

PEPPERMINT GROVE
(PRIVATE ROAD)

PEPPERMINT GROVE
(PRIVATE ROAD)

CASTLE
CIRCUIT

LOT 1
DP 270715

LOT 3
DP 270715
683.8 m²
(STATED BY DP 270715)
683.8 m²
(BY CALCULATION)

LOT 2
DP 270715



- LEGEND:
- AHD AUSTRALIAN HEIGHT DATUM
 - AWN AWNING
 - A-B AWNING TO BOUNDARY
 - BB BOTTOM OF BANK
 - BL-B BALCONY TO BOUNDARY
 - BM BENCH MARK
 - BOW BOTTOM OF WALL
 - BRW BOTTOM OF RETAINING WALL
 - CL CENTRE LINE
 - CONC CONCRETE
 - CS CONCRETE SURFACE
 - D/H/S DIAMETER/HEIGHT/SPREAD
 - D DOOR
 - EB EDGE OF BITUMEN
 - EC EDGE OF CONCRETE
 - EG EAVE & GUTTER
 - EP ELECTRICAL BOX
 - EXR EXPOSED ROCK
 - FL FLOOR LEVEL
 - GDN GARDEN
 - HYD HYDRANT
 - IC INSPECTION COVER
 - INV INVERT LEVEL
 - KO KERB OUTLET
 - LH LAMP HOLE
 - LIP LIP OF KERB
 - NS NATURAL SURFACE
 - PAV PAVERS
 - PP POWER POLE
 - PR PLANTER
 - RL REDUCED LEVEL
 - RTK ROLLING TOP OF KERB
 - S STEPS
 - S-B SHED TO BOUNDARY
 - SL SURFACE LEVEL
 - SILL WINDOW SILL
 - SIP SEWER INSPECTION POINT
 - SMH SEWER MAN HOLE
 - SV STOP VALE
 - TB TOP OF BANK
 - TEL TELSTRA PIT
 - TK TOP OF KERB
 - TOW/TW TOP OF WALL
 - TRW TOP OF RETAINING WALL
 - UC UNDER SIDE OF EAVES
 - VC VEHICLE CROSSING
 - W-B WALL TO BOUNDARY
 - WM WATER METER
 - WTOP TOP OF WINDOW

I, BRANDAN BOWD, A SURVEYOR REGISTERED UNDER THE SURVEYING AND SPATIAL INFORMATION ACT 2002, CERTIFY THE LAND SHOWN IN THIS PLAN/SKETCH WAS SURVEYED IN ACCORDANCE WITH THE SURVEYING AND SPATIAL INFORMATION REGULATION 2024, SECTION 46. THE SURVEY IS NOT TO BE LODGED WITH THE REGISTRAR-GENERAL OR A PUBLIC AUTHORITY.

DATE: 17/4/2025

LEVEL 2/30 GROSE ST, PARRAMATTA NSW 2150
C & A SURVEYORS
SURVEYOR ID No. SU009122

- THE SUBJECT TITLE NOTES : AS AT 3/4/2025
- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
 - 2 INTERESTS RECORDED ON REGISTER FOLIO 1/270715
 - 3 ATTENTION IS DIRECTED TO THE MANAGEMENT STATEMENT OF THE COMMUNITY SCHEME FILED WITH THE COMMUNITY PLAN
 - 4 F726833 COVENANT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM.
 - 5 H794297 COVENANT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM.
 - 6 DP270715 POSITIVE COVENANT 'K' REFERRED TO AND NUMBERED (9) IN THE S.888 INSTRUMENT (DOC.1)
 - 7 AG561895 RESTRICTION(S) ON THE USE OF LAND
 - 8 AG730451 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

- NOTES:
- A) BOUNDARIES OF THE SITE HAVE BEEN IDENTIFIED BY SURVEY
- B) SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY. SERVICES MAY EXIST WHICH ARE NOT SHOWN. THE RELEVANT SERVICE AUTHORITY SHOULD BE CONTACTED TO VERIFY THE EXISTENCE AND POSITION OF SERVICES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.
- C) DIAMETER, HEIGHT & SPREAD OF TREES ARE APPROXIMATE ONLY.
- D) LEVELS SHOWN ARE OF AUSTRALIAN HEIGHT DATUM.
- E) ORIGIN OF LEVELS: PM 346, RL 89.69 (AHD), CLASS D.
- F) USE STATED DIMENSIONS. DO NOT SCALE.
- G) THESE NOTES FORM PART OF THIS PLAN AND CANNOT BE REMOVED.
- H) NO COVENANTS AND/OR RESTRICTIONS HAVE BEEN INVESTIGATED BY C & A SURVEYORS PTY LTD.

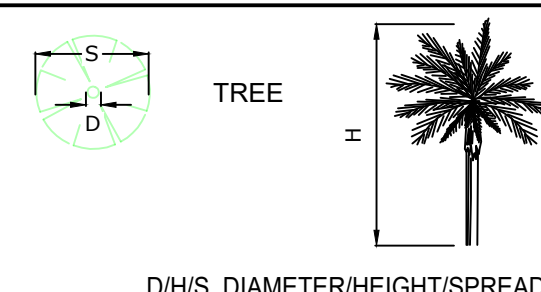
REVISION No	DESCRIPTION	DATE
V1	PLAN ISSUED	11/4/25

© THIS PLAN AND THE INFORMATION CONTAINED HEREIN REMAINS THE PROPERTY OF C & A SURVEYORS NSW PTY LTD. IT MUST NOT BE COPIED IN WHOLE OR PART, AND IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN FOR THAT WHICH IT HAS BEEN PREPARED, WITHOUT THE WRITTEN CONSENT OF C & A SURVEYORS NSW PTY LTD. THIS PLAN HAS BEEN PREPARED FOR THE SOLE USE OF THE INSTRUCTING PARTY.

 **C&A SURVEYORS**
30 Grose Street, Parramatta, NSW 2150
Ph: 96309299 email: Operations@candasurveyors.com.au
www.candasurveyors.com.au

DETAIL & BOUNDARY IDENTIFICATION
SURVEY OF
LOT 3 IN DP 270715, LOCATED AT
NO. 27, CASTLE CIRCUIT, SEAFORTH.

- S — S — APPROXIMATE LOCATION OF BURIED SEWER MAIN BY SYDNEY WATER DBVD RECORDS
- W — W — APPROXIMATE LOCATION OF BURIED WATER MAIN (WM) BY SYDNEY WATER DBVD RECORDS
- XXXX — BOUNDARY LINE, DISTANCE & BEARING
- E — E — ELECTRIC LINE
- TELSTRA PIT
- WATER METER
- STOP VALVE
- HYDRANT
- POWER POLE



INSTRUCTING PARTY:		MARK CIANO		SURVEYED BY: FH		DATUM: AHD	
LGA: NORTHERN BEACHES	AREA BDY DP:	683.8 m ²	DRAWN BY: SS	CHECKED BY: DR			
SURVEY DATE: 8/4/2025	AREA BY CALC:	683.8 m ²	SCALE: 1:100@A1	REF.NO: 35069-25 DET ID			
DATE DRAWN: 11/4/2025	CONTOUR INTERVAL: 0.5 m	REV No: V1	SHEET: 1 OF 1				