



TITLE SEARCH INDICATES THE PROPERTY IS LIMITED TITLE. CLAIMS OF ADVERSE POSSESSION MAY BE MADE BY THE ADJOINING OWNERS WHICH MAY RESULT IN LESS THAN STATED BOUNDARY DIMENSIONS AS SHOWN. UNTIL THE PROPERTY IS CONVERTED TO FULL TORRENS TITLE, THE BOUNDARY DIMENSIONS ARE APPROXIMATE ONLY

LOT 62 DP 1041984

SP 2754

SP 4896

LOT 12 SEC. 47 DP 111254 833.3m² (BY CALCULATION)

LOT 13 DP 606591 957.4m² (STATED BY DP 606591) 957.1m² (BY CALCULATION)

SP 75982

SP 74906

STREET

OCEAN



LEGEND:

AHD	AUSTRALIAN HEIGHT DATUM
AWN	AWNING
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
EC	EDGE OF CONCRETE
EG	EAVE & GUTTER
EP	ELECTRICAL BOX
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
RL	REDUCED LEVEL
S	STEPS
S-B	SHED TO BOUNDARY
SL	SURFACE LEVEL
SILL	WINDOW SILL
SIP	SEWER INSPECTION POINT
SMH	SEWER MAN HOLE
SV	STOP VALE
TEL	TELSTRA PIT
TK	TOP OF KERB
TOW/TW	TOP OF WALL
TRW	TOP OF RETAINING WALL
VC	VEHICLE CROSSING
W-B	WALL TO BOUNDARY
WM	WATER METER
WTP	TOP OF WINDOW

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DETAIL & BOUNDARY IDENTIFICATION
SURVEY OF LOT 12, SEC. 47 IN DP 111254 &
LOT 13 IN DP 606591, LOCATED AT
NO. 142 & 140, OCEAN STREET, NARRABEEN.

APPROXIMATE LOCATION OF BURIED SEWER MAIN BY SINKER WATER SERVICE RECORDS

APPROXIMATE LOCATION OF BURIED WATER MAIN (RMS) BY SINKER WATER DIVISION RECORDS

ELECTRIC LINE

TELSTRA PIT

STOP VALVE

POWER POLE

WATER METER

HYDRANT

DHS DIAMETER/HEIGHT/SPREAD

TREE

INSTRUCTING PARTY:	BIAGIO ABIGNANO	SURVEYED BY:	CNLF	DATUM:	AHD
LGA:	NORTHERN BEACHES	AREA BY DP:	LOT 12: XXXX m ² LOT 13: 957.1 m ²	DRAWN BY:	SS/DR/BN
SURVEY DATE:	21/12/2023	AREA BY CALC:	LOT 12: 952.9 m ² LOT 13: 957.1 m ²	SCALE:	1:100@A0
DATE DRAWN:	29/12/2023	CONTOUR INTERVAL:	0.5 m	REV No:	V3
	27/08/2024			CHECKED BY:	KO
				REF NO:	16303-21 DET ID
				SHEET:	1 OF 1

THE SUBJECT TITLE NOTES: AS AT 19/11/2021

LOT 12, SEC. 47, DP 111254

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- LIMITED TITLE LIMITATION PURSUANT TO SECTION 287(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.

THE SUBJECT TITLE NOTES: AS AT 20/12/2023

LOT 13, DP 606591

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- ATS37960 CAVEAT BY TRIO INDUSTRIES PTY LTD

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. ORIGIN OF LEVELS: PM 10123, RL 9.717 (AHD), CLASS LC.

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	29/12/23
V2	UPDATED	17/8/24
V3	UPDATED	27/8/24

TRENT JAMES VELLA
(REGISTERED SURVEYOR)
SURVEYOR ID No. 8959