



C&A SURVEYORS

30 Grose Street, Parramatta, NSW 2150
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PROPERTY ADDRESS :

No. 40, WINBOURNE ROAD, BROOKVALE.



CONTENTS :

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

A1

APPROX. TRUE NORTH
M.G.A.

Approx. $1^{\circ} 05'$



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DETAIL & IDENTIFICATION SURVEY OF
LOT 27 SEC. 13 IN DP 1619 LOCATED AT
No. 40, WINBOURNE ROAD, BROOKVALE.

BRICK FACTORY
METAL ROOF
No. 38
"HARDWARE AND GENERAL"










 S S APPROXIMATE LOCATION OF BURIED
 SEWER MAIN BY SYDNEY WATER RECORDS
 W W WATER MAIN (WM)
 E E ELECTRIC LINE
 TELSTRA PIT  STOP VALE  POWER POLE
 WATER METER  HYDRANT

Diagram illustrating the measurement of a tree's diameter (D) and height (H). The tree is shown with a vertical trunk and a canopy. The diameter D is measured at the base of the trunk, and the height H is measured from the ground to the top of the canopy. A small inset shows a cross-section of the trunk with diameter D and spread S.

LOT 1
DP 872134


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

THE SUBJECT TITLE NOTES : AS AT 3/6/2021

- 1) RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2) AJ394659 MORTGAGE TO AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED
3) AP110742 LEASE TO NONNAS GOURMET SAUSAGES AND DELI PTY LTD
EXPIRES: 28/2/2020. OPTION OF RENEWAL: 4 YEARS.

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 : PM 1494, RL 16.222 (AHD), CLASS LB.

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.

INSTRUCTING PARTY: JAMIE MORSE		SURVEYED BY: AA	DATUM: AHD
LGA: NORTHERN BEACHES	AREA BY DP: 1005.0m ²	DRAWN BY: SU	CHECKED BY: JD
SURVEY DATE: 15/6/2021	AREA BY CALC: 1013.9m ²	SCALE: 1:100@A1	REF. NO: 17910-21 DET/ID
DATE DRAWN: 17/6/2021	CONTOUR INTERVAL 0.2 m	REV NO: 01	SHEET: 1 OF 1