

D - DENOTES DOOR
W - DENOTES WINDOW

ALL TREE HEIGHTS AND SPREAD ARE APPROXIMATE ONLY AND ARE SHOWN FOR TENDER PURPOSES ONLY. ALL TREE RELATED ISSUES TO BE REFERRED TO AN ARBORIST

APPROXIMATE POSITION OF SEWER MAIN (BY DBYD) REFER TO DBYD DIAGRAM FOR DETAILS. NOTE: PRIOR TO ANY DESIGN AND CONSTRUCTION, A SEWER PEGOUT MUST BE UNDERTAKEN TO DETERMINE THE EXACT LOCATION OF THE SEWER LINE.

NOTE: BUILDER TO CONFIRM WITH RELEVANT ENERGY/TELECOMMUNICATIONS PROVIDER THAT THE ZONE OF OVERHEAD LINES WILL NOT AFFECT HOUSE DESIGN & CONSTRUCTION. IF POSITION OF OVERHEAD LINES IS CRITICAL, EXTRA SURVEY MAY BE REQUIRED.



HOW TO PROTECT SURVEY MARKS BEFORE WORKS COMMENCE

- For details refer to - https://www.spatial.nsw.gov.au/data/assets/pdf_file/0003/221736/Protecting_Survey_Marks_June2018_Final.pdf
- Find out if there are survey marks located in the area of interest by:
1. Viewing the Permanent survey mark layer on SIX Maps - maps.six.nsw.gov.au and print the map showing location of survey marks.
- 2. Download the Permanent Survey Mark Locality Sketches.
- 3. Inspecting the site, paying particular attention to survey marks located in the footpath, kerb or gutter.

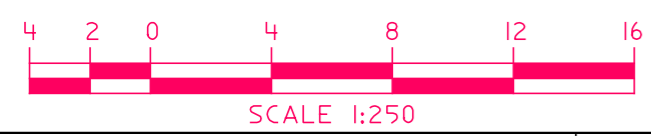
IF NO SURVEY MARKS ARE AFFECTED COMMENCE WORKS IF SURVEY MARKS ARE IN THE AREA & COULD BE AFFECTED BY THE WORKS, eg. disturbed or removed

- 1. Apply for Surveyor General Approval - Survey Mark(s) Removal.
- 2. Where required contact a Registered Surveyor to assist with the conditions of approval.

PENALTIES FOR DISTURBING SURVEY MARKS

The unauthorised removal, disturbance or destruction of survey marks is costly to the community. Section 24(1) of the Surveying and Spatial Information Act 2002 states a person must not remove, damage, destroy, displace, obliterate or deface any survey mark unless authorised to do so by the Surveyor-General. Penalties such as \$10,000 towards the cost of reinstatement and up to \$10,000 towards loss or damage may apply.

NOTE: THIS CONTOUR & DETAIL SURVEY IS FOR TENDER PURPOSES ONLY & IS CARRIED OUT UNDER CLAUSE 9 OF THE SURVEYING & SPATIAL INFORMATION REGULATION 2017. IT MAY NOT FULFIL ALL THE REQUIREMENTS OF A DEVELOPMENT APPLICATION (DA) OR A COMPLYING DEVELOPMENT CONSENT (CDC). THE POSITION OF STRUCTURES & IMPROVEMENTS SHOWN ARE APPROXIMATE ONLY. IF A DA OR CDC IS TO BE LODGED, IT IS RECOMMENDED THE BOUNDARIES BE SURVEYED MORE ACCURATELY & THE CONTOUR & DETAIL SURVEY BE UPDATED TO REFLECT THIS ACCURACY. IF THE POSITION OF THE PROPOSED RESIDENCE IS CRITICAL TO EXISTING STRUCTURES, ADDITIONAL SURVEY WORK MAY BE REQUIRED TO ENSURE FINAL DESIGN SATISFIES THE CLIENT. FOR ANY PROPOSED STRUCTURES IN RELATION TO A BOUNDARY, A REGISTERED SURVEYOR MUST CARRY OUT A BOUNDARY SURVEY, SETOUT SURVEY OR IDENTIFICATION SURVEY FOR THE PROPOSED WORKS.



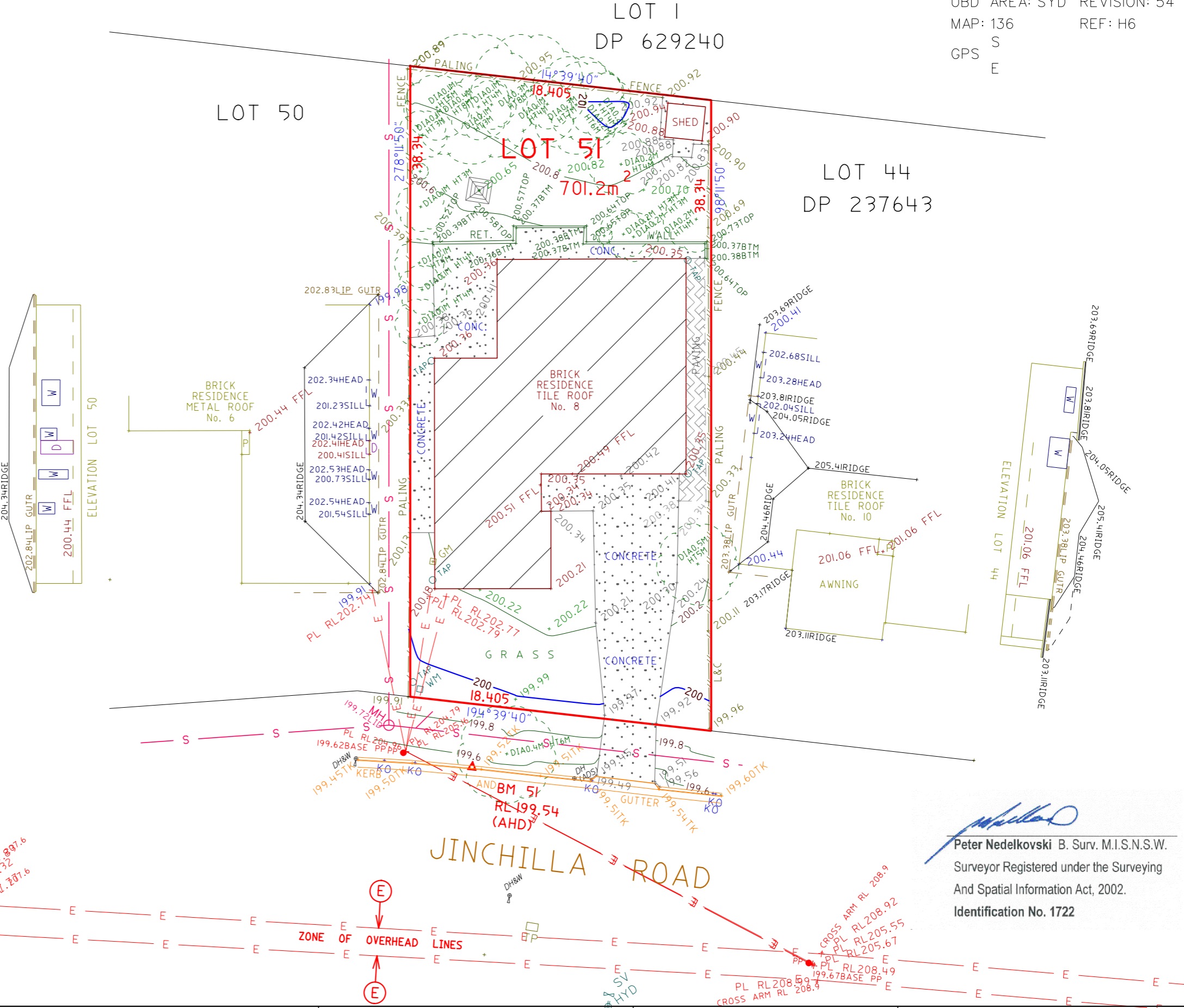
GENERAL NOTES
A) THIS SURVEY IS SPECIFICALLY FOR CONTOUR PURPOSES ONLY. THE BOUNDARIES OF THE SUBJECT PROPERTY HAVE NOT BEEN INVESTIGATED AND THE POSITION SHOWN IS APPROXIMATE ONLY.
B) AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY.
C) PITS AND SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY. THE RELEVANT SERVICE AUTHORITY SHALL BE CONTACTED TO VERIFY THE EXISTENCE AND POSITION OF ALL SERVICES PRIOR TO DA & THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION WORKS. CONTOURS ARE INDICATIVE OF SURFACE TOPOGRAPHY ONLY. SURVEYED SPOT LEVELS ARE THE ONLY VALUES TO BE RELIED ON FOR REDUCED LEVELS ON PARTICULAR FEATURES.
D) THIS SURVEY HAS BEEN CARRIED OUT UNDER CLAUSE 9 OF THE SURVEYING AND SPATIAL INFORMATION REGULATION 2017.
E) THIS SURVEY MAY NOT FULFIL ALL THE REQUIREMENTS OF A DEVELOPMENT APPLICATION (DA) OR A COMPLYING DEVELOPMENT CONSENT (CDC).

SYMBOLS & ABBREVIATIONS:		
GP	GULLY PIT	-E- OVERHEAD ELEC LINE
SIP	SURFACE INLET PIT	-S- SEWER LINE
SIC	SEWER INSPECTION COVER	PP POWER POLE
MH	SEWER MANHOLE	LP LIGHT POLE
SWMH	STORMWATER MANHOLE	EC ELECTRICITY CONDUIT
WM	WATER METER	ECT ELEC & TELE CONDUIT
EL	ELECTRICITY BOX	TC TELECOM CONDUIT
TP	TELECOMMUNICATIONS PIT	WC WATER CONDUIT
TD	TELECOMMUNICATIONS DOME	G GAS CONDUIT
HYD	WATER HYDRANT	GM GAS METER
R/W	RECYCLED WATER HYDRANT	GD GAS DISC
SV	STOP VALVE	
TK	TOP OF KERB	
RTK	ROLL TOP KERB	
VC	VEHICLE CROSSING	
INV	INVERT	
KO	KERB OUTLET	
TTT	TOP OF BANK	
BOB	BOTTOM OF BANK	
OPSP	PRESSURE SEWER PUMP PIT	
OPSPV	PRESSURE SEWER VALVE PIT	
FP	FLUSHING POINT	
OL	OVERHEAD LINE	

ASPECT DEVELOPMENT & SURVEY Pty. Ltd.
CONSULTING REGISTERED SURVEYORS
ABN 60 078 649 000
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PHONE (02) 9554 8388
FAX (02) 9554 8588
admin@aspectsurvey.com.au
PO BOX 161
KINGSGROVE NSW 1480
DX 11392
HURSTVILLE

PROJECT		
OUR REFERENCE	21/1067433/386068	
LOT 51	DP 255874	SECTION
DATUM A.H.D.		SOURCE SCMS 08.01.24
ORIGIN OF LEVELS	PM 38710	REDUCED LEVEL 201.034
SURVEYED MS/JT		DATE 11.01.2024
DRAWN RGJ		DATE 22.01.2024
SCALE 1: 250	A3 SHEET	

CLIENT: CLARENDON HOMES Pty. Ltd.
REF: 29916918
REF:
ADDRESS: 8 JINCHILLA ROAD
SUBURB: TERREY HILLS



Peter Nedelkovski B. Surv. M.I.S.N.S.W.
Surveyor Registered under the Surveying And Spatial Information Act, 2002.
Identification No. 1722

Aspect Development and Survey Pty Ltd

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11 June 2024

CLARENDON HOMES (AUST) PTY LTD

PO BOX 7105
BAULKHAM HILLS BC NSW 2153

Our Ref: 21/1067433/394508
Your Ref: 29916918

BOUNDARY IDENTIFICATION REPORT BY FIELD SURVEY

Dear Sirs

Acting in accordance with your instructions, I have surveyed for identification purposes only the land in Certificate of Title Folio Identifier 51/255874, being Lot 51 in Deposited Plan Number 255874, situated with a frontage to Jinchilla Road at Terrey Hills, in the Local Government Area of Northern Beaches, Parish of Broken Bay, County of Cumberland and report as follows:

1. The subject land is shown on the attached sketch - 21/1067433/394508.
2. The survey undertaken is based on Title details dated 8 January 2024, obtained from New South Wales Land Registry Services.
3. The boundaries of the subject land have been identified by a field survey and the relationship of the improvements surveyed to the boundaries are as shown on the attached sketch.
4. The property is known as number 8 Jinchilla Road, Terrey Hills.
5. There are no apparent easements affecting the subject land.
6. During the course of the survey no investigation has been undertaken to determine the existence of any possible subterranean services, structures or encroachments.
7. If further improvements are proposed the boundaries of the subject land should be marked.

Yours Sincerely



Peter Nedelkovski B.Surv. M.I.S.N.S.W.
Surveyor Registered under the Surveying
and Spatial Information Act, 2002.

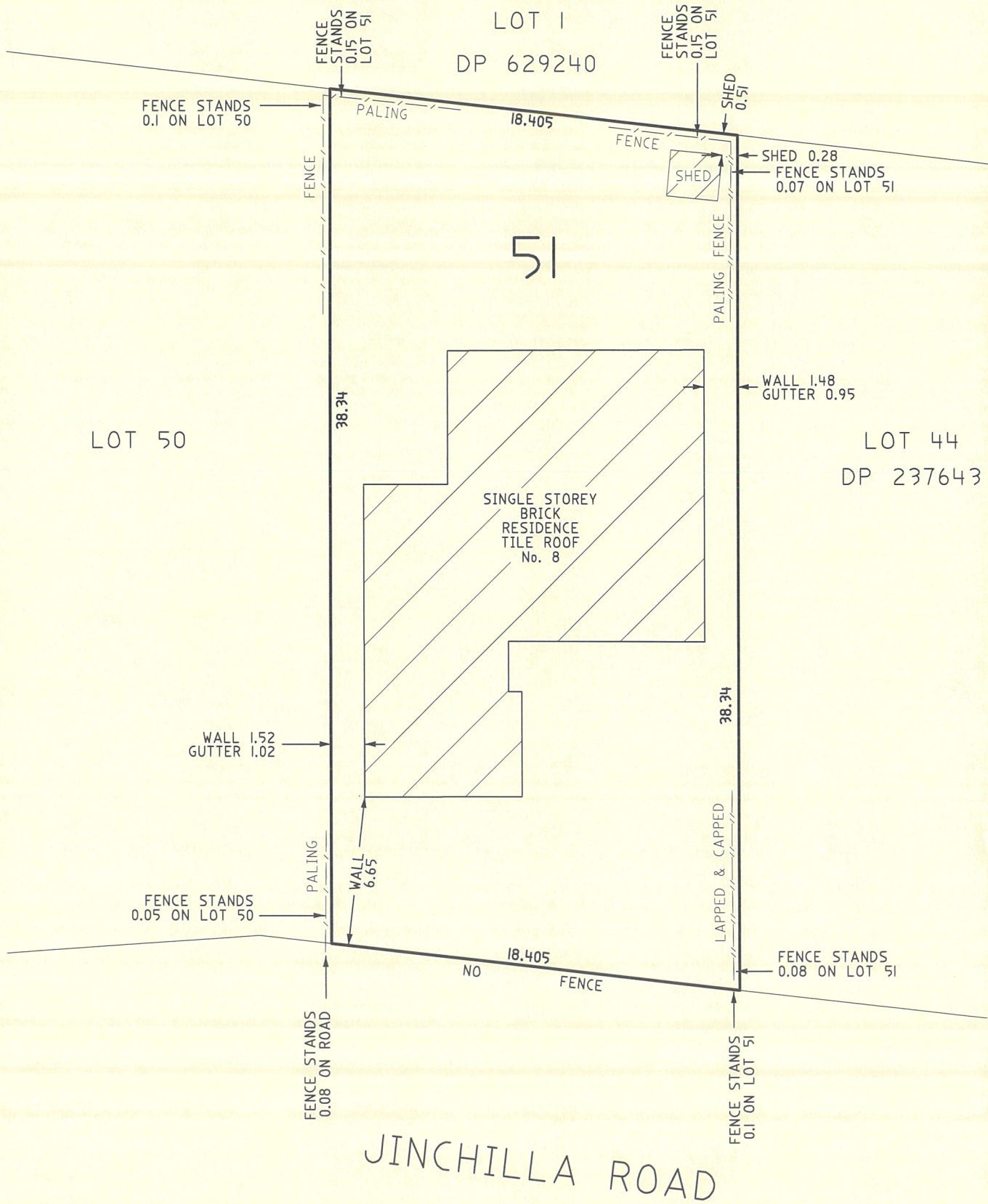
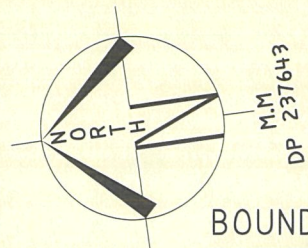
IF FURTHER IMPROVEMENTS ARE PROPOSED THE BOUNDARIES OF THE SUBJECT LAND SHOULD BE MARKED.

SKETCH

CLIENT: CLARENDON HOMES

BOUNDARY IDENTIFICATION REPORT BY FIELD SURVEY

NORTH



ASPECT DEVELOPMENT & SURVEY PTY LTD A.C.N. 078 649 000
 CONSULTING REGISTERED SURVEYORS

OUR REF: 21/1067433/394508
 YOUR REF: 29916918
 LOT 51 DP255874
 SUBURB: TERREY HILLS

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