



NOTE:
 - SUBJECT LAND IS AFFECTED BY A COVENANT BY DEALING L165251
 - SUBJECT LAND IS AFFECTED BY RESTRICTIONS ON THE USE OF LAND BY DP 237119 and DP 238677

IMPORTANT NOTES:
 - This plan has been prepared under the immediate supervision of Registered Surveyor: Andrew Chu.
 - A BOUNDARY SURVEY HAS BEEN UNDERTAKEN.
 - The records of the service authorities have not been investigated, only those services that are visible and accessible at the date of survey have been shown.
 - No investigation has been made of underground services.
 - Services shown are indicative only; service structures shown are only those that were visible at the time of survey, other services may exist that are not shown, therefore field confirmation of their exact position should be made prior to commencement of any building works.
 - Any point or feature critical to the preparation of plans or construction should be accurately located prior to the completion of those plans.
 - Levels of windows, roof ridges and top of gutters may have been made by indirect methods, and may be accurate to only +/- 50 millimetres.
 - Spot levels are accurate and should be adopted in preference to contour lines, as contours are indicative of the landform only.
 - Tree spreads are diagrammatic only and may not be symmetrical. Tree spreads and heights are by estimation only.
 - Stair risers, steps and landings have not been individually located, and are diagrammatic only.
 - No investigation has been made into building restrictions which may apply to this land.
 - As part of your duty of care, you are advised to contact 1100 DIAL BEFORE YOU DIG prior to design and construction.
 - These notes are an integral part of this plan and are not to be separated from this plan or printed without these important notes in full.

LEGEND:

- W - Window at ground floor	- HD - Door/Window head level
- W1 - Window at 1st floor	- SL - Door/Window sill level
- OW - Opaque window	- WM - Water Meter
- OW1 - Opaque window at 1st floor	- GM - Gas Meter
- GD - Glass door at ground floor	- TOG - Top of gutter
- GD1 - Glass door at 1st floor	- TOR - Top of roof
- GB - Glass blocks	- BM - Benchmark
- GB1 - Glass blocks at 1st floor	- KB - Level at top of kerb face
- CL - Road centreline level	- TOW - Top of wall
- TEL - Telecommunication pit	- DIA - Tree trunk diameter
- M.P.F. - Metal panel fence	- SP - Approx spread of tree
- PAL - Paling fence	- HT - Approx height of tree
- PPT - Parapet level	- OHW - Overhead wires
- V/C - Vehicle crossing	

A.Chu
 ANDREW CHU
 REGISTERED SURVEYOR
 IDENTIFICATION No.58

WARNING:
 Kevin Brown Surveys grants to the client named a licence to use the information hereon for the purpose for which we were engaged to perform the work. Use of this plan and information for any other purpose is not permitted unless written approval has been obtained from Kevin Brown Surveys.

THIS LEVEL AND DETAIL PLAN IS FOR DESIGN AND DA PURPOSES RELATING TO THE DESIGN OF ALTERATIONS AND ADDITIONS.

ISSUE	DATE	AMENDMENTS

DATUM: A.H.D.
 LEVEL ORIGIN: SSM 101519
 R.L.: 136.822 A.H.D.
 SOURCE: S.C.I.M.S.

DATE OF SURVEY: 20-10-2023
 CONTOUR INTERVAL: 0.5 metre

ORIENTATION: MAGNETIC NORTH as defined on DP 238677

CLIENT: P. ROBINSON
 SCALE: 1:100 on A1 Sheet

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PLAN SHOWING LEVELS, DETAIL AND BOUNDARY IDENTIFICATION AT No.6 LYNETTE PLACE BELROSE

L.G.A: NORTHERN BEACHES DATE: 20-11-2023
 SHEET 1 OF 1 REF: S-30801
 DRAWING No: S-30801-1 BASE No: N/A

