



Richards & Loftus
surveying services

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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.
—	Denotes overhead power wires.
—	Denotes Sydney Water Sewer. Plotted approx vide DBYD Sequence No.233304589 Dated 13/12/2023
→	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.
63.14	Denotes level on top of wall.

NOTES

- ORIGIN OF LEVELS PM 2790 R.L. 110.728 A.H.D. CLASS 'LC' VIDE SCIMS DEC 7, 2023
- TOTAL SITE AREA 710.3m² VIDE D.P. 610571

ENCUMBRANCES NOTED ON TITLE FOLIO 11/610571

- LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- EXCEPTING LAND BELOW A DEPTH FROM THE SURFACE OF 15.24 METRES
- APPURTENANT EASEMENT TO DRAIN WATER (DP251817)

DATUM :- A.H.D.

AZIMUTH :- MAGNETIC NORTH

JOB SET UP :- G.R.	SURVEYED :- M.L.
DRAWN :- G.R.	CHECKED :- B.D.

ISSUE	DATE	AMENDMENT	DRAWN	CHKD
A	18-12-23	ORIGINAL ISSUE	G.R.	B.D.

NORTHERN BEACHES COUNCIL

PLAN OF DETAIL, LEVELS, CONTOURS AND BOUNDARY IDENTIFICATION

LOT 11
D.P.610571
BEING No.39
DUKE STREET

FORESTVILLE

REFERENCE :- 3395 DSI	ISSUE:- A
JOB No. :- 3395	SHEET No. 1 OF 1
DATE :- DECEMBER 2023	
SCALE :- 1:100	
CLIENT :- OLIVER	