

# Aspect Development and Survey Pty Ltd

## CONSULTING REGISTERED SURVEYORS

ABN: 60 078 649 000

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3 March 2021

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

PO BOX 7105  
BAULKHAM HILLS BC NSW 2153

Our Ref: 21/1053755/323611  
Your Ref: Tomas / Huang/29914757

## **BOUNDARY IDENTIFICATION SURVEY REPORT**

Dear Sirs

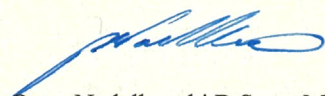
Acting in accordance with your instructions, I have surveyed for identification purposes only the land in Certificate of Title Folio Identifier 14/270907, being Lot 14 in Community Plan Deposited Plan Number 270907, situated with a frontage to Baz Retreat at Warriewood, in the Local Government Area of Northern Beaches, Parish of Narrabeen, County of Cumberland and report as follows:

1. The subject land is shown on the attached sketch - 21/1053755/323611.
2. The survey undertaken is based on Title details dated 15 June 2020, obtained from New South Wales Land Registry Services.
3. The boundaries of the subject land have been identified and the relationship of the improvements surveyed to the boundaries are as shown on the attached sketch.
4. The property bears neither name nor number.
5. The subject land is affected by:
  - An easement for access, maintenance and support 0.9 metres wide created by Deposited Plan Number 1206507
  - Positive covenant created by Deposited Plan Number 1206507
  - Restriction(s) on the use of land created by Deposited Plan Number 270907.

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

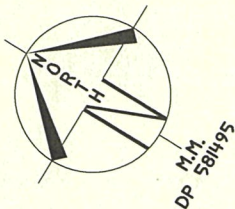


Peter Nedelkovski B.Surv. M.I.S.N.S.W.  
Surveyor Registered under the Surveying  
and Spatial Information Act, 2002.



# BOUNDARY IDENTIFICATION SURVEY

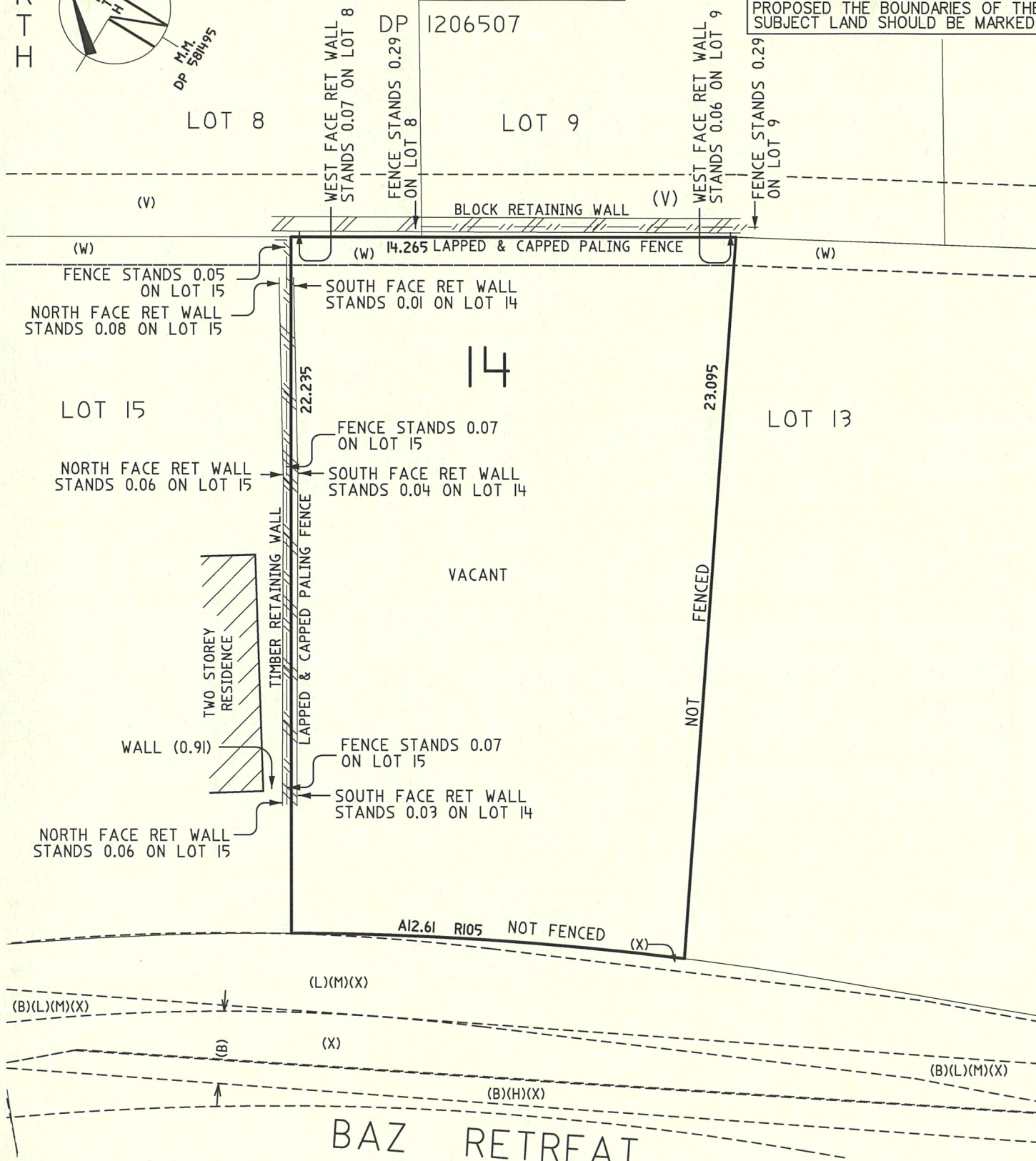
NORTH



## SKETCH

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.



- (B) EASEMENT TO DRAIN WATER 2.5 WIDE (VIDE DPI206507)  
 (H) EASEMENT FOR SEWERAGE PURPOSES 5 WIDE (VIDE 6390790)  
 (L) EASEMENT FOR WATER SUPPLY PURPOSES 2.5 WIDE (VIDE 6390860)  
 (M) EASEMENT FOR ACCESS AND DRAINAGE PURPOSES 2.5 WIDE (VIDE DPI206507)  
 (V) EASEMENT TO DRAIN WATER 2 WIDE (VIDE DP 1206507)  
 (W) EASEMENT FOR ACCESS, MAINTENANCE AND SUPPORT 0.9 WIDE (VIDE DPI206507)  
 (X) RIGHT OF CARRIAGEWAY VARIABLE WIDTH No. 8

**ASPECT DEVELOPMENT & SURVEY PTY LTD**  
 CONSULTING REGISTERED SURVEYORS

A.C.N. 078 649 000

OUR REF: 21/1053755/323611  
 YOUR REF: TOMAS/HUANG  
 29914757  
 SUBURB: WARRIEWOOD

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ATTENTION IS DIRECTED TO THE  
MANAGEMENT STATEMENT AND  
DEVELOPMENT CONTRACT OF THE  
COMMUNITY SCHEME FILED WITH  
THE COMMUNITY PLAN

 DIAL BEFORE  
YOU DIG  
www.1100.com.au

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.

**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**

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.



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.

LOT 15

LOT 14

LOT 13 VACANT

2 STOREY RENDERED AND CLAD RESIDENCE METAL ROOF No. 16

VER.

POR.

WALL

FENCE

PALING

LOG

L&C

DIA 0.05M HTM

CONCRETE

PATH

GUTTER

KARB

AND

TP

WC

BM 14

RL 9.27

S (AHD)

BAZ RETREAT COMMUNITY PROPERTY

UBD AREA: SYD REVISION: 54  
MAP: 138 REF: F9  
GPS S  
E

Identification No. 87

© 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.

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) DISTANCES 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

D) FROM THE DATA COMMENCEMENT OF CONSTRUCTION OR EXCAVATION

E) CONTOURS ARE INDICATED BY SURFACE TOPOGRAPHY

F) SPOT LEVELS ARE THE ONLY VALUES TO BE RELIED ON FOR REDUCED LEVELS ON PARTICULAR FEATURES

G) THIS SURVEY HAS BEEN CARRIED OUT UNDER CLAUSE 9 OF THE SURVEYING AND SPATIAL INFORMATION REGULATION 2017.

SYMBOLS & ABBREVIATIONS:			
	GP	GULLY PIT	-E <sup>+</sup> - OVERHEAD ELEC LINE
	SIP	SURFACE INLET PIT	-S- SEWER LINE
	SIC	SEWER INSPECTION COVER	oPP POWER POLE
	MH	SEWER MANHOLE	oLP LIGHT POLE
	SMWH	STORMWATER MANHOLE	EC ELECTRICITY CONDUIT
	W/M	WATER METER	ECT ELEC & TELE CONDUIT
	EL	ELECTRICITY BOX	TC TELECOM CONDUIT
	TP	TELECOMMUNICATIONS PIT	WC WATER CONDUIT
	HYD	WATER HYDRANT	G GAS CONDUIT
	R/W	RECYCLED WATER HYDRANT	o GM GAS METER
	SV	STOP VALVE	
			TK TOP OF KERB
			RTK ROLL TOP KERB
			VC VEHICLE CROSSING
			INV INVERT
			KO KERB OUTLET
			TOB TOP OF BANK
			BOB BOTTOM OF BANK
			oPSP PRESSURE SEWER PUMP PIT
			oPSP PRESSURE SEWER VALVE PIT
			oFP FLUSHING POINT

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OUR REFERENCE 21/1053755/317584		
LOT 14	DP 270907	SECTION
DATUM A.H.D.	SOURCE SCIMS 16.06.20	
ORIGIN OF LEVELS	SSM 24845	REDUCED LEVEL 12.835
SURVEYED HS/ZK		DATE 27.11.2020
DRAWN RGJ		DATE 30.11.2020
SCALE 1: 200		A3 SHEET

SUBURB: WARRIEWOOD