

LOT 1
DP 1211055

LOT 1
DP 206600

ROWAN

STREET

LOT 2
DP 1211055

LOT 2
DP 206600

LOT 1
DP 1004269

LOT 4
DP 206600

LOT 3
DP 206600

LOT A
DP 432071

SP 90735

LOT 102
DP 863279

LOT 662
DP 1233301

**BOUNDARY IDENTIFICATION
& DETAIL PLAN OF**

LOT 3 IN D.P. 206600

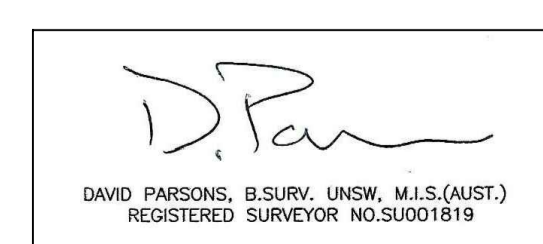
AT No.9 ROWAN ST., MONA VALE.

SCALE 1:100@A0 DATUM A.H.D.

SITE AREA = 1141 M SQ.

DP SURVEYING

REGISTERED LAND & ENGINEERING SURVEYORS
19 HILLTOP RD, AVALON BEACH 2107
PHONE : 0414183220
EMAIL : david@dpsurveying.com.au
DATE : 11 JULY, 2024
MY REF : 3586



NOTES:

1. CAUTION: SHOULD ANY DEVELOPMENT OR CONSTRUCTION BE PLANNED ON OR NEAR THE BOUNDARIES, THE BOUNDARIES SHOULD BE CLEARLY MARKED ON SITE.
2. SERVICES SHOWN HEREON HAVE BEEN DETERMINED FROM VISUAL EVIDENCE ONLY. PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE THE RELEVANT AUTHORITY SHOULD BE CONTACTED TO ESTABLISH DETAILED LOCATION AND DEPTH. MINIMISE YOUR RISK AND DIAL 1100 BEFORE YOU DIG.
3. BOUNDARY IDENTIFICATION AND DETAIL PLAN BY DAVID PARSONS, REGISTERED SURVEYOR NO.SU001819. BOUNDARIES HAVE BEEN DETERMINED ON 11/07/2024. BEARINGS SHOWN ARE BASED ON A TRUE MERIDIAN.
4. W DENOTES WINDOW, D DENOTES DOOR, WINDOW AND DOOR DEPTHS SHOWN ARE INDICATIVE ONLY.
5. ALL NEW WORKS MUST REFER TO THE BENCHMARK FOR LEVEL CONTROL.
6. TREE SPREADS ARE DIAGRAMMATIC ONLY AND MAY NOT BE SYMMETRICAL.
7. SRW, BRW, BLKRW, LRW, SLRW - DENOTE STONE, BRICK, BLOCK, LOG OR SLEEPER RETAINING WALL.
8. TOG, TOR DENOTE TOP OF GUTTER OR ROOF, K DENOTES TOP OF KERB, G DENOTES ROAD GUTTER.
9. ORIGIN OF LEVELS IS SSM 24651 RL 38.397 AHD.
10. SUBJECT LAND IS AFFECTED BY A COVENANT NO. J17602 WHICH HAS NOT BEEN INVESTIGATED.

- (A) RIGHTS OF CARRIAGEWAY & EASEMENTS FOR SERVICES, 2.03 & 4.065 WIDE.
(B) EASEMENT TO DRAIN WATER, 1.0 WIDE (DP 863279)

