

Aspect Development and Survey Pty Ltd

CONSULTING REGISTERED SURVEYORS

ABN: 60 078 649 000

PO Box 161
Kingsgrove NSW 1480
Ph: (02) 9554 8388

DX: 11392
Hurstville
admin@aspectsurvey.com.au

Suite 1, 103 Vanessa St
Kingsgrove NSW 2208
Fax: (02) 9554 8588

23 February 2022

BELL RIVER HOMES

PO Box 7391
BAULKHAM HILLS NSW 2153

Our Ref: 21/1058702/345225
Your Ref: 403705

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 25/26140, being Lot 25 in Deposited Plan Number 26140, situated with a frontage to Claudare Street at Collaroy Plateau, 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 - 21/1058702/345225.
2. The survey undertaken is based on Title details dated 8 July 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 26 Claudare Street Collaroy Plateau.
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

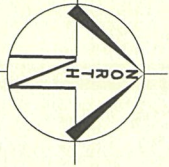


David Burton B.Surv. M.I.S.N.S.W.
Surveyor Registered under the Surveying
and Spatial Information Act, 2002.

BOUNDARY IDENTIFICATION REPORT BY FIELD SURVEY

IRON

DP 26440

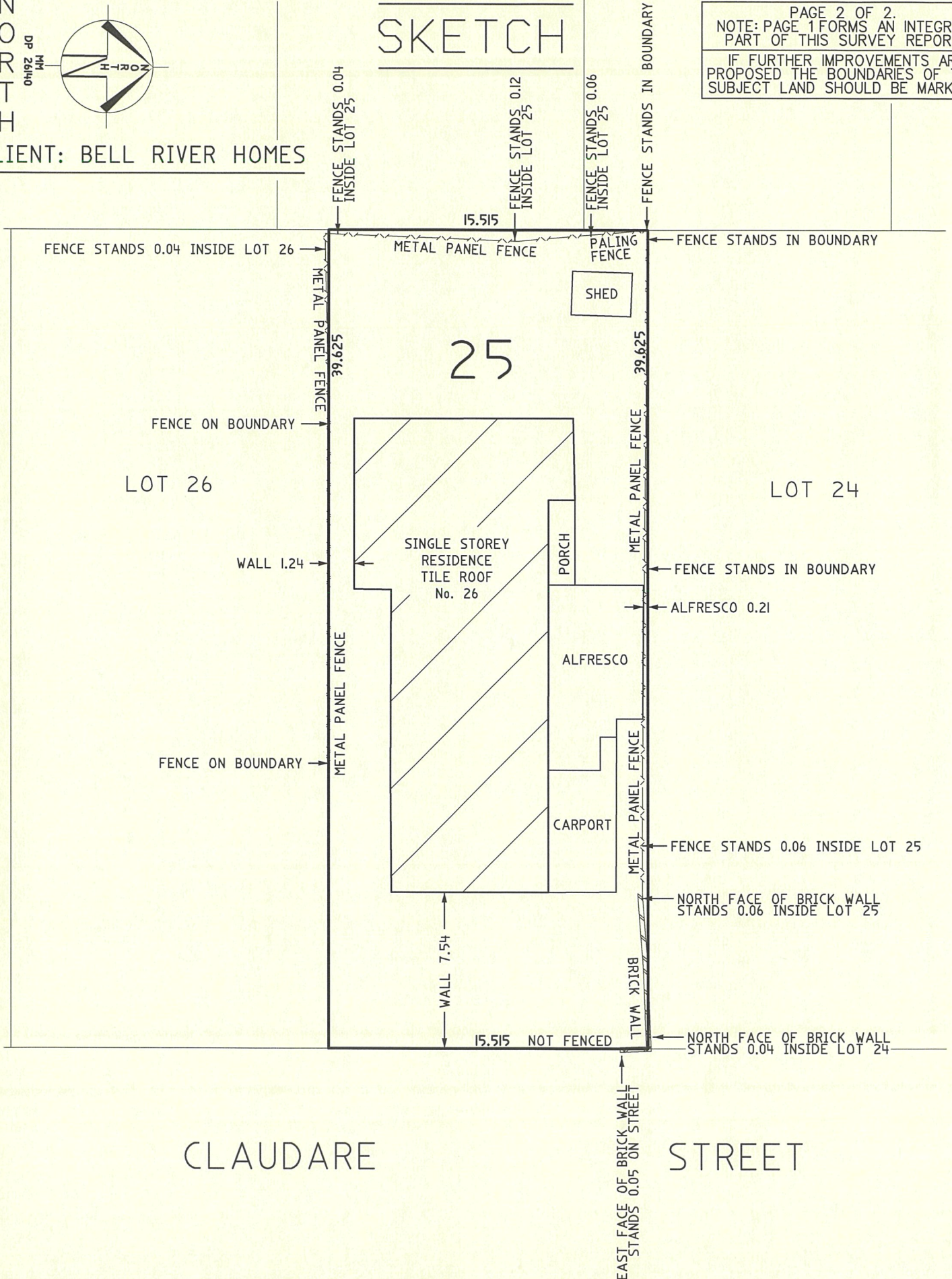


CLIENT: BELL RIVER HOMES

SKETCH

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.



ASPECT DEVELOPMENT & SURVEY PTY LTD
CONSULTING REGISTERED SURVEYORS

A.C.N. 078 649 000

OUR REF: 21/1058702/345225
YOUR REF: 403705

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KINGSGROVE NSW 2208
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FAX (02) 9554 8588

DX 11392
HURSTVILLE
P.O. BOX 161
KINGSGROVE NSW 1480

SUBURB: COLLAROY PLATEAU



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.

HOW TO PROTECT SURVEY MARKS BEFORE WORKS COMMENCE

For details refer to - https://www.spatial.nsw.gov.au/data/assets/pdf/file/0003/221736/Protecting_Survey_Marks_June2018_Final.pdf
Find out if there are survey marks located in the area of interest by:

1. Viewing the Permanent survey mark layer on SIX Maps - maps.six.nsw.gov.au and print the map showing location of survey marks.
2. Download the Permanent Survey Mark Locality Sketches.
3. Inspecting the site, paying particular attention to survey marks located in the footpath, kerb or gutter.

**IF NO SURVEY MARKS ARE AFFECTED COMMENCE WORKS
IF SURVEY MARKS ARE IN THE AREA & COULD BE AFFECTED
BY THE WORKS, eq. disturbed or removed**

1. Apply for Surveyor General Approval - Survey Mark(s) Removal.
2. Where required contact a Registered Surveyor to assist with the conditions of approval.

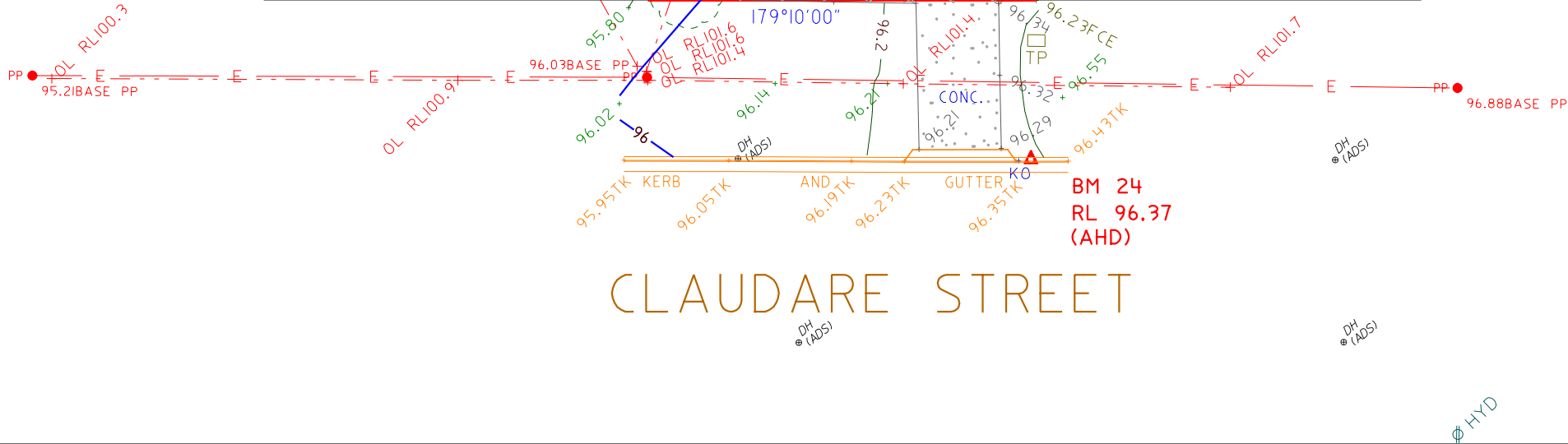
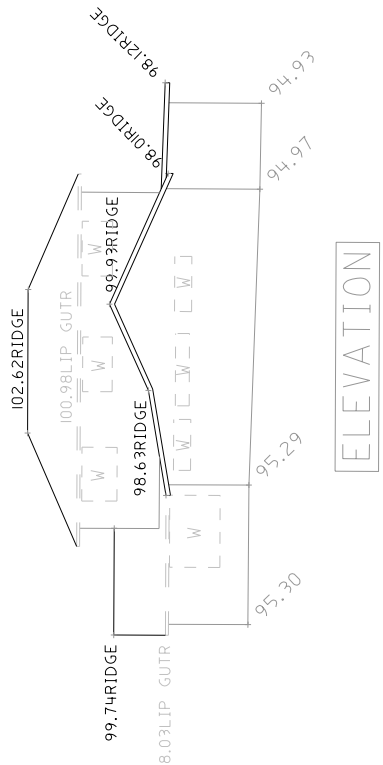
PENALTIES FOR DISTURBING SURVEY MARKS

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.

THE POSITION OF STRUCTURES AND IMPROVEMENTS SHOWN ARE APPROXIMATE ONLY AND SHOULD BE VERIFIED PRIOR TO ANY CRITICAL DESIGN OR CONSTRUCTION WORKS. FOR ANY PROPOSED STRUCTURES IN RELATION TO A BOUNDARY, A REGISTERED SURVEYOR MUST CARRY OUT A BOUNDARY SURVEY, SETOUT SURVEY OR IDENTIFICATION SURVEY FOR THE PROPOSED WORKS.

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



LOT 13

LOT 12

LOT II

LOCALITY SKETCH

UBD AREA: SYD REVISION: 54

MAP: 158 REF: C12

GPS SE

REF: C12

LOT 26

LOT

LOT 24

~~LOT 2~~

MANHOLE NOT
APPARENT

BRICK
RESIDENCE
TILE ROOF
NO. 26

ALFRESCO

CONCRETE SLAB
(RESIDENCE
UNDER CONSTRUCTION)

CLAUDARE STREET

BM 24
RL 96.37
(AHD)

© COPYRIGHT : COPYRIGHT OF THIS PLAN AND THE ACCOMPANYING CAD FILE(S) WHERE APPLICABLE VESTS WITH ASPECT DEVELOPMENT & SURVEY PTY LTD. THE PLAN AND CAD FILE SHALL ONLY BE USED BY THE ADDRESSED CLIENT FOR THE PURPOSE FOR WHICH THE SURVEY WAS CARRIED OUT.

GENERAL NOTES

- 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.
- D) SPOT DATA HAS BEEN USED TO DERIVE CONTOUR ELEVATIONS. CONTOUR 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 WAS CARRIED OUT UNDER CLAUSE 9 OF THE SURVEYING AND SPATIAL INFORMATION REGULATION 2017.

SYMBOLS & ABBREVIATIONS:

	GP	GULLY PIT	-E-	OVERHEAD ELEC LINE	TK	TOP of KERB
	SIP	SURFACE INLET PIT	-S-	SEWER LINE	RTK	ROLL TOP KERB
	SIC	SEWER INSPECTION COVER	oPP	POWER POLE		VC VEHICLE CROSSING
	MH	SEWER MANHOLE	oLP	LIGHT POLE	INV	INVERT
	SMWH	STORMWATER MANHOLE	EC	ELECTRICITY CONDUIT	KO	KERB OUTLET
	W/M	WATER METER	ECT	ELEC & TELE CONDUIT	TTT	TOP TOP OF BANK
	EL	ELECTRICITY BOX	TELEC	TELECOM CONDUIT	BOB	BOTTOM OF BANK
	TP	TELECOMMUNICATIONS PIT	WC	WATER CONDUIT	OPSP	PRESSURE SEWER PUMP PIT
	HYD	WATER HYDRANT	G	GAS CONDUIT	OPSPV	PRESSURE SEWER VALVE PIT
	R/W	RECYCLED WATER HYDRANT	o	GM GAS METER	FP	FLUSHING POINT
	SV	STOP VALVE				

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PROJECT

OUR REFERENCE	21/1058702/333214		
LOT 25	DP 26140	SECTION	
DATUM AHD	SOURCE SCMS 22/11/20		
ORIGIN OF LEVELS	PM 4012	REDUCED LEVEL 95.606	
SURVEYED DM	DATE 15/07/21		
DRAWN KM	DATE 16/07/21		
SCALE 1: 250	A3 SHEET		

CLIENT: BELL RIVER HOMES

REF: SCHAEREN/PARISI

REF: 403705

ADDRESS: 26 CLAUDARE STREET

SUBURB: COLLAROY PLATEAU