

NORTHERN BEACHES COUNCIL

PLAN OF DETAIL, LEVELS, CONTOURS & BOUNDARY IDENTIFICATION

LOT 1  
D.P.537303  
BEING No.18  
YACHTSMANS PARADISE

NEWPORT

REFERENCE :- 2265 DS

SHEET No. 1 OF 1

ISSUE :- B

DATE :- JULY 2020

SCALE :- 1:100

DATUM :- A.H.D.

AZIMUTH :- MAGNETIC NORTH

JOB No. :- 2265

SURVEYED :- M.L.

DRAWN :- G.R.

CHECKED :- M.L.

CLIENT :- HUTCHINSON

ISSUE	DATE	AMENDMENT	DRAWN	CHKD
B	17-7-20	WALL TO BOUNDARY DIMENSIONS ADDED	M.L.	G.R.
A	13-11-17	ORIGINAL ISSUE	G.R.	M.L.

ENCUMBRANCES NOTED ON TITLE FOLIO 1/537303  
1. RESERVATIONS AND CONDITIONS IN THE CROWN GRANTS  
2. EASEMENT FOR WATER SUPPLY (D51162)  
3. APPURTENANT EASEMENT TO DRAIN WATER (D.P.233778)  
4. APPURTENANT RIGHT OF CARRIAGEWAY (D.P.233778)  
5. APPURTENANT EASEMENT FOR SERVICES (D.P.233471)  
6. COVENANT AS REGARDS PART (L66725)  
7. COVENANT (L578590)

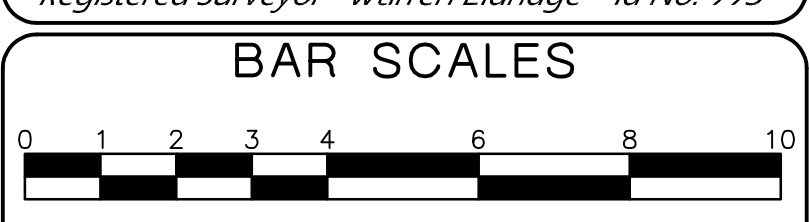
**TREE NOTE**  
The spread and height of each tree is indicative only and cannot be shown accurately without very detailed further survey. The shape and size of the spread of the tree may vary due to lack of uniformity of the branches and trunk.  
All tree trunks are measured at DBH, (Diameter at Breast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

- NOTES**
- ONLY VISIBLE SERVICES HAVE BEEN LOCATED
  - ORIGIN OF LEVELS PM 11673  
R.L. 3.363 A.H.D.  
VIDE SCMS NOVEMBER 6, 2017  
CLASS 'LB' ORDER '12'
  - TOTAL SITE AREA 942.2m<sup>2</sup>  
VIDE D.P. 537303

**SURVEY DISCLAIMER**  
The intention of this survey is to provide selected detail, levels & contours, for design and DA purposes only. The survey is not intended to be an accurate location of the boundaries or any feature in relation to the boundaries, unless specific distances from selected features to the boundaries are shown on the plan.

"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**  
surveying services  
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Hornsby Heights  
NSW 2077  
Phone: 0410 405 484  
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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 tree-diameter/spread/height.
  - T-0.2/5/4 Denotes overhead power wires.
  - Denotes Sydney Water Sewer. (Plotted approx vide DBYD Sequence No.65979136)
  - Denotes flow direction of roof waters.
  - 28.37 --- Denotes ridge and levels.
  - 74.26 --- Denotes gutter and levels.
  - 76.85 Denotes window and levels.
  - 75.42 Denotes level on top of wall.
  - 15.14 --- Denotes level on top of wall.

