



C&A SURVEYORS

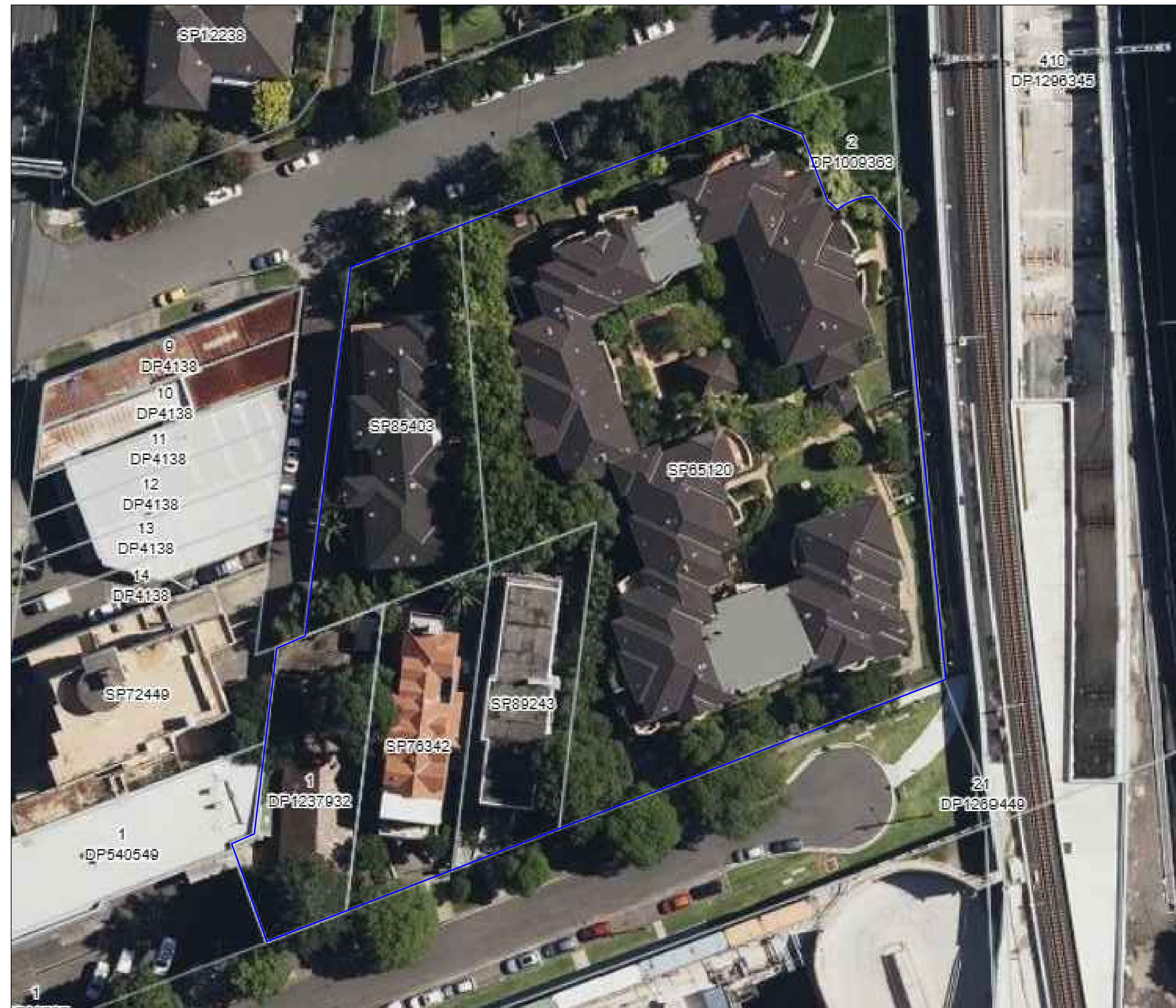
30 Grose Street, Parramatta, NSW 2150

Ph: 96309299 email: Operations@candasurveyors.com.au

www.candasurveyors.com.au

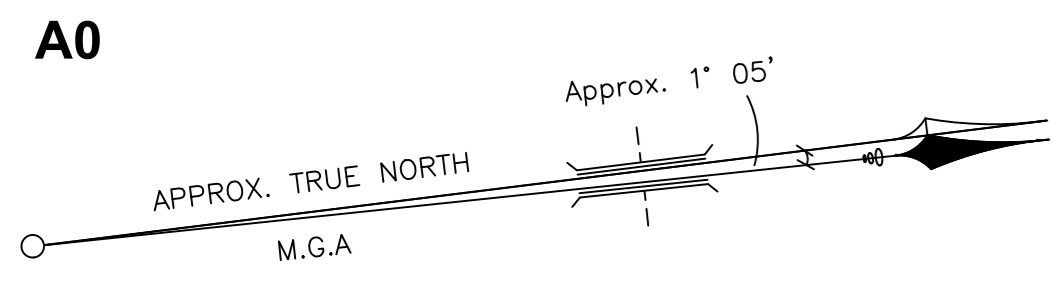
PROPERTY ADDRESS :

NO.9-19, NELSON STREET, CHATSWOOD.



CONTENTS :

1. DWG FILES
2. PDF FILES
3. TITLE SEARCH (INCLUDED)
4. DEPOSITED PLAN (INCLUDED)
5. SITE PHOTOS



No.	SILL	TOP
1	106.01	107.26
2*		104.58
3*		104.59
4	109.69	110.64
5	106.00	107.25
6	109.70	110.58
7	110.05	110.58
8	106.31	107.26
9	106.23	107.26
10	110.05	110.64
11		110.63
12	102.02	106.01
13	104.87	103.15
14	102.31	103.24
15	105.03	105.96
16	107.67	108.6
17	102.55	103.24
18	105.29	105.96
19	107.93	108.6
20*		104.02
21	102.02	103.22
22	107.52	108.73
23	102.20	103.24
24	104.98	105.97
25	107.73	108.72
26	105.05	105.96

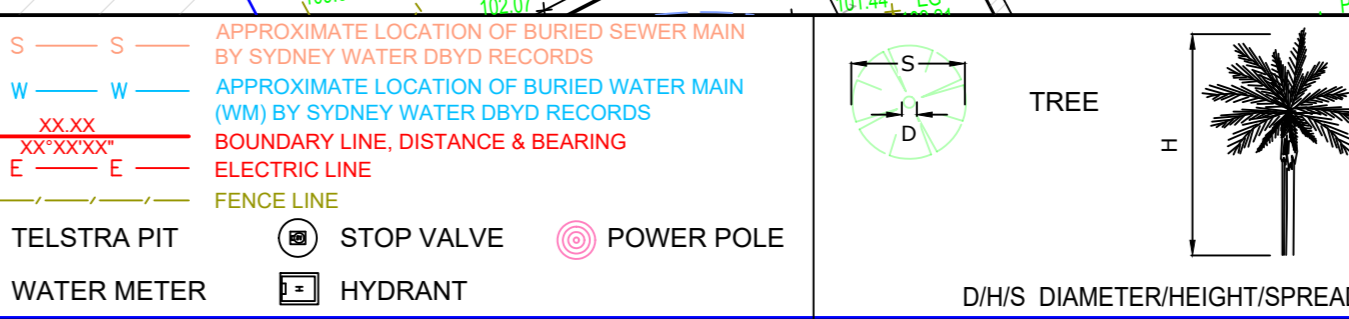
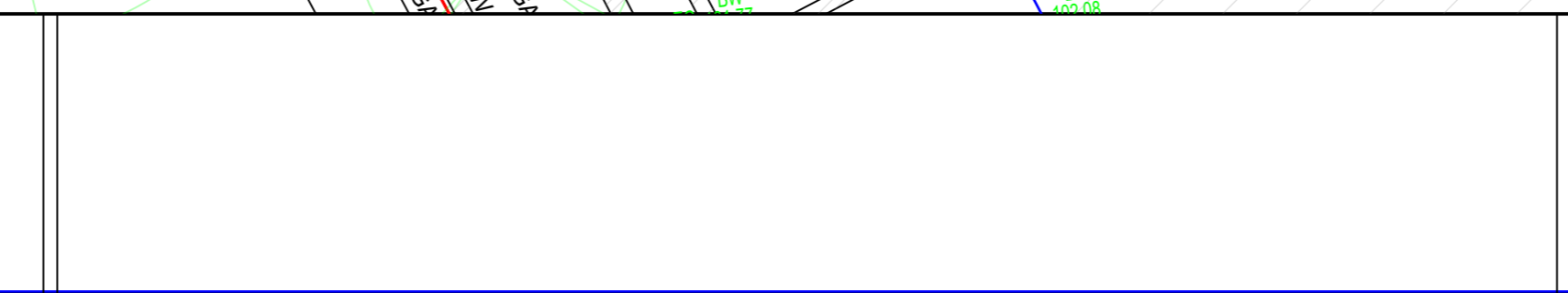
No.	SILL	TOP
27*		103.16
28*	101.27	103.48
29*	104.02	106.22
30*	106.77	108.97
31	102.2	103.26
32	104.92	105.98
33	107.67	108.73
34	102.32	103.25
35	105.07	105.99
36	107.7	108.61
37*		101.89
38	103.42	104.72
39	106.17	107.43
40	101.99	103.25
41	104.71	105.98
42	107.37	108.62
43	102.15	103.23
44	104.91	105.99
45	107.66	108.74
46	102.56	103.24
47	105.28	105.98
48*	100.94	103.14
49	104.98	105.98
50	107.73	108.73
51	105.44	106.44
52	108.11	109.11
53	105.17	106.52
54	107.79	109.11
55*		102.05
56	103.46	104.72
57	106.16	107.43

LEGEND:	DOOR & WINDOW SCHEDULE
AHD	AUSTRALIAN HEIGHT DATUM
AWN	AWNING
A-B	AWNING TO BOUNDARY
BB	BOTTOM OF BANK
B-B	BALCONY TO BOUNDARY
BM	BENCH MARK
BOW/BW	BOTTOM OF WALL
BRW	BOTTOM OF RETAINING WALL
CL	CENTRE LINE
CONC	CONCRETE
CS	CONCRETE SURFACE
D/H/S	DIAMETER/HEIGHT/SPREAD
EB	EDGE OF BITUMEN
EC	EDGE OF CONCRETE
EG	EAVE & GUTTER
EP	ELECTRICAL BOX
FL	FLOOR LEVEL
GDN	GARDEN
HYD	HYDRANT
IC	INSPECTION COVER
INV	INVERT LEVEL
IK	INVERT OF KERB
KO	KERB OUTLET
LH	LAMP HOLE
LIP	LIP OF KERB
NS	NATURAL SURFACE
PAV	PAVERS
PP	POWER POLE
RL	REDUCED LEVEL
RTK	ROLLING TOP OF KERB
S	STEPS
SL	SURFACE LEVEL
SILL	WINDOW SILL
SIP	SEWER INSPECTION POINT
SMH	SEWER MAN HOLE
SV	STOP VALVE
TEL	TELSTRA PIT
TK	TOP OF KERB
TOW/TW	TOP OF WALL
TRW	TOP OF RETAINING WALL
VC	VEHICLE CROSSING
W-B	WALL TO BOUNDARY
WM	WATER METER
WTOP	TOP OF WINDOW

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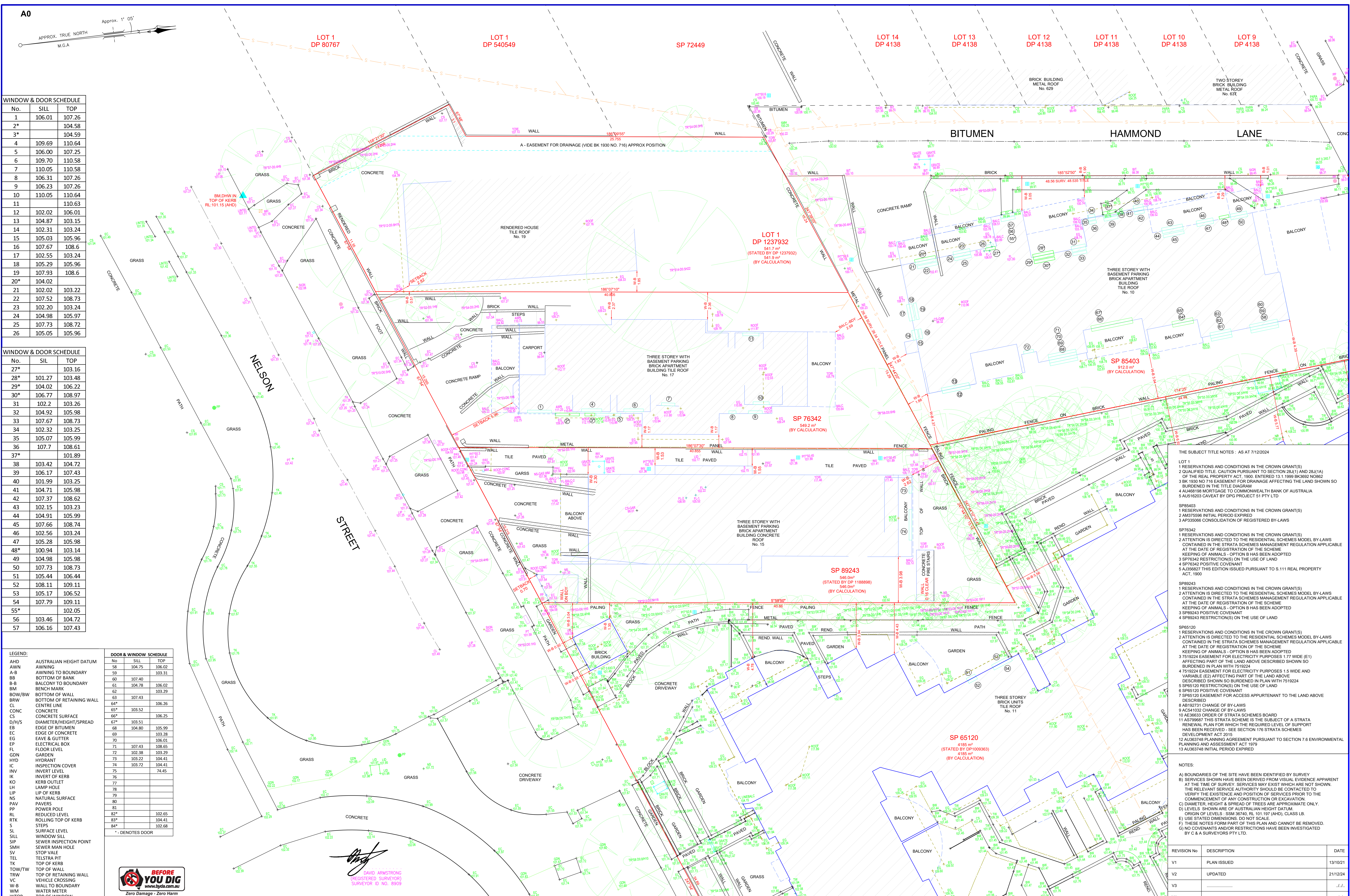
C&A SURVEYORS
 30 Grose Street, Parramatta, NSW 2150
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DETAIL & BOUNDARY IDENTIFICATION SURVEY OF
 LOT 1 IN DP 1237932, SP85403, SP76342, SP89243 & SP65120 LOCATED AT
 NO.9-19, NELSON STREET, CHATSWOOD.



REVISION No.	DESCRIPTION	DATE
V1	PLAN ISSUED	13/10/21
V2	UPDATED	21/12/24
V3		J.J.
V4		J.J.

INSTRUCTING PARTY:	EMMANUEL IGBOKWE	DRAWN BY:HLF	DATUM:	AKO	
LGA:	WILLOUGHBY	AREA BDY DP:	XXX m ²	CHECKED BY:	HO
SURVEY DATE:	8/10/2021	AREA BY CALC:	XXX m ²	SCALE:	1:100 @A0
DATE DRAWN:	13/10/2021	CONTOUR INTERVAL:	0.5 m	REV NO:	V2
	21/12/2024			SHEET:	1 OF 4



THE SUBJECT TITLE NOTES: AS AT 7/12/2024

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- QUALIFIED TITLE CAUTION PURSUANT TO SECTION 28(1) AND 28(1A) OF THE REAL PROPERTY ACT, 1900 ENTERED 13.1.1999 BK3692 N00892
- BK 1930 NO 716 EASEMENT FOR DRAINAGE AFFECTING THE LAND SHOWN SO BURDENED IN THE TITLE DIAGRAM
- AU618198 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA
- AU516203 CAVEAT BY DPG PROJECT 51 PTY LTD

SP85403

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AN/375006 INITIAL PERIOD EXPIRED
- 3 AN/375006 CONSOLIDATION OF REGISTERED BY-LAWS

SP76342

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- ATTENTION IS DIRECTED TO THE RESIDENTIAL SCHEMES MODEL BY-LAWS CONTAINED IN THE STRATA SCHEMES MANAGEMENT REGULATION APPLICABLE AT THE DATE OF REGISTRATION OF THE SCHEME
- KEEPING OF ANIMALS - OPTION B HAS BEEN ADOPTED
- SP76342 RESTRICTIONS ON THE USE OF LAND
- SP76342 POSITIVE COVENANT
- A/3356827 THIS EDITION ISSUED PURSUANT TO S.111 REAL PROPERTY ACT, 1900

SP89243

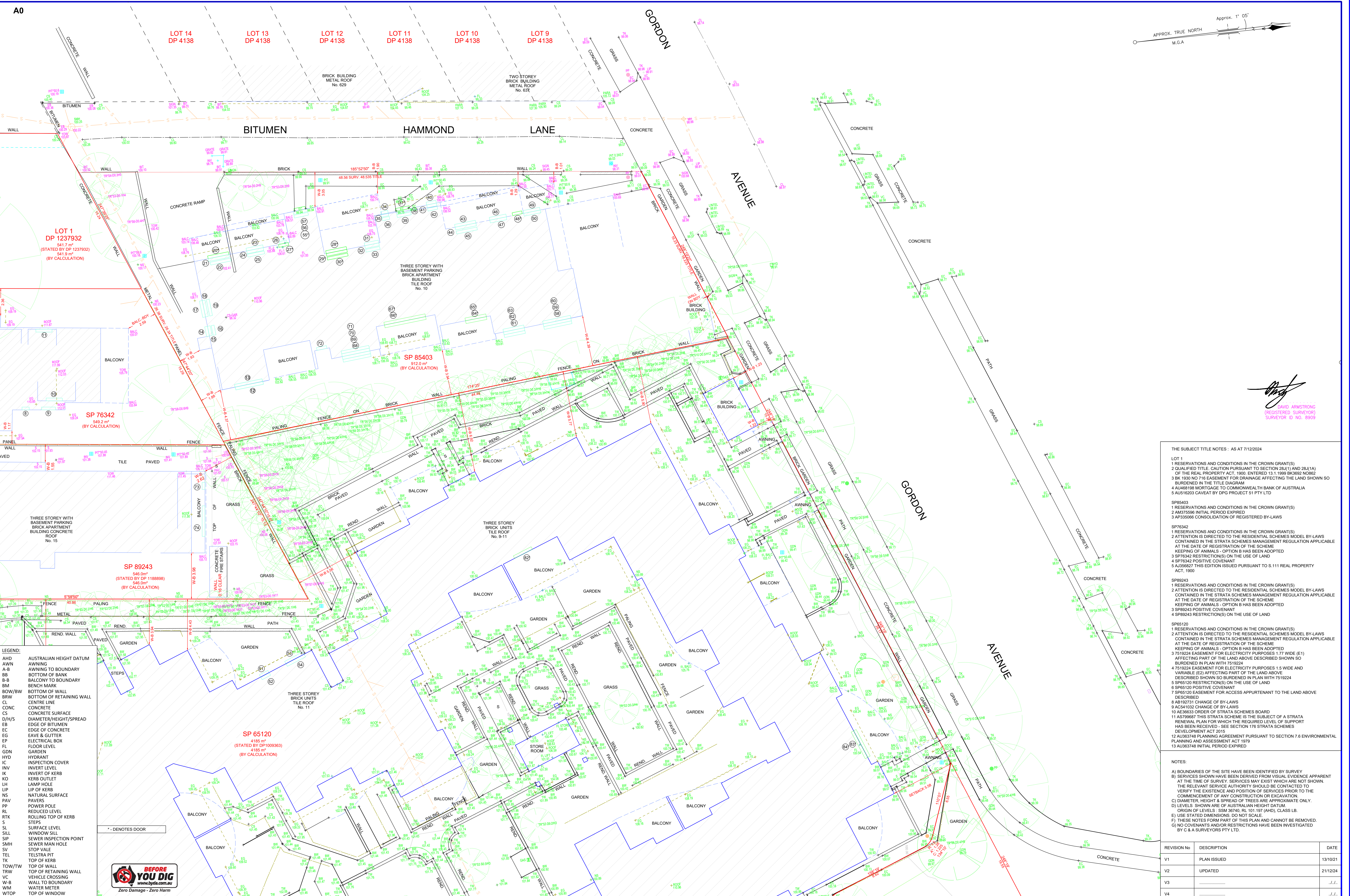
- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- ATTENTION IS DIRECTED TO THE RESIDENTIAL SCHEMES MODEL BY-LAWS CONTAINED IN THE STRATA SCHEMES MANAGEMENT REGULATION APPLICABLE AT THE DATE OF REGISTRATION OF THE SCHEME
- KEEPING OF ANIMALS - OPTION B HAS BEEN ADOPTED
- SP89243 POSITIVE COVENANT
- SP89243 RESTRICTIONS ON THE USE OF LAND

SP65120

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- ATTENTION IS DIRECTED TO THE RESIDENTIAL SCHEMES MODEL BY-LAWS CONTAINED IN THE STRATA SCHEMES MANAGEMENT REGULATION APPLICABLE AT THE DATE OF REGISTRATION OF THE SCHEME
- KEEPING OF ANIMALS - OPTION B HAS BEEN ADOPTED
- 3/7519224 EASEMENT FOR ELECTRICITY PURPOSES 1.77 WIDE (E1) AFFECTING PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN PLAN WITH 7519224
- 7519224 EASEMENT FOR ELECTRICITY PURPOSES 1.5 WIDE AND VARIABLE (E2) AFFECTING PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN PLAN WITH 7519224
- SP65120 RESTRICTIONS ON THE USE OF LAND
- SP65120 POSITIVE COVENANT
- 7/SP65120 EASEMENT FOR ACCESS APPURTENANT TO THE LAND ABOVE DESCRIBED
- 8 AN/192731 CHANGE OF BY-LAWS
- 9 AC541032 CHANGE OF BY-LAWS
- 10 AE30633 ORDER OF STRATA SCHEMES BOARD
- 11 AS709697 THIS STRATA SCHEME IS THE SUBJECT OF A STRATA RENEWAL PLAN FOR WHICH THE REQUIRED LEVEL OF SUPPORT HAS BEEN RECEIVED - SEE SECTION 176 STRATA SCHEMES DEVELOPMENT ACT 2015
- 12 AU336748 PLANNING AGREEMENT PURSUANT TO SECTION 7.6 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979
- 13 AU336748 INITIAL PERIOD EXPIRED

NOTES:

- BOUNDARIES OF THE SITE HAVE BEEN IDENTIFIED BY SURVEY
- SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY. SERVICES MAY EXIST WHICH ARE NOT SHOWN. THE RELEVANT SERVICE AUTHORITY SHOULD BE CONTACTED TO VERIFY THE EXISTENCE AND POSITION OF SERVICES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION
- DIAMETER, HEIGHT & SPREAD OF TREES ARE APPROXIMATE ONLY.
- LEVELS SHOWN ARE OF AUSTRALIAN HEIGHT DATUM
- ORIGIN OF LEVELS - SSM 36748, RL 101.197 (AHD), CLASS LB.
- USE STATED DIMENSIONS. DO NOT SCALE.
- THESE NOTES FORM PART OF THIS PLAN AND CANNOT BE REMOVED
- NO COVENANTS AND/OR RESTRICTIONS HAVE BEEN INVESTIGATED BY C & A SURVEYORS PTY LTD.



DAVID ARMSTRONG
(REGISTERED SURVEYOR)
SURVEYOR ID NO. 9909

- THE SUBJECT TITLE NOTES : AS AT 7/12/2024
- LOT 1
1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 QUALIFIED TITLE, CAUTION PURSUANT TO SECTION 28(1) AND 28(1A) OF THE REAL PROPERTY ACT, 1900 ENTERED 13.1.1999 BK3692 NO862
3 BK 1930 NO 716 EASEMENT FOR DRAINAGE AFFECTING THE LAND SHOWN SO BURDENED IN THE TITLE DIAGRAM
4 AU488198 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA
5 AU516203 CAVEAT BY DPG PROJECT 51 PTY LTD
- SP85403
1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 AM375596 INITIAL PERIOD EXPIRED
3 AP335066 CONSOLIDATION OF REGISTERED BY-LAWS
- SP76342
1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 ATTENTION IS DIRECTED TO THE RESIDENTIAL SCHEMES MODEL BY-LAWS CONTAINED IN THE STRATA SCHEMES MANAGEMENT REGULATION APPLICABLE AT THE DATE OF REGISTRATION OF THE SCHEME
KEEPING OF ANIMALS - OPTION B HAS BEEN ADOPTED
3 SP76342 RESTRICTIONS ON THE USE OF LAND
4 SP76342 POSITIVE COVENANT
5 AS358227 THIS EDITION ISSUED PURSUANT TO S.111 REAL PROPERTY ACT, 1900
- SP89243
1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 ATTENTION IS DIRECTED TO THE RESIDENTIAL SCHEMES MODEL BY-LAWS CONTAINED IN THE STRATA SCHEMES MANAGEMENT REGULATION APPLICABLE AT THE DATE OF REGISTRATION OF THE SCHEME
KEEPING OF ANIMALS - OPTION B HAS BEEN ADOPTED
3 SP89243 POSITIVE COVENANT
4 SP89243 RESTRICTIONS ON THE USE OF LAND
- SP65120
1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 ATTENTION IS DIRECTED TO THE RESIDENTIAL SCHEMES MODEL BY-LAWS CONTAINED IN THE STRATA SCHEMES MANAGEMENT REGULATION APPLICABLE AT THE DATE OF REGISTRATION OF THE SCHEME
KEEPING OF ANIMALS - OPTION B HAS BEEN ADOPTED
3 SP65120 EASEMENT FOR ELECTRICITY PURPOSES 1.77 WIDE (E1) AFFECTING PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN PLAN WITH 7519224
4 7519224 EASEMENT FOR ELECTRICITY PURPOSES 1.77 WIDE (E1) AND VARIABLE (E2) AFFECTING PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN PLAN WITH 7519224
5 SP65120 RESTRICTIONS ON THE USE OF LAND
6 SP65120 POSITIVE COVENANT
7 SP65120 EASEMENT FOR ACCESS APPURTENANT TO THE LAND ABOVE DESCRIBED
8 AB192731 CHANGE OF BY-LAWS
9 AC241032 CHANGE OF BY-LAWS
10 A69635 ORDER OF STRATA SCHEMES BOARD
11 AS798687 THIS STRATA SCHEME IS THE SUBJECT OF A STRATA RENEWAL PLAN FOR WHICH THE REQUIRED LEVEL OF SUPPORT HAS BEEN RECEIVED - SEE SECTION 119 STRATA SCHEMES DEVELOPMENT ACT 2015
12 AU387348 PLANNING AGREEMENT PURSUANT TO SECTION 7.6 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979
13 AU363748 INITIAL PERIOD EXPIRED

LEGEND:

AHD	AUSTRALIAN HEIGHT DATUM
AWN	AWNING TO BOUNDARY
A-B	BOTTOM OF BANK
BB	BALCONY TO BOUNDARY
BM	BENCH MARK
BOH/BW	BOTTOM OF WALL
BRW	BOTTOM OF RETAINING WALL
CL	CENTRE LINE
CONC	CONCRETE
CS	CONCRETE SURFACE
D/H/S	DIAMETER/HEIGHT/SPREAD
E/B	EDGE OF BITUMEN
EC	EDGE OF CONCRETE
E/G	EAVE & GUTTER
EP	ELECTRICAL BOX
FL	FLOOR LEVEL
GDN	GARDEN
HVD	HYDRANT
IC	INSPECTION COVER
INV	INVERT LEVEL
IK	INVERT OF KERB
KO	KERB OUTLET
LH	LAMP HOLE
LIP	LIP OF KERB
NS	NATURAL SURFACE
PAV	PAVERS
PP	POWER POLE
RL	REDUCED LEVEL
RTK	ROLLING TOP OF KERB
S	STEPS
SL	SURFACE LEVEL
SILL	WINDOW SILL
SIP	SEWER INSPECTION POINT
SMH	SEWER MAN HOLE
SV	STOP VALE
TEL	TELSTRA PIT
TK	TOP OF KERB
TOW/TW	TOP OF WALL
TRW	TOP OF RETAINING WALL
VC	VEHICLE CROSSING
W-B	WALL TO BOUNDARY
WM	WATER METER
WTOP	TOP OF WINDOW

* - DENOTES DOOR



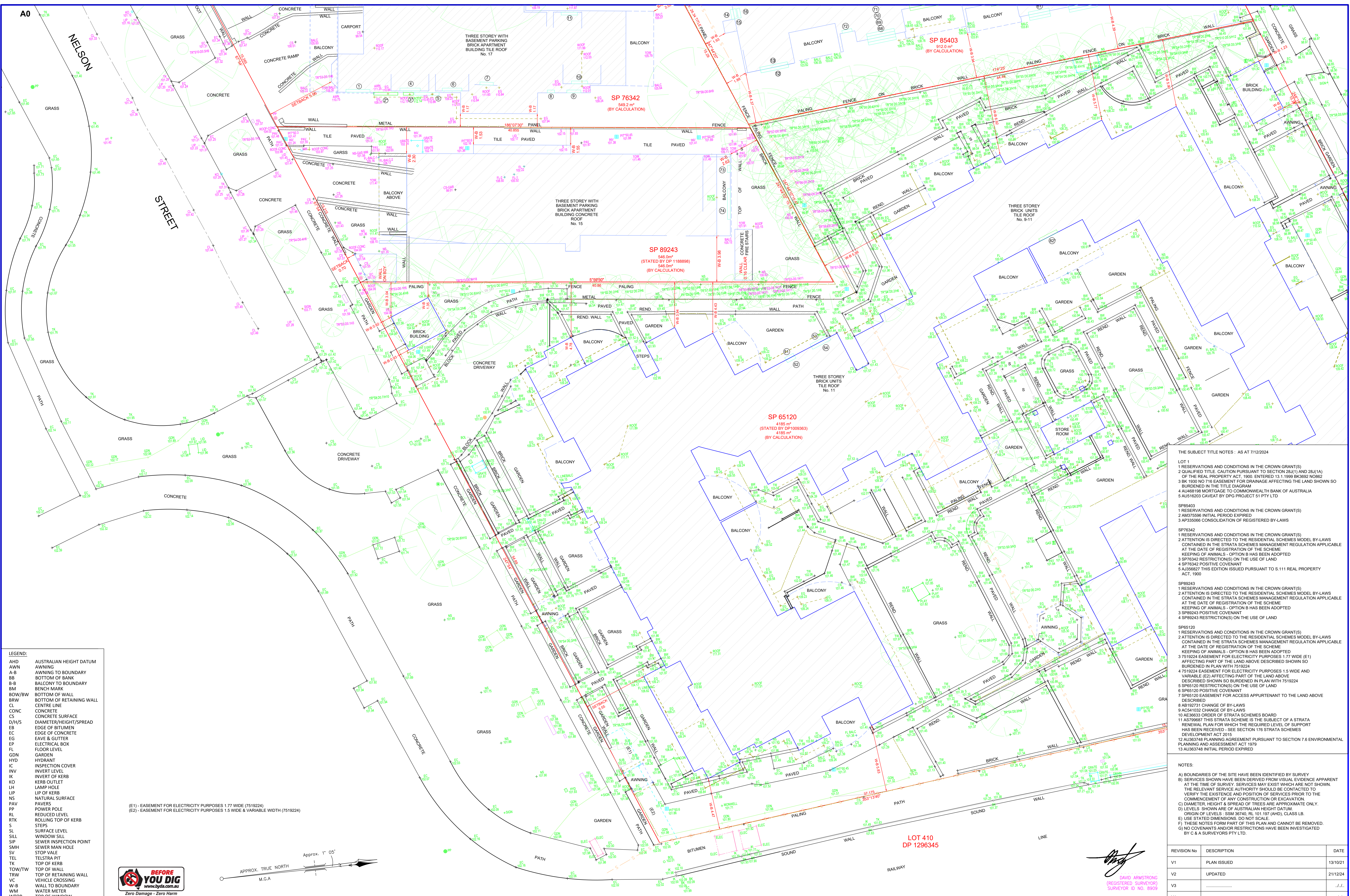
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DETAIL & BOUNDARY IDENTIFICATION
SURVEY OF
LOT 1 IN DP 1237932 , SP85403, SP76342, SP89243 & SP65120 LOCATED AT
NO.9-19, NELSON STREET, CHATSWOOD.

INSTRUCTING PARTY: EMMANUEL IGBOKWE SURVEYED BY: HHLF DATUM: AHD
LGA: WILLOUGHBY AREA BY DP: XXX m² DRAWN BY: SUO/RSS CHECKED BY: KO
SURVEY DATE: 8/10/2021 AREA BY CALC: XXX m² SCALE: 1:100@A0 REF. NO: 19232-21 DET ID
DATE DRAWN: 13/10/2021 CONTOUR INTERVAL: 0.5m REV No: V2 SHEET: 2 OF 4

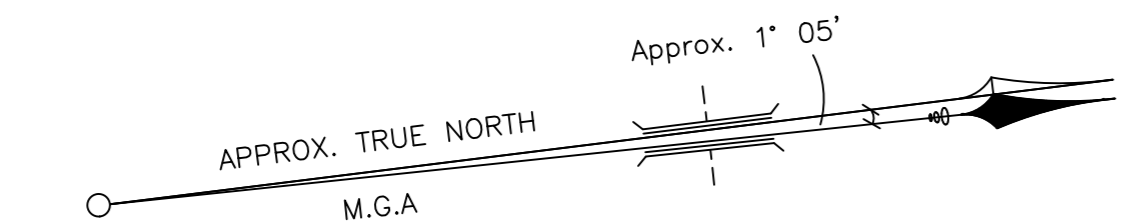
NOTES:

- BOUNDARIES OF THE SITE HAVE BEEN IDENTIFIED BY SURVEY
- SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY. SERVICES MAY EXIST WHICH ARE NOT SHOWN. THE RELEVANT SERVICE AUTHORITY SHOULD BE CONTACTED TO VERIFY THE EXISTENCE AND POSITION OF SERVICES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.
- DIAMETER, HEIGHT & SPREAD OF TREES ARE APPROXIMATE ONLY.
- LEVELS SHOWN ARE OF AUSTRALIAN HEIGHT DATUM.
- ORIGIN OF LEVELS: SSM 36740, RL 101.197 (AHD), CLASS LB.
- USE STATED DIMENSIONS, DO NOT SCALE.
- THESE NOTES FORM PART OF THIS PLAN AND CANNOT BE REMOVED.
- NO COVENANTS AND/OR RESTRICTIONS HAVE BEEN INVESTIGATED BY C & A SURVEYORS PTY. LTD.



- LEGEND:**
- AHD AUSTRALIAN HEIGHT DATUM
 - AWN AWNING
 - A-B AWNING TO BOUNDARY
 - BB BOTTOM OF BANK
 - BALC BALCONY TO BOUNDARY
 - B-B BENCH MARK
 - BM BENCH MARK
 - BOW/BW BOTTOM OF WALL
 - BRW BOTTOM OF RETAINING WALL
 - CLC CENTRE LINE
 - CONC CONCRETE
 - CS CONCRETE SURFACE
 - D/H/S DIAMETER/HEIGHT/SPREAD
 - EB EDGE OF BITUMEN
 - EC EDGE OF CONCRETE
 - EG EAVE & GUTTER
 - EP ELECTRICAL BOX
 - FL FLOOR LEVEL
 - GDN GARDEN
 - HYD HYDRANT
 - IC INSPECTION COVER
 - INV INVERT LEVEL
 - IK INVERT OF KERB
 - KO KERB OUTLET
 - LH LAMP HOLE
 - LI LIP OF KERB
 - NS NATURAL SURFACE
 - PAV PAVERS
 - PP POWER POLE
 - RL REDUCED LEVEL
 - RTK ROLLING TOP OF KERB
 - S STEPS
 - SL SURFACE LEVEL
 - SILL WINDOW SILL
 - SIP SEWER INSPECTION POINT
 - SMH SEWER MAN HOLE
 - SV STOP VALE
 - TEL TELSTRA PIT
 - TK TOP OF KERB
 - TOW/TW TOP OF WALL
 - TRW TOP OF RETAINING WALL
 - VC VEHICLE CROSSING
 - WB WALL TO BOUNDARY
 - WM WATER METER
 - WTOP TOP OF WINDOW

(E1) - EASEMENT FOR ELECTRICITY PURPOSES 1.77 WIDE (7519224)
 (E2) - EASEMENT FOR ELECTRICITY PURPOSES 1.5 WIDE & VARIABLE WIDTH (7519224)



- THE SUBJECT TITLE NOTES: AS AT 7/12/2024**
- LOT 1
 - 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
 - 2 QUALIFIED TITLE CAUTION PURSUANT TO SECTION 28(1) AND 28(1A) OF THE REAL PROPERTY ACT, 1900 ENTERED 13.1.1999 BK3692 N0862
 - 3 BK 1930 NO 716 EASEMENT FOR DRAINAGE AFFECTING THE LAND SHOWN SO BURDENED IN THE TITLE DIAGRAM
 - 4 A468198 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA
 - 5 A1516203 CAVEAT BY DPG PROJECT 51 PTY LTD

- SP85403**
- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
 - 2 AM075096 INITIAL PERIOD EXPIRED
 - 3 A435506 CONSOLIDATION OF REGISTERED BY-LAWS

- SP76342**
- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
 - 2 ATTENTION IS DIRECTED TO THE RESIDENTIAL SCHEMES MODEL BY-LAWS CONTAINED IN THE STRATA SCHEMES MANAGEMENT REGULATION APPLICABLE AT THE DATE OF REGISTRATION OF THE SCHEME
 - KEEPING OF ANIMALS - OPTION B HAS BEEN ADOPTED
 - 3 SP76342 RESTRICTIONS ON THE USE OF LAND
 - 4 SP76342 POSITIVE COVENANT
 - 5 A1356827 THIS EDITION ISSUED PURSUANT TO S.111 REAL PROPERTY ACT, 1900

- SP89243**
- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
 - 2 ATTENTION IS DIRECTED TO THE RESIDENTIAL SCHEMES MODEL BY-LAWS CONTAINED IN THE STRATA SCHEMES MANAGEMENT REGULATION APPLICABLE AT THE DATE OF REGISTRATION OF THE SCHEME
 - KEEPING OF ANIMALS - OPTION B HAS BEEN ADOPTED
 - 3 SP89243 POSITIVE COVENANT
 - 4 SP89243 RESTRICTIONS ON THE USE OF LAND

- SP65120**
- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
 - 2 ATTENTION IS DIRECTED TO THE RESIDENTIAL SCHEMES MODEL BY-LAWS CONTAINED IN THE STRATA SCHEMES MANAGEMENT REGULATION APPLICABLE AT THE DATE OF REGISTRATION OF THE SCHEME
 - KEEPING OF ANIMALS - OPTION B HAS BEEN ADOPTED
 - 3 7519224 EASEMENT FOR ELECTRICITY PURPOSES 1.77 WIDE (E1) AFFECTING PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN PLAN WITH 7519224
 - 4 7519224 EASEMENT FOR ELECTRICITY PURPOSES 1.5 WIDE AND VARIABLE (E2) AFFECTING PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN PLAN WITH 7519224
 - 5 SP65120 RESTRICTIONS ON THE USE OF LAND
 - 6 SP65120 POSITIVE COVENANT
 - 7 SP65120 EASEMENT FOR ACCESS APPURTENANT TO THE LAND ABOVE DESCRIBED
 - 8 A819231 CHANGE OF BY-LAWS
 - 9 AC541032 CHANGE OF BY-LAWS
 - 10 AE36633 ORDER OF STRATA SCHEMES BOARD
 - 11 A570987 THIS STRATA SCHEME IS THE SUBJECT OF A STRATA RENEWAL PLAN FOR WHICH THE REQUIRED LEVEL OF SUPPORT HAS BEEN RECEIVED - SEE SECTION 176 STRATA SCHEMES DEVELOPMENT ACT 2015
 - 12 A1363748 PLANNING AGREEMENT PURSUANT TO SECTION 7.6 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979
 - 13 A1363748 INITIAL PERIOD EXPIRED

NOTES:

- A) BOUNDARIES OF THE SITE HAVE BEEN IDENTIFIED BY SURVEY
- B) SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY. SERVICES MAY EXIST WHICH ARE NOT SHOWN. THE RELEVANT SERVICE AUTHORITY SHOULD BE CONTACTED TO VERIFY THE EXISTENCE AND POSITION OF SERVICES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.
- C) DIAMETER, HEIGHT & SPREAD OF TREES ARE APPROXIMATE ONLY.
- D) LEVELS SHOWN ARE AUSTRALIAN HEIGHT DATUM (CLASS LB).
- E) USE STATED DIMENSIONS. DO NOT SCALE.
- F) THESE NOTES FORM PART OF THIS PLAN AND CANNOT BE REMOVED.
- G) NO COVENANTS AND/OR RESTRICTIONS HAVE BEEN INVESTIGATED BY C & A SURVEYORS PTY LTD.

REVISION No	DESCRIPTION	DATE
V1	PLAN ISSUED	13/10/21
V2	UPDATED	21/12/24
V3		J.J.
V4		J.J.

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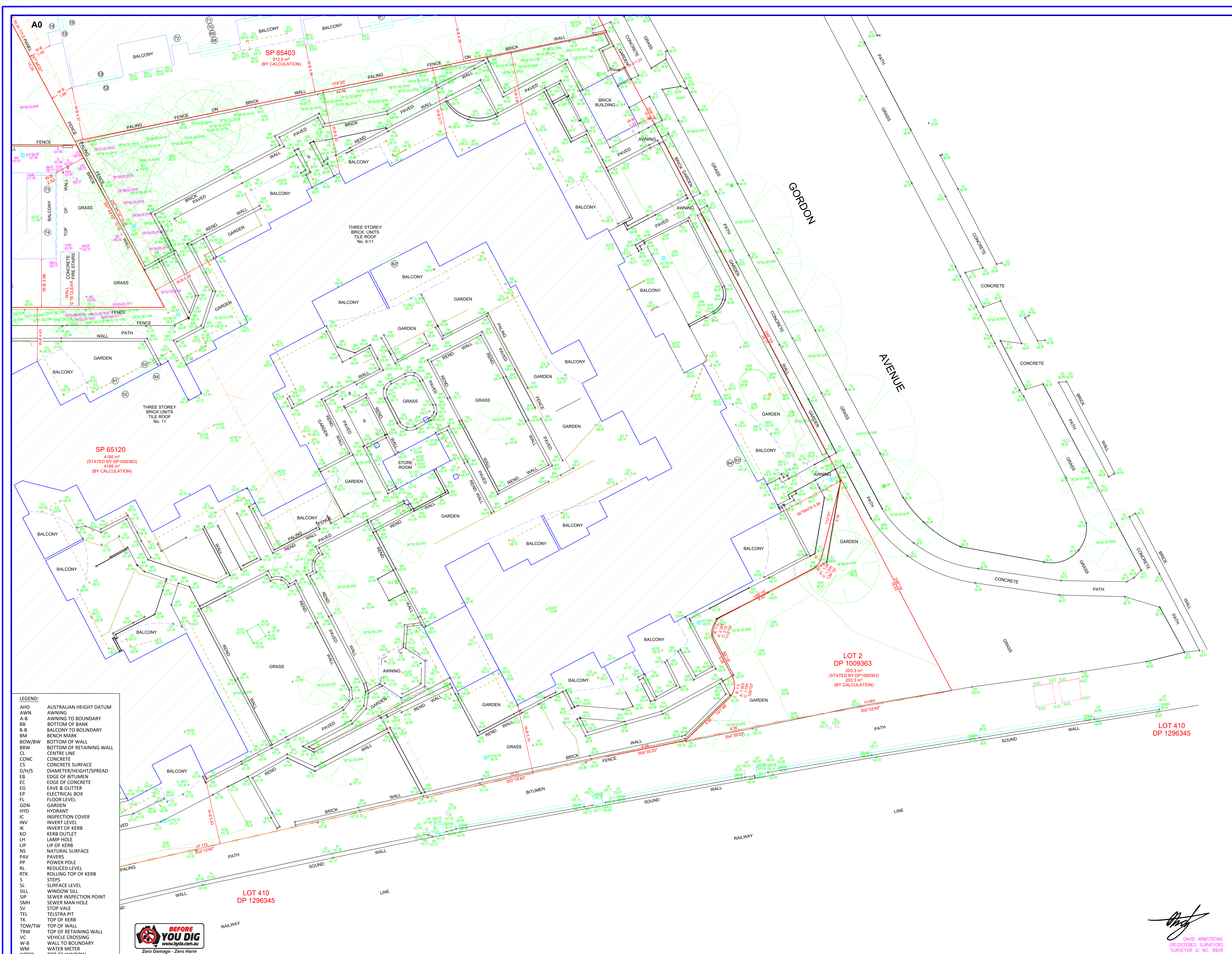
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DETAIL & BOUNDARY IDENTIFICATION SURVEY OF
 LOT 1 IN DP 1237932, SP85403, SP76342, SP89243 & SP65120 LOCATED AT
 NO.9-19, NELSON STREET, CHATSWOOD.

INSTRUCTING PARTY:	EMMANUEL IGBOKWE	DRAWN BY:	SUBR/S	DATUM:	AHD
LGA:	WILLoughBY	AREA BDP DPC:	XXX m²	SCALE:	1:100@A0
SURVEY DATE:	8/10/2021	AREA BY CALC:	XXX m²	SCALE:	1:100@A0
DATE DRAWN:	13/10/2021	CONTOUR INTERVAL:	0.5 m	REV NO:	V2
	21/12/2024				

APPROXIMATE LOCATION OF BURIED SEWER MAIN BY SIVON'S WATER DIVID RECORDS
 APPROXIMATE LOCATION OF BURIED WATER MAIN BY SIVON'S WATER DIVID RECORDS
 BOUNDARY LINE, DISTANCE & BEARING
 FENCE LINE
 TELSTRA PIT
 WATER METER
 STOP VALVE
 HYDRANT
 POWER POLE
 TREE
 DHS DIAMETER/HEIGHT/SPREAD

David Armstrong
 DAVID ARMSTRONG
 REGISTERED SURVEYOR
 SURVEYOR ID NO. 8909



THE SUBJECT TITLE NOTES : AS AT 7/12/2024

LOT 1
 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
 2 QUALIFIED TITLE: CAUTION PURSUANT TO SECTION 28(1) AND 28(1A) OF THE REAL PROPERTY ACT, 1900. ENTERED 13.1.1999 BK0892 N082
 3 BK 1930 NO 716 EASEMENT FOR DRAINAGE AFFECTING THE LAND SHOWN SO BURDENED IN THE TITLE DIAGRAM
 4 AUB8189 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA
 5 AUB1203 CAVEAT BY DPG PROJECT S1 PTY LTD

SP85403
 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
 2 AM75596 INITIAL PERIOD EXPIRED
 3 AP35266 CONSOLIDATION OF REGISTERED BY-LAWS

SP76342
 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
 2 ATTENTION IS DIRECTED TO THE RESIDENTIAL SCHEMES MODEL BY-LAWS CONTAINED IN THE STRATA SCHEMES MANAGEMENT REGULATION APPLICABLE AT THE DATE OF REGISTRATION OF THE SCHEME
 KEEPING OF ANIMALS - OPTION B HAS BEEN ADOPTED
 3 SP76342 RESTRICTION(S) ON THE USE OF LAND
 4 SP76342 POSITIVE COVENANT
 5 AUB35627 THIS EDITION ISSUED PURSUANT TO S.111 REAL PROPERTY ACT, 1900

SP89243
 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
 2 ATTENTION IS DIRECTED TO THE RESIDENTIAL SCHEMES MODEL BY-LAWS CONTAINED IN THE STRATA SCHEMES MANAGEMENT REGULATION APPLICABLE AT THE DATE OF REGISTRATION OF THE SCHEME
 KEEPING OF ANIMALS - OPTION B HAS BEEN ADOPTED
 3 SP89243 POSITIVE COVENANT
 4 SP89243 RESTRICTION(S) ON THE USE OF LAND

SP85120
 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
 2 ATTENTION IS DIRECTED TO THE RESIDENTIAL SCHEMES MODEL BY-LAWS CONTAINED IN THE STRATA SCHEMES MANAGEMENT REGULATION APPLICABLE AT THE DATE OF REGISTRATION OF THE SCHEME
 KEEPING OF ANIMALS - OPTION B HAS BEEN ADOPTED
 3 7519224 EASEMENT FOR ELECTRICITY PURPOSES 1.77 WIDE (E1) AFFECTING PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN PLAN WITH 7519224
 4 7519224 EASEMENT FOR ELECTRICITY PURPOSES 1.5 WIDE AND VARIABLE (E2) AFFECTING PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN PLAN WITH 7519224
 5 SP85120 RESTRICTION(S) ON THE USE OF LAND
 6 SP85120 POSITIVE COVENANT
 7 SP85120 EASEMENT FOR ACCESS APPURTENANT TO THE LAND ABOVE DESCRIBED
 8 AUB19231 CHANGE OF BY-LAWS
 9 AC41032 CHANGE OF BY-LAWS
 10 AE96633 ORDER OF STRATA SCHEMES BOARD
 11 A579887 THIS STRATA SCHEME IS THE SUBJECT OF A STRATA RENEWAL PLAN FOR WHICH THE REQUIRED LEVEL OF SUPPORT HAS BEEN RECEIVED - SEE SECTION 176 STRATA SCHEMES DEVELOPMENT ACT 2015
 12 AU383748 PLANNING AGREEMENT PURSUANT TO SECTION 7.6 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979
 13 AUB33748 INITIAL PERIOD EXPIRED

NOTES:
 A) BOUNDARIES OF THE SITE HAVE BEEN IDENTIFIED BY SURVEY
 B) SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY. SERVICES MAY EXIST WHICH ARE NOT SHOWN. THE RELEVANT SERVICE AUTHORITY SHOULD BE CONTACTED TO VERIFY THE EXISTENCE AND POSITION OF SERVICES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.
 C) DIAMETER, HEIGHT & SPREAD OF TREES ARE APPROXIMATE ONLY.
 D) LEVELS SHOWN ARE OF AUSTRALIAN HEIGHT DATUM. ORIGIN OF LEVELS : SSM 36740, RL 101.197 (AHD), CLASS LB.
 E) USE STATED DIMENSIONS. DO NOT SCALE.
 F) THESE NOTES FORM PART OF THIS PLAN AND CANNOT BE REMOVED.
 G) NO COVENANTS AND/OR RESTRICTIONS HAVE BEEN INVESTIGATED BY C & A SURVEYORS PTY LTD.

REVISION No	DESCRIPTION	DATE
V1	PLAN ISSUED	13/10/21
V2	UPDATED	21/12/24
V3		J.J.
V4		J.J.

- LEGEND:
- AHD AUSTRALIAN HEIGHT DATUM
 - AWN AWNING
 - A-B AWNING TO BOUNDARY
 - BB BOTTOM OF BANK
 - BM BENCH MARK
 - BM/BW BOTTOM OF WALL
 - BRW BOTTOM OF RETAINING WALL
 - CL CENTRE LINE
 - CONC CONCRETE
 - CS CONCRETE SURFACE
 - D/H/S DIAMETER/HEIGHT/SPREAD
 - EB EDGE OF BITUMEN
 - EC EDGE OF CONCRETE
 - EG EAVE & GUTTER
 - EB ELECTRICAL BOX
 - FL FLOOR LEVEL
 - GDN GARDEN
 - HYD HYDRANT
 - IC INSPECTION COVER
 - INV INVERT LEVEL
 - IK INVERT OF KERB
 - KO KERB OUTLET
 - LH LAMP HOLE
 - LIP LIP OF KERB
 - NS NATURAL SURFACE
 - PAV PAVERS
 - PP POWER POLE
 - RL REDUCED LEVEL
 - RTK ROLLING TOP OF KERB
 - S STEPS
 - SL SURFACE LEVEL
 - SILL WINDOW SILL
 - SIP SEWER INSPECTION POINT
 - SMH SEWER MAN HOLE
 - SV STOP VALE
 - TEL TELSTRA PIT
 - TK TOP OF KERB
 - TOW/TW TOP OF WALL
 - TRW TOP OF RETAINING WALL
 - VC VEHICLE CROSSING
 - W-B WALL TO BOUNDARY
 - WM WATER METER
 - WTP TOP OF WINDROW



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DETAIL & BOUNDARY IDENTIFICATION SURVEY OF
 LOT 1 IN DP 1237932, SP85403, SP76342, SP89243 & SP65120 LOCATED AT
 NO.9-19, NELSON STREET, CHATSWOOD.

APPROXIMATE LOCATION OF BURIED BERRIB BANK BY SYDNEY WATER DP10 RECORDS
 APPROXIMATE LOCATION OF BURIED WATER MAIN (W/M) BY SYDNEY WATER DP10 RECORDS
 BOUNDARY LINE, DISTANCE & BEARING
 FENCE LINE
 TELSTRA PIT
 WATER METER
 STOP VALVE
 HYDRANT
 POWER POLE

INSTRUCTING PARTY: EMMANUEL IGBOKWE
 SURVEYED BY: SUJ/D/SS
 CHECKED BY: KO
 DATE DRAWN: 13/10/21
 DATE DRAWN: 21/12/2024

LG/AREA	WILLOUGHBY	AREA BY DP:	XXX m ²	DRAWN BY:	SUJ/D/SS	CHECKED BY:	KO
SURVEY DATE:	8/10/2021	AREA BY CALC:	0.5X m ²	SCALE:	1:100@A0	REF NO:	19232-21 DET ID
DATE DRAWN:	13/10/21	CONTOUR INTERVAL:	0.5 m	REV No:	V2	SHEET:	4 OF 4