

LEGEND

|  |  |      |                    |
|--|--|------|--------------------|
|  | Building                                 | BALC | Balcony Height     |
|  | Walls                                    | BOL  | Bollard            |
|  | Kerb Bottom                              | BH   | Beam Height        |
|  | Concrete/ Bitumen edge                   | BS   | Bus Stop           |
|  | Kerb top                                 | BW   | Bottom of Window   |
|  | Overhead Powerline                       | CH   | Ceiling Height     |
|  | Manholes                                 | CI   | Window Sill Height |
|  | Bench Mark                               | CHIM | Chimney Height     |
|  | Sapling                                  | ER   | Earth Rod          |
|  | Hedge                                    | FH   | Fire Hydrant       |
|  | Tree, 12/0.5/10<br>(Spread/Trunk/Height) | FL   | Floor Level        |
|  | Fence                                    | GU   | Gully              |
|  | Area Of Undergrowth                      | GFL  | Ground Floor Level |
|  | Gate                                     | GM   | Gas Meter          |
|  | Inspection chamber                       | GV   | Gas Valve          |
|  | Cover level                              | Hd   | Window Head Height |
|  | Invert level                             | HT   | Height             |
|  | Pipe Invert (diameter)                   | IC   | Inspection Cover   |
|  | Gully                                    | LGFL | Lower Floor Level  |
|  | Manhole                                  | MH   | Manhole            |
|  | Door                                     | PARA | Parapet Height     |
|  | Window                                   | PP   | Power Pole         |
|  |  | RET. | Retaining          |
|  |  | SFL  | Second Floor Level |
|  |  | SIL  | Sill Height        |
|  |  | ST   | Stop Tap           |
|  |  | SP   | Sign Post          |
|  |  | SV   | Stop Valve         |
|  |  | SVP  | Sewer Vent Pipe    |
|  |  | TD   | Top of Door        |
|  |  | TDW  | Top of Door/Window |
|  |  | TEL  | Telstra            |
|  |  | TG   | Top of Gutter      |
|  |  | TL   | Traffic Light      |
|  |  | TW   | Top of Window      |
|  |  | TOF  | Top of Fence       |
|  |  | TOW  | Top of Wall        |
|  |  | UND  | Underside Height   |
|  |  | WM   | Water Meter        |
|  |  | W-B  | Wall to Boundary   |

BAZ  
RETREAT

NOTES ON TITLE:

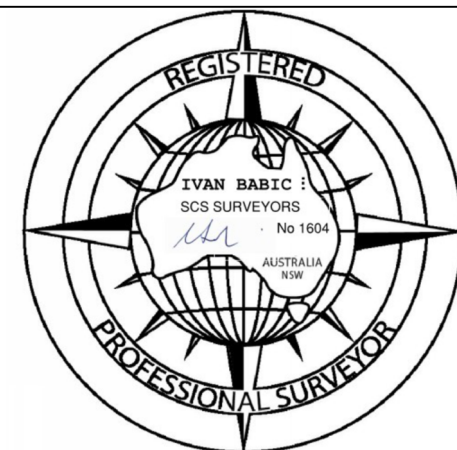
1. RESERVATION AND CONDITIONS IN THE CROWN GRANT (S)
  2. INTERESTS RECORDED ON THE REGISTER FOLIO 1/270907
  3. ATTENTION IS DIRECTED TO THE MANAGEMENT SCHEME FILED WITH THE COMMUNITY PLAN
  4. DP1206507 POSITIVE COVENANT
  5. DP1206507 EASEMENT FOR ELECTRICITY PURPOSES VARIABLE WIDTH APPURTENANT OT THE LAND
  6. DP1206507 EASEMENT FOR ACCESS, MAINTENANCE AND SUPPORT 0.9M WIDE AFFECTING THE PART SHOWN BURDENED IN THE TITLE DIAGRAM (O)
  7. DP270907 EASEMENT TO DRAIN WATER 2.5M WIDE APPURTENANT TO THE LAND
  8. DP270907 EASEMENT FOR ACCESS CONSTRUCTION AND MAINTENANCE 0.9M WIDE AFFECTING THE PART SHOWN BURDENED IN THE TITLE DIAGRAM (O)
  9. DP270907 EASEMENT FOR ACCESS CONSTRUCTION AND MAINTENANCE 0.9M WIDE APPURTENANT TO THE LAND (W)
  10. DP270907 RESTRICTION (S) ON THE USE OF LAND
  11. MORTGAGE TO MACQUARIE BANK LIMITED
- EASEMENT TO DRAIN WATER 2.0M WIDE VIDE DP1206507 (v)

GENERAL NOTES:

1. If it is intended to erect any improvements along or near the boundaries – either for design or or building set out – a Set Out Survey should be undertaken.
2. No investigation has been made of underground services on and adjacent to this land. Services shown are based on visible surface indicators evident at the date of survey and are charted as a guide to the position and nature of the service. All service authorities should be contacted prior to any development.
3. Restriction on building may apply to this land.
4. Ridge, eave and gutter heights have been obtained by an indirect method and are accurate for planning purposes only.
5. Adjoining buildings and dwellings have been plotted for diagrammatic purposes only and specific details, if critical, will require further survey.
6. The Spread & Height of each tree is indicative only and specific details, if critical will require further survey.
7. Origin of levels GPS SHOT, NAIL IN KERB adopted as RL9.52m AHD
8. Bearings shown hereon are related to MGA NORTH



TM  
DIAL BEFORE YOU DIG  
SHOULD BE CONTACTED  
PRIOR TO ANY EXCAVATION ON SITE  
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L.G.A. : NORTHERN BEACHES

PARISH : NARRABEEN

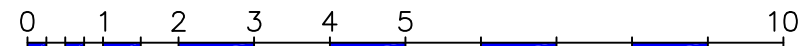
COUNTY : CUMBERLAND

BUILDERS/CLIENTS

This Detail Survey is based upon a Boundary Survey conducted under the supervision of a Registered Surveyor.  
Sewer/Drainage may vary from schematic presentation, clearances to be checked on site. Services information to be confirmed with relevant AUTHORITIES. For underground services - ring "DIAL BEFORE YOU DIG" for confirmation of those services.

SCALE :

1:100  
SHEET A1 LANDSCAPE



SHEET 1 of 1

SURVEYED ON : 25/08/2025

REGISTERED SURVEYOR

IVAN BABIC No 1604

SURVEYED BY : P.G.

DETAIL & IDENTIFICATION SURVEY

22 BAZ RETREAT, WARRIEWOOD

LOT 18 DP 270907

CLIENT : MARK KENSLEY



LAND & ENGINEERING SURVEYORS  
Unit 18D1 33-37 College Street, GLADESVILLE, NSW, 2111  
Toll free: 1800 00 SURVEY  
Email: info@SCSsurveyors.com.au  
WWW.SCSsurveyors.com.au

DATUM:

AHD

JOB No :

22043

DWG No :

22043-DET-01

REV.