



C&A SURVEYORS

Mr Ron Rohani,

**RE: DETAIL AND IDENTIFICATION SURVEY PURPOSES ONLY
LOT 1 IN DEPOSITED PLAN 28219 AND LOT 15 IN DEPOSITED
PLAN 212195
No. 633-635 WARRINGAH ROAD, FORESTVILLE**

We have surveyed the land comprised in Certificates of Title Folio Identifiers 1/28219 and 15/212195 being Lot 1 in Deposited Plan 28219 and Lot 15 in Deposited Plan 212195 located at Forestville in the Local Government Area of Northern Beaches Parish of Manly Cove and County of Cumberland.

Upon the abovementioned property stands a double storey brick house with a tile roof and a brick and clad building with a metal roof known as 'Forestville Veterinary Hospital'. Also on site is an in ground pool and two metal sheds. The address of the property is No. 633-635 Warringah Road, Forestville.

Part of a metal shed along the Southern boundary stands over the boundary by up to 0.1 as shown on the attached plan.

The positions of the house, building, pool, sheds and fencing in relation to the boundaries are as shown on the attached plan. Levels across the site have also been determined.

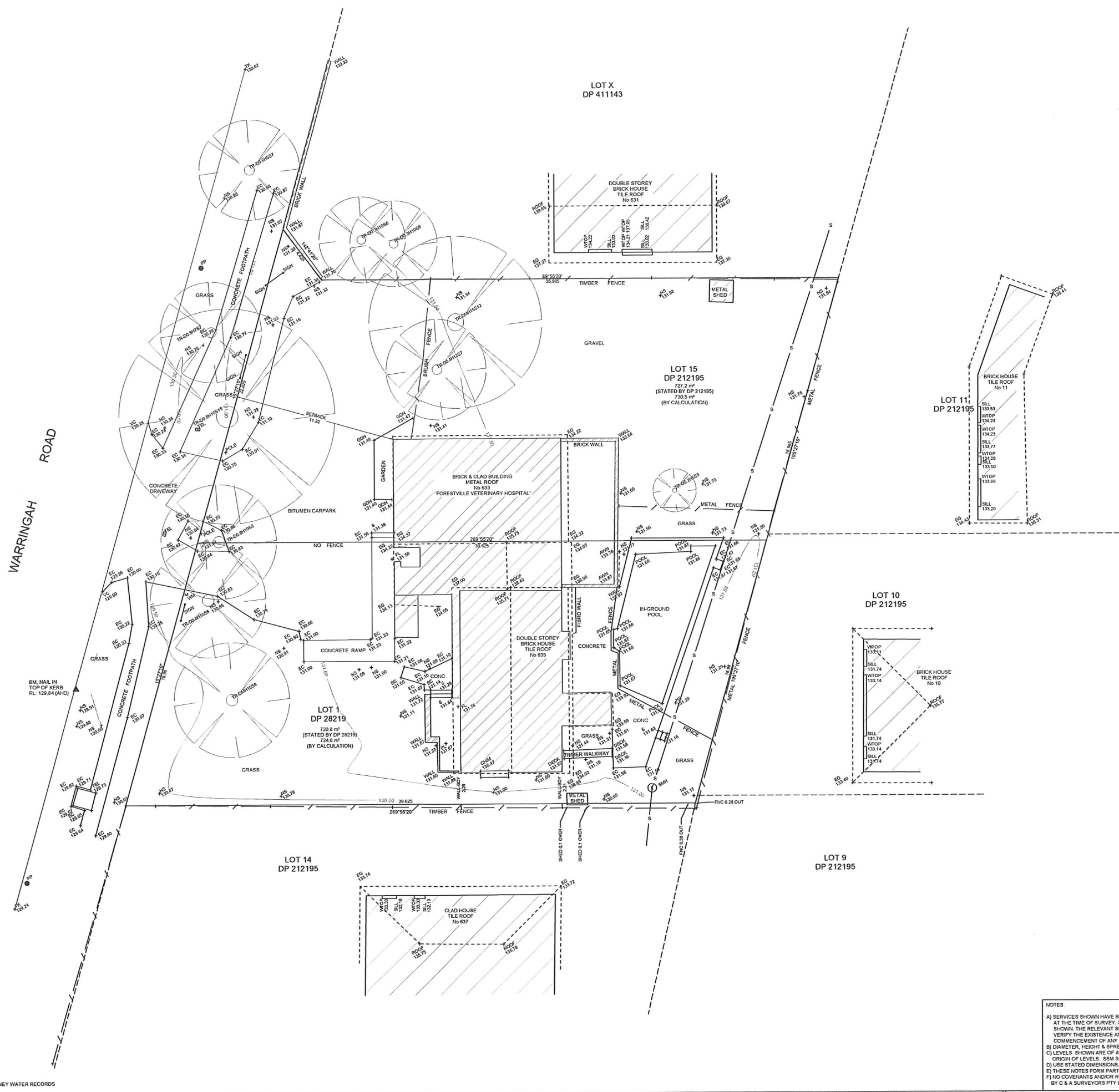
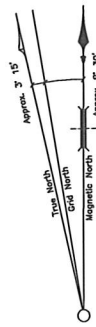
This report should be read in conjunction with the attached plan prepared by us dated 30 January 2020 which forms part of this report.

This survey is based upon Certificate of Title search dated 20/01/2020. If you are aware of any changes to the current Title that may have occurred after this date please inform C & A Surveyors and or supply a later version of the Certificate of Title.

The survey shown on the attached plan is for detail and identification survey purposes only. Should further additions or improvements be proposed upon the subject property after this date the boundaries must be marked on the ground prior to construction.

Chris Hill
Registered Surveyor
Surveyor Id. 95

Ref: 13362-20 DET/ID
Date: 30 January 2020



LEGEND:	
AHD	AUSTRALIAN HEIGHT DATUM
AWH	AWNING
BM	BENCH MARK
CONC	CONCRETE
CS	CONCRETE SURFACE
D/H/S	DIAMETER/HEIGHT/SPREAD
D	DOOR
EC	EDGE OF CONCRETE
EG	EAVE & GUTTER
FL	FLOOR LEVEL
GDN	GARDEN
HYD	HYDRANT
IL	INVERT LEVEL
LH	LAMP HOLE
NS	NATURAL SURFACE
PAV	PAVERS
PP	POWER POLE
RL	REDUCED LEVEL
S	STEPS
SL	SURFACE LEVEL
SILL	WINDOW SILL
SV	STOP WALL
TEL	TELSTRA PIT
TK	TOP OF KERB
TW	TOP OF WALL
VC	VEHICLE CROSSING
W	WINDOW
WM	WATER METER
WTOP	TOP OF WINDOW

— S — DENOTES APPROXIMATE LOCATION OF UNDERGROUND SEWER MAIN LOCATION PROVIDED BY SYDNEY WATER RECORDS

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**DETAIL & IDENTIFICATION SURVEY OF
LOT 1 IN DP 28219 & LOT 15 IN DP 212195, LOCATED
AT
No 633 - 635 WARRINGAH ROAD, FORESTVILLE**

INSTRUCTING PARTY: RON ROHANI

Revision No	Description	Date
01	DRAWN FOR ISSUE	30/01/20
02	ADD ADJOINING INFO	05/02/20

DATUM:	AHD	SURVEYED BY:	D.M
SURVEY DATE:	21/01/20	DRAWN BY:	J.D
DATE DRAWN:	30/01/20	SCALE:	1:100@A0
REFERENCE:	13362-20 DET/ID	SHEET:	1 OF 1

Chris Hill
CHRIS HILL
(REGISTERED SURVEYOR)
SURVEYOR ID No. 95

NOTES:
A) 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.
B) DIAMETER, HEIGHT & SPREAD OF TREES ARE APPROXIMATE ONLY.
C) LEVELS SHOWN ARE OF AUSTRALIAN HEIGHT DATUM AND BY GPS ORIGIN OF LEVELS: BSM 34506, RL 48.558 (AHD), CLASS LC.
D) USE STATED DIMENSIONS, DO NOT SCALE.
E) THESE NOTES FORM PART OF THIS PLAN AND CANNOT BE REMOVED.
F) NO COVENANTS AND/OR RESTRICTIONS HAVE BEEN INVESTIGATED BY C & A SURVEYORS PTY LTD.