



- 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
 - EKR EXPOSED ROCK
 - EL 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 SHEPS
 - 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

- THE SUBJECT TITLE NOTES : AS AT 7/3/2025
- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
 - 2 DP584010 EASEMENT TO DRAIN WATER 2 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
 - 3 DP584010 EASEMENT TO DRAIN WATER APPURTENANT TO THE LAND ABOVE DESCRIBED
 - 4 AH182730 RIGHT OF CARRIAGEWAY VARIABLE WIDTH APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE SITE DESIGNATED (A) IN PLAN WITH AH182730
 - 5 AH182731 RIGHT OF CARRIAGEWAY VARIABLE WIDTH AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
 - 6 AU598678 RIGHT OF CARRIAGEWAY 4.57 WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE SITE DESIGNATED (A) IN PLAN WITH AU598678

- 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.

| REVISION No | DESCRIPTION | DATE |
|-------------|-------------|---------|
| V1 | PLAN ISSUED | 15/3/25 |
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DETAIL & BOUNDARY IDENTIFICATION
SURVEY OF
LOT 21 IN DP 1304927, LOCATED AT
NO. 1, SUNCREST AVENUE, NEWPORT.

| NUMBER | BEARING | DISTANCE |
|--------|------------|----------|
| 1 | 355°23'35" | 1.2 |

- (A) - EXISTING EASEMENT TO DRAIN WATER 2 WIDE (VIDE DP 584010) (VIDE DP 1304927)
(B) - EXISTING RIGHT OF CARRIAGEWAY VARIABLE WIDTH VIDE TRANSFER No AH182731 (VIDE DP 1304927)

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

DATE: 10/3/2025
C & A SURVEYORS
SURVEYOR: D. No. 50001262

| INSTRUCTING PARTY: | PATRICK O CARROLL | SURVEYED BY: | JH | DATUM: | AHD |
|--------------------|-------------------|-------------------|-----------------------|-----------|----------|
| LGA: | NORTHERN BEACHES | AREA BY DDP: | 1398.0 m ² | DRAWN BY: | SS |
| SURVEY DATE: | 10/3/2025 | AREA BY CALC: | 1398.0 m ² | SCALE: | 1:100@A0 |
| DATE DRAWN: | 15/3/2025 | CONTOUR INTERVAL: | 0.5 m | REV No: | V1 |
| | | | | SHEET: | 1 OF 1 |