



SHEET 2

2
D.P.28379

14
D.P.27133

15
D.P.27133

16
D.P.27133

17
D.P.27133

18
D.P.27133

19
D.P.27133

20
D.P.27133

1
D.P.28379
4167.8 m²

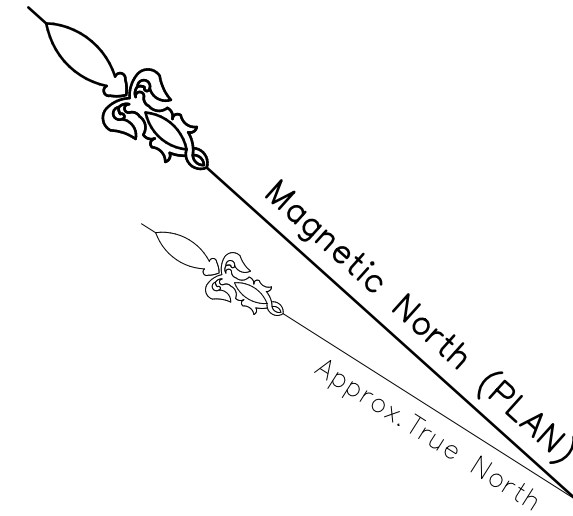
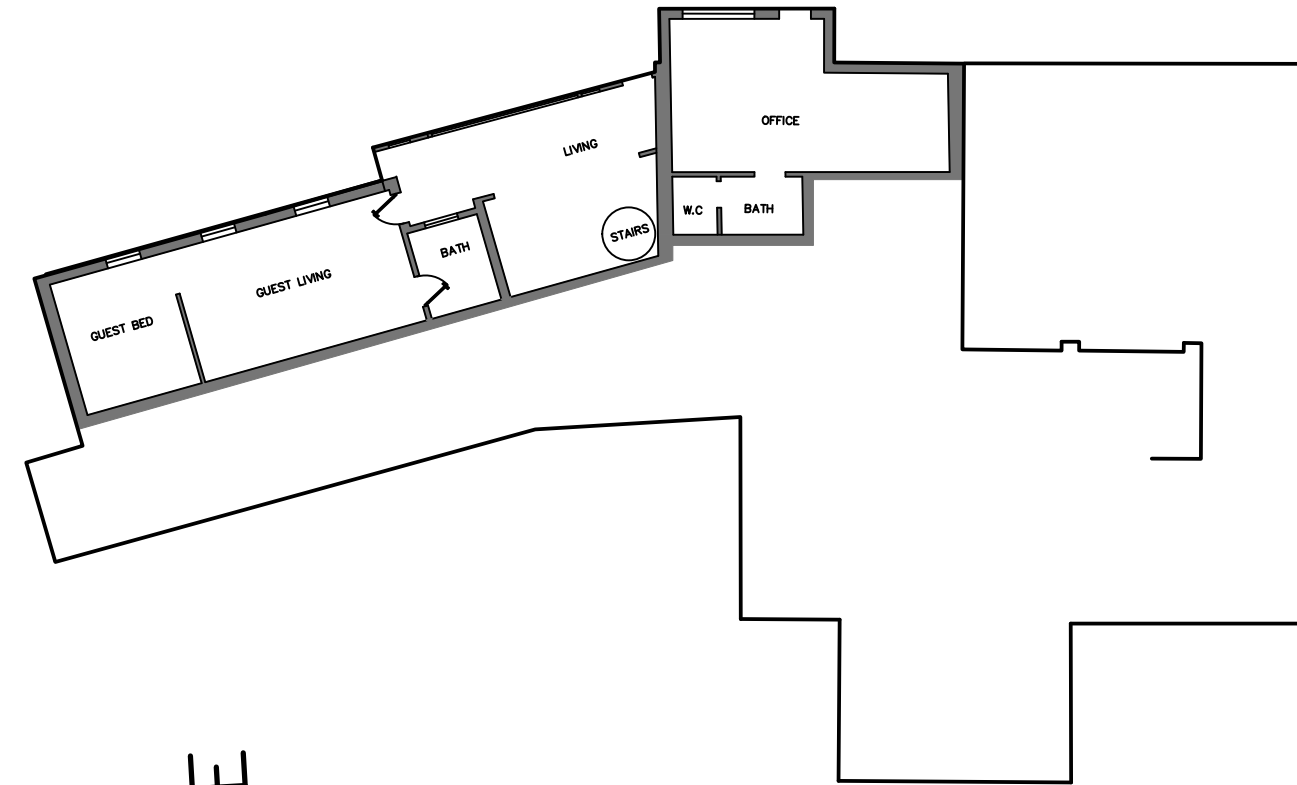
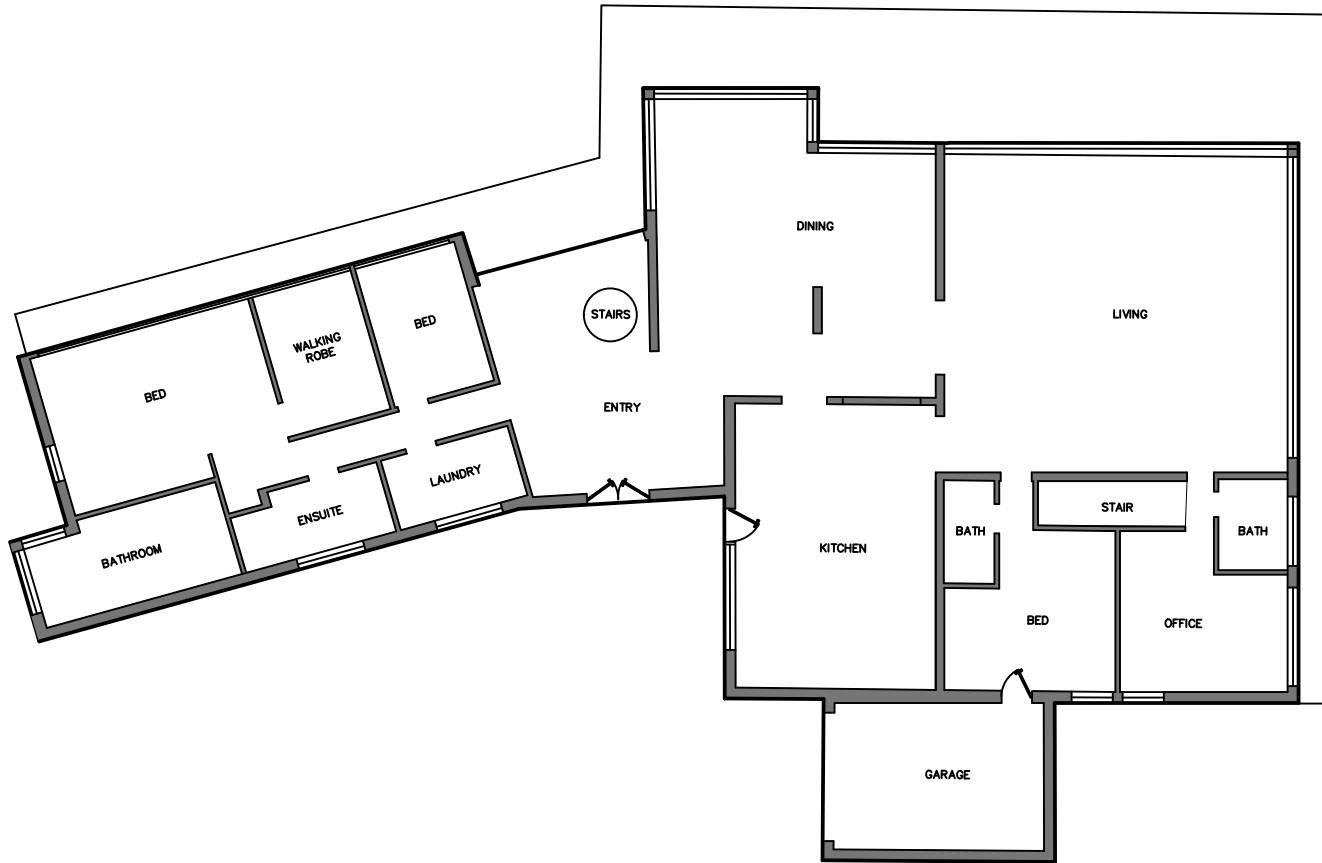
SHEET 3

SHEET 4

ILYA
AVENUE

ILYA

AVENUE

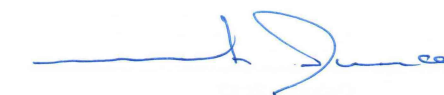


~ PLEASE NOTE: FLOOR PLANS HAVE BEEN COMPILED FROM FIELD MEASUREMENTS AND EXISTING DRAWINGS. SUPPLIED CAD FILE IS NOT TO BE USED FOR ACCURATE DESIGN PURPOSES. CHECK MEASUREMENTS SHOULD BE UNDERTAKEN WHERE ACCURATE DIMENSIONS ARE REQUIRED.

A	FIRST ISSUE	27/03/22

- 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 GAIL & JON PEMBERTON
- 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.
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- CONTOUR INTERVAL - 0.5 metre - SPOT LEVELS SHOULD BE ADOPTED.
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- 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.
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MICHAEL K. JOYCE
REGISTERED SURVEYOR I.D. 8268

Waterview
SURVEYING SERVICES

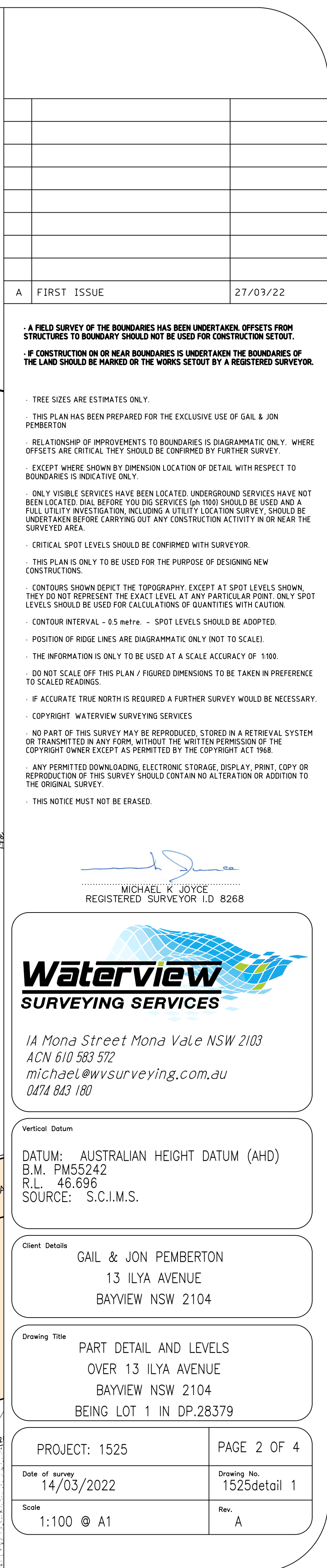
1A Mona Street Mona Vale NSW 2103
ACN 610 583 572
michael@wvsurveying.com.au
0474 843 180

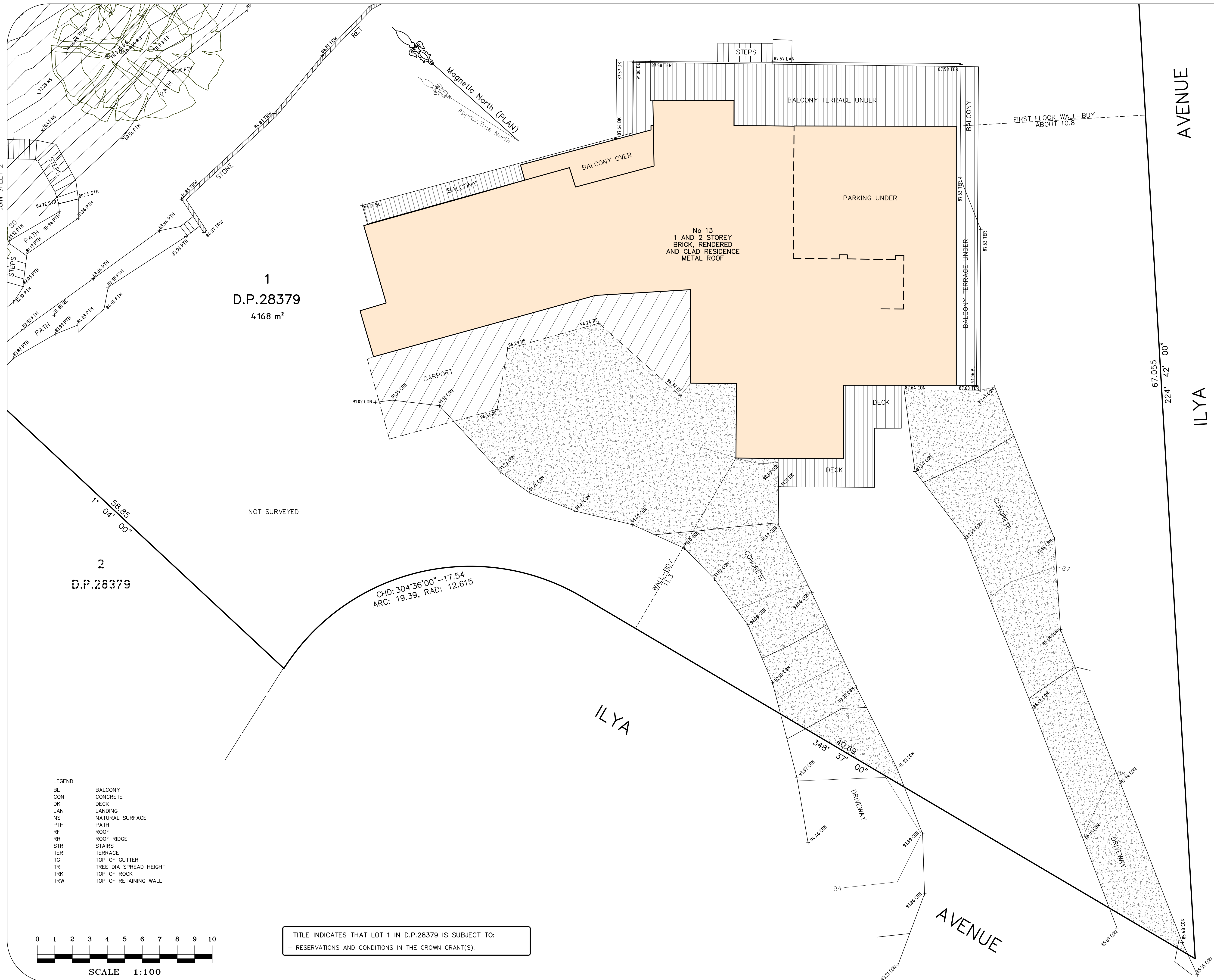
Vertical Datum
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. PM55242
R.L. 46.696
SOURCE: S.C.I.M.S.

Client Details
GAIL & JON PEMBERTON
13 ILYA AVENUE
BAYVIEW NSW 2104

Drawing Title
PART DETAIL AND LEVELS
OVER 13 ILYA AVENUE
BAYVIEW NSW 2104
BEING LOT 1 IN DP.28379

PROJECT: 1525	PAGE 1 OF 4
Date of survey 14/03/2022	Drawing No. 1525detail 1
Scale 1:200 @ A1	Rev. A





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Vertical Datum

DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. PM55242
R.L. 46.696
SOURCE: S.C.I.M.S.

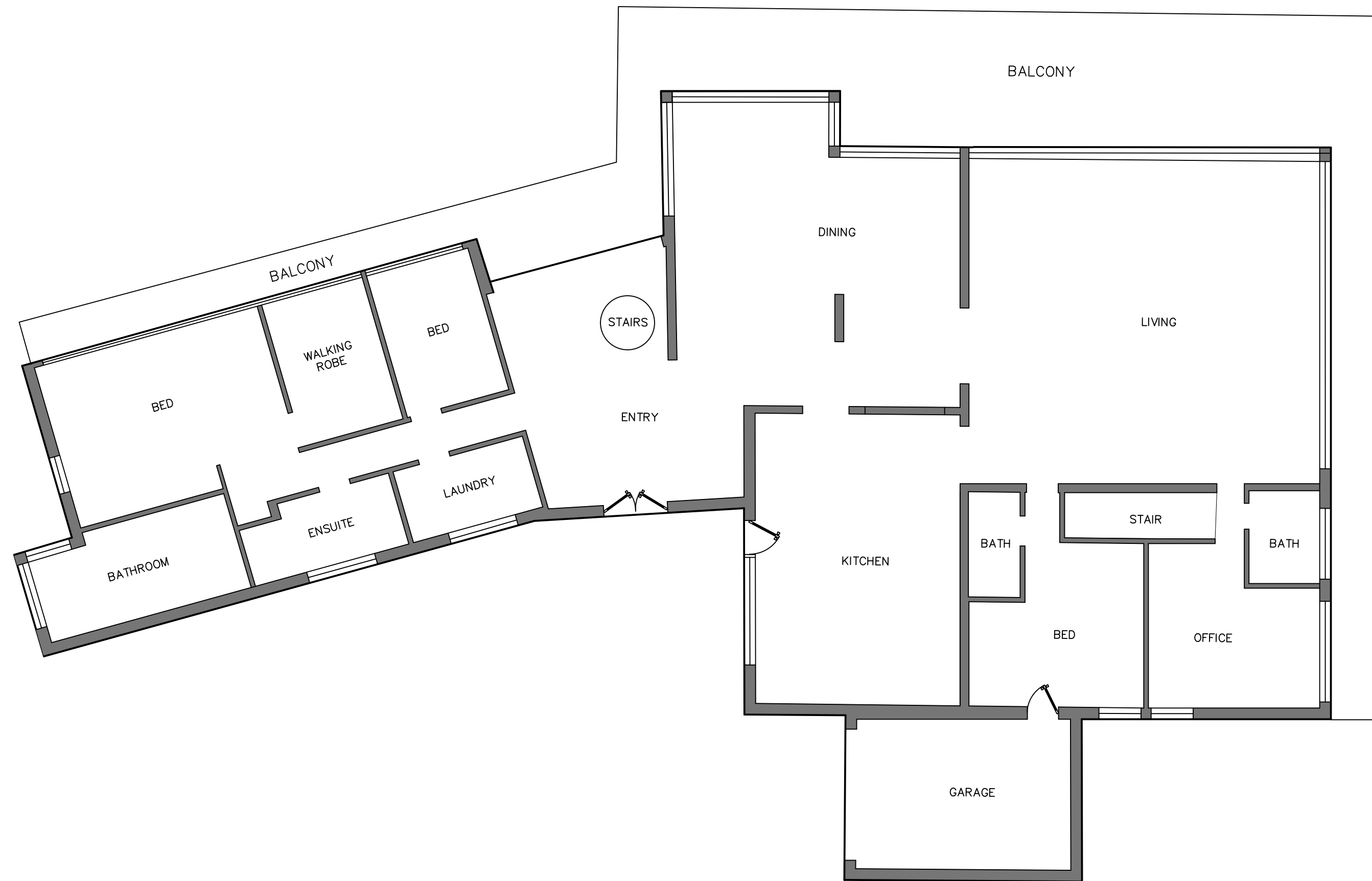
Client Details

GAIL & JON PEMBERTON
13 ILYA AVENUE
BAYVIEW NSW 2104

Drawing Title

PART DETAIL AND LEVELS
OVER 13 ILYA AVENUE
BAYVIEW NSW 2104
BEING LOT 1 IN DP.28379

PROJECT: 1525	PAGE 3 OF 4
Date of survey 14/03/2022	Drawing No. 1525detail 1
Scale 1:100 @ A1	Rev. A

**FIRST FLOOR**

GROSS FLOOR AREA MEASURED FROM
INTERNAL FACE OF EXTERNAL WALLS
EXCLUDING GARAGE/STORAGE AREAS AND STAIR VOIDS
OF THE FIRST FLOOR = 336m²

19
D.P.27133
No 9

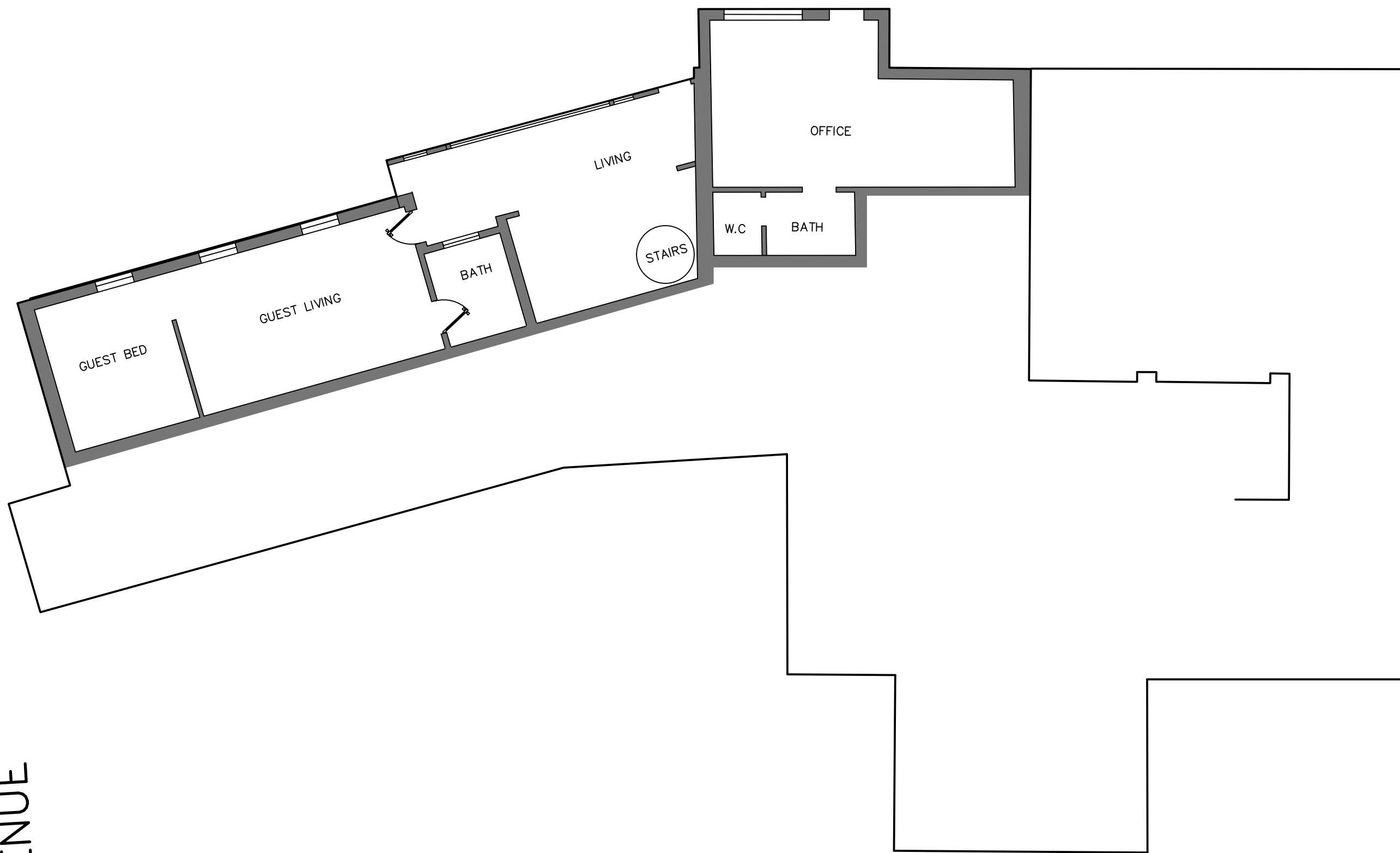
20
D.P.27133
No 11

150° 46' 00"
46.495

NOT SURVEYED

1
D.P.28379
4167.8 m²

AVENUE
ILYA

**GROUND FLOOR**

GROSS FLOOR AREA MEASURED FROM
INTERNAL FACE OF EXTERNAL WALLS
OF THE FIRST FLOOR = 98m²

LEGEND
BL BALCONY
CON CONCRETE
DK DECK
LAN LANDING
NS NATURAL SURFACE
PTH PATH
RF ROOF
RR ROOF RIDGE
STR STAIRS
TER TERRACE
TG TOP OF GUTTER
TR TREE DIA SPREAD HEIGHT
TRK TOP OF ROCK
TRW TOP OF RETAINING WALL

0 1 2 3 4 5 6 7 8 9 10
SCALE 1:100

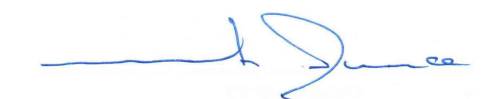
TITLE INDICATES THAT LOT 1 IN D.P.28379 IS SUBJECT TO:
- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S).

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ACN 610 583 572
michael@wvsurveying.com.au
0474 843 180

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