



APPROX. TRUE NORTH
M.G.A (DP 1082154)

Approx. 1' 05"

DRIVE

ARANDA

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

THE SUBJECT TITLE NOTES (SEARCH DATE 4/12/2020):

- 1) LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S).
- 2) DP225237 EASEMENT TO DRAIN WATER AFFECTING THE PART(S) SHOWN SO BURIED IN THE TITLE DIAGRAM.
- 3) DP226848 EASEMENT TO DRAIN WATER APPURTENANT TO THE LAND ABOVE DESCRIBED.
- 4) EXCEPTING LAND BELOW A DEPTH FROM THE SURFACE OF 15.24 METRES
- 5) N40851 COVENANT.
- 6) AF837441 MORTGAGE TO AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED.

NOTES:

- A) 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.
- B) DIAMETER, HEIGHT & SPREAD OF TREES ARE APPROXIMATE ONLY.
- C) LEVELS SHOWN ARE OF AUSTRALIAN HEIGHT DATUM.
ORIGIN OF LEVELS : SSM 9121, RL 147.829 (AHD), CLASS LC.
- D) USE STATED DIMENSIONS. DO NOT SCALE.
- E) THESE NOTES FORM PART OF THIS PLAN AND CANNOT BE REMOVED.
- F) NO COVENANTS AND/OR RESTRICTIONS HAVE BEEN INVESTIGATED BY C & A SURVEYORS PTY LTD.

LEGEND:

AHD	AUSTRALIAN HEIGHT DATUM
AWN	AWNING
BM	BENCH MARK
CONC	CONCRETE
CS	CONCRETE SURFACE
D/H/S	DIAMETER/HEIGHT/SPREAD
	DOOR
EC	EDGE OF CONCRETE
EG	EAVE & GUTTER
FL	FLOOR LEVEL
GDN	GARDEN
HYD	HYDRANT
IL	INVERT LEVEL
LH	LAMP HOLE
NS	NATURAL SURFACE
PAV	PAVERS
PP	POWER POLE
RL	REDUCED LEVEL
S	STEPS
SL	SURFACE LEVEL
SILL	WINDOW SILL
SV	STOP VALE
TEL	TELSTRA PIT
TK	TOP OF KERB
TD	TOP OF WALL
VC	VEHICLE CROSSING
W	WINDOW
WM	WATER METER
WTOP	TOP OF WINDOW
W-B	WALL TO BOUNDARY



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DETAIL & BOUNDARY IDENTIFICATION SURVEY
OF LOT 23 IN DP 226810, LOCATED AT
No.17, ARANDA DRIVE, FRENCHS FOREST.

INSTRUCTING PARTY: CHRIS O' CONNOR

Revision No	Description	Date
01	DRAWN FOR ISSUE	9/12/2020

DATUM:	AHD
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SURVEY DATE:	7/12/2020
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DATE DRAWN: 9/12/20250

REFERENCE: 16065-20 DET/ID

SURVEYED BY: HH

DRAWN BY: KO

SCALE: 1:100@A1

SHEET: 1 OF 1

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C&A SURVEYORS

Chris O'Connor,

**RE: DETAIL AND IDENTIFICATION SURVEY
LOT 23 IN DEPOSITED PLAN 226810
No. 17 ARANDA DRIVE, FRENCHS FOREST**

We have surveyed the land comprised in Certificate of Title Folio Identifier 23/226810 being Lot 23 in Deposited Plan 226810 located at Belrose in the Local Government Area of Northern Beaches Parish of Manly Cove and County of Cumberland.

Upon the abovementioned property stands a rendered garage with a metal roof and a clad shed with a metal roof known as No. 17 Aranda Drive, Frenchs Forest.

The positions of the garage, shed and fencing in relation to the boundaries is as shown on the attached sketch. Levels have also been determined over the site.

There is an Easement to Drain Water 1.83 metres wide affecting the parts shown so burdened in the title diagram, created by D.P. 225237 and shown as (A) on the attached sketch.

No Covenant has been investigated for the purposes of this survey. You should convince yourself that the terms of the Covenant do not adversely affect your proposed use of the property.

This report should be read in conjunction with the attached plan prepared by us dated 9 December, 2020 which forms part of this report.

The survey shown on the attached plan is for detail and identification purposes only. Should further additions or improvements be proposed upon the subject property after this date the boundaries must be marked on the ground prior to construction.

Trent James Vella
Registered Surveyor
Surveyor Id. 8959

Ref: 16065-20 DET/ID
Date: 9 December, 2020