



ABN 20 603 948 027

SURVEYORS & DEVELOPMENT CONSULTANTS

4/29 Wurrook Circuit, Caringbah 2229

Telephone: 8521 7188

Email Address: davidr@axiomsurveying.com.au

Jill Hunter
21 Wharf Road
BIRCHGROVE NSW 2041

22 February 2018
Our Ref: 2987

Re: 113 Orchard Street, Warriewood

In accordance with instructions received from you, we have carried out a Contour Survey on 113 Orchard Street, situated at Warriewood, in the Local Government Area of Northern Beaches, Parish of Narrabeen, County of Cumberland, being the whole of the land comprised in Certificate of Title Folio Identifier 6/749791 (Dated 7/2/18), and report as follows:

We have attended the property and conducted a contour survey for design purposes and to support a development application to council. The location of the boundaries have been determined. The relationship of improvements to boundaries shown on this plan are diagrammatic only.

The dimensions and the position of the existing structure is shown on the attached sketch.

The information stated/included above is for the use only of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of the contents of this report/sketch.

Encumbrances

Upon examination of the aforementioned Certificate of Title, I find that the property is affected by the following easements and restrictions:

1. RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2. EASEMENT(S) APPURTENANT TO THE LAND ABOVE DESCRIBED CREATED BY:
F599484 -RIGHT OF CARRIAGEWAY
3. EASEMENT(S) AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE
DIAGRAM CREATED BY: DP749791 -RIGHT OF CARRIAGEWAY 2 WIDE
DP749791 -FOR SERVICES 2 WIDE

Also enclosed please find our account in this matter.

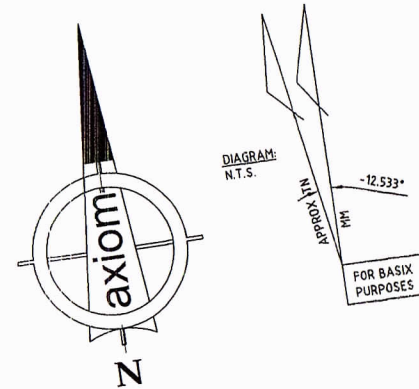
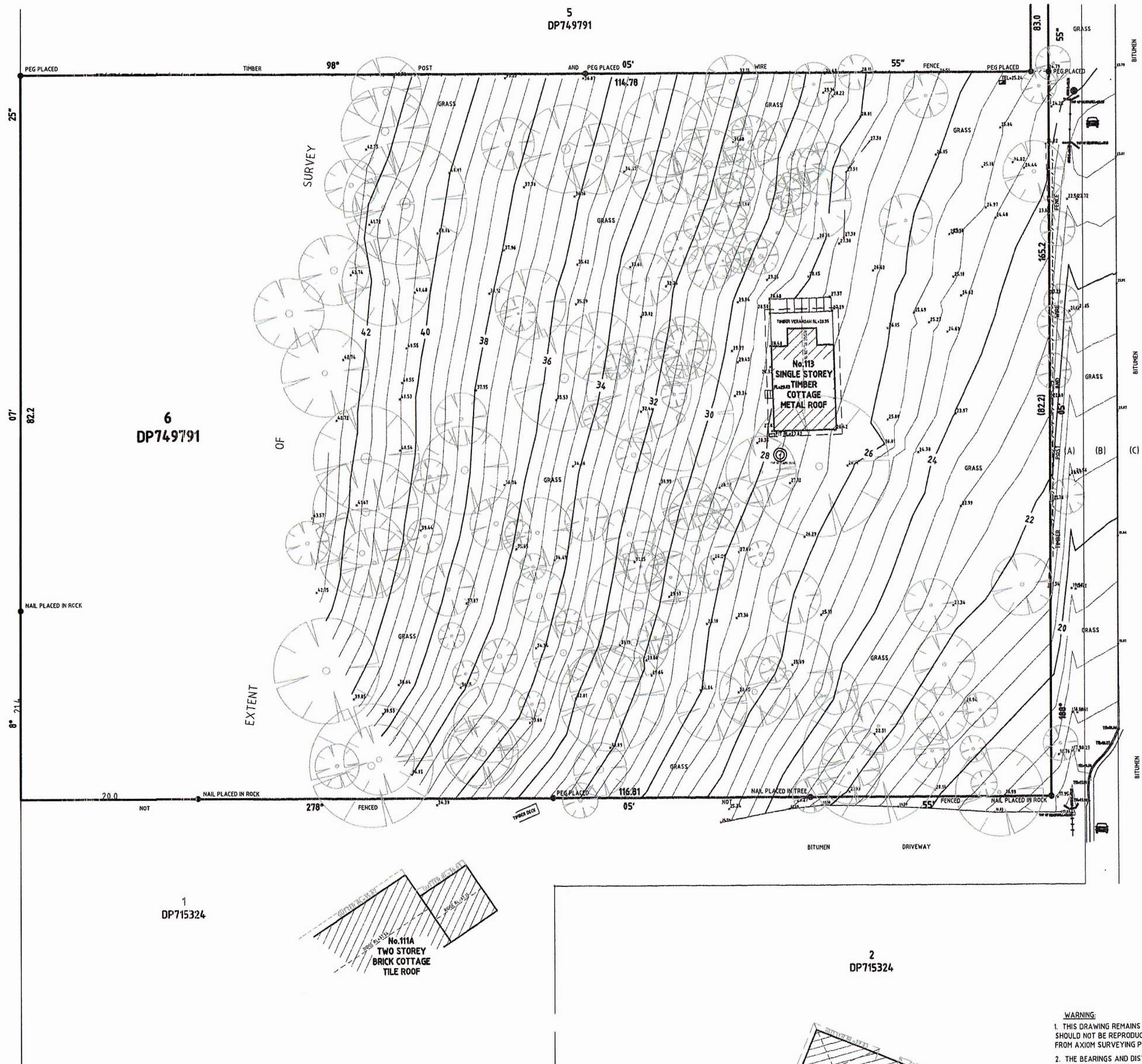
If we can be of any further assistance, please do not hesitate to contact our office.

Yours faithfully,

A handwritten signature in black ink, appearing to read "David Reus", written over a horizontal line.

David Andrew Reus
Registered Surveyor
Identification No.8785

L.G.A. : NORTHERN BEACHES
PARISH : NARRABEEN
COUNTY : CUMBERLAND



AREA LOT 6
VIDE DP 749791: 9766 m²
BY CALC: 9765 m²

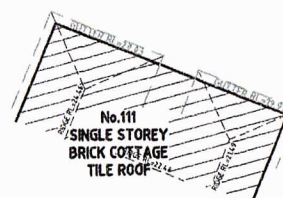
ORIGIN OF LEVELS:
PM 55214 RL=25.74 (AHD) FOUND NEAR THE
END OF ORCHARD STREET AND LOT 702
ACCURACY OF ORIGIN: ± 0.001m

- (A) RIGHT OF CARRIAGEWAY, EASEMENT FOR SERVICES & EASEMENT TO DRAIN WATER 3.805 WIDE & 10' WIDE
(B) RIGHT OF CARRIAGEWAY, EASEMENT FOR SERVICES & EASEMENT TO DRAIN WATER 3.81 WIDE
(C) EXISTING RIGHT OF CARRIAGEWAY 3.81 WIDE VIDE AD794085, EXISTING RIGHT OF CARRIAGEWAY 3.81 WIDE VIDE AD794084 & EASEMENT FOR ACCESS 3.81 WIDE

axiom
ABN 29 603 948 827
c/- PO Box 1169, SUTHERLAND NSW 1699
MOB 0429 333 279
Email: david@axiomsurveying.com.au

PLAN SHOWING DETAIL & LEVELS
OVER LOT 6 IN DP749791
BEING No.113 ORCHARD STREET
WARRIEWOOD, FOR DESIGN
PURPOSES AND TO SUPPORT A
DEVELOPMENT APPLICATION

JOB No. 2987	YOUR REP: JILL HUNTER	Rev.	Amendments	Date
DRAWING No. 2987CO	CLIENT: JILL HUNTER			
SCALE: 1:250 (A1)	SURVEYED K.D.			
DATUM: AHD	DATE: 16.02.2018			
SHEET: 1 OF 1	DRAWN K.D.			
	DATE: 22.02.2018			



WARNING:

- THIS DRAWING REMAINS THE PROPERTY OF AXIOM SURVEYING Pty Ltd and SHOULD NOT BE REPRODUCED IN PART OR IN WHOLE WITHOUT WRITTEN CONSENT FROM AXIOM SURVEYING Pty Ltd
- THE BEARINGS AND DISTANCES OF THE BOUNDARIES SHOWN HAVE BEEN COMPILED FROM THE INFORMATION SUPPLIED BY THE DEPARTMENT OF LANDS AND THEREFORE THE DIMENSIONS, AREA AND LOCATION OF EASEMENTS ARE SUBJECT TO A FINAL SURVEY.
- VISIBLE SERVICES ONLY HAVE BEEN SHOWN WHICH WERE VISIBLE AT THE TIME OF SURVEY. PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION, THE RELEVANT AUTHORITIES SHOULD BE CONTACTED TO LOCATE ANY POTENTIAL UNDERGROUND SERVICES WHICH MAY BE PRESENT.
- THE CONTOUR INTERVAL IS 0.5 m.
- THE RIDGE HEIGHTS, ROOF LINE, WINDOWS AND GUTTER HEIGHTS HAVE BEEN LOCATED BY INDIRECT MEANS AND ARE APPROXIMATE ONLY.
- PRIOR TO ANY CONSTRUCTION WORK AN ACCURATE BOUNDARY SURVEY SHOULD BE CONDUCTED AND MARKS PLACED TO DEFINE THE POSITION OF ANY NEW CONSTRUCTION
- THESE NOTES ARE AN INTEGRAL PART OF THIS PLAN WHICH ARE NOT TO BE REMOVED

LEGEND	
● POWER POLE	☐ WATER MAIN
■ ELECTRICAL PILLAR	☐ TELSTRA PIT
⊙ POWER LIGHT POLE	⊙ SEWER LAMPHOLE
⊙ LIGHT POLE	⊙ STORMWATER GRATE
⊙ HYDRANT	⊙ SURFACE INLET PIT
⊙ WATER METER	⊙ LINTEL-KERB INLET PIT WITH GRATE
⊙ STOP VALVE	⊙ CLOTHES LINE
⊙ GAS METER	⊙ TREE: Ø DIAMETER S SPREAD
⊙ GAS DIRECTION MARKER	
⊙ SEWER MANHOLE	
⊙ STREET SIGN	
⊙ PRAM CROSSING	
⊙ VEHICLE CROSSING	
— E —	— OVERHEAD ELECTRICITY LINE
— T —	— OVERHEAD TELECOM LINE
— S —	— SEWER LINE