BOUNDARY IDENTIFICATION & DETAIL PLAN OF LOT 30 IN D.P. 22275 AT No.82 BINBURRA AVE., AVALON BEACH. SCALE 1:100@A1 DATUM A.H.D. SITE AREA = 1782 M SQ.LOT 29 DP 22275 TILED DECK 61.70 92.545 LOT 30 DP 22275 CONCRETE DRIVEWAY STEEP & OVERGROWN 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 COVERED TIMBER DECK 63.41 VISUAL EVIDENCE ONLY. PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE THE RELEVANT WEATHERBOARD RESIDENCE NO.84 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, LOT 1 REGISTERED SURVEYOR NO.SU001819. BOUNDARIES HAVE BEEN DETERMINED ON 14/03/2022, BEARINGS SHOWN ARE BASED ON A MAGNETIC MERIDIAN. DP 523914 4. W DENOTES WINDOW. D DENOTES DOOR. WINDOW AND DOOR DEPTHS SHOWN ARE INDICATIVE ONLY. **DP SURVEYING** 5. ALL NEW WORKS MUST REFER TO THE BENCHMARK FOR LEVEL CONTROL. 6. TREE SPREADS ARE DIAGRAMMATIC ONLY AND MAY NOT BE SYMMETRICAL. REGISTERED LAND & ENGINEERING SURVEYORS 55 WHALE BEACH RD, AVALON BEACH 2107 7. SRW, BRW, BLKRW, LRW, SLRW DENOTE STONE, BRICK, BLOCK, LOG OR SLEEPER RETAINING WALL. PHONE : 0414183220 8. TOG, TOR DENOTE TOP OF GUTTER OR ROOF, K DENOTES TOP OF KERB, EMAIL : david@dpsurveying.com.au DATE : 14 MARCH, 2022 DAVID PARSONS, B.SURV. UNSW, M.I.S.(AUST.) REGISTERED SURVEYOR NO.SU001819 G DENOTES ROAD GUTTER. 9. SUBJECT LAND IS AFFECTED BY A COVENANT NO. G174353

WHICH HAS NOT BEEN INVESTIGATED.

MY REF : 2719