



IDENTIFICATION SURVEY

Stu Bell

122 Plateau Road, Bilgola Plateau

DATE: 27/10/2020
VERSION: A
PREPARED BY: Nathan Green

NSW

Suite 207, 304-318 Kingsway
Caringbah NSW 2229

PO Box 391
Miranda NSW 1490

Phone I 02 8582 2300
sydneyoffice@cruxsurveying.com.au

ABN 18 604 321 342

QLD

4/47-49 Claude Boyd Parade
Bells Creek QLD 4551

PO Box 804
Buddina QLD 4575

Phone I 07 5492 8360
deangardiner@cruxsurveying.com.au

ABN 80 627 878 639

cruxsurveying.com.au

File No: 122634-SU-ID001

27th October 2020

Stu Bell
122 Plateau Road
Bilgola Plateau NSW 2107

RE: 122 Plateau Road, Bilgola Plateau – Lot 34 DP 12838

Land in the Local Government Area of Northern Beaches having a frontage of 15.24 metres to Plateau Road, Bilgola Plateau being lot 34 of a subdivision as shown on Deposited Plan DP12838 and being the whole of the land comprised in computer folio 34/12838 of the Torrens Title Register dated 01/09/2018.

---oOo---

In accordance with your instructions I have surveyed the above land for identification purposes only and the survey is limited to those parts of the subject buildings and adjoining buildings which were visible and accessible at the time of survey. If any structure is to be erected at or near the boundaries, those boundaries should be marked on the ground. The land is further shown edged red in the accompanying sketch drawing No.122634-SU-ID-001.

On the land stands; a single-storey rendered building with tiled roof known as No. 122 Plateau Road, Bilgola Plateau. An attached timber deck, and a detached rendered garage with tile roof.

The position of the walls of the building relative to the boundaries of the land are as shown on the sketch.

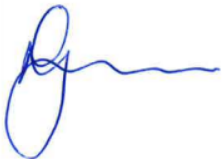
The floor level of the building referred to above is RL 143.9 and the roof ridgeline is RL 148.12 based upon SSM35307 having an RL of 142.881 AHD.

The land was partly enclosed by walls and fences, and the position of such fences and walls in relation to the boundaries is as shown on the sketch.

The Land is affected by; a covenant contained in Dealing No. F397438 the terms of which have not been determined by this survey.

Apart from the fences and walls mentioned above, there are no apparent encroachments on this land and there are none by this property on the adjoining lands and street.

Crux Surveying Australia Pty Ltd
per: Nathan Green



**Surveyor Registered under The Surveying
and Spatial Information Act 2002.**

NSW

Suite 207, 304-318 Kingsway
Caringbah NSW 2229

PO Box 391
Miranda NSW 1490

Phone I 02 8582 2300
sydneyoffice@cruxsurveying.com.au

ABN 18 604 321 342

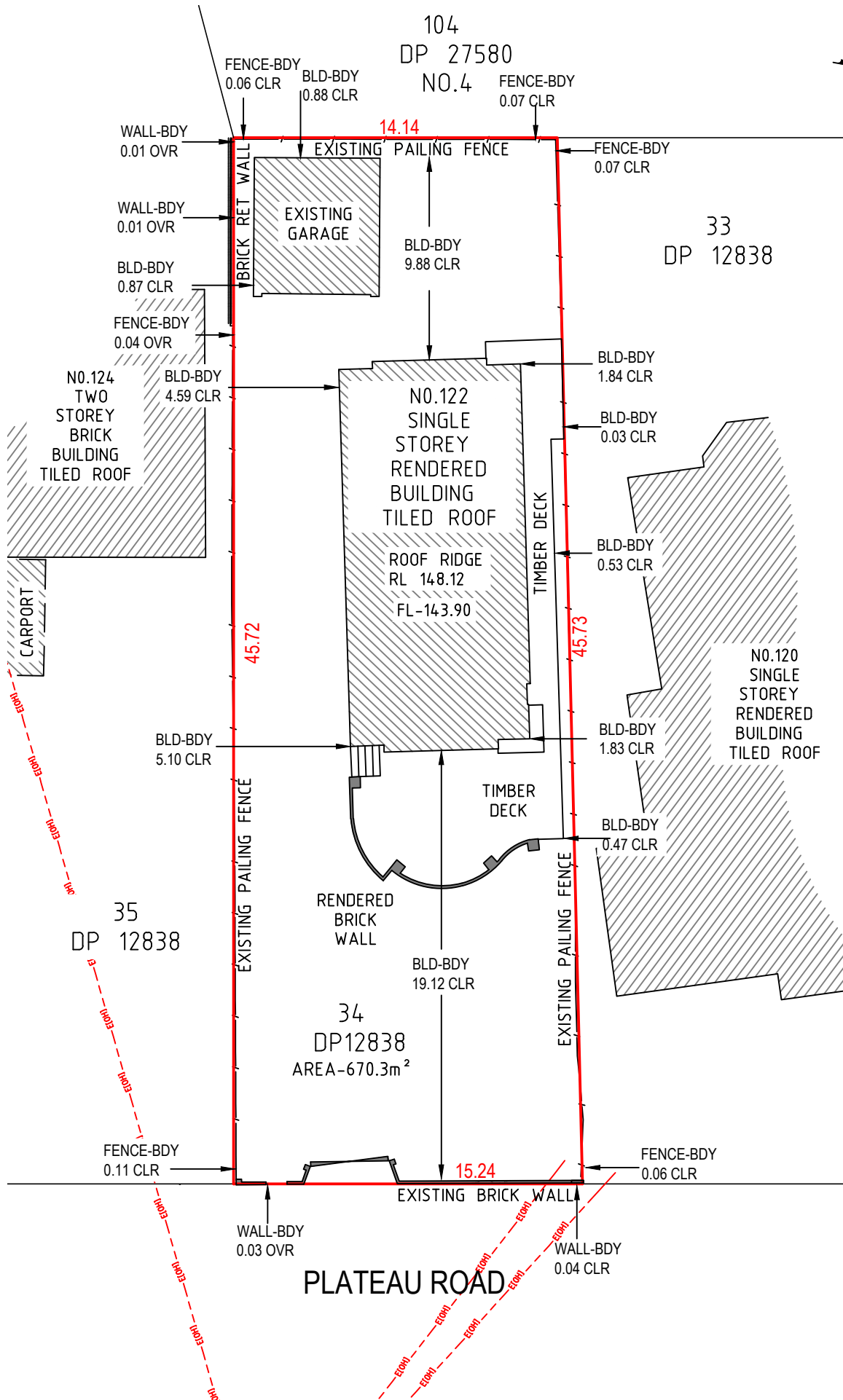
QLD

4/47-49 Claude Boyd Parade
Bells Creek QLD 4551

PO Box 804
Buddina QLD 4575

Phone I 07 5492 8360
deangardiner@cruxsurveying.com.au

ABN 80 627 878 639



ORIGIN OF LEVELS: SSM35307 RL142.881AHD



Project: BELL RESIDENCE			Item / Section: FINAL IDENTIFICATION		
Drawn: CC	Surveyed: SRA	Drawing Title: LOT 34 DP12838 No.122 PLATEAU ROAD, BILGOLA			
Checked: SRA	Approved: SRA				
MIRANDA NORTH SYDNEY BRISBANE			Scale: NTS	Date: 27/10/2020	Cad File: 122634-SU-ID-001 [A].DWG
W www.cruxsurveying.com.au E info@cruxsurveying.com.au			Drawing No: 122634-SU-ID-001		Issue: A
P.O. Box 391, Miranda, NSW, 1490 F (02) 9554 9937					
P (02) 80197132 / 0402089210 / 0404 850 381					