



# C&A SURVEYORS

30 Grose Street, Parramatta, NSW 2150

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[www.candasurveyors.com.au](http://www.candasurveyors.com.au)

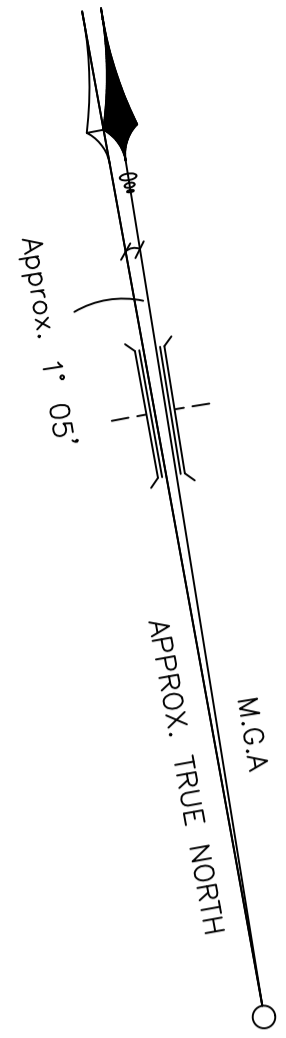
## PROPERTY ADDRESS :

No. 38C, CONSUL ROAD, BROOKVALE.



## CONTENTS :

1. DWG FILES
2. PDF FILES
3. TITLE SEARCH (INCLUDED)
4. DEPOSITED PLAN (INCLUDED)
5. SITE PHOTOS



LOT Y  
DP 405435

LOT X  
DP 405435

LOT 4  
DP 1052523  
541.4m<sup>2</sup>  
(STATED BY DP 1052523)  
541.4m<sup>2</sup>  
(BY CALCULATION)

LOT 3  
DP 1052523

LOT X  
DP 404005

LOT Y  
DP 404005

TWO STOREY  
CLAD & REND.  
HOUSE  
METAL ROOF  
No. 40

CLAD & REND.  
HOUSE  
TILE ROOF  
No. 36

AWNING &  
CONCRETE

SINGLE STOREY  
BRICK HOUSE  
TILE ROOF  
No. 38C

SINGLE STOREY  
BRICK HOUSE  
TILE ROOF  
No. 38B

CLAD  
GRANNY FLAT  
METAL ROOF

THE SUBJECT TITLE NOTES : AS AT 9/10/2023

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- DP877565 POSITIVE COVENANT
- DP877565 RIGHT OF CARRIAGEWAY AND EASEMENT FOR SERVICES 3.5 AND 5 METRES WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- DP877565 EASEMENT TO DRAIN WATER 1.2 METRES WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- DP877565 EASEMENT TO DRAIN WATER 8.5 METRES WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
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- DP1052523 EASEMENT FOR OVERHANGING EAVES AND GUTTER AND FOR MAINTENANCE 1 METRE(S) WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
- DP1052523 EASEMENT TO DRAIN WATER 1 METRE(S) WIDE AND VARIABLE APPURTENANT TO THE LAND ABOVE DESCRIBED
- DP1052523 RIGHT OF CARRIAGEWAY AND EASEMENT FOR SERVICES 1.75 METRE(S) WIDE AND VARIABLE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
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- DP1052523 EASEMENT FOR SERVICES 1, 1.5 METRE(S) WIDE AND VARIABLE APPURTENANT TO THE LAND ABOVE DESCRIBED
- AS582361 MORTGAGE TO HSBC BANK AUSTRALIA LIMITED

- NOTES:
- BOUNDARIES OF THE SITE HAVE BEEN IDENTIFIED BY SURVEY
  - 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.
  - DIAMETER, HEIGHT & SPREAD OF TREES ARE APPROXIMATE ONLY. LEVELS SHOWN ARE OF AUSTRALIAN HEIGHT DATUM.
  - ORIGIN OF LEVELS : PM 8227, RL 32.827 (AHD), CLASS LB.
  - USE STATED DIMENSIONS. DO NOT SCALE.
  - THESE NOTES FORM PART OF THIS PLAN AND CANNOT BE REMOVED.
  - NO COVENANTS AND/OR RESTRICTIONS HAVE BEEN INVESTIGATED BY C & A SURVEYORS PTY LTD.

REVISION No	DESCRIPTION	DATE
V1	PLAN ISSUED	12/10/2023

BRANDAN BOWD  
(REGISTERED SURVEYOR)  
SURVEYOR ID No. 9122  
TO BE READ WITH MY REPORT DATED 26.10.2023

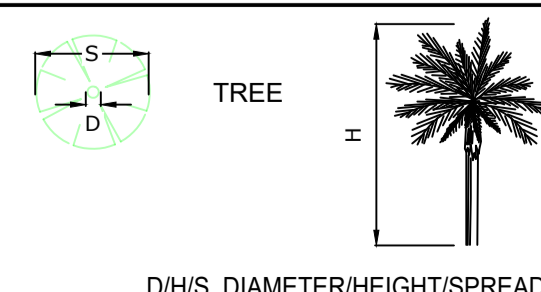
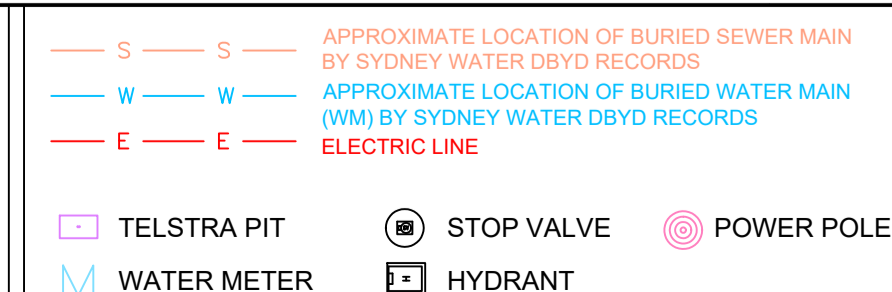
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- LEGEND:
- AHD AUSTRALIAN HEIGHT DATUM
  - AWN AWNING
  - BM BENCH MARK
  - BOW BOTTOM OF WALL
  - BRW BOTTOM OF RETAINING WALL
  - CL CENTRE LINE
  - CONC CONCRETE
  - CS CONCRETE SURFACE
  - D/H/S DIAMETER/HEIGHT/SPREAD
  - EC EDGE OF CONCRETE
  - EG EAVE & GUTTER
  - EP ELECTRICAL BOX
  - 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
  - S STEPS
  - S-B SHED TO BOUNDARY
  - 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

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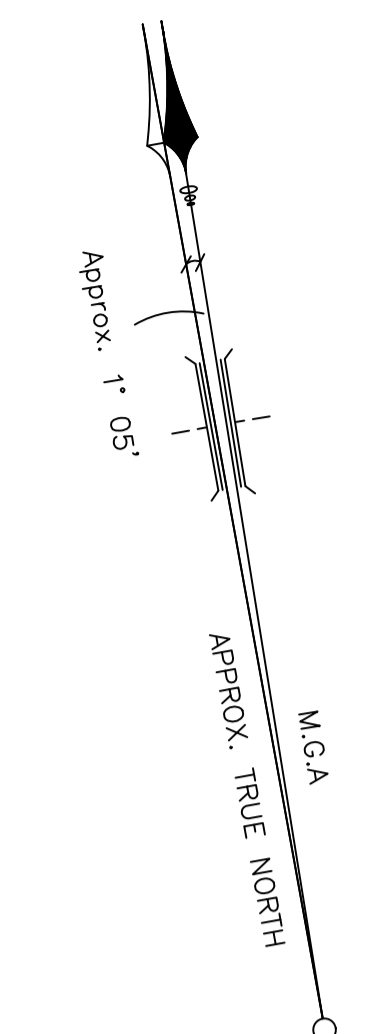
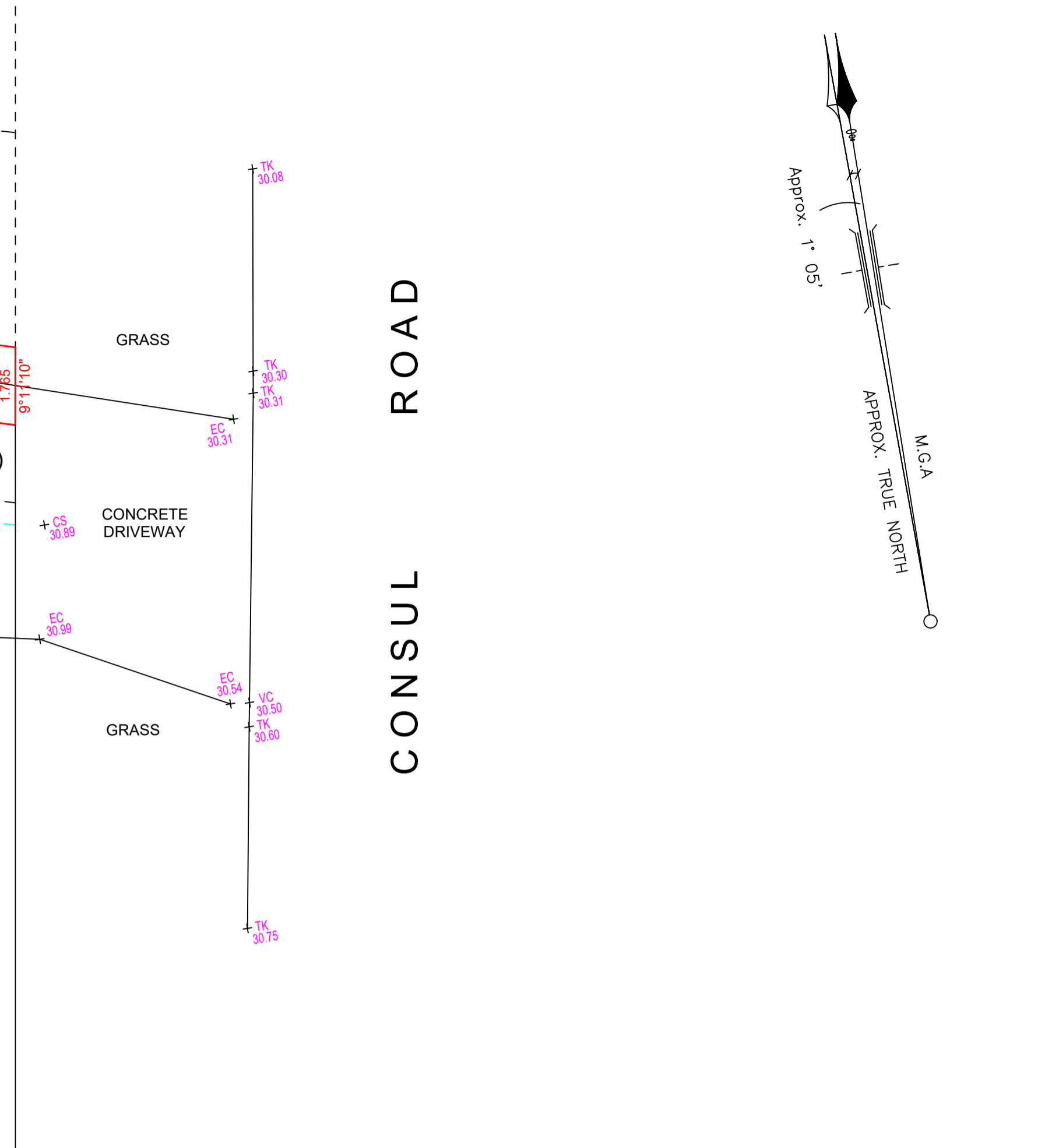
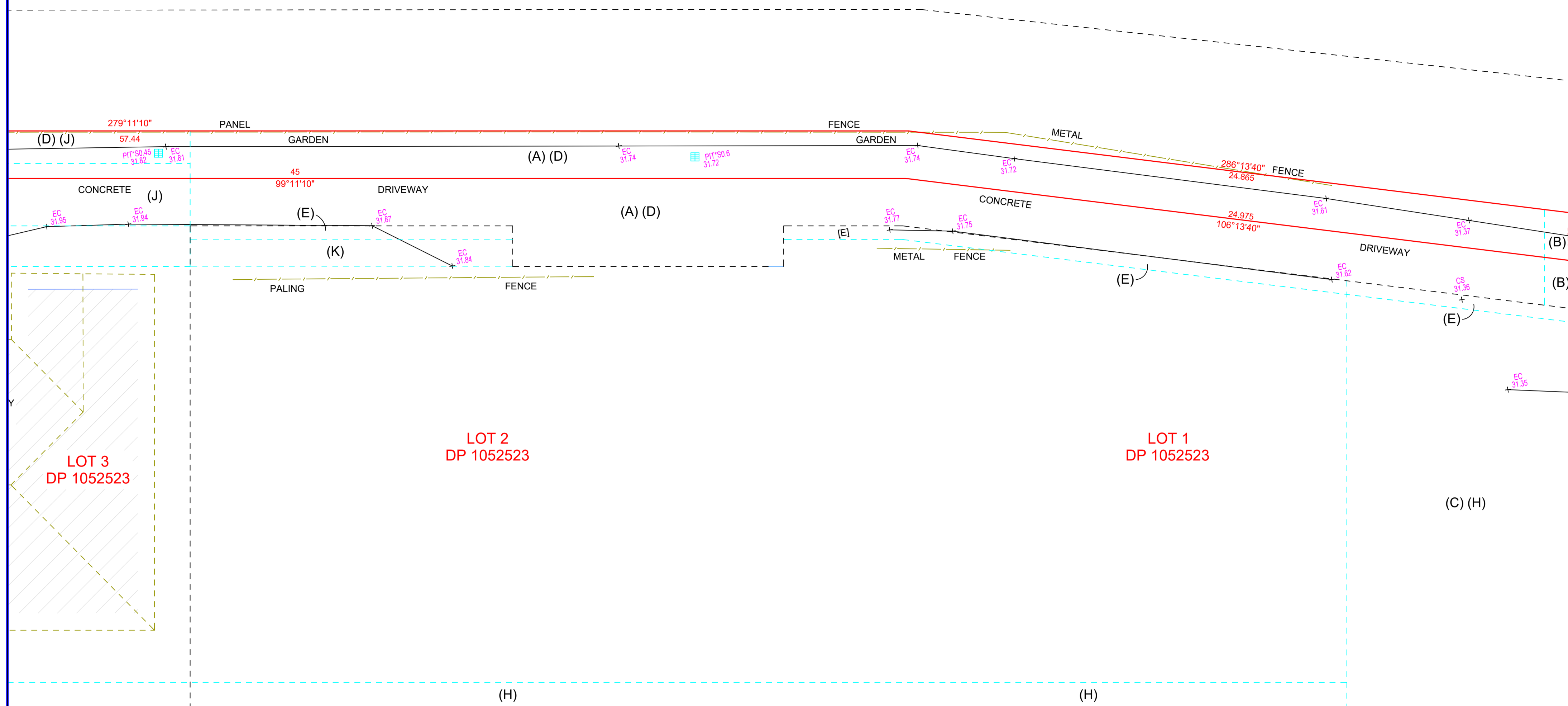
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DETAIL & BOUNDARY IDENTIFICATION  
SURVEY OF  
LOT 4 IN DP 1052523, LOCATED AT  
No. 38C, CONSUL ROAD, BROOKVALE.



INSTRUCTING PARTY:		SURVEYED BY:		DATUM:	
CARLY TRACEY		BW		AHD	
LGA: NORTHERN BEACHES	AREA BY DP: 541.4 m <sup>2</sup>	DRAWN BY: SU	CHECKED BY: KO		
SURVEY DATE: 10/10/2023	AREA BY CALC: 541.4 m <sup>2</sup>	SCALE: 1:100@A1	REF NO: 30632-23 DET/ID		
DATE DRAWN: 12/10/2023	CONTOUR INTERVAL: 0.2 m	REV No: V1	SHEET: 1 OF 2		

A1



CONSUL ROAD



- LEGEND:**
- AHD AUSTRALIAN HEIGHT DATUM
  - AWN AWNING
  - BM BENCH MARK
  - BOW BOTTOM OF WALL
  - BRW BOTTOM OF RETAINING WALL
  - CL CENTRE LINE
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  - RL REDUCED LEVEL
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BRANDAN BOWD  
 (REGISTERED SURVEYOR)  
 SURVEYOR ID No. 9122  
 TO BE READ WITH MY REPORT DATED 26.10.2023

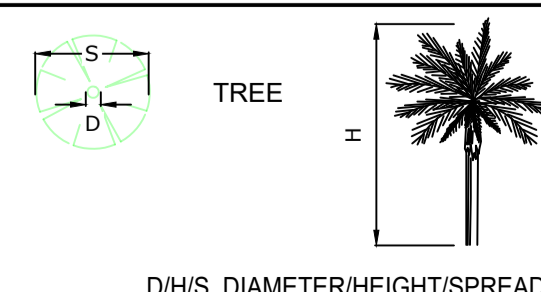
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**DETAIL & BOUNDARY IDENTIFICATION SURVEY OF**  
 LOT 4 IN DP 1052523, LOCATED AT  
 No. 38C, CONSUL ROAD, BROOKVALE.

- 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
- POWER POLE
- WATER METER
- HYDRANT



INSTRUCTING PARTY: CARLY TRACEY		SURVEYED BY: BW		DATUM: AHD	
LGA: NORTHERN BEACHES	AREA BY DP: 541.4 m²	DRAWN BY: SU	CHECKED BY: KO		
SURVEY DATE: 10/10/2023	AREA BY CALC: 541.4 m²	SCALE: 1:100@A1	REF NO: 30632-23 DET/ID		
DATE DRAWN: 12/10/2023	CONTOUR INTERVAL: 0.2 m	REV No: V1	SHEET: 2 OF 2		