

# **Aspect Development and Survey Pty Ltd**

## **CONSULTING REGISTERED SURVEYORS**

ABN: 60 078 649 000

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

6 May 2022

### **CLARENDON HOMES (AUST) PTY LTD**

PO BOX 7105  
BAULKHAM HILLS BC NSW 2153

Our Ref: 21/1060374/348768  
Your Ref: 29915572

## **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 14/223810, being Lot 14 in Deposited Plan Number 223810, situated with a frontage to Coora Avenue at Belrose, 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 - 21/1060374/348768.
2. The survey undertaken is based on Title details dated 3 December 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 13 Coora Avenue, Belrose.
5. The subject land is affected by:  
J629724 Covenant  
J911636 Covenant.

With regards to the improvements and subject land, I note that no investigation has been carried out by this office to verify any compliance with the above restriction(s) or covenant(s).

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.

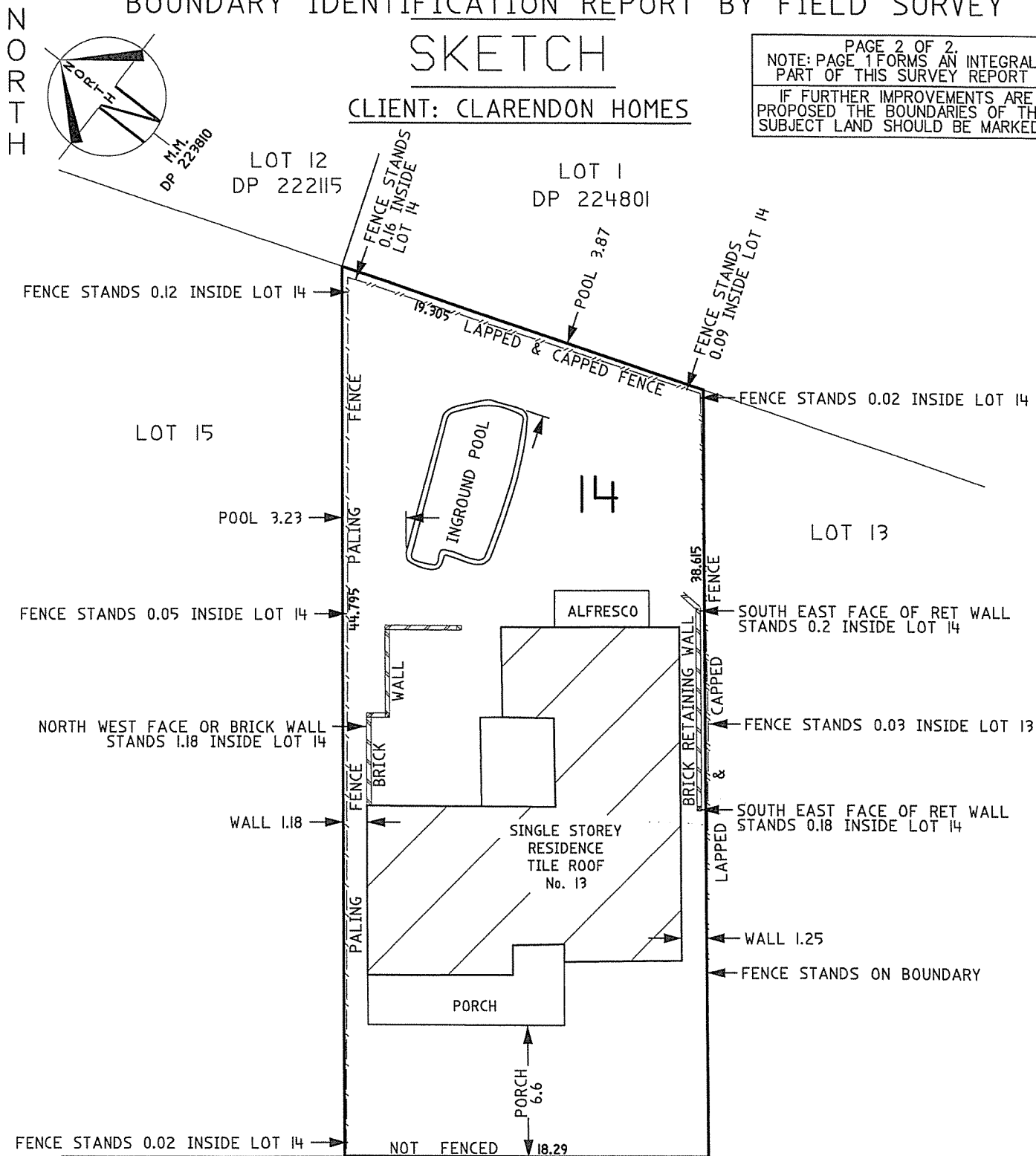
Newcastle Office: Kenrick Street, The Junction  
Ph: (02) 9554 8388 admin@aspectsurvey.com.au Fax: (02) 9554 8588

# BOUNDARY IDENTIFICATION REPORT BY FIELD SURVEY

## SKETCH

CLIENT: CLARENDON HOMES

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.



COORA AVENUE

**ASPECT DEVELOPMENT & SURVEY** PTY LTD A.C.N. 078 649 000  
CONSULTING REGISTERED SURVEYORS

OUR REF: 21/1060374/348768  
YOUR REF: 29915572

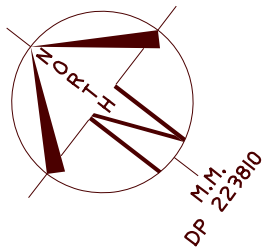
SUBURB: BELROSE

SUITE 1, 103 VANESSA STREET  
KINGSGROVE NSW 2208  
TELE (02) 9554 8388  
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DX 11392  
HURSTVILLE  
P.O. BOX 161  
KINGSGROVE NSW 1480



N  
O  
R  
T  
H



W1 - DENOTES WINDOW LEVEL 1  
W2 - DENOTES WINDOW LEVEL 2



#### 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](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](https://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**, eg. 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.

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.

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

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.

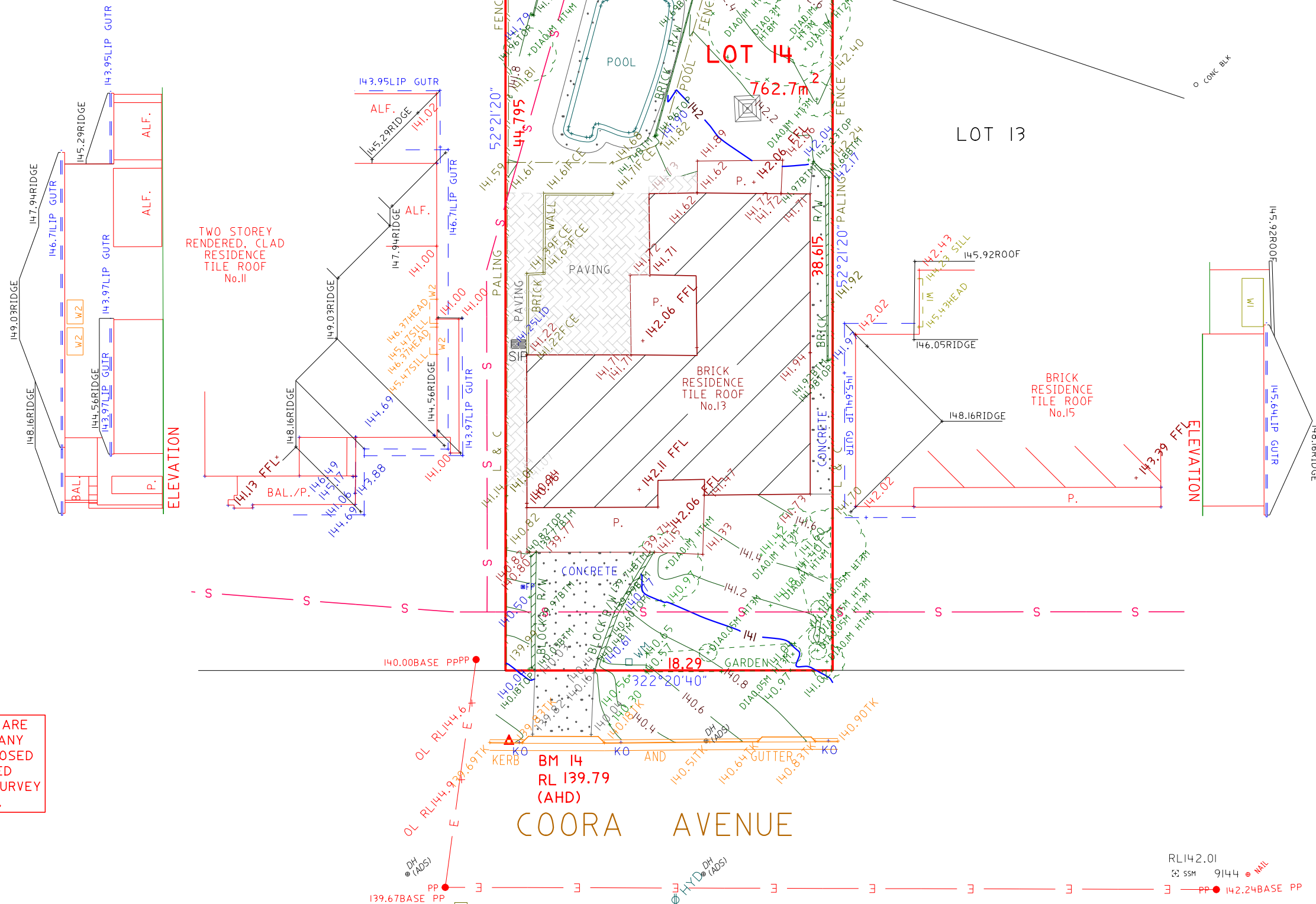


## LOCALITY SKETCH

UBD AREA: SYD REVISION: 54

MAP: 156 REF: D15

S  
GPS  
E



© 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 PRIOR TO DA & THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.
- D) 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 HAS BEEN 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
	SWMH STORMWATER MANHOLE		EC ELECTRICITY CONDUIT		KO KERB OUTLET
	WM WATER METER		ECT ELEC & TELE CONDUIT		TTT TOP OF BANK
	EL ELECTRICITY BOX		TC TELECOM CONDUIT		BOB BOTTOM OF BANK
	TP TELECOMMUNICATIONS PIT		WC WATER CONDUIT		OPSP PRESSURE SEWER PUMP PIT
	HYD WATER HYDRANT		G GAS CONDUIT		QSPV PRESSURE SEWER VALVE PIT
	R/W RECYCLED WATER HYDRANT		GM GAS METER		FP FLUSHING POINT
	SV STOP VALVE				

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#### PROJECT

OUR REFERENCE	21/1060374/341551
LOT 14	DP 223810
DATUM AHD	SECTION
ORIGIN OF LEVELS	SSM 9144
SURVEYED DS	REDUCED LEVEL 142.011
DRAWN NP	DATE 10/01/2022
SCALE 1: 250	DATE 19/01/2022
A3 SHEET	

CLIENT: CLARENDON HOMES Pty. Ltd.

REF: 29915572

REF:

ADDRESS: 13 COORA AVENUE

SUBURB: BELROSE