

GENERAL / SPECIFIC NOTES

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THIS PLAN HAS BEEN PREPARED FOR FEATURE & LEVEL SURVEY PURPOSE ONLY OVER THE SUBJECT SURVEY AREA. COPYRIGHT TO ROSEVILLE SURVEYORS.

LEVELS ARE BASED ON AUSTRALIAN HEIGHT DATUM 71 (AHD). THE ORIGIN OF WHICH IS PM 2765 RL 111.777 AHD. (SOURCE: SCMS 08-05-2025).

THE BOUNDARIES HAVE BEEN IDENTIFIED FROM SURVEY MEASUREMENTS TO MARKS & MONUMENTS RECORDED ON EXISTING REGISTERED SURVEY PLANS OF THE SUBJECT & ADJOINING LANDS & REPRESENT TITLE DIMENSIONS. ANY CONSTRUCTIONS OR WORKS RELYING ON CRITICAL SETBACKS FROM BOUNDARIES WILL REQUIRE ADDITIONAL BOUNDARY SURVEY & PLACEMENT OF BOUNDARY / SETOUT MARKS PRIOR TO COMMENCEMENT OF ANY WORKS. ROSEVILLE SURVEYORS WILL NOT BE HELD RESPONSIBLE FOR ANY ISSUES RESULTING FROM NON COMPLIANCE WITH THIS ADVICE.

THE LOCATION & LEVELS OF BUILDING RIDGES AND ROOF FEATURES HAVE BEEN DETERMINED BY INDIRECT METHODS (WHERE VISIBLE) & ACCURATE TO APPROXIMATELY +/- 0.03 m.

THE RECORDS OF THE SERVICE AUTHORITIES HAVE NOT BEEN INVESTIGATED. ONLY THOSE SERVICES VISIBLE / APPARENT AT THE TIME OF SURVEY HAVE BEEN SHOWN.

INVESTIGATIONS HAVE NOT BEEN CARRIED OUT TO SUBSTANTIATE.

CONTOURS HAVE BEEN INTERPOLATED FROM SPOT HEIGHTS TAKEN AND ARE AN APPROXIMATION ONLY.

ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE.

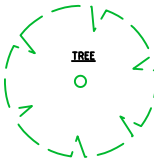
LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANTS) COVENANT (VIDE DEALING No. H35942)

NO EASEMENTS BENEFITING / BURDENING THE SUBJECT LAND. SEE CERTIFICATE OF TITLE FOR ALL INTERESTS AND ENCUMBRANCES.

AREA :
LOT 30 IN DP 27447
34 PERCHES = 860 m² (BY DP 27447)

SCHEDULE OF ABBREVIATIONS

AC - AIR CONDITIONING UNIT
BKW - BRICK WALL
DR - DRAIN
FCT - FENCE TOP
FL - FLOOR LEVEL
FLT - FLOOR LEVEL THRESHOLD
GB - GARDEN BORDER
GP - GRATED PIT
KI - INVERT KERB
KL - LIP KERB
KT - TOP KERB
ID - INSPECTION CAPPING
IMV - INVERT LEVEL (APPROXIMATE)
LDP - LAUNDRY POLE
MFC - METAL FENCE
PST - POST
RCK - ROCK BORDER
RI - ROOF RIDGE
RT - ROOF TOP
SAP - SAPLING/SMALL TREE
TEL - TELECOMMUNICATION PIT
TG - TOP ROOF GUTTER
UC - UNKNOWN SERVICE
US - UNDERSIDE STRUCTURE
WS - WINDOW SILL
WT - WINDOW TOP

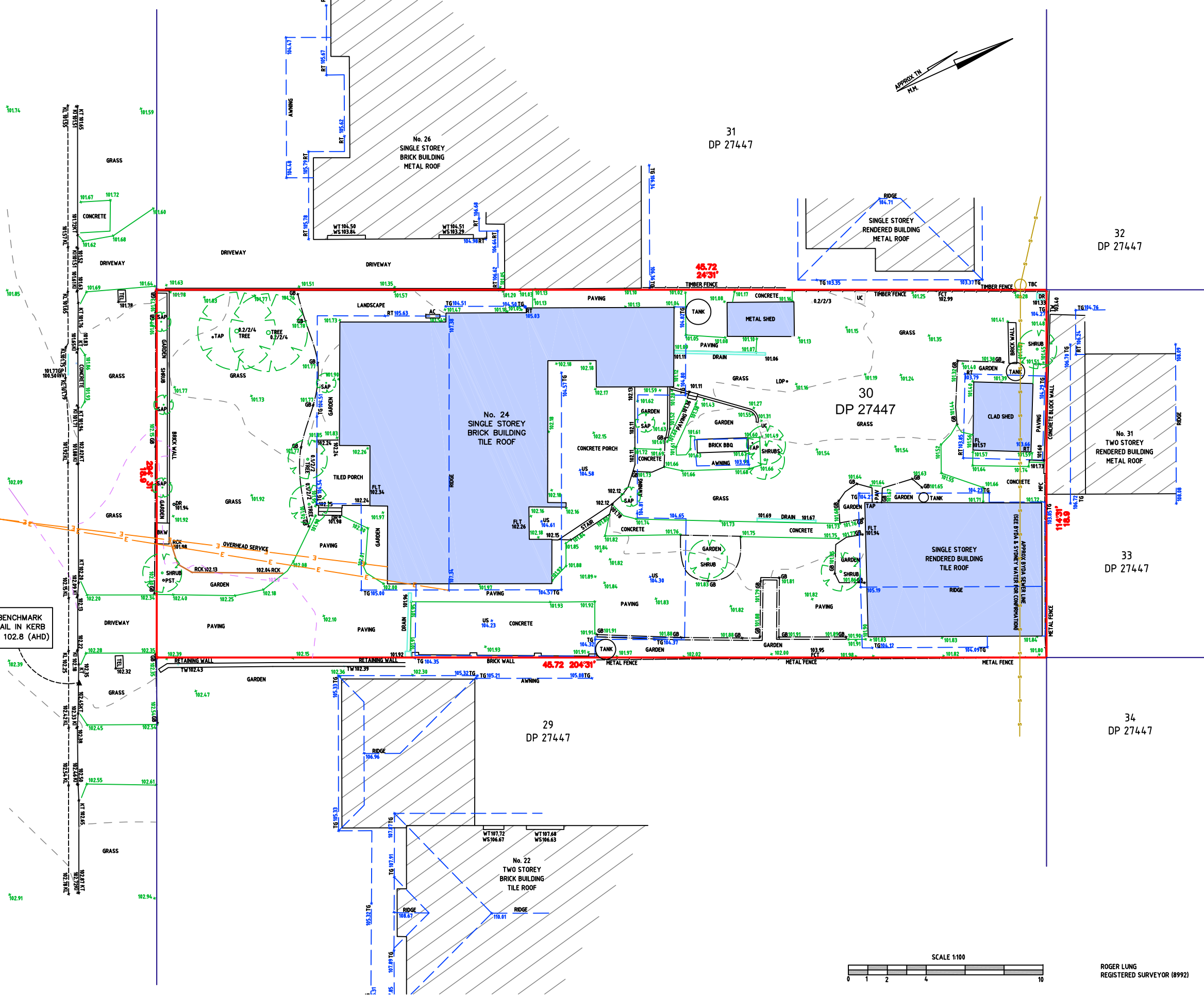


DENOTES TREE POSITION
(APPROXIMATE ONLY & NOT TO SCALE).
TRUNK DIAMETER/ RADIUS SPREAD/ HEIGHT
(APPROXIMATE ONLY)

ONLY SIGNIFICANT TREES WILL BE SHOWN
SEE ARBORISTS / TREE CONSULTANTS.

EPACRIS AVENUE

BENCHMARK
NAIL IN KERB
RL 102.8 (AHD)



ROGER LUNG
REGISTERED SURVEYOR (8992)

DESCRIPTION:
PLAN SHOWING DETAIL & LEVELS SURVEY

LOT 30 IN DEPOSITED PLAN 27447
No. 24 EPACRIS AVENUE, FORESTVILLE, NSW

DATE	REV.	COMMENTS

PLAN PREPARED FOR:

OWNER

DATUM : A.H.D.	SCALE : 1:100 @ A1	DATE : 29/04/2025
ORIGIN OF LEVELS : PM 2765	LOCALITY : FORESTVILLE	SURVEY : LN
CONTOUR INTERVAL : 0.2 m	L.G.A. : NORTHERN BEACHES	DRAWN : LN
SHEET No. 1 OF 1	REF : 7157	CHECKED : RL

rvs. ROSEVILLE SURVEYORS

Land Surveying Specialists | Development Consultants
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