

Aspect Development and Survey Pty Ltd

CONSULTING REGISTERED SURVEYORS

ABN: 60 078 649 000

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28 March 2022

EDEN BRAE HOMES PTY LTD

PO Box 7210
BAULKHAM HILLS NSW 2153

Our Ref: 21/1059341/346875
Your Ref: 0026442


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 14/24733, being Lot 14 in Deposited Plan Number 24733, situated with a frontage to Ferguson Street and Keldie Street at Forestville, 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 - 21/1059341/346875.
2. The survey undertaken is based on Title details dated 27 September 2021, 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 46 Ferguson Street and Keldie Street, Forestville.
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



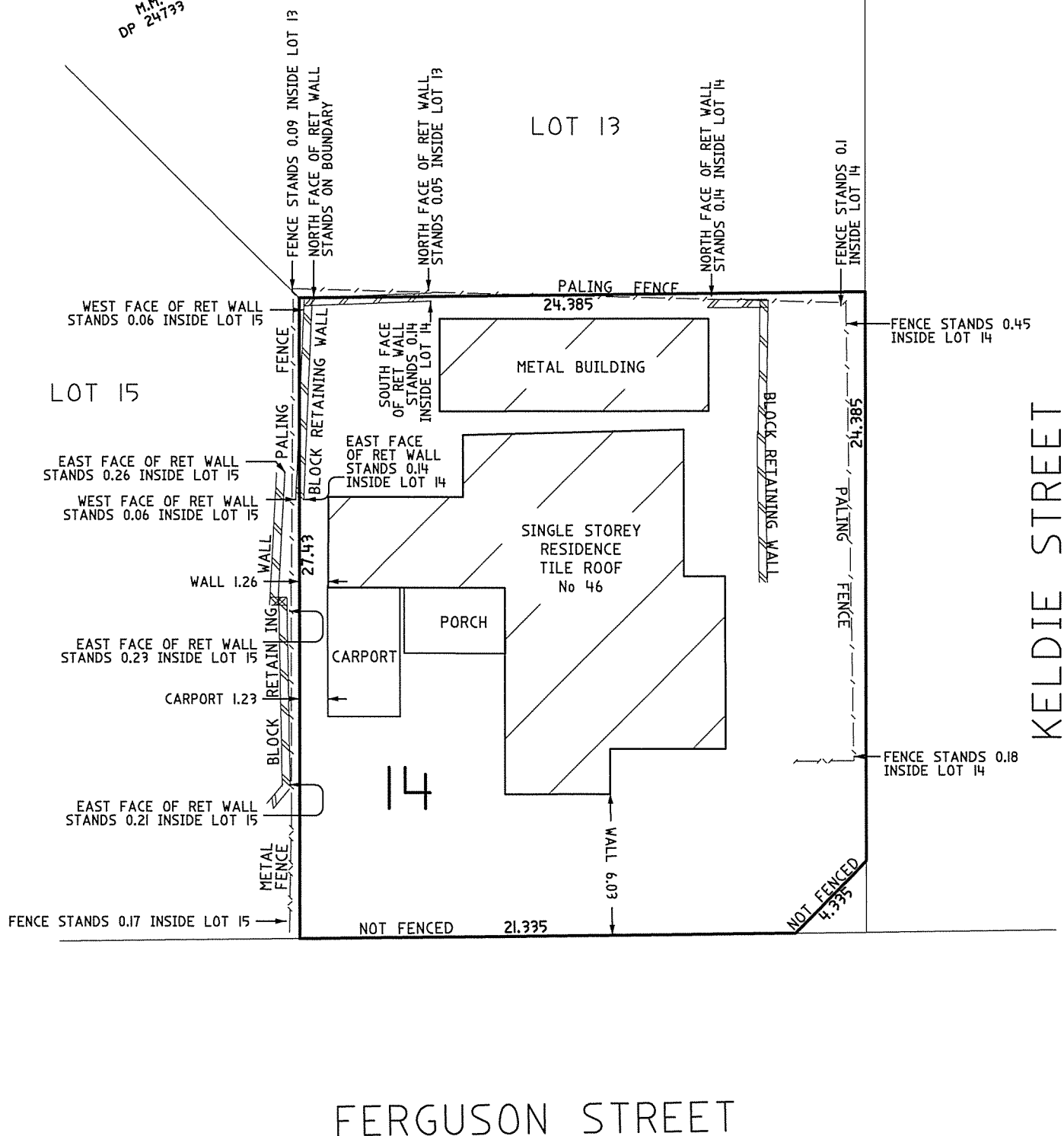
David Burton B.Surv. M.I.S.N.S.W.
Surveyor Registered under the Surveying
and Spatial Information Act, 2002.

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.

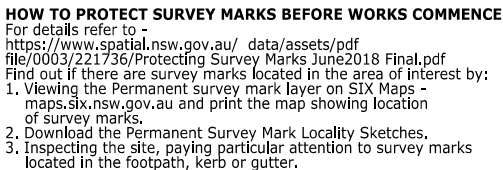
DP M.M.
24733



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KINGSGROVE NSW 1480

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



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.

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.



GPS S
E

A	ADJ HOUSES DETAILS SURVEYED; SCALE CHANGE	29.03.22	RGJ
ISSUE	REVISION	DATE	DRAWN

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 8. THE SURVEYOR HAS NO LIABILITY FOR SUCH VERIFICATION.

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 ^B OVERHEAD ELEC LINE
	SIP	SURFACE INLET PIT	-S- POWER LINE
	SIC	SEWER INSPECTION COVER	OPP POWER POLE
	MH	SEWER MANHOLE	OLP 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	o 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
			DPSVP PRESSURE SEWER VALVE PIT
			FP FLUSHING POINT

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OUR REFERENCE	21/1059341/346874	
LOT 14	DP 24733	SECTION
DATUM A.H.D.	SOURCE SCIMS 27/09/21	
ORIGIN OF LEVELS	PM 8350	REDUCED LEVEL 99.801
SURVEYED DS/SB	DATE 12.01.2022	
DRAWN KM/RGJ	DATE 14.01.2022	
SCALE 1: 300	A3 SHEET	

SUBURB: FORESTVILLE