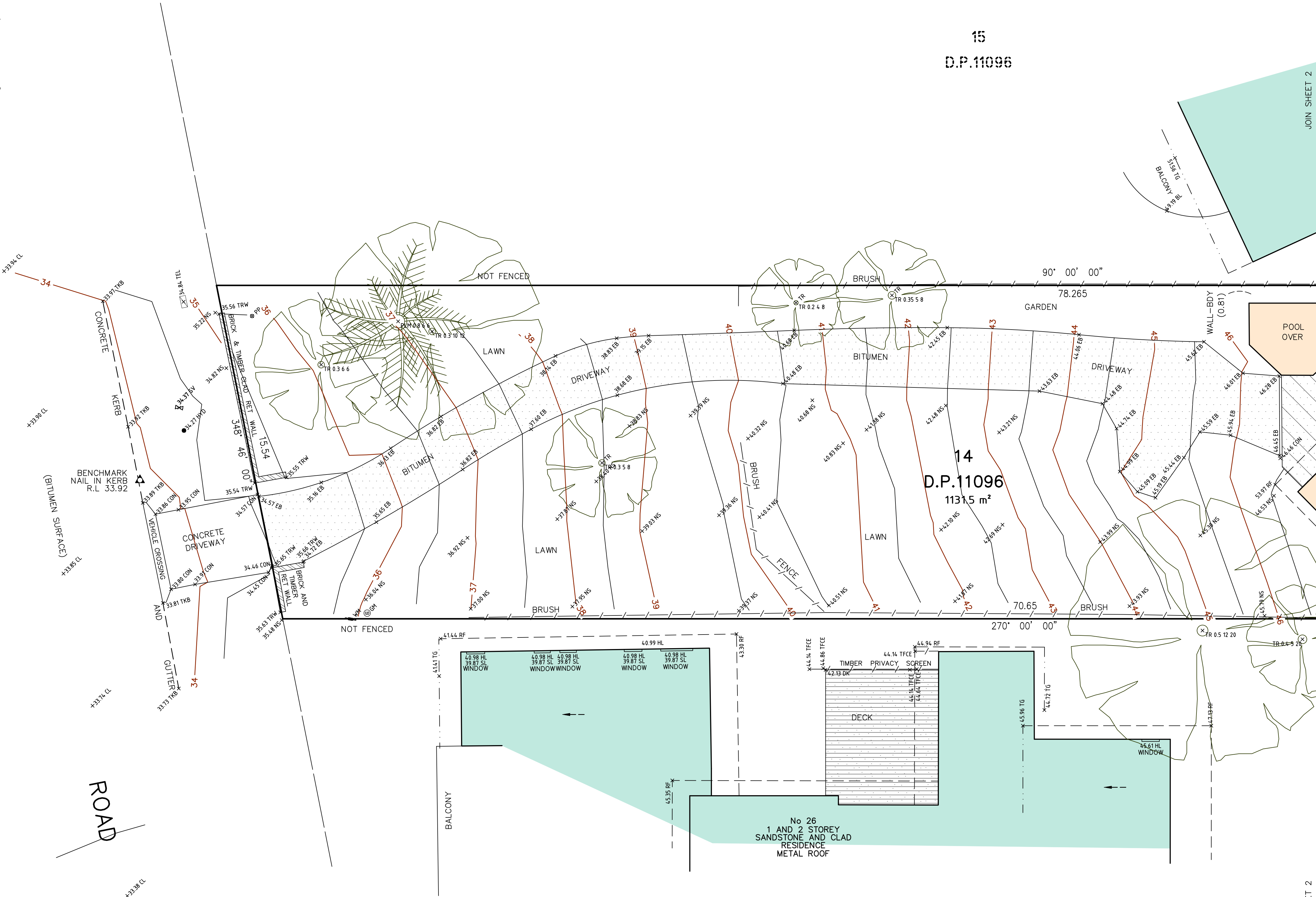


Approx. True North
Magnetic North (D.P.11096)

WATKINS



TITLE INDICATES THAT LOT 14 IN D.P.11096 IS SUBJECT TO:
- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S).



- | | | | |
|--------|-----------------------------|------|------------------------|
| LEGEND | | | |
| BL | BALCONY | PP | POWER POLE NETWORK |
| CL | CENTERLINE | RF | ROOF |
| CON | CONCRETE | SL | SILL LEVEL |
| DS | DOOR SILL LEVEL | SV | STOP VALVE |
| EB | EDGE OF BITUMEN | TEL | TELSTRA |
| FL | FLOOR LEVEL | TFCE | TOP OF FENCE |
| GM | GAS METER | TG | TOP OF GUTTER |
| HL | HOOD LEVEL | TKB | TOP OF KERB |
| HYD | HYDRANT | TR | TREE DIA SPREAD HEIGHT |
| NS | NATURAL SURFACE | TRW | TOP OF RETAINING WALL |
| PIER | PIER | WM | WATER METER |
| PLM | TREE PALM DIA SPREAD HEIGHT | | |

JOIN SHEET 2

JOIN SHEET 2

BOUNDARIES SHOWN HEREON HAVE BEEN DEFINED/IDENTIFIED FOR DESIGN AND DA PURPOSES AND ARE MY OPINION, OFFSETS FROM STRUCTURES TO BOUNDARY SHOULD NOT BE USED FOR CONSTRUCTION SETOUT.

IF CONSTRUCTION ON OR NEAR BOUNDARIES IS UNDERTAKEN THE BOUNDARIES OF THE LAND SHOULD BE MARKED OR THE WORKS SETOUT BY A REGISTERED SURVEYOR.

- TREE SIZES ARE ESTIMATES ONLY.
- THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF MATTHEW HARDYMAN
- RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY. WHERE OFFSETS ARE CRITICAL THEY SHOULD BE CONFIRMED BY FURTHER SURVEY.
- EXCEPT WHERE SHOWN BY DIMENSION LOCATION OF DETAIL WITH RESPECT TO BOUNDARIES IS INDICATIVE ONLY.
- ONLY VISIBLE SERVICES HAVE BEEN LOCATED. UNDERGROUND SERVICES HAVE NOT BEEN LOCATED. DIAL BEFORE YOU DIG SERVICES (ph 1100) SHOULD BE USED AND A FULL UTILITY INVESTIGATION, INCLUDING A UTILITY LOCATION SURVEY, SHOULD BE UNDERTAKEN BEFORE CARRYING OUT ANY CONSTRUCTION ACTIVITY IN OR NEAR THE SURVEYED AREA.
- CRITICAL SPOT LEVELS SHOULD BE CONFIRMED WITH SURVEYOR.
- THIS PLAN WAS PREPARED FOR THE DESIGN OF A GRANNY FLAT AT THE FRONT SOUTH-WESTERN AREA OF THE LAND.
- CONTOURS SHOWN DEPICT THE TOPOGRAPHY, EXCEPT AT SPOT LEVELS SHOWN, THEY DO NOT REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.
- CONTOUR INTERVAL - 0.5 metre. - SPOT LEVELS SHOULD BE ADOPTED.
- POSITION OF RIDGE LINES ARE DIAGRAMMATIC ONLY (NOT TO SCALE).
- THE INFORMATION IS ONLY TO BE USED AT A SCALE ACCURACY OF 1:100.
- DO NOT SCALE OFF THIS PLAN / FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS.
- IF ACCURATE TRUE NORTH IS REQUIRED A FURTHER SURVEY WOULD BE NECESSARY.
- COPYRIGHT WATERVIEW SURVEYING SERVICES
- NO PART OF THIS SURVEY MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM OR TRANSMITTED IN ANY FORM, WITHOUT THE WRITTEN PERMISSION OF THE COPYRIGHT OWNER EXCEPT AS PERMITTED BY THE COPYRIGHT ACT 1968.
- ANY PERMITTED DOWNLOADING, ELECTRONIC STORAGE, DISPLAY, PRINT, COPY OR REPRODUCTION OF THIS SURVEY SHOULD CONTAIN NO ALTERATION OR ADDITION TO THE ORIGINAL SURVEY.
- THIS NOTICE MUST NOT BE ERASED.

Michael K Joyce

MICHAEL K JOYCE
REGISTERED SURVEYOR I.D. 8268

Waterview
SURVEYING SERVICES

1A Mona Street Mona Vale NSW 2103
ACN 610 583 572
michael@wvsurveying.com.au
0474 843 180

Vertical Datum

DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. SSM11121
R.L. 21.136
SOURCE: S.C.I.M.S.

Client Details

MATTHEW HARDYMAN
28 WATKINS ROAD
AVALON BEACH NSW 2107

Drawing Title

DETAIL AND LEVELS OVER
28 WATKINS ROAD
AVALON BEACH NSW 2107
BEING LOT 14 IN DP.11096

PROJECT: 1270	PAGE 1 OF 2
Date of survey 13/01/2021	Drawing No. 1270detail 1
Scale 1:100 @ A1	Rev. B

JOIN SHEET 1

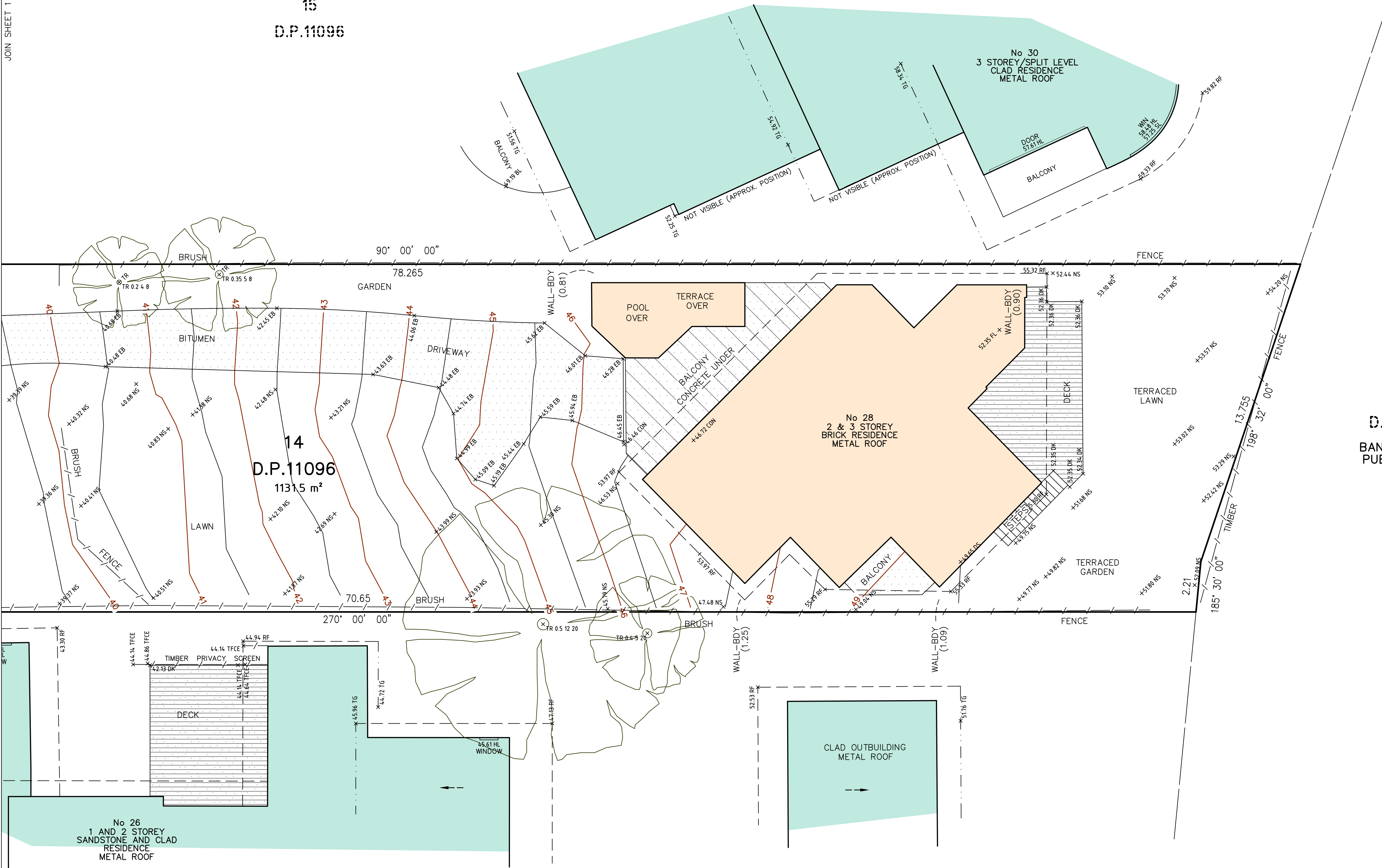
JOIN SHEET 1

15
D.P.11096

14
D.P.11096
1131.5 m²

13
D.P.11096

Approx. True North
Magnetic North (DP.11096)



7344
D.P.1166027
BANGALLEY PARK
PUBLIC RESERVE

- | LEGEND | | | |
|--------|-----------------------------|------|------------------------|
| BL | BALCONY | PP | POWER POLE NETWORK |
| CL | CENTERLINE | RF | ROOF |
| CON | CONCRETE | SL | SILL LEVEL |
| DS | DOOR SILL LEVEL | SV | STOP VALVE |
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| PIER | PIER | WM | WATER METER |
| PLM | TREE PALM DIA SPREAD HEIGHT | | |



B	20/08/21 No. 30 SURVEYED	24/08/21
A	FIRST ISSUE	22/01/21

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.....MICHAEL K JOYCE.....
REGISTERED SURVEYOR I.D. 8268

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Vertical Datum

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B.M. SSM11121
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SOURCE: S.C.I.M.S.

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AVALON BEACH NSW 2107

Drawing Title

DETAIL AND LEVELS OVER
28 WATKINS ROAD
AVALON BEACH NSW 2107
BEING LOT 14 IN DP.11096

PROJECT: 1270	PAGE 2 OF 2
Date of survey 13/01/2021	Drawing No. 1270detail 1
Scale 1:100 @ A1	Rev. B