

Aspect Development and Survey Pty Ltd

CONSULTING REGISTERED SURVEYORS

ABN: 60 078 649 000

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29 April 2020

CLARENDON HOMES (AUST) PTY LTD

PO BOX 7105
BAULKHAM HILLS BC NSW 2153

Our Ref: 21/1052290/300111

Your Ref: Ying/29914130

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 8/25408, being Lot 8 in Deposited Plan Number 25408, situated with a frontage to Ferguson Street at Forestville, in the Local Government Area of Northern Beaches, Parish of Manly Cove, County of Cumberland and report as follows:

1. The subject land is shown on the attached sketch - 21/1052290/300111.
2. The survey undertaken is based on Title details dated 17 February 2020, obtained from New South Wales Land Registry Services.
3. The survey undertaken is with regard to the residence and improvements to the boundaries only and no other improvements have been located.
4. Standing upon the subject land is a single storey residence with a tile roof.
5. The property is known as number 26 Ferguson Street, Forrestville.
6. The relationship of the residence and improvements surveyed to the boundaries are as shown on the attached sketch.
7. The subject land is affected by:
G124212 Covenant.

With regards to the residence, 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).

8. During the course of the survey no investigation has been undertaken to determine the existence of any possible subterranean services, structures or encroachments.
9. If further improvements are proposed the boundaries of the subject land should be marked.

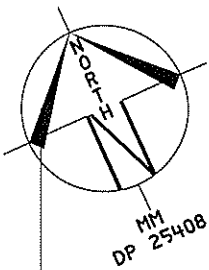
Yours Sincerely



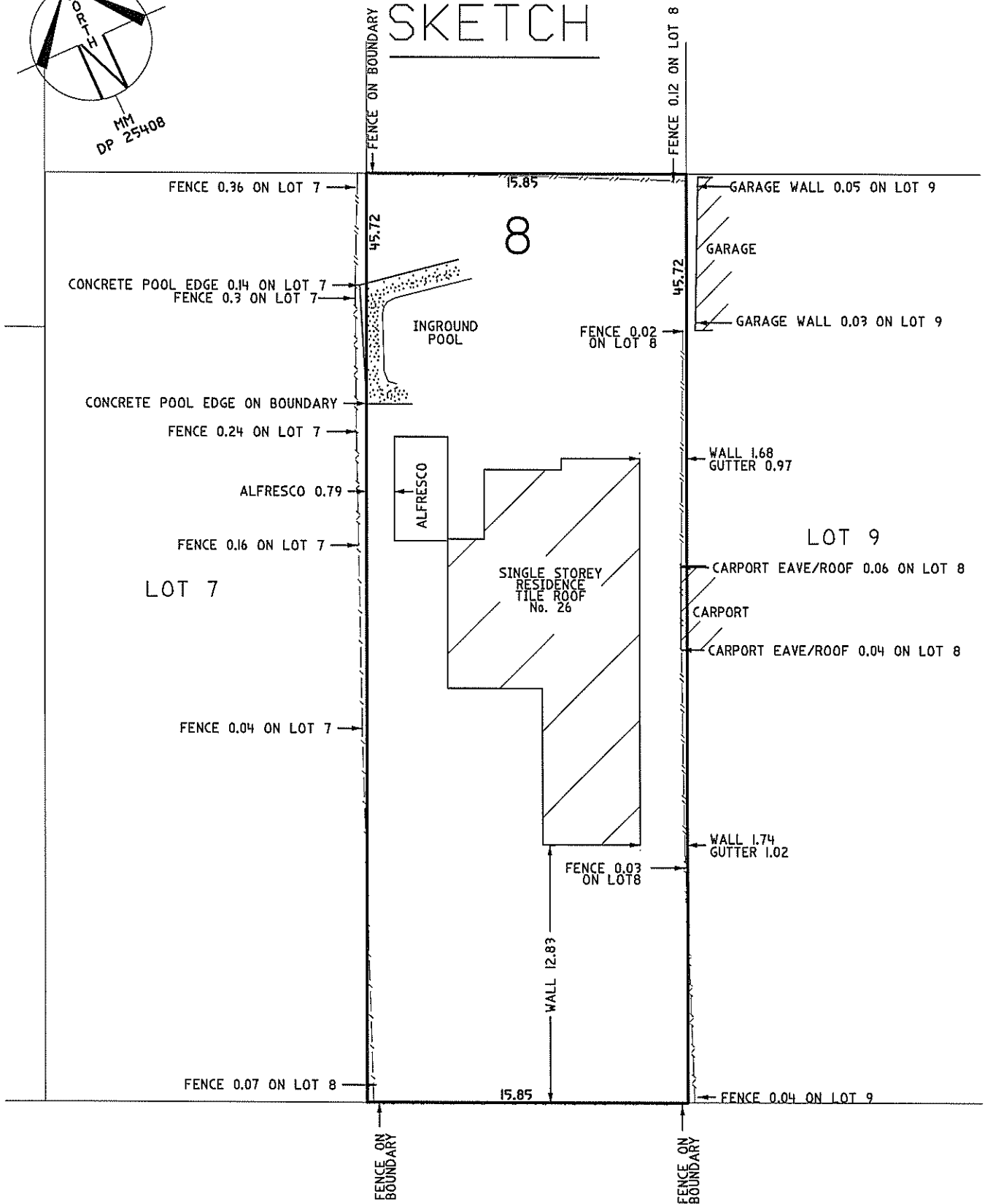
David Burton B.Surv. M.I.S.N.S.W.
Surveyor Registered under the Surveying
and Spatial Information Act, 2002.

IF FURTHER IMPROVEMENTS ARE
PROPOSED THE BOUNDARIES OF THE
SUBJECT LAND SHOULD BE MARKED.

NORTH



SKETCH



FERGUSON STREET

LOT DIMENSIONS SHOWN ARE TAKEN FROM THE BASE
DEPOSITED PLAN, IF A SUBSEQUENT PLAN OF SURVEY
IS UNDERTAKEN OVER THE SUBJECT LAND OR IN IT'S
VICINITY AND LODGED AT NEW SOUTH WALES LAND
REGISTRY SERVICES, THESE DIMENSIONS MAY CHANGE.

ASPECT DEVELOPMENT & SURVEY PTY LTD A.C.N. 078 649 000
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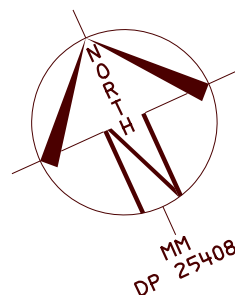
OUR REF: 21/1052290/300111
YOUR REF: YING/29914130

SUBURB: FORESTVILLE

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KINGSGROVE NSW 2208
TELE (02) 9554 8388
FAX (02) 9554 8588

DX 11392
HURSTVILLE
P.O. BOX 161
KINGSGROVE NSW 1480

N
O
R
T
H



W - DENOTES WINDOW

LOT 36
DP 27447

LOT 37

DP 27447

LOT 38

LOT 7

MANHOLE NOT
APPARENT

LOT 8

724.6m²

LOT 9

LOCALITY SKETCH

UBD AREA: SYD REVISION: 54

MAP: 176

REF: A7

GPS
S
E

HOW TO PROTECT SURVEY MARKS BEFORE WORKS COMMENCE

For details refer to:
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 and print the map showing location of survey marks.
2. Download the Permanent Survey Mark Locality Sketches.
3. Inspecting the site, paying particular attention to survey marks located in the footpath, kerb or gutter.

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

1. Apply for Surveyor General Approval - Survey Mark(s) Removal.
2. Where required contact a Registered Surveyor to assist with the conditions of approval.

PENALTIES FOR DISTURBING SURVEY MARKS

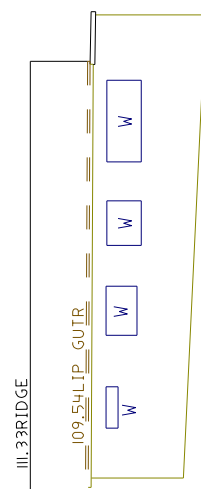
The unauthorised removal, disturbance or destruction of survey marks is costly to the community. Section 24(1) of the Surveying and Spatial Information Act 2002 states a person must not remove, damage, destroy, displace, obliterate or deface any survey mark unless authorised to do so by the Surveyor-General.
Penalties such as \$10,000 towards the cost of reinstatement and up to \$10,000 towards loss or damage may apply.

APPROXIMATE POSITION OF SEWER MAIN (BY DBYD)
REFER TO SEWER DIAGRAM FOR DETAILS.
NOTE: PRIOR TO ANY DESIGN AND CONSTRUCTION, A
SEWER PEGOUT MUST BE UNDERTAKEN TO DETERMINE
THE EXACT LOCATION OF THE SEWER LINE.

ALL TREE HEIGHTS AND SPREAD ARE APPROXIMATE ONLY
AND ARE SHOWN FOR TENDER PURPOSES ONLY.
ALL TREE RELATED ISSUES TO BE REFERRED TO AN ARBORIST



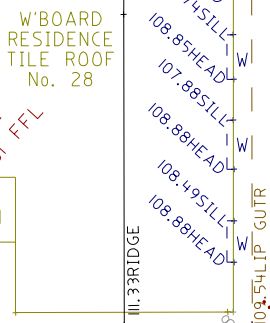
THE BOUNDARY POSITION IS APPROXIMATE ONLY AND SHOULD
BE VERIFIED PRIOR TO ANY CONSTRUCTION WORKS.



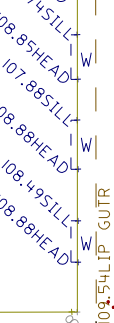
ELEVATION

W'BOARD
RESIDENCE
TILE ROOF
No. 28

*106.75 FFL
*106.81 FFL
PORCH



ELEVATION



ELEVATION



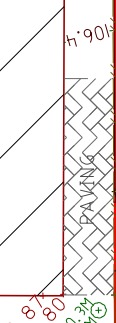
ELEVATION



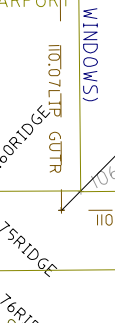
ELEVATION



ELEVATION



ELEVATION



ELEVATION



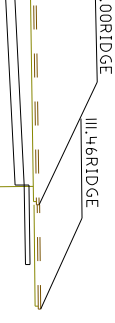
ELEVATION



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FERGUSON STREET

© 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.

GENERAL NOTES

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) PITS 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 PRIOR TO DA & THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.
D) CONTOURS ARE INDICATIVE OF SURFACE TOPOGRAPHY ONLY. SURVEYED SPOT LEVELS ARE THE ONLY VALUES TO BE RELIED ON FOR REDUCED LEVELS ON PARTICULAR FEATURES.
E) THIS SURVEY HAS BEEN CARRIED OUT UNDER CLAUSE 1 OF THE SURVEYING AND SPATIAL INFORMATION REGULATION 2018.

GP	GULLY PIT
SIP	SURFACE INLET PIT
SIC	SEWER INSPECTION COVER
MH	SEWER MANHOLE
SWMH	STORMWATER MANHOLE
W/M	WATER METER
EL	ELECTRICITY BOX
TP	TELECOMMUNICATIONS PIT
HYD	WATER HYDRANT
BRW	RECYCLED WATER HYDRANT
SV	STOP VALVE

-E-	OVERHEAD ELEC LINE
-S-	SEWER LINE
PP	POWER POLE
LP	LIGHT POLE
EC	ELECTRICITY CONDUIT
ECT	ELEC & TELE CONDUIT
TC	TELECOM CONDUIT
WC	WATER CONDUIT
G	GAS CONDUIT
GM	GAS METER

TK	TOP OF KERB
RTK	ROLL TOP KERB
VC	VEHICLE CROSSING
INV	INVERT
KO	KERB OUTLET
TTT	TOP OF BANK
BOB	BOTTOM OF BANK
PSPP	PRESSURE SEWER PUMP PIT
PSVP	PRESSURE SEWER VALVE PIT
FP	FLUSHING POINT

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PROJECT

OUR REFERENCE	21/1052290/296185
LOT 8	DP 25408 SECTION
DATUM A.H.D.	SOURCE SCMS 17.02.20
ORIGIN OF LEVELS	REDUCED LEVEL 106.242
SURVEYED AB/MD	DATE 20.02.2020
DRAWN RGJ	DATE 21.02.2020
SCALE 1: 250	A3 SHEET

CLIENT: CLARENDON HOMES Pty. Ltd.

REF: YING

REF: 29914130

ADDRESS: 26 FERGUSON STREET

SUBURB: FORESTVILLE

Ziad Essa B. Surv. M.I.S.N.S.W.

Surveyor Registered under the Surveying
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Identification No. 87