

Aspect Development and Survey Pty Ltd

CONSULTING REGISTERED SURVEYORS

ABN: 60 078 649 000

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22 March 2021

BETTER BUILT HOMES

21/9-12 Lambridge Place
PENRITH NSW 2751

Our Ref: 21/1055414/325854
Your Ref: Joslin/0582

BOUNDARY IDENTIFICATION SURVEY REPORT

Dear Sirs

Acting in accordance with your instructions, I have surveyed for identification purposes only the land in Certificate of Title Folio Identifier 80/36616, being Lot 80 in Deposited Plan Number 36616, situated with a frontage to Karingal Crescent at Frenchs Forest, in the Local Government Area of Northern Beaches, Parish of Manly Cove, County of Cumberland and report as follows:

1. The subject land is shown on the attached sketch - 21/1055414/325854.
2. The survey undertaken is based on Title details dated 8 October 2020, obtained from New South Wales Land Registry Services.
3. The boundaries of the subject land have been identified and the relationship of the improvements surveyed to the boundaries are as shown on the attached sketch.
4. The property is known as number 78 Karingal Crescent Frenchs Forest.
5. During the course of the survey no investigation has been undertaken to determine the existence of any possible subterranean services, structures or encroachments.
6. If further improvements are proposed the boundaries of the subject land should be marked.

Yours Sincerely

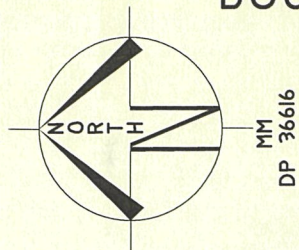


Peter Nedelkovski B.Surv. M.I.S.N.S.W.
Surveyor Registered under the Surveying
and Spatial Information Act, 2002.

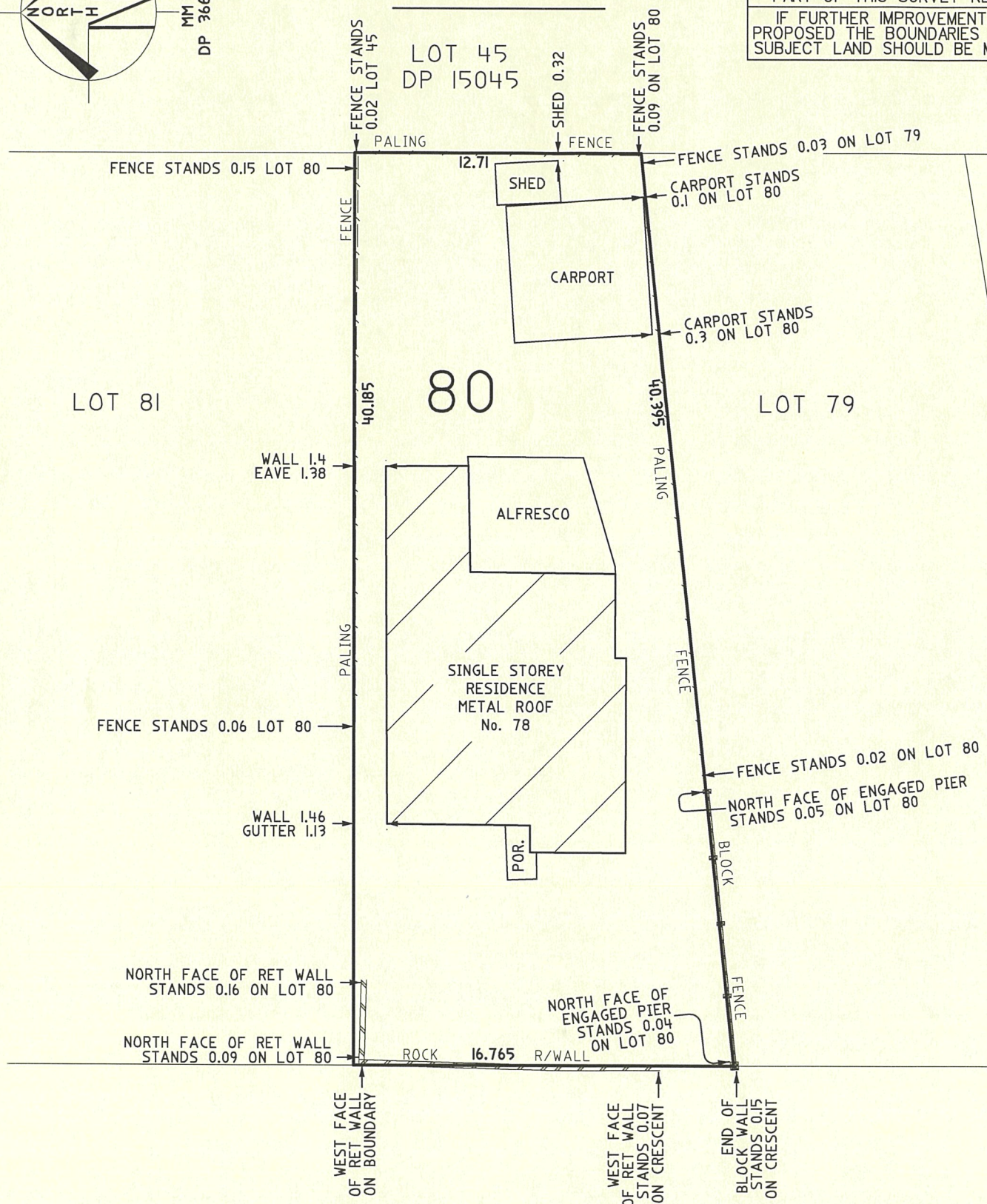
BOUNDARY IDENTIFICATION SURVEY

SKETCH

NORTH



PAGE 2 OF 2.
NOTE: PAGE 1 FORMS AN INTEGRAL
PART OF THIS SURVEY REPORT
IF FURTHER IMPROVEMENTS ARE
PROPOSED THE BOUNDARIES OF THE
SUBJECT LAND SHOULD BE MARKED.



KARINGAL CRESCENT

ASPECT DEVELOPMENT & SURVEY PTY LTD
CONSULTING REGISTERED SURVEYORS

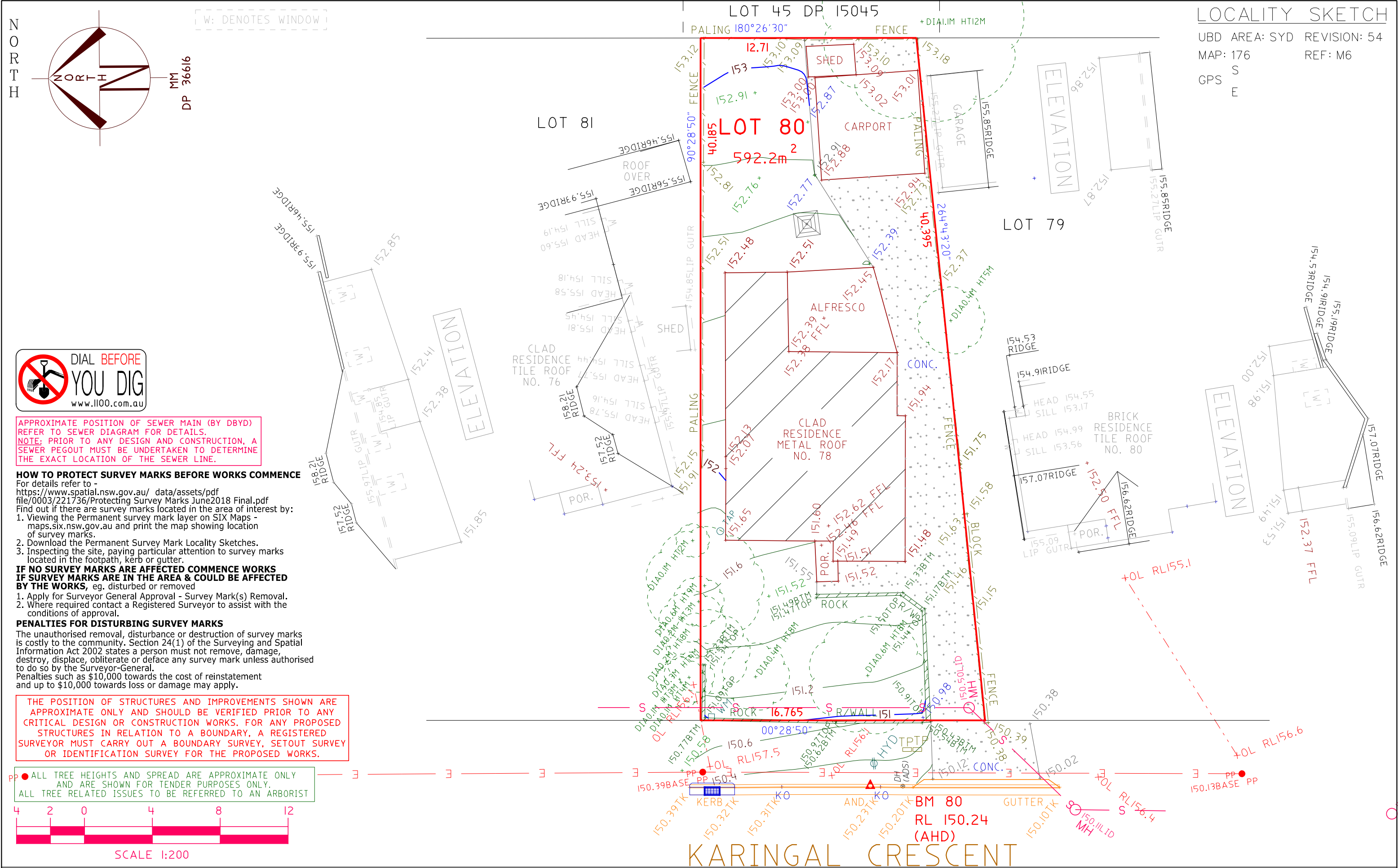
A.C.N. 078 649 000

OUR REF: 21/1055414/325854
YOUR REF: JOSLIN/0582

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SUBURB: FRENCHS FOREST



© COPYRIGHT : COPYRIGHT OF THIS PLAN AND THE ACCOMPANYING CAD FILE(S) WHERE APPLICABLE VESTS WITH ASPECT DEVELOPMENT & SURVEY PTY LTD. THE PLAN AND CAD FILE SHALL ONLY BE USED BY THE ADDRESSED CLIENT FOR THE PURPOSE FOR WHICH THE SURVEY WAS CARRIED OUT.

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.

D) CONTOURS ARE INDICATIVE OF SURFACE TOPOGRAPHY ONLY. SURVEYED SPOT LEVELS ARE THE ONLY VALUES TO BE RELIED ON FOR REDUCED LEVELS ON PARTICULAR FEATURES.

E) THIS SURVEY HAS BEEN CARRIED OUT UNDER CLAUSE 9 OF THE SURVEYING AND SPATIAL INFORMATION REGULATION 2017.

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
W/M	WATER METER	ECT	ELEC & TELE CONDUIT
EL	ELECTRICITY BOX	TC	TELECOM CONDUIT
TP	TELECOMMUNICATIONS PIT	WC	WATER CONDUIT
HYD	WATER HYDRANT	G	GAS CONDUIT
R/W	RECYCLED WATER HYDRANT	GM	GAS METER
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
		DSV	PRESSURE SEWER VALVE PIT
		FP	FLUSHING POINT

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PROJECT		
OUR REFERENCE	21/1055414/312493	
LOT	80	DP 36616
DATUM	AHD	SOURCE SCIMS 08/10/20
ORIGIN OF LEVELS	PM 2754	REDUCED LEVEL 150.271
SURVEYED DS		DATE 09/10/20
DRAWN	KM	DATE 14/10/20
SCALE	1: 200	A3 SHEET

CLIENT: BETTER BUILT HOMES

REF: JOSLIN

REF: 0582

ADDRESS: 78 KARINGAL CRESCENT

SUBURB: FRENCHS FOREST