

MGA (Approx. True)

IRIS STREET

OCFORD FALLS ROAD

18  
D.P.19022

1  
D.P.206629

PROPOSED LOT 2  
(541m<sup>2</sup>)

PROPOSED LOT 1

1  
D.P.1039953

2  
D.P.1039953

No. 43  
1 STOREY  
BRICK RESIDENCE  
TILE ROOF

No. 107 (IRIS)  
1 STOREY  
BRICK RESIDENCE  
TILE ROOF

No. 45  
1&2 STOREY  
BRICK & CLAD RESIDENCE  
TILE ROOF

- LEGEND
- BB BOTTOM OF BANK
  - BRK BOTTOM OF ROCK
  - CL CENTERLINE
  - CON CONCRETE
  - EB EDGE OF BITUMEN
  - FL FLOOR LEVEL
  - GAR GARAGE
  - GRT GRATE
  - IL INVERT LEVEL
  - NS NATURAL SURFACE
  - PLM TREE PALM DIA SPREAD HEIGHT
  - POST POST
  - PP POWER POLE NETWORK
  - RF ROOF
  - RK ROCK
  - RR ROOF RIDGE
  - SL SILL LEVEL
  - SMH SEWER MAN HOLE
  - TB TOP OF BANK
  - TER TERRACE
  - TG TOP OF GUTTER
  - TKB TOP OF KERB
  - TR TREE DIA SPREAD HEIGHT
  - TRK TOP OF ROCK
  - TRW TOP OF RETAINING WALL
  - WM WATER METER



A	FIRST ISSUE	14/10/23
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A FIELD SURVEY OF THE BOUNDARIES HAS BEEN UNDERTAKEN. 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 JIRI & MARCELA ALBRECHT
- 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 (db 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 IS ONLY TO BE USED FOR THE PURPOSE OF DESIGNING NEW CONSTRUCTIONS.
- 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

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Vertical Datum  
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)  
B.M. SSM14787  
R.L. 125.982  
SOURCE: S.C.I.M.S.

Client Details  
IRI & MARCELA ALBRECHT  
45 OXFORD FALLS ROAD  
BEACON HILL NSW 2100

Drawing Title  
DETAIL AND LEVELS OVER  
PART OF 45 OXFORD FALLS ROAD  
BEACON HILL NSW 2100  
BEING PART LOT 1 IN DP.206629  
PROPOSED LOT 2

PROJECT: 1619	PAGE 1 OF 1
Date of survey 26/09/2023	Drawing No. 1619detail 1
Scale 1:100 @ A1	Rev. A