



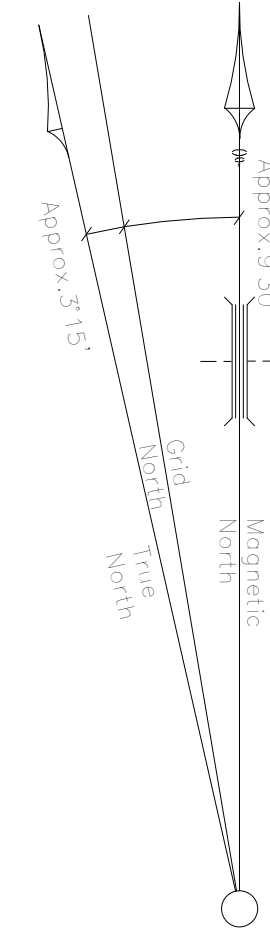
C&A SURVEYORS

ABN: 79160 054 473
E: info@candasurveyors.com.au
W: candasurveyors.com.au

PROJECT NAME:	DETAIL/IDENT SURVEY, FLOOR PLAN, ELEVATIONS & 3D MODEL	REVISION:	3
CLIENT NAME:	ANTHONY TAN	MODELER:	DT
PROJECT NO.	18827-21	CHECKED BY:	TS
PROJECT ADDRESS:	163 BEXLEY ROAD KINGSGROVE	ISSUE DATE:	15/09/2021



NOTES: This model is made using a combination of 3D laser scanning and conventional survey instruments. It should be noted that the accuracy of the model is based on the selection made when completing the C & A modeling checklist



LEGEND:	
AHD	AUSTRALIAN HEIGHT DATUM
AWN	AWNING
BM	BENCH MARK
CORNC	CONCRETE
CS	CONCRETE SURFACE
D/H/S	DIAMETER/HEIGHT/SPREAD
D	DOOR
EC	EDGE OF CONCRETE
EG	EAVE & GUTTER
FL	FLOOR LEVEL
GDN	GARDEN
HYD	HYDRANT
IL	INVERT LEVEL
LH	LAMP POLE
M	METER
NS	NATURAL SURFACE
PAV	PAVERS
PP	POWER POLE
RL	REDUCED LEVEL
RR	ROOF RIDGE
S	STAIRS
SC	SERVICE COVER
SV	STOP VALVE
TEL	TELSTRA PIT
TK	TOP OF KERB
V	TOP OF WALL
W	SERVICE VALVE
VC	VEHICLE CROSSING
W	WINDOW
WH	WATER HEATER
WM	WATER METER
WS	WINDOW SILL
WT	TOP OF WINDOW

NOTE: THIS SURVEY WAS COMPLETED USING LASER SCANNING TECHNOLOGY AND CONVENTIONAL SURVEY EQUIPMENT. THE DATA WAS ACCURATE AT TIME OF SURVEY TO A TOLERANCE OF ±5MM

THIS PLAN AND THE INFORMATION CONTAINED HEREIN REMAINS THE PROPERTY OF C & A SURVEYORS NSW PTY LTD. IT MUST NOT BE COPIED IN WHOLE OR PART, AND IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN FOR THAT WHICH IT HAS BEEN PREPARED, WITHOUT WRITTEN CONSENT OF C & A SURVEYORS NSW PTY LTD. THIS PLAN HAS BEEN PREPARED FOR THE SOLE USE OF THE INSTRUCTING PARTY



C & A SURVEYORS NSW P/L
Ph: 9630 9299 Fax: 9638 1199
30 GROSE STREET
PARRAMATTA NSW 2151
info@candasurveyors.com.au
www.candasurveyors.com.au

DETAIL & IDENTIFICATION SURVEY, FLOOR PLAN, ELEVATIONS, & 3D MODEL OF LOT C IN DP321575
AT
163 BEXLEY ROAD KINGSGROVE

INSTRUCTING PARTY: ANTHONY TAN		
Revision No.	Description	Date
01	DETAIL ELEVATIONS & 3D MODEL	15/09/2021
02	INTERNAL FLOOR PLAN ADDED	09/12/2021
03	DETAIL/IDENT, FLOOR PLAN, ELEVATIONS & 3D MODEL	21/01/2022
04		

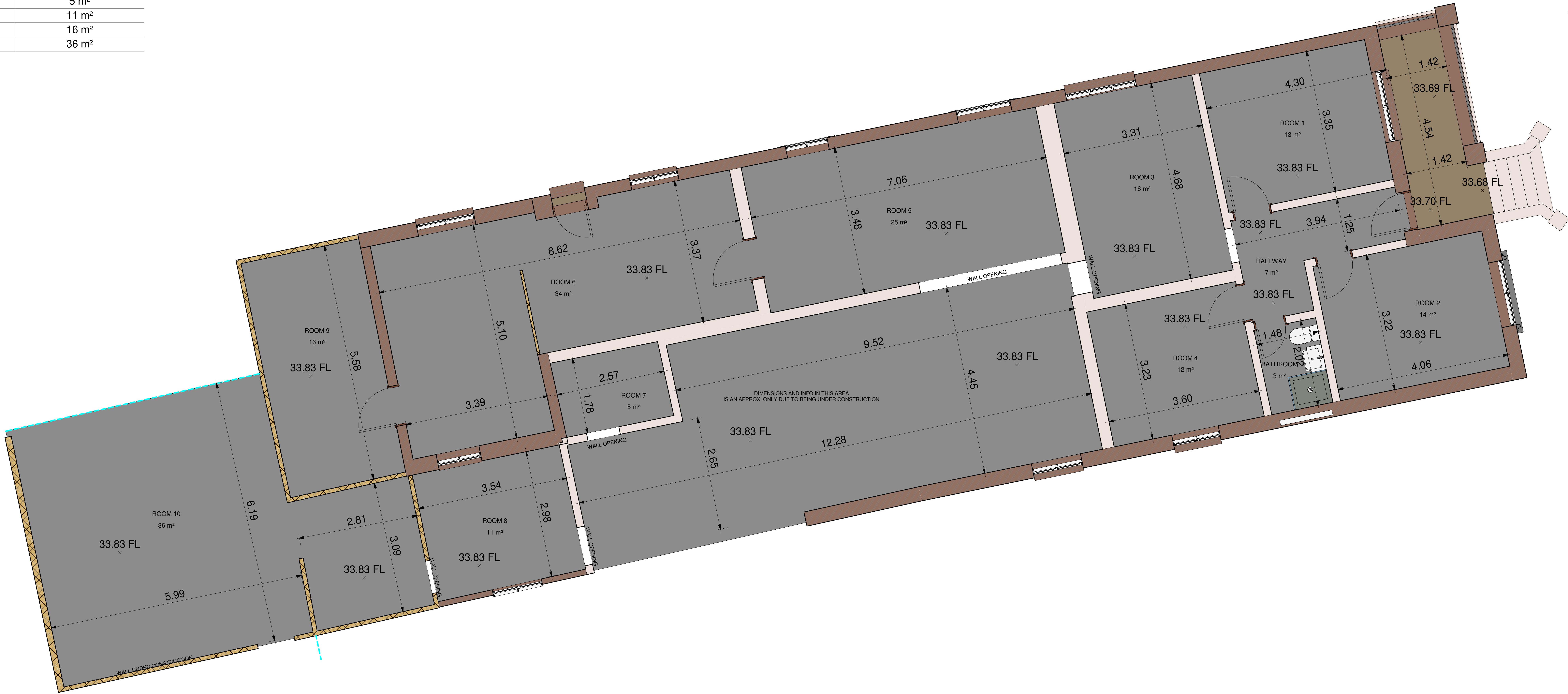
MARK ANTHONY REID
(REGISTERED SURVEYOR)
SURVEYOR ID No.SU000183

SECOND SCHEDULE (2 NOTIFICATIONS) AS SEARCHED ON 01/09/2021
1. RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2. AU630446 MORTGAGE TO PERPETUAL LIMITED

NOTES:
A) 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.
B) DIAMETER, HEIGHT & SPREAD OF TREES ARE APPROXIMATE ONLY.
C) LEVELS SHOWN ARE OF AUSTRALIAN HEIGHT DATUM.
D) ORIGIN OF LEVELS: S5131086 RL 30.242 (AHD). CLASS LB
E) THESE NOTES FORM PART OF THIS PLAN AND CANNOT BE REMOVED.
F) NO COVENANTS AND/OR RESTRICTIONS HAVE BEEN INVESTIGATED BY C & A SURVEYORS PTY LTD.

DATUM:	AHD	SURVEYED BY:	CS
SURVEY DATE:	03/09/2021	DRAWN BY:	DT
DATE DRAWN:	12/09/2021	SCALE:	1 : 100@A0
REFERENCE:	18827-21	SHEET:	2 OF 6

ROOM AREA	
NAME	AREA
BATHROOM	3 m²
HALLWAY	7 m²
ROOM 1	13 m²
ROOM 2	14 m²
ROOM 3	16 m²
ROOM 4	12 m²
ROOM 5	25 m²
ROOM 6	34 m²
ROOM 7	5 m²
ROOM 8	11 m²
ROOM 9	16 m²
ROOM 10	36 m²

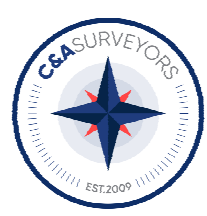


1 FLOOR PLAN
1 : 35

LEGEND:

AHD	AUSTRALIAN HEIGHT DATUM
AWN	AWNING
BM	BENCH MARK
CONC	CONCRETE
CS	CONCRETE SURFACE
D/H/S	DIAMETER/HEIGHT/SPREAD
D	DOOR
EC	EDGE OF CONCRETE
EG	EAVE & GUTTER
FL	FLOOR LEVEL
GDN	GARDEN
HYD	HYDRANT
IL	INVERT LEVEL
LH	LAMP POLE
M	METER
NS	NATURAL SURFACE
PAV	PAVERS
PP	POWER POLE
RL	REDUCED LEVEL
RR	ROOF RIDGE
S	STAIRS
SC	SERVICE COVER
SV	STOP VALVE
TEL	TELSTRA PIT
TK	TOP OF KERB
TW	TOP OF WALL
V	SERVICE VALVE
VC	VEHICLE CROSSING
W	WINDOW
WH	WATER HEATER
WM	WATER METER
WS	WINDOW SILL
WT	TOP OF WINDOW

NOTE: THIS SURVEY WAS COMPLETED USING LASER SCANNING TECHNOLOGY AND CONVENTIONAL SURVEY EQUIPMENT. THE DATA WAS ACCURATE AT TIME OF SURVEY TO A TOLERANCE OF ±5MM



C & A SURVEYORS NSW P/L
Ph: 9630 9299 Fax: 9638 1199
30 GROSE STREET
PARRAMATTA NSW 2151
info@candasurveyors.com.au
www.candasurveyors.com.au

DETAIL & IDENTIFICATION SURVEY, FLOOR PLAN,
ELEVATIONS, & 3D MODEL OF LOT C IN DP321575
AT
163 BEXLEY ROAD KINGSGROVE

INSTRUCTING PARTY: ANTHONY TAN

Revision No.	Description	Date
01	DETAIL ELEVATIONS & 3D MODEL	15/09/2021
02	INTERNAL FLOOR PLAN ADDED	09/12/2021
03	DETAIL/IDENT, FLOOR PLAN, ELEVATIONS & 3D MODEL	21/01/2022
04		

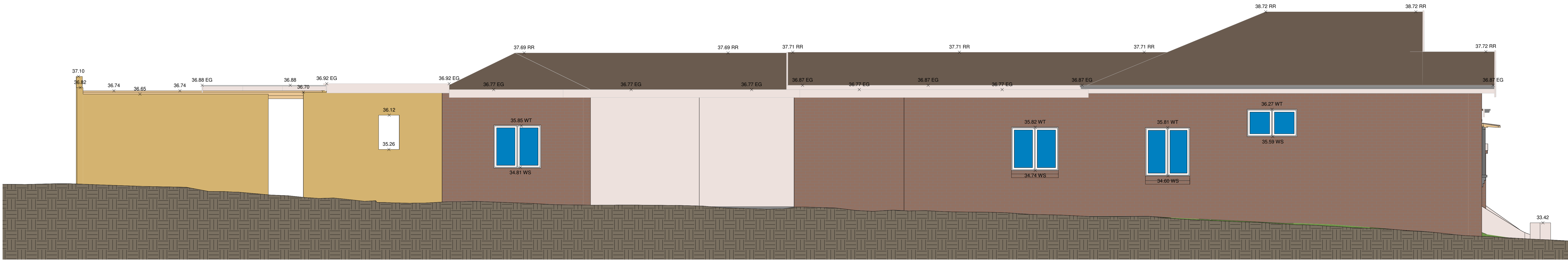
SECOND SCHEDULE (2 NOTIFICATIONS) AS SEARCHED ON 01/09/2021

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- AU630446 MORTGAGE TO PERPETUAL LIMITED

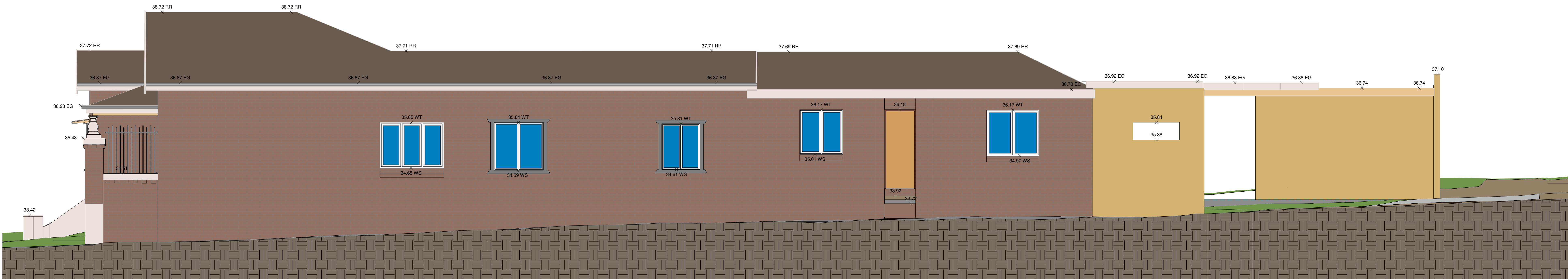
NOTES:

A) 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.
B) DIAMETER, HEIGHT & SPREAD OF TREES ARE APPROXIMATE ONLY.
C) LEVELS SHOWN ARE OF AUSTRALIAN HEIGHT DATUM.
ORIGIN OF LEVELS: SS111086 RL 30.342 (AHD), CLASS LB
D) USE STATED DIMENSIONS. DO NOT SCALE.
E) THESE NOTES FORM PART OF THIS PLAN AND CANNOT BE REMOVED.
F) NO COVENANTS AND/OR RESTRICTIONS HAVE BEEN INVESTIGATED BY C & A SURVEYORS PTY LTD.

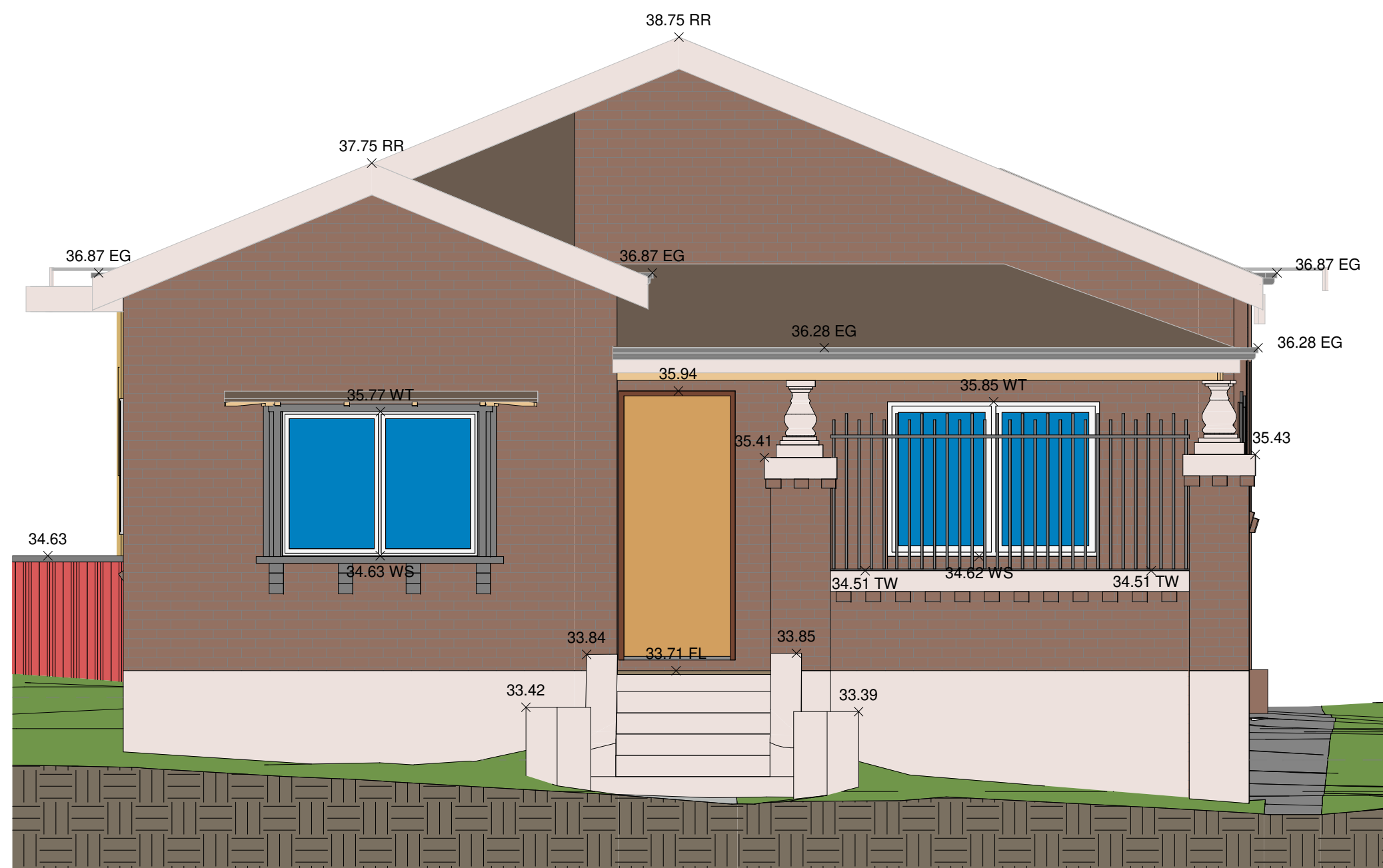
DATUM:	AHD	SURVEYED BY:	CS
SURVEY DATE:	03/09/2021	DRAWN BY:	DT
DATE DRAWN:	12/09/2021	SCALE:	1 : 35@A0
REFERENCE:	18827-21	SHEET:	3 OF 6



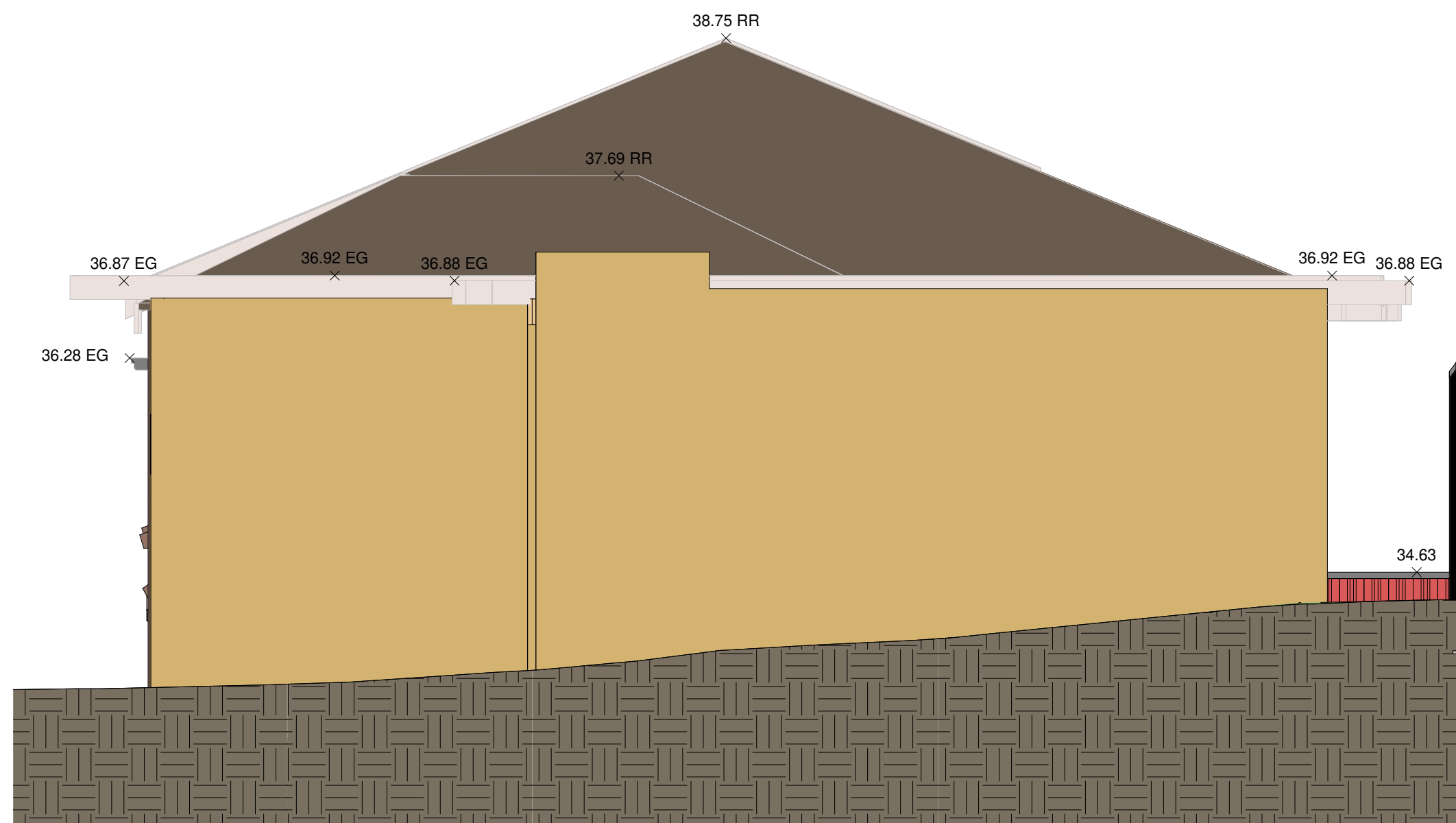
1 163 BEXLEY ROAD LEFT ELEVATION
1 : 40



2 163 BEXLEY ROAD RIGHT ELEVATION
1 : 40



3 163 BEXLEY ROAD FRONT ELEVATION
1 : 40



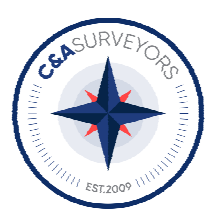
4 163 BEXLEY ROAD REAR ELEVATION
1 : 40

LEGEND:

AHD	AUSTRALIAN HEIGHT DATUM
AWN	AWNING
BM	BENCH MARK
CONC	CONCRETE
CS	CONCRETE SURFACE
D/H/S	DIAMETER/HEIGHT/SPREAD
D	DOOR
EG	EDGE OF CONCRETE
E	EAVE & GUTTER
FL	FLOOR LEVEL
GDN	GARDEN
HYD	HYDRANT
IL	INVERT LEVEL
LH	LAMP POLE
M	METER
NS	NATURAL SURFACE
PAV	PAVERS
PP	POWER POLE
RL	REDUCED LEVEL
RR	ROOF RIDGE
S	STAIRS
SC	SERVICE COVER
SV	STOP VALVE
TEL	TELSTRA PIT
TK	TOP OF KERB
TW	TOP OF WALL
V	SERVICE VALVE
VC	VEHICLE CROSSING
W	WINDOW
WH	WATER HEATER
WM	WATER METER
WS	WINDOW SILL
WT	TOP OF WINDOW

NOTE: THIS SURVEY WAS COMPLETED USING LASER SCANNING TECHNOLOGY AND CONVENTIONAL SURVEY EQUIPMENT. THE DATA WAS ACCURATE AT TIME OF SURVEY TO A TOLERANCE OF ±5MM

THIS PLAN AND THE INFORMATION CONTAINED HEREIN REMAINS THE PROPERTY OF C & A SURVEYORS NSW PTY LTD. IT MUST NOT BE COPIED IN WHOLE OR PART, AND IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN FOR THAT WHICH IT HAS BEEN PREPARED. WITHOUT WRITTEN CONSENT OF C & A SURVEYORS NSW PTY LTD, THIS PLAN HAS BEEN PREPARED FOR THE SOLE USE OF THE INSTRUCTING PARTY



C & A SURVEYORS NSW P/L
Ph: 9630 9299 Fax: 9638 1199
30 GROSE STREET
PARRAMATTA NSW 2151
info@candasurveyors.com.au
www.candasurveyors.com.au

DETAIL & IDENTIFICATION SURVEY, FLOOR PLAN, ELEVATIONS, & 3D MODEL OF LOT C IN DP321575
AT
163 BEXLEY ROAD KINGSGROVE

INSTRUCTING PARTY: ANTHONY TAN

Revision No.	Description	Date
01	DETAIL ELEVATIONS & 3D MODEL	15/09/2021
02	INTERNAL FLOOR PLAN ADDED	09/12/2021
03	DETAIL/IDENT, FLOOR PLAN, ELEVATIONS & 3D MODEL	21/01/2022
04		

SECOND SCHEDULE (2 NOTIFICATIONS) AS SEARCHED ON 01/09/2021

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- AUS30446 MORTGAGE TO PERPETUAL LIMITED

NOTES:

- A) 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.
- B) DIAMETER, HEIGHT & SPREAD OF TREES ARE APPROXIMATE ONLY.
- C) LEVELS SHOWN ARE OF AUSTRALIAN HEIGHT DATUM.
- D) ORIGIN OF LEVELS: SS311298 RL 30.242 (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.

DATUM:	AHD	SURVEYED BY:	CS
SURVEY DATE:	03/09/2021	DRAWN BY:	DT
DATE DRAWN:	12/09/2021	SCALE:	1 : 40@A0
REFERENCE:	18827-21	SHEET:	4 OF 6



NOTE: THIS SURVEY WAS COMPLETED USING LASER SCANNING TECHNOLOGY AND CONVENTIONAL SURVEY EQUIPMENT. THE DATA WAS ACCURATE AT TIME OF SURVEY TO A TOLERANCE OF $\pm 5\text{MM}$



DETAIL & IDENTIFICATION SURVEY, FLOOR PLAN,
ELEVATIONS, & 3D MODEL OF LOT C IN DP321575
AT
163 BEXLEY ROAD KINGSGROVE

Revision No.	Description	Date
01	DETAIL, ELEVATIONS & 3D MODEL	15/09/2021
02	INTERNAL FLOOR PLAN ADDED	09/12/2021
03	DETAIL/IDENT, FLOOR PLAN, ELEVATIONS & 3D MODEL	21/01/2022
04		

A) 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.

B) DUAL HEIGHT & SLOPE OF THE FENCE ARE APPROXIMATE ONLY.

C) LEVELS SHOWN ARE OF AUSTRALIAN HEIGHT DATUM.

D) ORIGIN OF LEVELS: SS131266 RL 30.342 (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.

DATUM:	AHD	SURVEYED BY:	CS
SURVEY DATE:	03/09/2021	DRAWN BY:	DT
DATE DRAWN:	12/09/2021	SCALE:	1 : 40@A0
REFERENCE:	18827-21	SHEET:	5 OF 6



1 FRONT 3D VIEW

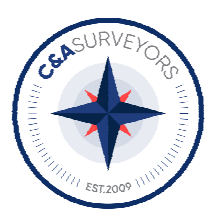


2 REAR 3D VIEW

LEGEND:	
AHD	AUSTRALIAN HEIGHT DATUM
AWN	AWNING
BM	BENCH MARK
CONC	CONCRETE
CS	CONCRETE SURFACE
D/H/S	DIAMETER/HEIGHT/SPREAD
D	DOOR
EC	EDGE OF CONCRETE
EG	EAVE & GUTTER
FL	FLOOR LEVEL
GDN	GARDEN
HYD	HYDRANT
IL	INVERT LEVEL
LH	LAMP POLE
M	METER
NS	NATURAL SURFACE
PAV	PAVERS
PP	POWER POLE
RL	REDUCED LEVEL
RR	ROOF RIDGE
S	STAIRS
SC	SERVICE COVER
SV	STOP VALVE
TEL	TEL/STRA PIT
TK	TOP OF KERB
TW	TOP OF WALL
V	SERVICE VALVE
VC	VEHICLE CROSSING
W	WINDOW
WH	WATER HEATER
WM	WATER METER
WS	WINDOW SILL
WT	TOP OF WINDOW

NOTE: THIS SURVEY WAS COMPLETED USING LASER SCANNING TECHNOLOGY AND CONVENTIONAL SURVEY EQUIPMENT. THE DATA WAS ACCURATE AT TIME OF SURVEY TO A TOLERANCE OF ±5MM

THIS PLAN AND THE INFORMATION CONTAINED HEREIN REMAINS THE PROPERTY OF C & A SURVEYORS NSW PTY LTD. IT MUST NOT BE COPIED IN WHOLE OR PART, AND IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN FOR THAT WHICH IT HAS BEEN PREPARED. WITHOUT WRITTEN CONSENT OF C & A SURVEYORS NSW PTY LTD, THIS PLAN HAS BEEN PREPARED FOR THE SOLE USE OF THE INSTRUCTING PARTY



C & A SURVEYORS NSW P/L
Ph: 9630 9299 Fax: 9638 1199
30 GROSE STREET
PARRAMATTA NSW 2151
info@candasurveyors.com.au
www.candasurveyors.com.au

DETAIL & IDENTIFICATION SURVEY, FLOOR PLAN, ELEVATIONS, & 3D MODEL OF LOT C IN DP321575
AT
163 BEXLEY ROAD KINGSGROVE

INSTRUCTING PARTY: ANTHONY TAN

Revision No.	Description	Date
01	DETAIL, ELEVATIONS & 3D MODEL	15/09/2021
02	INTERNAL FLOOR PLAN ADDED	09/12/2021
03	DETAIL/IDENT, FLOOR PLAN, ELEVATIONS & 3D MODEL	21/01/2022
04		

SECOND SCHEDULE (2 NOTIFICATIONS) AS SEARCHED ON 01/09/2021

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- AU630446 MORTGAGE TO PERPETUAL LIMITED

NOTES:

A) 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.
B) DIAMETER, HEIGHT & SPREAD OF TREES ARE APPROXIMATE ONLY.
C) LEVELS SHOWN ARE OF AUSTRALIAN HEIGHT DATUM.
D) ORIGIN OF LEVELS: SS111086 RL 30.342 (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.

DATUM:	AHD	SURVEYED BY:	CS
SURVEY DATE:	03/09/2021	DRAWN BY:	DT
DATE DRAWN:	12/09/2021	SCALE:	@A0
REFERENCE:	18827-21	SHEET:	6 OF 6