



NORTHERN BEACHES COUNCIL REQUIREMENTS

C1 SUBDIVISION CODE

REQUIREMENTS
- R2 LOW DENSITY RESIDENTIAL ZONE REQUIREMENTS:
MINIMUM WIDTH: 15 metres - NON COMPLIANCE

ACCESS
- DRIVEWAYS THAT ARE 30m OR MORE IN LENGTH REQUIRE A PASSING BAY TO BE PROVIDED EVERY 30m.
TO PROVIDE A PASSING BAY, DRIVEWAYS SHALL BE WIDENED TO 5.0m FOR A DISTANCE OF AT LEAST 10m.

TABLE: WIDTH OF ACCESSWAYS
1-5 SERVICED LOTS 3.5m WIDTH OF CLEAR CONSTRUCTED ACCESSWAY - NON COMPLIANCE

TABLE: PROVISION OF SERVICES IN RIGHTS OF CARRIAGEWAY
UP TO 3 LOTS 0.5m ADDITIONAL WIDTH TO BE PROVIDED IN RIGHT OF CARRIAGEWAY

ⓧ PROPOSED POSITIVE COVENANT (4 WIDE & VARIABLE) OVER EXISTING STRUCTURE (NO.52) TO ALLOW 3.5m WIDE R.O.C.W. MEASURED PARALLEL FROM THE EASTERN EXTENT OF THE PROPOSED RIGHT OF CARRIAGEWAY (SEE NOTE)

Ⓩ PROPOSED RIGHT OF CARRIAGEWAY AND EASEMENT FOR SERVICES (3, 3.1 & 5 WIDE)

Ⓢ THE ABOVE PROPOSED RIGHT OF CARRIAGEWAY AND EASEMENT FOR SERVICES IS RESTRICTED IN HEIGHT TO RL 10.4 A.H.D.

NOTE POSITIVE COVENANT - IN THE EVENT THAT THE EXISTING DWELLING ON LOT 1 52 ABBOTT RD CURL, CURL IS DEMOLISHED ANY NEW DWELLING WILL ALLOW FOR AN ACCESS WAY OF 3.5 METRES WIDTH MEASURED PARALLEL FROM THE EASTERN EXTENT OF THE PROPOSED RIGHT OF CARRIAGEWAY SHOWN ON PLAN NUMBER 19682 SUBDIVISION 4 PREPARED BY C.M.S. SURVEYORS DATED 28/03/2022 AND FURTHER REINFORCED FOR THE AVOIDANCE OF DOUBT THIS WIDENED ACCESSWAY REQUIRED BY THIS COVENANT IS SHOWN ON PLAN NUMBER 5 PREPARED BY TAYLOR CONSULTING ENGINEERS DATES MARCH 2022

TITLE INDICATES THAT LOT 2 IN D.P.18022 IS SUBJECT TO:
1. LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - (SEE CROWN GRANTS)
2. D.P.18022'S RIGHT OF CARRIAGEWAY APPURTENANT TO THE LAND ABOVE DESCRIBED

R.O.C.W. AMENDMENTS		HORIZONTAL DATUM:		VERTICAL DATUM:		CLIENT:		SURVEY PLAN		C.M.S. Surveyors		SURVEYED		DRAWN		CHECKED		APPROVED	
4	R.O.C.W. AMENDMENTS	28/03/2022	CO-ORDINATE SYSTEM: ASSUMED	DATUM: AUSTRALIAN HEIGHT DATUM (AHD)	B.M. ADOPTED: PM 1993	TAYLOR CONSULTING ENGINEERS	DEE WHY, NSW, 2099	SHOWING SUBDIVISION	OVER LOT 2 IN DP18022	ACN: 096 240 201	Pty Limited	INSTRUMENT	MB	GP	MB	DATE OF SURVEY	SM	SHEET 1 OF 1 ISSUE 4	
3	WALL TO BOUNDARY OFFSET ADDED	22/03/2022	MARKS ADOPTED:	R.L. 4.717 (CLASS LB)	SOURCE: S.C.I.M.S. (21/09/2020)	SUITE 7, 22-26 FISHER ROAD		52 ABBOTT ROAD		PO Box 463 Dee Why NSW 2099		19682	19682	1:100 @ A0	1:100 @ A0	01/10/2020			
2	PROPOSED BOUNDARY ADJUSTED	20/11/2020								2/99a South Creek Road, Dee Why NSW 2099									
1	FIRST ISSUE	9/11/2020	L.G.A. NORTHERN BEACHES							Telephone: (02) 9971 4802									
												DRAWING NAME		19682subdivision		CAD FILE		19682subdivision_4.dwg	