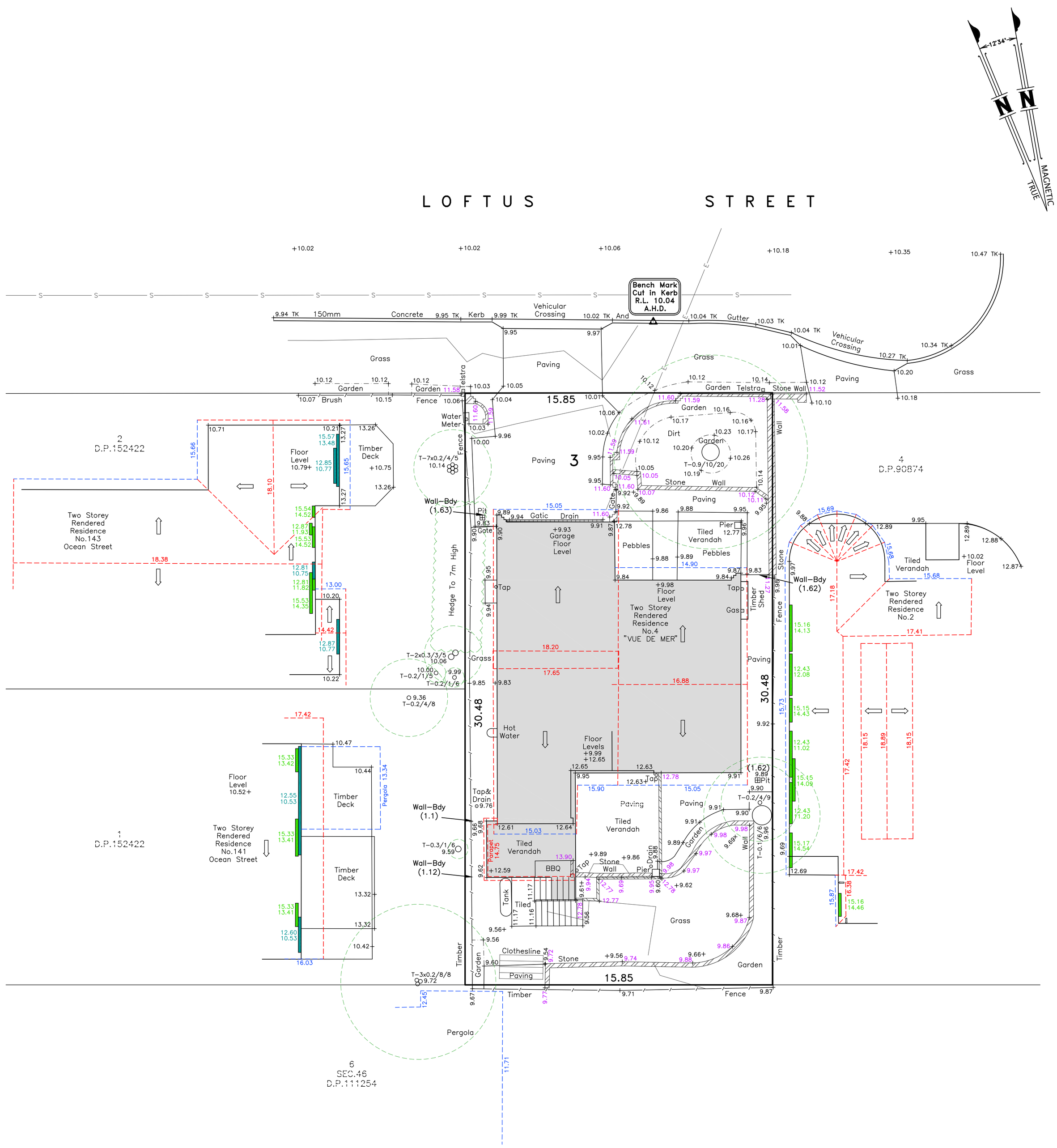

Richards & Loftus
surveying services

Consulting Rooms
49 Meredith Avenue
Hornsby Heights
NSW 2077
Phone: 0410 405 484
E-Mail: matt@rl-surveying.com.au

Registered Surveyor
Barry Dewar
Identification No. 8746

SURVEY DISCLAIMER

The intention of this survey is to provide selected detail, levels & contours, for design and DA purposes. The boundaries, shown on the plan, have been identified with offset dimensions from buildings and specific features.

Other than the offset dimensions identifying the boundaries, "Richards & Loftus Surveying Services" takes no responsibility for distances scaled, or measured to the boundaries, from any version of this plan, be it electronic, paper or otherwise.

TREE NOTE

The spread and height of each tree is indicative only and cannot be shown accurately without further survey. The shape and size of the spread of the canopy 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.

LEGEND

+26.23	Denotes spot height.
+25.37 TK	Denotes height on top of kerb.
T–0.2/5/4	Denotes tree–diameter/spread/height.
—E—	Denotes overhead power wires.
—S—	Denotes Sydney Water Sewer. Plotted approx vide DBYD Sequence No.108549397 Dated 12/04/2021
⇨	Denotes flow direction of roof waters.
78.37	Denotes ridge and levels.
74.26	Denotes gutter and levels.
76.85 75.42	Denotes window and levels.
76.85 75.42	Denotes door and levels.
63.14	Denotes level on top of wall. All walls rendered unless noted otherwise.

NOTES

1. ORIGIN OF LEVELS PM 10123 R.L. 9.717 A.H.D. CLASS 'LC' VIDE SCIMS APRIL 13, 2021
2. TOTAL SITE AREA 480.6m² VIDE D.P. 152422

ENCUMBRANCES NOTED ON TITLE FOLIO 3/152422
1. RESERVATIONS AND CONDITIONS IN THE CROWN GRANTS
2. LIMITED TITLE
LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.

DATUM :- A.H.D.
AZIMUTH :- MAGNETIC NORTH
JOB SET UP :- G.R. | SURVEYED :- M.L.
DRAWN :- G.R. | CHECKED :- M.L.

ISSUE	DATE	AMENDMENT	DRAWN	CHKD
B	13-9-23	UP TO DATE	M.L.	G.R.
A	4-5-21	ORIGINAL ISSUE	G.R.	M.L.

NORTHERN BEACHES COUNCIL

PLAN OF DETAIL, LEVELS, CONTOURS AND BOUNDARY IDENTIFICATION

LOT 3
D.P.152422
BEING No.4
LOFTUS STREET

NARRABEEN

REFERENCE :- 2907 DS | ISSUE:- B
JOB No. :-2907 | SHEET No. 1 OF 1
DATE :- SEPTEMBER 2023
SCALE :- 1:100
CLIENT :- GOMES