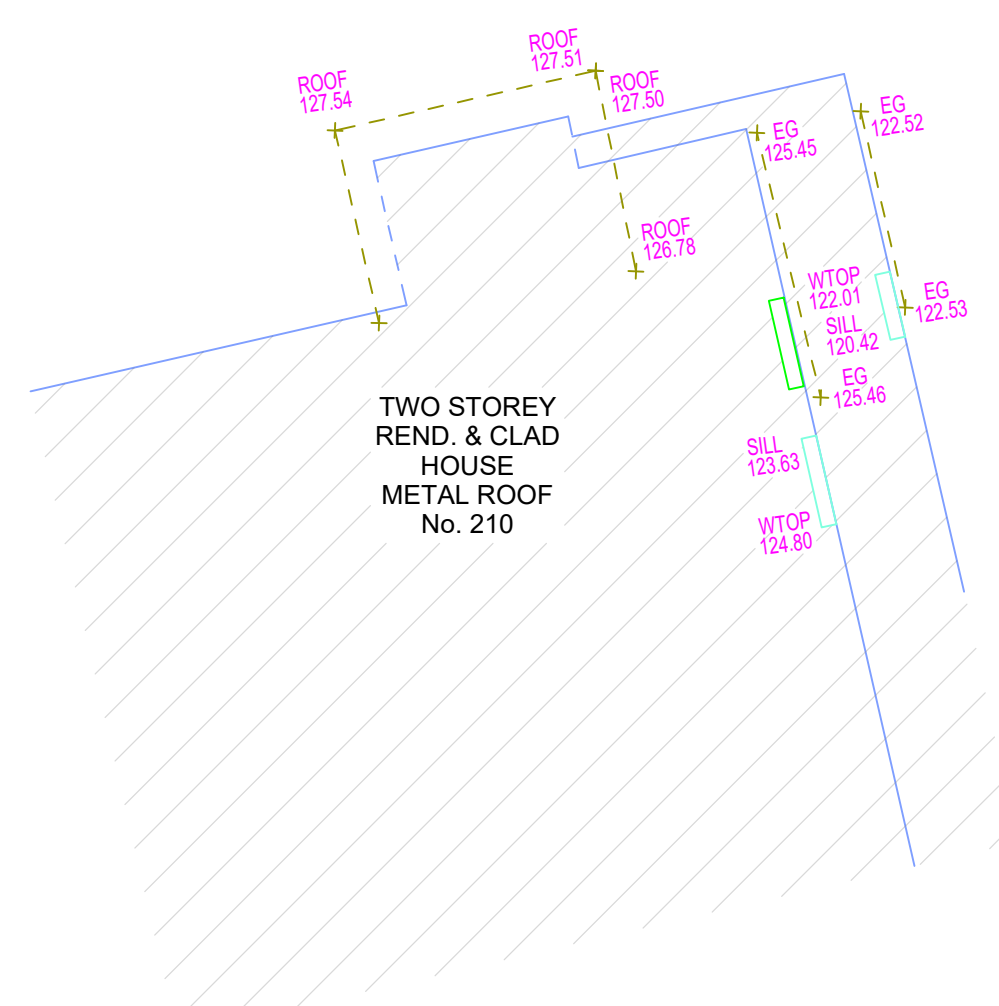


## LEGEND:

AHD	AUSTRALIAN HEIGHT DATUM
AWN	AWNING
BM	BENCH MARK
CONC	CONCRETE
CS	CONCRETE SURFACE
D/H/S	DIAMETER/HEIGHT/SPREAD
EC	EDGE OF CONCRETE
EG	EAVE & GUTTER
EP	ELECTRICAL BOX
EXR	EXPOSED ROCK
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
PR	PLANTER
RL	REDUCED LEVEL
RTK	ROLLING TOP OF KERB
S	STEPS
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
WTOP	TOP OF WINDOW



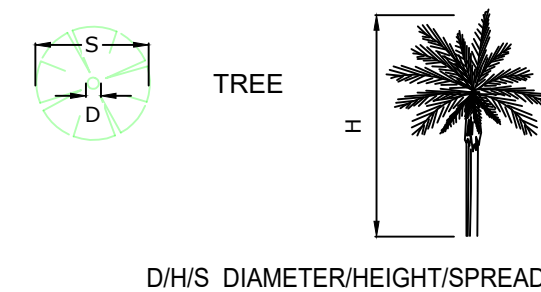
- (C) -EASEMENT FOR WATER SUPPLY PURPOSES 2.5 WIDE (VIDE DP 270902).
- (F) -POSITIVE COVENANT FOR ASSET PROTECTION ZONE 1.5,13.5 WIDE & VARIABLE WIDTH ENTIRE LOTS 1,10 & 11 (VIDE DP 270902).
- (G) -POSITIVE COVENANT HAZARD REDUCTION OVER ENTIRE LOT (VIDE DP 270902).
- (L) -RESTRICTION ON THE USE OF LAND FOR ASSET PROTECTION ZONE 1.5,13.5 WIDE & VARIABLE WIDTH ENTIRE LOTS 1,10 & 11 (VIDE DP 270902).
- (P) -RESTRICTION ON THE USE OF LAND VARIABLE WIDTH (VIDE DP 270902).
- (Q) -RESTRICTION ON THE USE OF LAND ROOF AREA AND RAINWATER TANK OVER ENTIRE LOT (VIDE DP 270902).
- (W) -RESTRICTION ON THE USE OF AS TO PETS OVER ENTIRE LOT (VIDE DP 270902).



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### DETAIL & BOUNDARY IDENTIFICATION SURVEY OF LOT 17 IN DP 270902, LOCATED AT NO. 212, BANTRY BAY ROAD, FRENCHS FOREST.

— S — S —	APPROXIMATE LOCATION OF BURIED SEWER MAIN BY SYDNEY WATER DBYD RECORDS
— W — W —	APPROXIMATE LOCATION OF BURIED WATER MAIN (WM) BY SYDNEY WATER DBYD RECORDS
— E — E —	ELECTRIC LINE
TELSTRA PIT	STOP VALVE
WATER METER	HYDRANT
	POWER POLE



D/H/S DIAMETER/HEIGHT/SPREAD

INSTRUCTING PARTY: ANGEL TULLIPAN @ TULLIPAN HOMES		SURVEYED BYGB/CN	DATUM:	AHD
LGA: NORTHERN BEACHES	AREA BDY DP:	614.3 m²	DRAWN BY:	SU/DR
SURVEY DATE:	29/09/2023	22/03/2024	AREA BY CALC:	614.3 m²
DATE DRAWN:	3/10/2023	25/03/2024	SCALE:	1:100@A1
	CONTOUR INTERVAL:	0.5 m	REF.NO:	30619-23 DET ID
	REV No:	V2	SHEET:	1 OF 1



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

## THE SUBJECT TITLE NOTES : AS AT 28/09/2023

- INTERESTS RECORDED ON REGISTER FOLIO 1/270902
- ATTENTION IS DIRECTED TO THE MANAGEMENT STATEMENT OF THE COMMUNITY SCHEME FILED WITH THE COMMUNITY PLAN
- AJ174473 THE RESERVATION AND EXCEPTION TO THE CROWN OF ALL GOLD, SILVER, COAL, PETROLEUM & URANIUM
- DP270902 EASEMENT FOR ELECTRICITY PURPOSES 1, 1.5 & 5 METRE(S) WIDE AND VARIABLE (B) APPURTENANT TO THE LAND ABOVE DESCRIBED (DOC.1)
- DP270902 POSITIVE COVENANT FOR ASSET PROTECTION ZONE 1.5, 13.5 WIDE & VARIABLE WIDTH (F) AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM (DOC.1)
- DP270902 RESTRICTION(S) ON THE USE OF LAND FOR ASSET PROTECTION ZONE 1.5, 13.5 WIDE & VARIABLE WIDTH (L) AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM (DOC.1)
- DP270902 POSITIVE COVENANT HAZARD REDUCTION (G) (DOC.1)
- DP270902 RIGHT OF ACCESS 5 METRE(S) WIDE (M) APPURTENANT TO THE LAND ABOVE DESCRIBED (DOC.1)
- DP270902 EASEMENT FOR RISING MAIN 1.5 & 2 METRE(S) WIDE AND VARIABLE (N) APPURTENANT TO THE LAND ABOVE DESCRIBED (DOC.1)
- DP270902 RESTRICTION(S) ON THE USE OF LAND VARIABLE WIDTH (P)
- DP270902 RESTRICTION(S) ON THE USE OF LAND ROOF AREA & RAINWATER TANKS (Q) (DOC.1)
- DP270902 RESTRICTION(S) ON THE USE OF LAND AS TO PETS (W) (DOC.1)
- AT385852 MORTGAGE TO AUSTRALIA AND NEW ZEALAND BANKING GROUP

## 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.
- E) ORIGIN OF LEVELS : SSM 185699, RL 121.60 (AHD), CLASS E.
- F) USE STATED DIMENSIONS: DO NOT SCALE.
- G) THESE NOTES FORM PART OF THIS PLAN AND CANNOT BE REMOVED.
- H) NO COVENANTS AND/OR RESTRICTIONS HAVE BEEN INVESTIGATED BY C & A SURVEYORS PTY LTD.

REVISION No	DESCRIPTION	DATE
V1	PLAN ISSUED	3/10/23
V2	DETAIL UPDATED IN TO DETAIL IDENT	25/3/24
V3	.....	.....
V4	.....	.....