



DETAILED IDENTIFICATION SURVEY REPORT

Ref No. 2111023-01

Project: 96 Elimatta Road, Mona Vale

Date: 05/01/2021

PROPERTY DESCRIPTION: Lot 1 in Deposited Plan Number 1238126 having a frontage to Elimatta Road, Mona Vale in the Local Government area of The Northern Beaches being also the whole of the land comprised in Certificate of Title Folio Identifier 1/1238126.

PURPOSE OF SURVEY: A survey for identification purposes.

REPORT: In accordance with your instructions, we have surveyed the above-mentioned land and located, as requested:

1. Position of all existing structures, with floor level & ridge height of main building
2. Position of existing structures on adjoining land within 3 metres of the boundary, including description, street number, floor level, ridge height, and window levels & locations in the walls closest to the side boundaries
3. Levels - spot levels & existing contours related to Australian Height Datum (AHD) with bench mark details & origin of levels shown
4. Trees- exact position, trunk diameter (if greater than 200mm), height, spread, & species (if known) both on the subject site, and on adjoining land within 3 metres of the site boundaries.
5. All visible services within the site & council footway area, including stormwater pits & invert levels, hydrants, sewer manholes, Telstra pits.
6. Concrete paths, vehicle crossings, kerb position with top of kerb levels, and kerb outlets
7. Title boundaries with dimensions
8. Location & type of all existing easements and rights of way including party walls and common walls
9. Current documentary evidence (Section 88B instrument or dealings) relating to any easements or rights of carriageway which are to be relied upon
10. Survey is related to true north vide DP1238126 (Map Grid of Australia)
11. Detailed sketch provided at a reduction ratio of 1:200

The location of these structures is shown in the accompanying sketch.

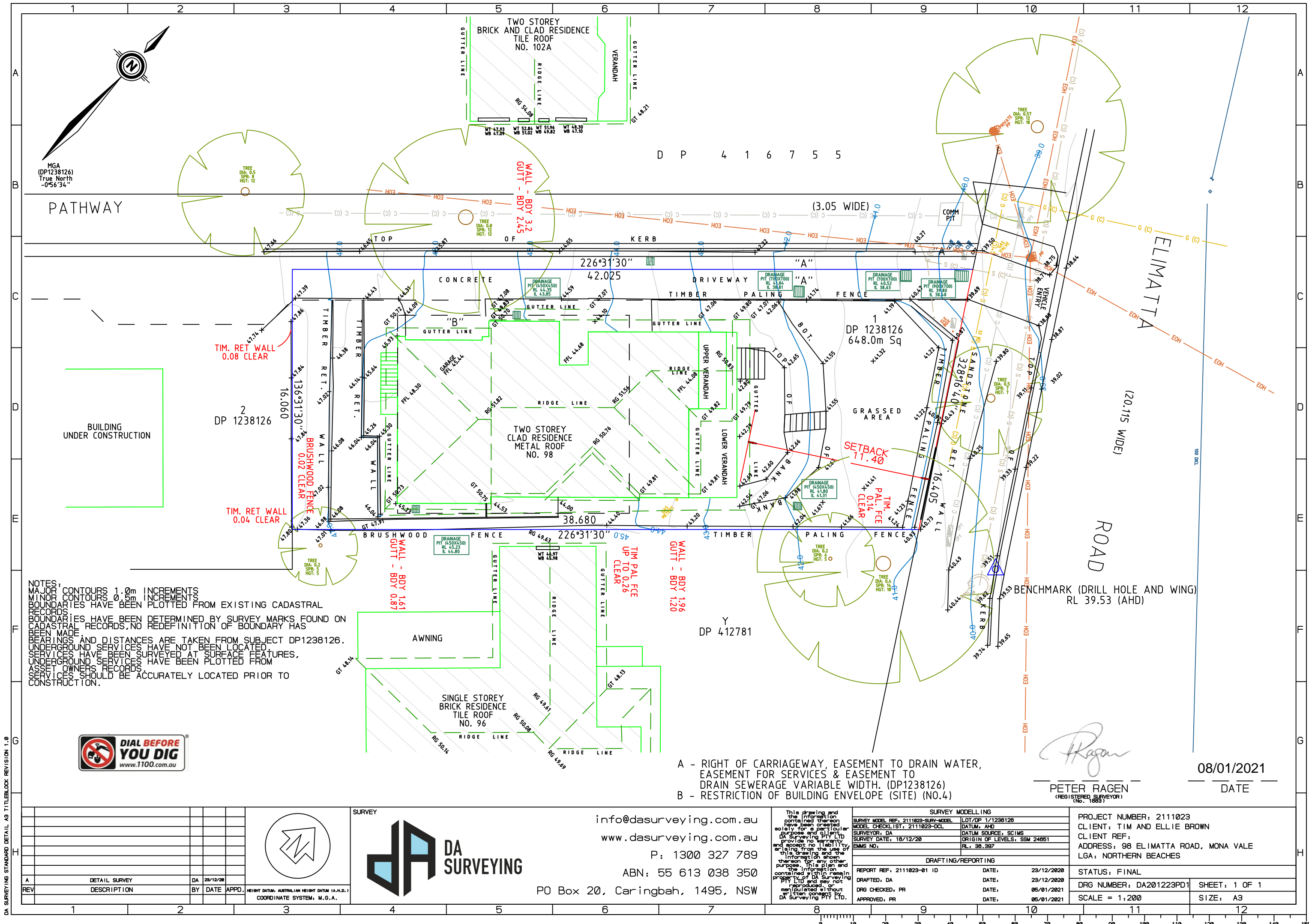
NOTE: This original report is for the exclusive use of the client only, for all reasonable purposes.

Yours faithfully,

DA SURVEYING PTY LTD.

P. R. Ragen

Surveyor Registered under the NSW Surveying & Spatial Information Act 2002 No.83



NOTES:
MAJOR CONTOURS 1.0m INCREMENTS
MINOR CONTOURS 0.5m INCREMENTS
BOUNDARIES HAVE BEEN PLOTTED FROM EXISTING CADASTRAL RECORDS.
BOUNDARIES HAVE BEEN DETERMINED BY SURVEY MARKS FOUND ON CADASTRAL RECORDS. NO REDEFINITION OF BOUNDARY HAS BEEN MADE.
BEARINGS AND DISTANCES ARE TAKEN FROM SUBJECT DP1238126.
UNDERGROUND SERVICES HAVE NOT BEEN LOCATED.
SERVICES HAVE BEEN SURVEYED AT SURFACE FEATURES.
UNDERGROUND SERVICES HAVE BEEN PLOTTED FROM ASSET OWNERS RECORDS.
SERVICES SHOULD BE ACCURATELY LOCATED PRIOR TO CONSTRUCTION.



A - RIGHT OF CARRIAGEWAY, EASEMENT TO DRAIN WATER, EASEMENT FOR SERVICES & EASEMENT TO DRAIN SEWERAGE VARIABLE WIDTH. (DP1238126)
B - RESTRICTION OF BUILDING ENVELOPE (SITE) (NO.4)

Peter Ragen
PETER RAGEN
(REGISTERED SURVEYOR)
(No. 16885)

08/01/2021
DATE

REV	DESCRIPTION	DA	DATE	APPD.
A	DETAIL SURVEY	DA	28/12/20	
REV	DESCRIPTION	BY	DATE	APPD.

HEIGHT DATUM, AUSTRALIAN HEIGHT DATUM (A.H.D.) COORDINATE SYSTEM, M.G.A.



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SURVEY MODELLING	
SURVEY MODEL REF: 2111023-SURV-MODEL	LOT/DP 1/1238126
MODEL CHECKLIST: 2111023-DCL	DATUM: AHD
SURVEYOR: DA	DATUM SOURCE: SCIMS
SURVEY DATE: 18/12/20	ORIGIN OF LEVELS: SSM 24651
BMS NO:	RL: 38.397
DRAFTING/REPORTING	
REPORT REF: 2111023-01 ID	DATE: 23/12/2020
DRAFTED: DA	DATE: 23/12/2020
DRG CHECKED: PR	DATE: 05/01/2021
APPROVED: PR	DATE: 05/01/2021

PROJECT NUMBER: 2111023	STATUS: FINAL
CLIENT: TIM AND ELLIE BROWN	DRG NUMBER: DA201223PD1
CLIENT REF:	SHEET: 1 OF 1
ADDRESS: 98 ELIMATTA ROAD, MONA VALE	SCALE: 1:200
LGA: NORTHERN BEACHES	SIZE: A3