



27 February 2023

Fiona Richards
5 Cabarita Road
Avalon Beach 2107

Our Reference – 230028.1

Dear Fiona

As instructed, we have carried out a detail and topographical survey of your property at 5 Cabarita Road Avalon Beach being Lot 3 in DP 226537

The accompanying plan shows the detail and topographical features of your property and its surrounds. The boundaries of the land have been surveyed.

Please note that this report is for your private use for design purposes only. No other person should use this report and no use of the information should be made for any other purpose whatsoever. This report is copyright © 2023.

A set out survey must be carried out prior to the start of any proposed construction.

Please also note that this survey is for identification purposes only and is not registered by NSW Land Registry Services. Subsequent registered surveys in this area may affect the boundary definition. Any differences caused to the boundary definition is beyond the control of Surv3d who cannot accept any responsibility for such differences.

The boundaries shown are based upon the most valuable information at the time of survey and may be subject to change.

Yours faithfully

A handwritten signature in black ink that reads "Daniel Golenia".

Daniel Golenia
NSW registered surveyor SU1123



This is page 1 of a 2 page report with page 2 comprising the accompanying plan.

LEGEND

BENCH MARK	▲
COMMS PIT	□ COMMS
ELECTRICITY POLE	○ EP
GRATED INLET PIT	▣ PIT
KERB INLET PIT	▬ KIP
HYDRANT	⊕ HYD
STREET SIGN	○ SS
LAMP POST	○ LP
SEWER MAN HOLE	○ SMH
GAS VALVE	□ GAS
PRAM CROSSING	▬ PC
VEHICLE CROSSING	▬ VC
ELECTRICITY (O'HEAD)	— E —
WATER METER	⊕ WM
METAL LID	⊕ MLID
STOP VALVE	⊕ SV
ELECTRICITY PIT	□ ELEC

T O R W - TOP OF RETAINING WALL
 B O R W - BOTTOM OF RETAINING WALL

	TREES
	102.37 SPOT LEVEL
	3/2
	3 - 3m SPREAD
	0.2 - 0.2m APPROX. TRUNK DIA.

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THIS PLAN SHOWS TITLE AND BOUNDARY DIMENSIONS ONLY. ADDITIONAL SURVEY WORK IS REQUIRED BEFORE ANY CONSTRUCTION WORK CAN COMMENCE.

CONTOURS SHOWN ARE INDICATIVE ONLY, SPOT LEVELS TAKE PRECEDENCE

ANY TREE DESCRIPTIONS AND DIMENSIONS ARE APPROXIMATE ONLY, AND SYMBOLS SHOWN DIAGRAMMATIC ONLY.

ONLY VISIBLE SERVICES HAVE BEEN LOCATED AT THE SURFACE ANY UNDERGROUND SERVICE WILL REQUIRE FURTHER INVESTIGATION.

BUILDING FEATURES AND LEVELS ARE APPROXIMATE ONLY.

PRIOR TO ANY USE OF THIS PLAN A CURRENT TITLE SEARCH MUST BE OBTAINED TO ASCERTAIN ANY EASEMENT, RESTRICTIONS OR COVENANTS THAT MAY AFFECT THE LAND.

THIS PLAN HAS BEEN CREATED AT THE NOMINATED SCALE AND MAY NOT BE SATISFACTORY FOR OTHER PURPOSES. THE ACCURACY OF ANY ENLARGEMENT OR OTHER REPRODUCTION MAY BE LESS THAN THAT OF THE ORIGINAL.

THESE NOTES MUST BE INCLUDED WHEN PRINTING OR SHARING THIS PLAN.

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UNDERGROUND SERVICES SEARCH SHOULD BE UNDERTAKEN PRIOR TO ANY EXCAVATION TAKING PLACE UPON THE SITE

M G A North
 GDA 2020



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~ AMENDMENTS ~		DATE	~ CHECKED ~ DI	~ DRAWING ~ BP
No.	AMENDMENT			

DATED: 21-02-23
 Hz DATUM: GDA2020
 Vt DATUM: AHD 71
 CONTOUR INTERVAL: 1m

LOT 3 DP226537
5 CABARITA ROAD
AVALON BEACH
 LGA **NORTHERN BEACHES**

~ DRAWING TITLE ~
DETAIL AND LEVEL PLAN
 ~ CLIENT ~
MR & MRS RICHARDS

JOB REFERENCE:
 230028.1
SHEET No. 2 of 2
SCALE: 1:100 @ A0