



C&A SURVEYORS

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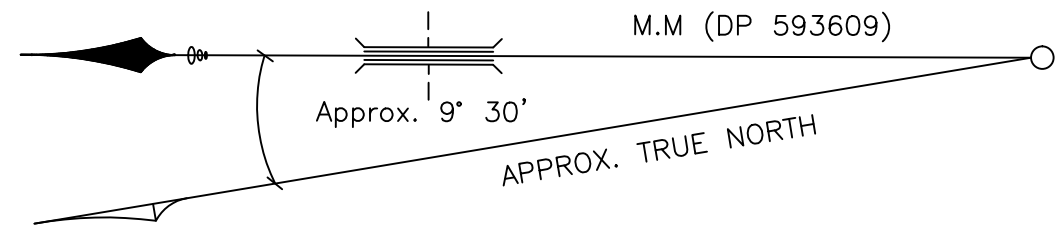
www.candasurveyors.com.au

PROPERTY ADDRESS :

NO.45, OAKS AVENUE, DEE WHY.

CONTENTS :

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



LEGEND:

AHD	AUSTRALIAN HEIGHT DATUM
AWN	AWNING
A-B	AWNING TO BOUNDARY
BB	BOTTOM OF BANK
BL-B	BALCONY TO BOUNDARY
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
D	DOOR
EB	EDGE OF BITUMEN
EC	EDGE OF CONCRETE
EG	EAVE & GUTTER
EP	ELECTRICAL BOX
EXR	EXPOSED ROCK
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
RTK	ROLLING TOP OF KERB
S	STEPS
S-B	SHED TO BOUNDARY
SL	SURFACE LEVEL
SILL	WINDOW SILL
SIP	SEWER INSPECTION POINT
SMH	SEWER MAN HOLE
SV	STOP VALE
TB	TOP OF BANK
TEL	TELSTRA PIT
TK	TOP OF KERB
TOW/TW	TOP OF WALL
TRW	TOP OF RETAINING WALL
UC	UNDER SIDE OF EAVES
VC	VEHICLE CROSSING
W-B	WALL TO BOUNDARY
WM	WATER METER
WTOP	TOP OF WINDOW

AVENUE
OAKS

SP 68605

SP 4189

SP 5858

BM, NAIL IN
TOP OF KERB
RL: 17.04 (AHD)

BM, GIN IN
TOP OF KERB
RL: 16.96 (AHD)

SP 5858

NUMBER	BEARING	DISTANCE
1	89°50'	0.12

(A) - CROSS EASEMENT CENTRE OF 0.24 BRICK PARTY WALL (VIDE DP593609)

THE SUBJECT TITLE NOTES : AS AT 19/12/2023
1/593609
1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 Q657536 CROSS EASEMENTS (S. 181B CONVEYANCING ACT, 1919)
AFFECTING PARTY WALL SHOWN ON THE COMMON BOUNDARY OF
LOTS 1 & 2 IN DP593609
3 AQ243341 MORTGAGE TO WESTPAC BANKING CORPORATION

2/593609
1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 Q657536 CROSS EASEMENTS (S. 181B CONVEYANCING ACT, 1919) AFFECTING
PARTY WALL SHOWN ON THE COMMON BOUNDARY OF LOTS 1 & 2 IN DP593609
3 AR714905 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

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 2838, RL 15.504 (AHD), CLASS LC.
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	22/12/23

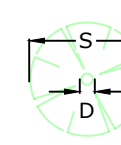

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NOT TO BE USED FOR ANY PURPOSE OTHER THAN FOR
THAT WHICH IT HAS BEEN PREPARED, WITHOUT THE
WRITTEN CONSENT OF C & A SURVEYORS NSW PTY LTD.
THIS PLAN HAS BEEN PREPARED FOR THE SOLE USE OF
THE INSTRUCTING PARTY.

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DETAIL & BOUNDARY IDENTIFICATION
SURVEY OF
LOT 1 & 2 IN DP 593609, LOCATED AT
NO.45 & 45A, OAKS AVENUE, DEE WHY.

— 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

 TREE
 PALM TREE
D/H/S DIAMETER/HEIGHT/SPREAD

INSTRUCTING PARTY:	JOSEPH EL-HAGE	SURVEYED BY:	EH	DATUM:	AHD
LGA: NORTHERN BEACHES	AREA BDY DP: LOT 1 380.3 m² LOT 2 388.2 m²	DRAWN BY:	SS	CHECKED BY:	KO
SURVEY DATE: 20/12/2023	AREA BY CALC: LOT 1 380.4 m² LOT 2 388.3 m²	SCALE: 1:100@A1	REF.NO: 31375-23 DET ID		
DATE DRAWN: 29/12/2023	CONTOUR INTERVAL: 0.2 m	REV No: V1	SHEET: 1 OF 1		