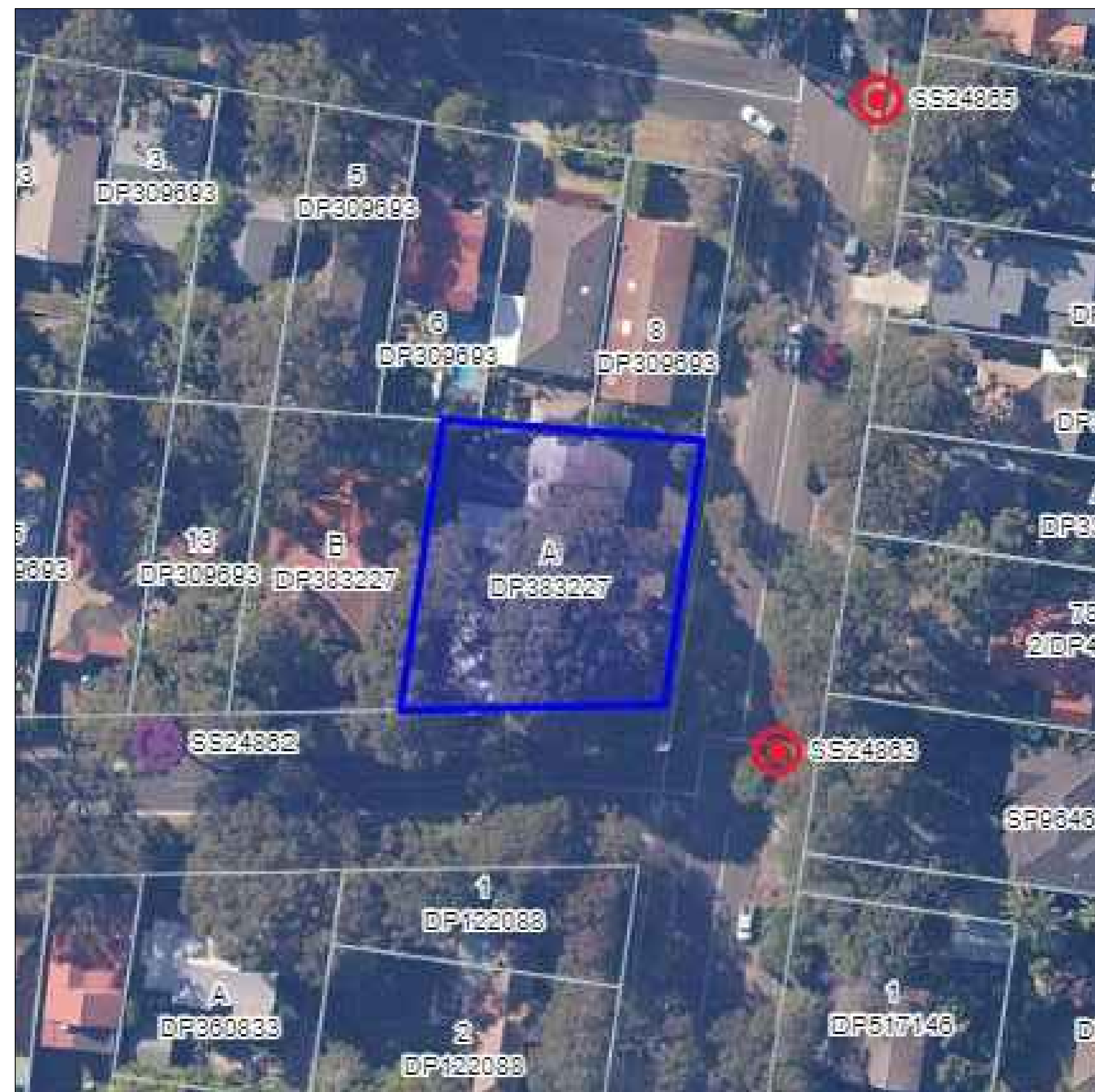




Ph: 96309299 email: Operations@candasurveyors.com.au

PROPERTY ADDRESS :
No. 4, IRRUBEL ROAD, NEWPORT.



CONTENTS :

1. DWG FILES
2. PDF FILES
3. TITLE SEARCH (INCLUDED)
4. DEPOSITED PLAN (INCLUDED)
5. SITE PHOTOS

LOT 5
DP 309693

LOT 6
DP 309693

LOT 7
DP 309693

LOT 8
DP 309693

LOT B
DP 383227

LOT A
DP 383227
1126.0m²
(STATED BY DP 383227)
(BY CALCULATION)

NULLABURRA
ROAD

IRRUBEL
ROAD

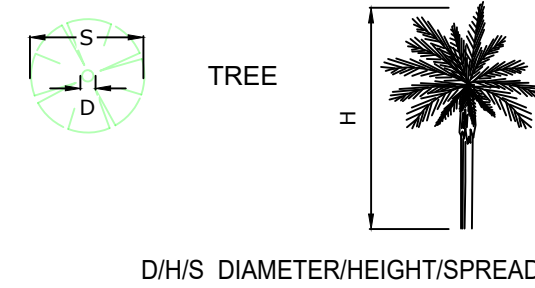
LEGEND:	
AHD	AUSTRALIAN HEIGHT DATUM
AWN	AWNING
BB	BOTTOM OF BANK
BM	BENCH MARK
BOW	BOTTOM OF WALL
CL	CENTRELINE OF ROAD
CONC	CONCRETE
CS	CONCRETE SURFACE
D/H/S	DIAMETER/HEIGHT/SPREAD
DP	DOWN PIPE
D	DOOR
EB	EDGE OF BITUMEN
EC	EDGE OF CONCRETE
EG	EAVE & GUTTER
EXR	EXPOSED ROCK
FL	FLOOR LEVEL
GDN	GARDEN
GFL	GROUND FLOOR LEVEL
HYD	HYDRANT
IC	INSPECTION COVER
IK	INVERT OF KERB
IL	INVERT LEVEL
LH	LAMP HOLE
LIP	LIP OF KERB
NS	NATURAL SURFACE
PAV	PAVERS
PC	PEDESTRIAN CROSSING
PL	PORCH LEVEL
PP	POWER POLE
RL	REDUCED LEVEL
RTK	ROLL TOP OF KERB
S	STEPS
SL	SURFACE LEVEL
SILL	WINDOW SILL
SV	STOP VALE
TB	TOP OF BANK
TEL	TELSTRA PIT
TK	TOP OF KERB
TOW	TOP OF WALL
TRW	TOP OF RETAINING WALL
UE	UNDER SIDE OF EAVE
VC	VEHICLE CROSSING
W	WINDOW
WM	WATER METER
WTOP	TOP OF WINDOW
S-B	SHED TO BOUNDARY
W-B	WALL TO BOUNDARY



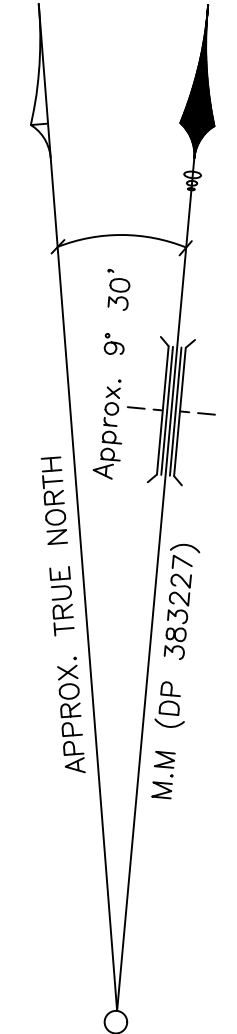
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30 Grose Street, Parramatta, NSW 2150
Ph: 96309299 email: Operations@candasurveyors.com.au
www.candasurveyors.com.au

DETAIL & BOUNDARY IDENTIFICATION
SURVEY OF
LOT A IN DP 383227, LOCATED AT
No. 4, IRRUBEL ROAD, NEWPORT.

— S — S — APPROXIMATE LOCATION OF BURIED SEWER MAIN
— W — W — APPROXIMATE LOCATION OF BURIED WATER MAIN
— E — E — ELECTRIC LINE
TELSTRA PIT STOP VALVE POWER POLE
WATER METER HYDRANT



INSTRUCTING PARTY:		REGINA SCHEUER	SURVEYED BY: CON	DATUM: AHD
LGA: NORTHERN BEACHES	AREA BDY DP:	1126.0 m ²	DRAWN BY: SU	CHECKED BY: JD
SURVEY DATE: 25/08/2022	AREA BY CALC:	1130.7 m ²	SCALE: 1:100@A1	REF.NO: 22707-22 DET/ID
DATE DRAWN: 29/08/2022	CONTOUR INTERVAL: 0.5 m	REV No: V1	SHEET: 1 OF 2	



MARK ANTHONY REID
(REGISTERED SURVEYOR)
SURVEYOR ID No. SU000183

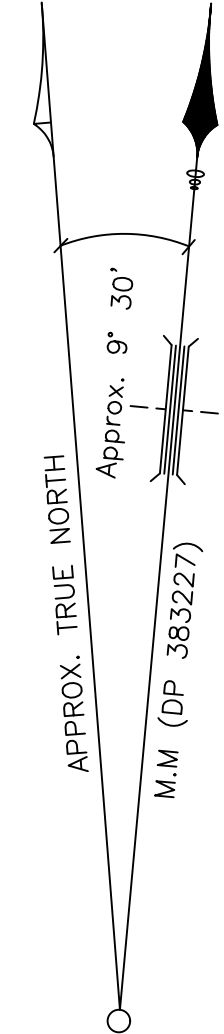
THE SUBJECT TITLE NOTES : AS AT 24/08/2022

- 1) RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2) AP751824 CAVEAT BY AUSTRALIAN EXECUTOR TRUSTEES LIMITED
- 3) AR87204 POSITIVE COVENANT
- 4) AR87205 RESTRICTION(S) ON THE USE OF LAND

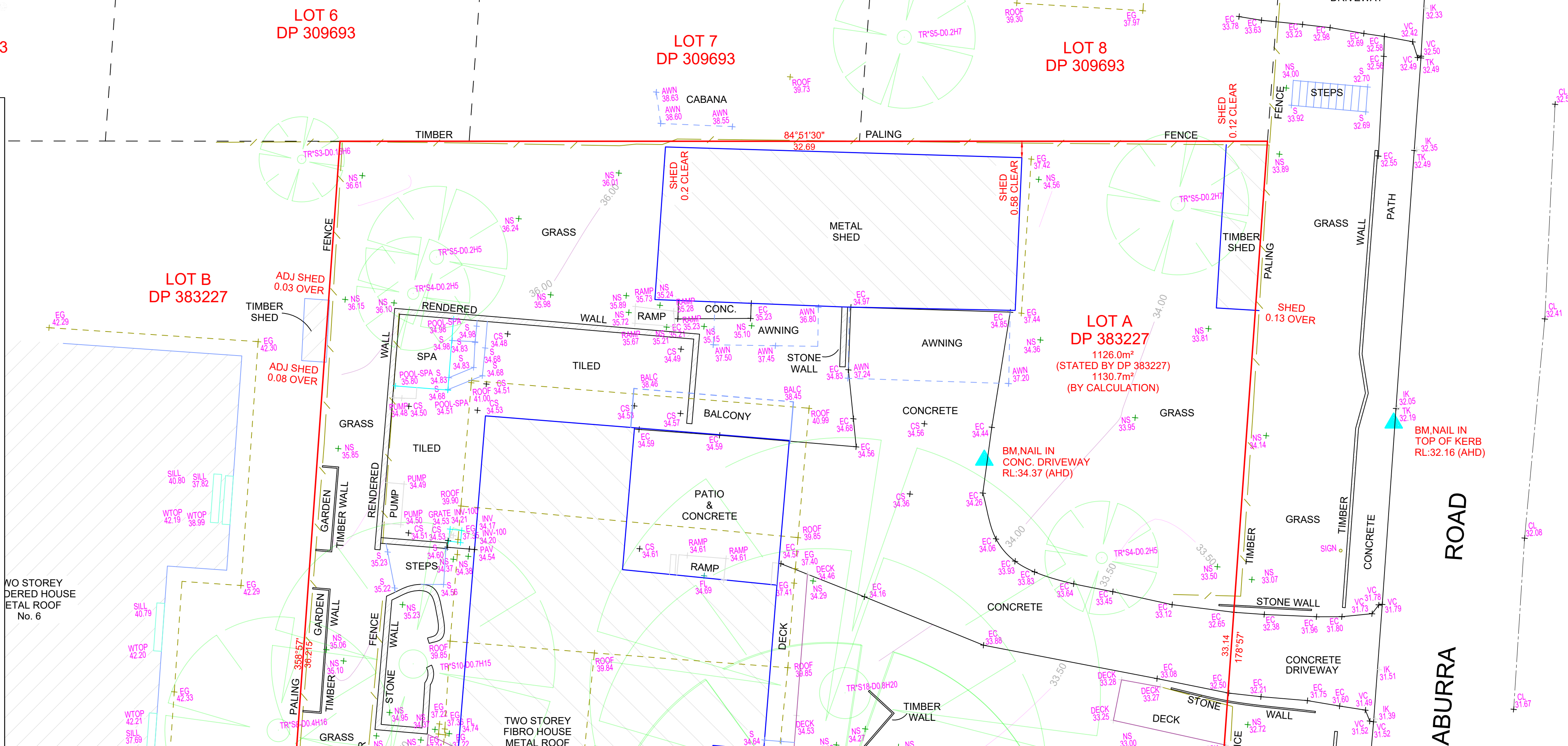
NOTES:

- 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) USE STATED DIMENSIONS. DO NOT SCALE.
- F) THESE NOTES FORM PART OF THIS PLAN AND CANNOT BE REMOVED.
- G) NO COVENANTS AND/OR RESTRICTIONS HAVE BEEN INVESTIGATED BY C & A SURVEYORS PTY LTD.

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AHD	AUSTRALIAN HEIGHT DATUM
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MARK ANTHONY REID
(REGISTERED SURVEYOR)
SURVEYOR ID No. SU000183

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C) DIAMETER, HEIGHT & SPREAD OF TREES ARE APPROXIMATE ONLY.
D) LEVELS SHOWN ARE OF AUSTRALIAN HEIGHT DATUM.
E) ORIGIN OF LEVELS : SSM 24863, RL 29.301 (AHD), CLASS LC.
F) USED STATE 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.

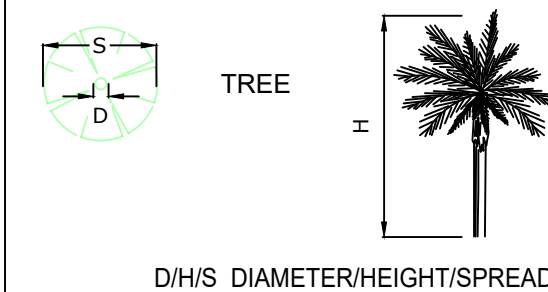
REVISION No	DESCRIPTION	DATE
V1	PLAN ISSUED	30/8/22

 **C&A** SURVEYORS
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www.candasurveyors.com.au

 APPROXIMATE LOCATION OF BURIED SEWER MAIN BY SYDNEY WATER DBYD RECORDS
 APPROXIMATE LOCATION OF BURIED WATER MAIN (WM) BY SYDNEY WATER DBYD RECORDS
 ELECTRIC LINE

 TELSTRA PIT
 STOP VALVE
 POWER POLE

 WATER METER
 HYDRANT



INSTRUCTING PARTY:	REGINA SCHEUER	SURVEYED BY: CON	DATUM:	AHD
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