

NOTES:

- BOUNDARY SURVEY HAS BEEN UNDERTAKEN. SURVEY MARKS SHOULD BE PLACED IF EXCAVATION, CONSTRUCTION OR STRUCTURES ARE TO BE ERECTED ON OR NEAR THE BOUNDARIES.
- EXCEPT WHERE SHOWN BY DIMENSIONS LOCATION OF DETAIL WITH RESPECT TO BOUNDARIES IS INDICATIVE ONLY.
- TREE SPREADS & HEIGHTS ARE INDICATIVE ONLY.
- ONLY VISIBLE SERVICES HAVE BEEN SHOWN. UNDERGROUND SERVICES HAVE NOT BEEN LOCATED. NOTIFICATION OF ALL RELEVANT AUTHORITIES SHOULD BE UNDERTAKEN BEFORE CARRYING OUT ANY CONSTRUCTION ACTIVITY IN OR NEAR THE SURVEYED AREA. DIAL BEFORE YOU DIG SERVICES (ph1100) SHOULD BE CONTACTED.
- CONTOUR INTERVAL - 1 METRE. CONTOURS ARE INDICATIVE ONLY. SPOT LEVELS SHOULD BE ADOPTED FOR DESIGN AND CALCULATION PURPOSES. CRITICAL SPOT LEVELS SHOULD BE CONFIRMED WITH SURVEYOR.
- DO NOT SCALE FROM THIS PLAN. DIMENSIONS SHOULD BE USED.
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- ORIGIN OF LEVELS: P.M.252 R.L. 36.398 A.H.D. (SCIMS)
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- THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF TIM TREGONING
- PLAN PREPARED BY REGISTERED SURVEYOR FOR DEVELOPMENT APPLICATION PURPOSES ONLY.

*A. Clerk*

Adam Clerke  
Registered surveyor No: 8490

1  
D.P. 1225869

2  
D.P. 1225869  
AREA 954m<sup>2</sup>

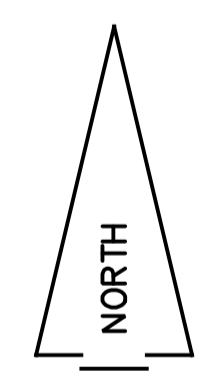
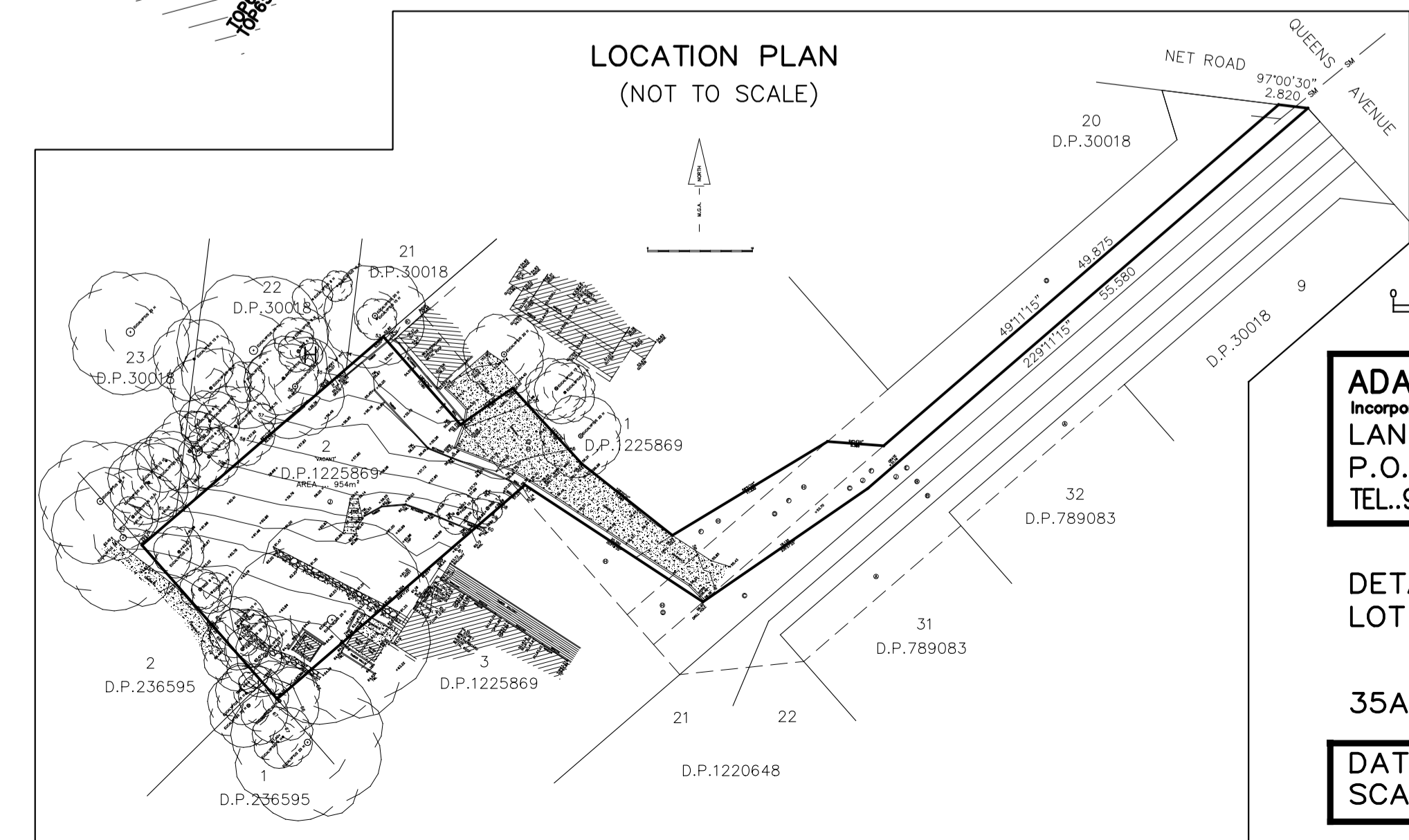
21  
D.P. 1220648

3  
D.P. 1225869

2  
D.P. 236595

1  
D.P. 236595

LOCATION PLAN  
(NOT TO SCALE)



- LEGEND:
- TWL ... TOP OF WALL
  - FENCE
  - SM ... INDICATIVE POSITION OF SEWER MAIN (NOT VISIBLE). POSITION TO BE CONFIRMED BY SYDNEY WATER.
  - WINDOW, RIDGE & GUTTER HEIGHTS HAVE BEEN OBTAINED BY INDIRECT METHOD AND ARE ACCURATE TO ±0.05m.
  - INDICATIVE TREE SPREAD AND TRUNK DIAMETERS
  - (A) .. DENOTES RIGHT OF CARRIAGEWAY (K536195, Q117317)
  - (B) .. DENOTES RIGHT OF CARRIAGEWAY (Q92558, K279968, K536195)
  - (C) .. DENOTES RIGHT OF CARRIAGEWAY (Q98417, K279968, K536195)

- (D) .. DENOTES RIGHT OF CARRIAGEWAY (Q92558, Q98418, Q117317)
- (E) .. DENOTES RIGHT OF CARRIAGEWAY & EASEMENT FOR SERVICES, 1.72 WIDE & VARIABLE WIDTH (D.P.1225869)
- (F) .. DENOTES RIGHT OF CARRIAGEWAY & EASEMENT FOR SERVICES, 2.09 WIDE & VARIABLE WIDTH (D.P.1225869)
- (G) .. DENOTES RIGHT OF CARRIAGEWAY & EASEMENT FOR SERVICES, VARIABLE WIDTH (D.P.1225869)
- (H) .. BENEFITED BY - RIGHT OF CARRIAGEWAY (Q92559, Q98417, Q117316)
  - EASEMENT TO DRAIN WATER 1.5 WIDE (U748743)
  - EASEMENT TO DRAIN SEWAGE (U748743)
- (J) .. BENEFITED BY - RIGHT OF CARRIAGEWAY (Q98418, K279968, K536195)
  - EASEMENT TO DRAIN WATER 1.5 WIDE (AP361116)
- (K) .. EASEMENT TO DRAIN WATER 0.9 WIDE & VARIABLE WIDTH (D.P.1225869)
- REFER TO TITLE FOR ALL EASEMENT INFORMATION

**ADAM CLERKE SURVEYORS PTY LTD**  
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TEL..9918 4111 E..adam@adamclerksurvey.com.au

DETAILS AND LEVELS OVER  
LOT 2 IN D.P.1225869

35A QUEENS AVENUE, AVALON BEACH

DATE... 21/06/23 REF... 4023  
SCALE...1:100(A1) DATUM...A.H.D