

- LEGEND:
- AHD AUSTRALIAN HEIGHT DATUM
  - AWN AWNING
  - A-B AWNING TO BOUNDARY
  - BM BENCH MARK
  - 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
  - UC UNDER SIDE OF EAVES
  - VC VEHICLE CROSSING
  - W-B WALL TO BOUNDARY
  - WM WATER METER
  - WTOP TOP OF WINDOW



DAVID ARMSTRONG  
(REGISTERED SURVEYOR)  
SURVEYOR ID No. 8909

BOUNDARY POSITIONS ARE BASED ON LIMITED SURVEY INFORMATION IN THE AREA.  
A REDEFINITION PLAN IS RECOMMENDED

THE SUBJECT TITLE NOTES : AS AT 14/12/2024

1. RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2. B961136 COVENANT
3. AU624940 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA

NOTES:

- A) BOUNDARIES OF THE SITE HAVE BEEN IDENTIFIED BY SURVEY
- B) 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.
- C) DIAMETER, HEIGHT & SPREAD OF TREES ARE APPROXIMATE ONLY.
- D) LEVELS SHOWN ARE OF AUSTRALIAN HEIGHT DATUM.
- E) ORIGIN OF LEVELS : PM 1138, RL 25.74 (AHD), CLASS LB.
- F) USE STATED DIMENSIONS. DO NOT SCALE.
- G) THESE NOTES FORM PART OF THIS PLAN AND CANNOT BE REMOVED.
- H) NO COVENANTS AND/OR RESTRICTIONS HAVE BEEN INVESTIGATED BY C & A SURVEYORS PTY LTD.

REVISION No	DESCRIPTION	DATE
V1	PLAN ISSUED	23/12/24
V2	.....	.....
V3	.....	.....
V4	.....	.....

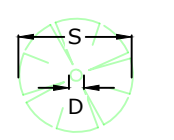
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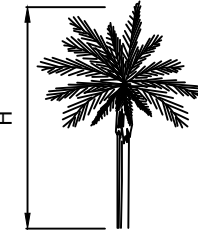
**C&A SURVEYORS**  
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DETAIL & BOUNDARY IDENTIFICATION  
SURVEY OF  
LOT 22 DP 14619, LOCATED AT  
NO.60, BUNGALOE AVENUE, BALGOWLAH.

- 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 — BOUNDARY LINE, DISTANCE & BEARING
- E — E — ELECTRIC LINE
- F — F — FENCE LINE
- TELSTRA PIT
- STOP VALVE
- POWER POLE
- WATER METER
- HYDRANT



TREE



D/H/S DIAMETER/HEIGHT/SPREAD

INSTRUCTING PARTY:		KELLY HUGHES		SURVEYED BY: CN		DATUM: AHD	
LGA: NORTHERN BEACHES		AREA BDY DP: 499.5 m²		DRAWN BY: SS		CHECKED BY: KO	
SURVEY DATE: 19/12/2024		AREA BY CALC: 503.3 m²		SCALE: 1:100@A1		REF.NO: 34145-24 DET ID	
DATE DRAWN: 23/12/2024		CONTOUR INTERVAL: 0.5 m		REV No: V1		SHEET: 1 OF 1	