

IMPORTANT NOTES

1 THE LEVELS AND DETAIL ON THIS PLAN HAVE BEEN DETERMINED BY TRIGONOMETRICAL METHODS AND ARE WITHIN THE GENERALLY ACCEPTED ACCURACY FOR SUCH A SURVEY.

2 THE RELATIONSHIP OF IMPROVEMENTS TO PROPERTY BOUNDARIES IS DIAGRAMMATIC ONLY. THE TRUE POSITIONS ARE SUBJECT TO FINAL SURVEY.

3 DIMENSIONS HAVE BEEN CALCULATED FROM INFORMATION SUPPLIED AND ARE SUBJECT TO FINAL SURVEY.

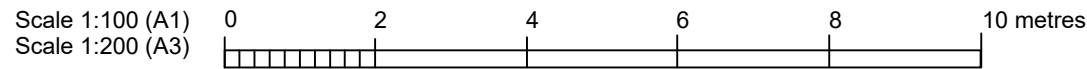
4 THE SERVICES AND DETAIL SHOWN ON THIS PLAN HAVE BEEN PREPARED FROM A COMBINATION OF FIELD SURVEY, OFFICE CALCULATIONS AND SUPPLIED INFORMATION. THE PLAN MAY NOT SHOW THE FULL EXTENT OF ABOVE GROUND STRUCTURES AND SUB SURFACE SERVICES, ANY UNDER GROUND SERVICES SHOWN ARE APPROXIMATE ONLY. PRIOR TO ANY EXCAVATION OR CONSTRUCTION IT IS RECOMMENDED THAT THE LOCATION OF STRUCTURES AND SERVICES BE VERIFIED BY FIELD INSPECTION.

5 THE SPREAD OF THE CROWN OF ANY TREES SHOWN ON THIS PLAN IS DIAGRAMMATIC ONLY, BASED ON THE AVERAGE SPREAD OBSERVED IN THE FIELD. PRIOR TO ANY DEVELOPMENT PROPOSAL WHICH MIGHT BE AFFECTED BY TREES IT IS RECOMMENDED THAT THE TREE SPREADS AND HEIGHTS BE VERIFIED BY FIELD INSPECTION.

6 ALL LEVELS MUST BE REFERRED BACK TO THE BENCHMARK CUT IN GUTTER RL. 78.96 (AHD)
THE ORIGIN OF LEVELS IS PM 52403 RL. 78.18 (AHD)
LOCATED IN PACIFIC ROAD, PALM BEACH

7 THE CONTOUR INTERVAL IS 1 METRE.

ALL ABOVE NOTES ARE AN INTEGRAL PART OF THIS PLAN



DOOR & WINDOW SCHEDULE (NV DENOTES NOT VISIBLE)											
WINDOW	SILL LEVEL	HEAD LEVEL	COMMENT	WINDOW	SILL LEVEL	HEAD LEVEL	COMMENT	WINDOW	SILL LEVEL	HEAD LEVEL	COMMENT
A	NV	78.22	Window Ground Floor	K	80.42	82.51	Window First Floor	U	67.65	70.1	Window First Floor
B	76.91	78.09	Window Ground Floor	L	67.65	70.1	Window First Floor	V	77.96	78.86	Window (1st)
C	76.76	78.08	Window Ground Floor	H	64.71	67.16	Window Ground Floor	W	76.76	78.87	Door First Floor
D	73.2	75.26	Door	N	67.65	70.1	Window First Floor	X	77.32	78.89	Door First Floor
E	71.84	NV	Door	O	64.71	67.16	Window Ground Floor	Y	77.32	78.87	Door First Floor
F	NV	NV	Window Ground Floor	P	64.72	67.17	Window Ground Floor	Z	77.4	78.83	Door First Floor
G	NV	NV	Window Ground Floor	Q	67.65	70.1	Window First Floor	AA	77.4	78.83	Door First Floor
H	81.43	82.35	Window First Floor	R	67.65	70.1	Window First Floor	AB	74.98	76.41	Door Ground Floor
I	80.42	82.51	Window First Floor	S	64.71	67.16	Window Ground Floor	AC	77.4	78.83	Door First Floor
J	81.42	82.49	Window First Floor	T	64.72	67.17	Window Ground Floor	AD	74.98	76.41	Door Ground Floor
								AE	77.48	80.08	Window Ground Floor
								AF	77.48	80.08	Window Ground Floor
								AG	80.54	83.17	Window First Floor

17
D. P. 8 5 9 5
3058m²
(AREA NOT SURVEYED)

Surveyor Registered under the
Surveying & Spatial Information Act 2002

TREE SCHEDULE				
POINT	SPREAD	TRUNK DIAM.	HEIGHT	LEVEL
66	15	1.2	18	79.02
74	12	0.5	19	77.14
75	3	0.35	3	77.26
76	10	0.35	18	76.92
82	16	0.7	14	77.08
115	10	0.4	12	78.75
116	8	0.3	18	79.33
117	10	0.4	18	79.12
118	6	0.25	8	78.76
119	14	0.5	18	78.79
120	10	0.25	14	78.50
215	14	0.7	10	71.27
245	8	0.7	7	76.27
255	7	0.7	9	72.97
301	6	0.25	8	
302	16	0.6	22	80.01
303	14	0.55	22	75.64

WARNING: AN 'IDENTIFICATION SURVEY' BOUNDARY REDEFINITION HAS BEEN CONDUCTED. SURVEYED AREA AND DIMENSIONS SHOWN MAY VARY FROM TITLE DIMENSIONS. DIMENSIONS ARE SUBJECT TO APPROVAL AND PLAN REGISTRATION BY NEW SOUTH WALES LAND REGISTRY SERVICE.

A	FIRST ISSUE	RS	29/11/21
No.	AMENDMENT DESCRIPTION	BY	DATE



mepstead & ASSOCIATES
REGISTERED SURVEYORS AND
DEVELOPMENT CONSULTANTS

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Designed: -
Drawn: BF
Checked: CC
L.G.A: NORTHERN BEACHES

Scale: 1:100
Datum: A.H.D.
Date: 29/11/2021
A1

Principal: CARBONI
Project: PLAN OF DETAIL OVER PART
OF LOT 17 IN DP 8595
BEING No. 121 PACIFIC ROAD, PALM BEACH

Drg. No. 4590-DETS_A
Sheet No. 2 of 2 sheets
Our Ref: 4590