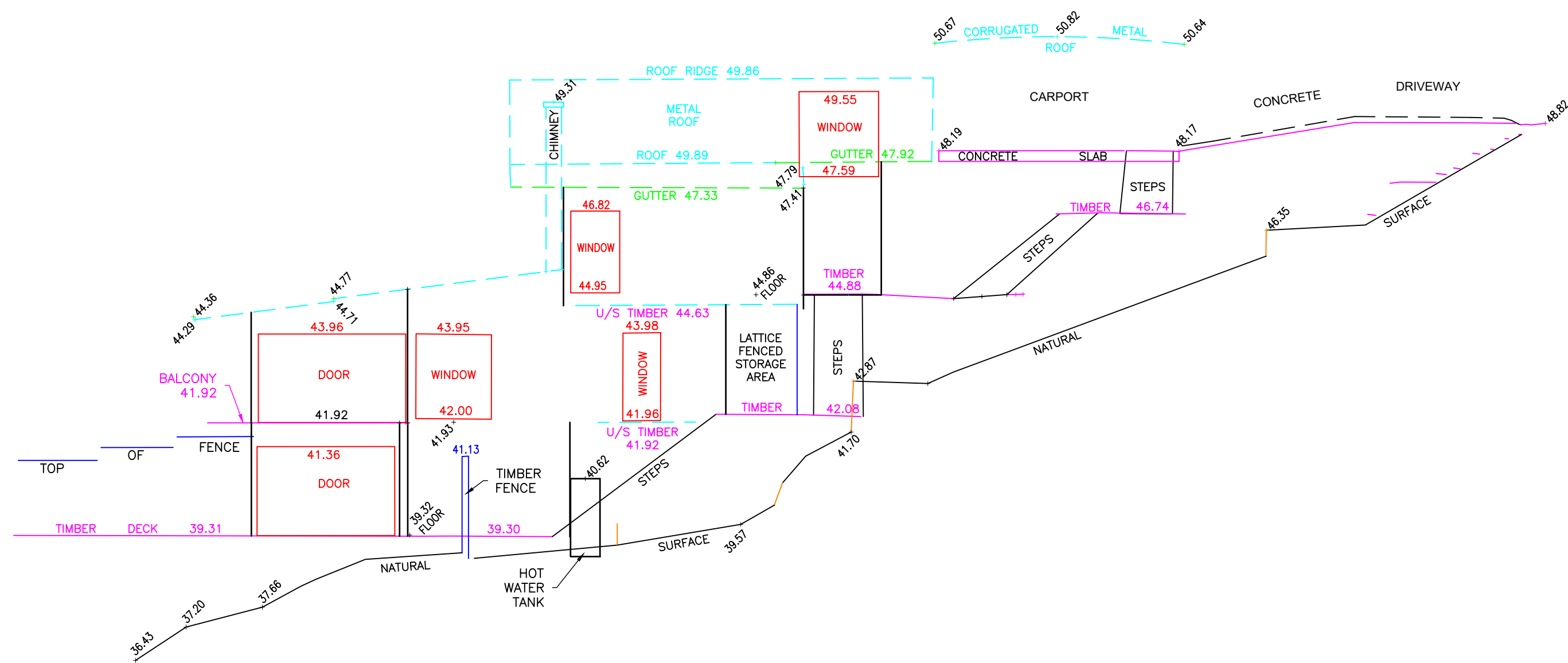
PLAN No.
80231-A-DWG

DATE
06/04/2023

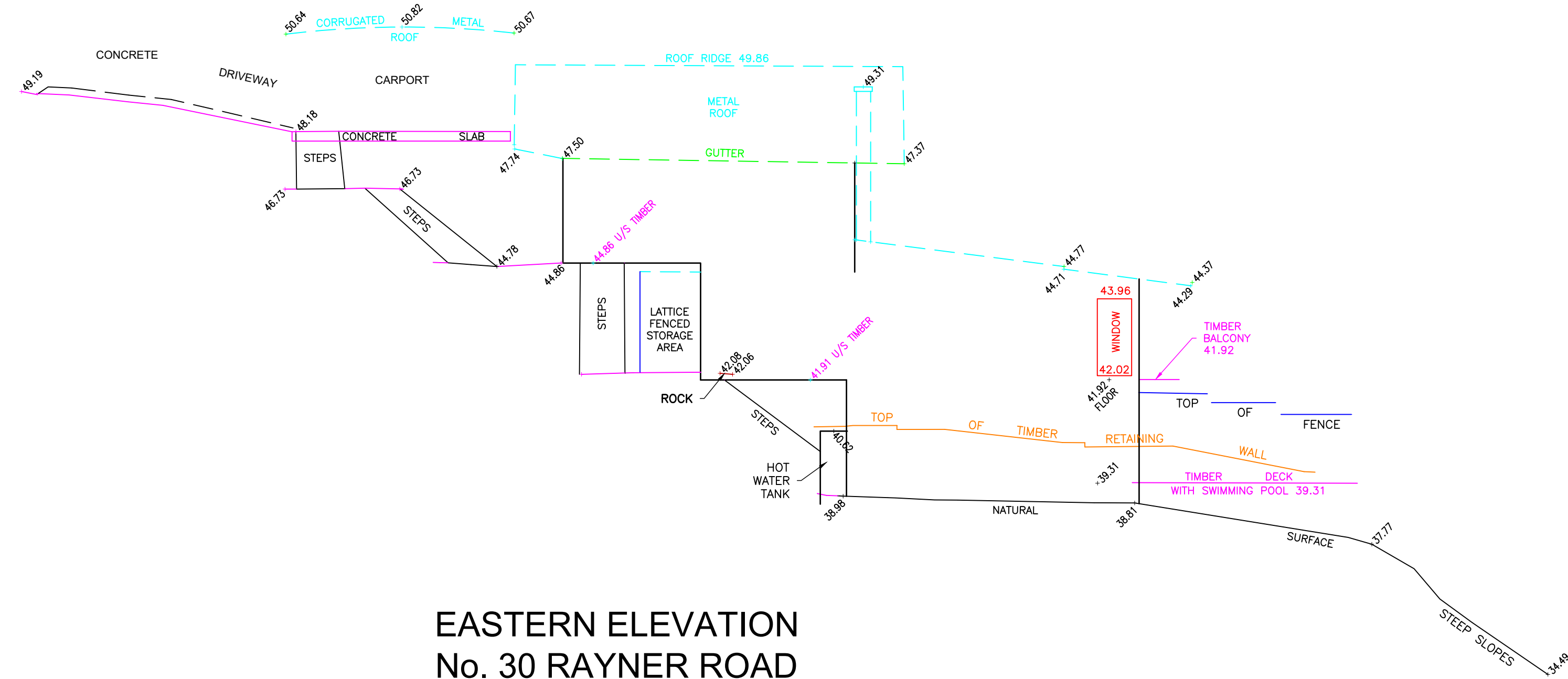
SHEET NO -
OF 1 SHEETS

REV.	DATE	AMENDMENTS
A	06/04/2023	FOR INFORMATION

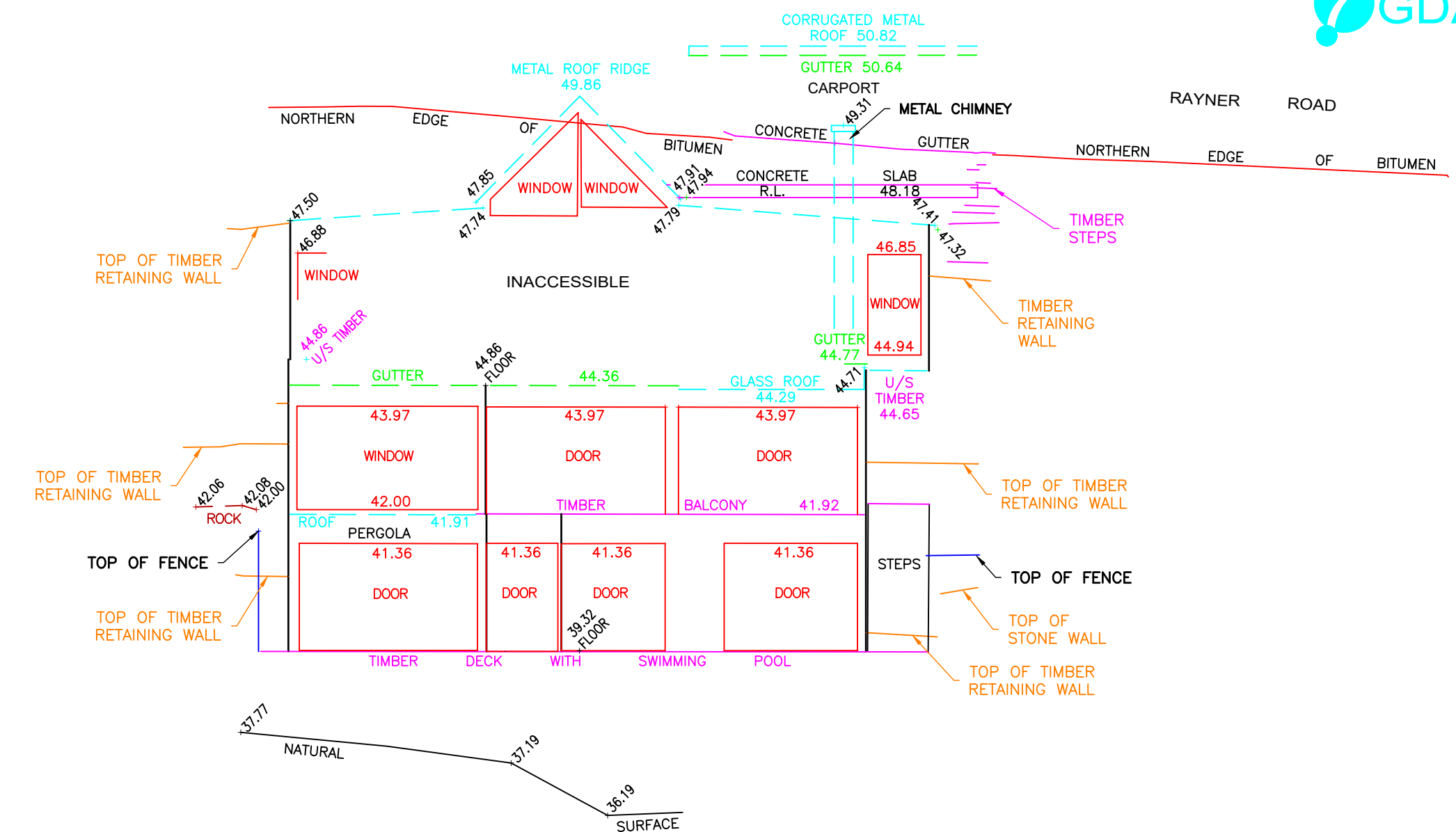
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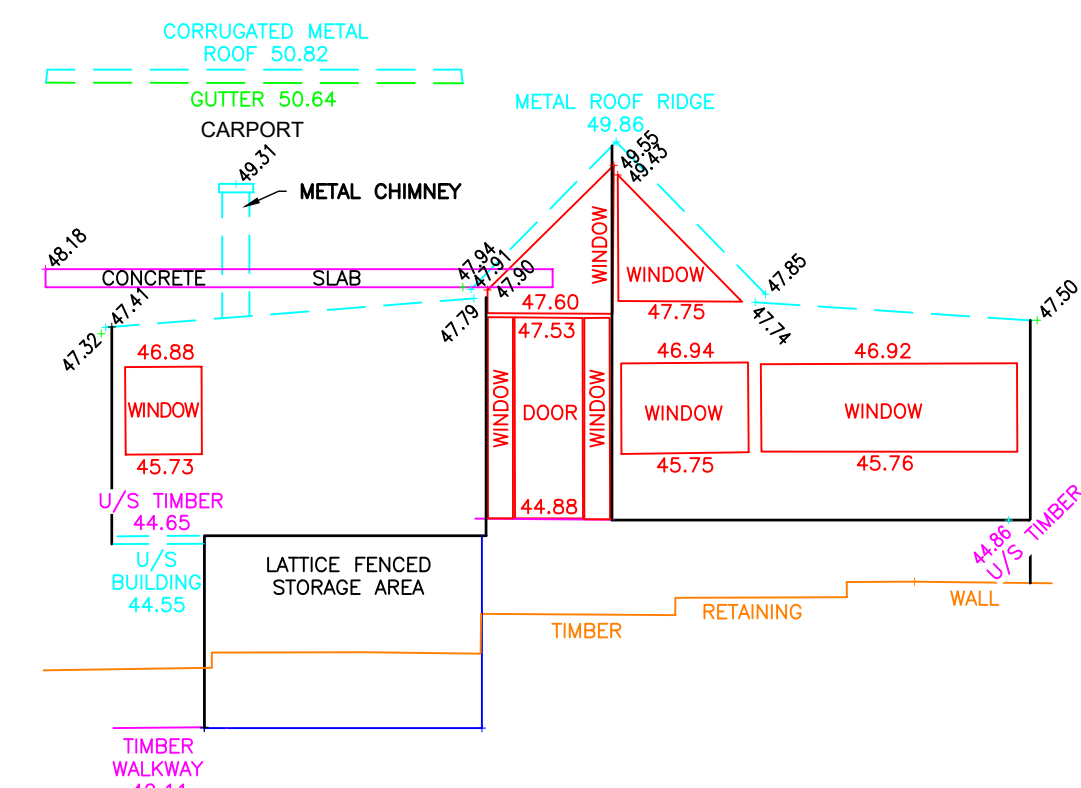
WESTERN ELEVATION
No. 30 RAYNER ROAD



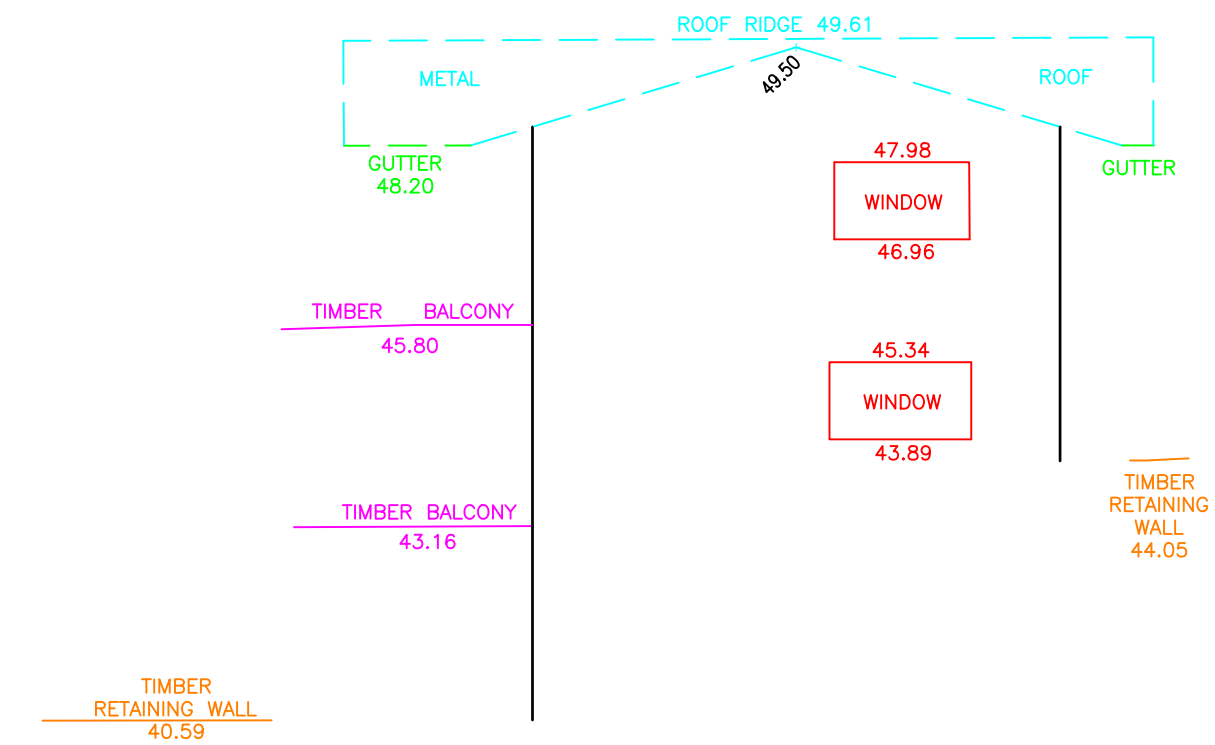
EASTERN ELEVATION
No. 30 RAYNER ROAD



NORTHERN ELEVATION
No. 30 RAYNER ROAD



SOUTHERN ELEVATION
No. 30 RAYNER ROAD



WESTERN ELEVATION
No. 32 RAYNER ROAD

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BOUNDARIES HAVE BEEN SURVEYED IN ACCORDANCE WITH THE SURVEYING & SPATIAL INFORMATION REGULATION 2017.

G. J. Firth, B.Surv. F.I.S.
Registered Land Surveyor
Surveyor ID: SU001066

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