



C&A SURVEYORS

30 Grose Street, Parramatta, NSW 2150

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

www.candasurveyors.com.au

PROPERTY ADDRESS :

NO. 5, PARK AVENUE, PUNCHBOWL.



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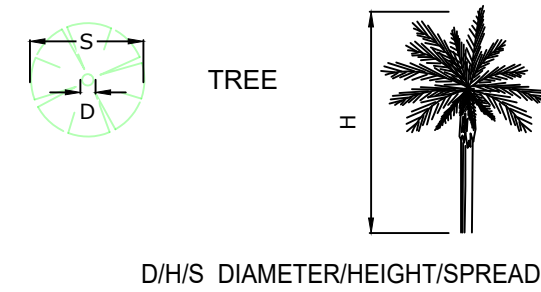
LEGEND:	
AHD	AUSTRALIAN HEIGHT DATUM
AWN	AWNING
A-B	AWNING TO BOUNDARY
BL-B	BALCONY TO BOUNDARY
BM	BENCH MARK
BOW	BOTTOM OF WALL
BRW	BOTTOM OF RETAINING WALL
CL	CENTRE LINE
CONC	CONCRETE
CS	CONCRETE SURFACE
D/H/S	DIAMETER/HEIGHT/SPREAD
D	DOOR
EB	EDGE OF BITUMEN
EC	EDGE OF CONCRETE
EG	EAVE & GUTTER
EXR	EXPOSED ROCK
FL	FLOOR LEVEL
GDN	GARDEN
HYD	HYDRANT
IC	INSPECTION COVER
INV	INVERT LEVEL
KO	KERB OUTLET
LH	LAMP HOLE
LIP	LIP OF KERB
NS	NATURAL SURFACE
PAV	PAVERS
PP	POWER POLE
PR	PLANTER
RL	REDUCED LEVEL
S	STEPS
S-B	SHED TO BOUNDARY
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



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DETAIL & BOUNDARY IDENTIFICATION
SURVEY OF
LOT 19 IN DP 22267, LOCATED AT
NO. 5, PARK AVENUE, PUNCHBOWL.

S	— S —	APPROXIMATE LOCATION OF BURIED SEWER MAIN BY SYDNEY WATER DBYD RECORDS
W	— W —	APPROXIMATE LOCATION OF BURIED WATER MAIN (WM) BY SYDNEY WATER DBYD RECORDS
E	— E —	ELECTRIC LINE
TELSTRA PIT	STOP VALVE	POWER POLE
WATER METER	HYDRANT	



INSTRUCTING PARTY:		DIY GRANNY FLAT		SURVEYED BY:		DATUM:	
LGA:	CANTERBURY-BANKSTOWN	AREA BDY DP:	550.1 m²	DRAWN BY:	SE	CHECKED BY:	JD
SURVEY DATE:	16/5/2023	AREA BY CALC:	553.4 m²	SCALE:	1:100@A1	REF.NO:	25027-23 DET ID
DATE DRAWN:	19/5/2023	CONTOUR INTERVAL:	0.2 m	REV No:	V1	SHEET:	1 OF 1

PARK AVENUE

AVENUE

BM NAIL IN GUTTER
RL: 22.49(AHD)

LOT 19
DP 22267
550.1m²
(STATED BY DP 22267)
553.4m²
(BY CALCULATION)

LOT 18
DP 22267

LOT 12
DP 22267

LOT 11
DP 22267

LOT 20
DP 22267

THE SUBJECT TITLE NOTES : AS AT 11/5/2023

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- AR750435 MORTGAGE TO PERPETUAL CORPORATE TRUST LIMITED

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 50284 , RL 23.204 (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.

MARK ANTHONY REID
(REGISTERED SURVEYOR)
SURVEYOR ID No. 183

Bernie Nucum
5 Park Avenue,
PUNCHBOWL NSW 2196

RE: DETAIL AND IDENTIFICATION SURVEY PURPOSES ONLY
LOT 19 IN DEPOSITED PLAN 22267
No. 5 PARK AVENUE, PUNCHBOWL

We have surveyed the land comprised in Certificate of Title Folio Identifier 19/22267 being Lot 19 in Deposited Plan 22267 located at Punchbowl in the Local Government Area of Canterbury-Bankstown Parish of St George and County of Cumberland.

Upon the abovementioned property stands a single storey rendered house with a tile and metal roof, patios, two metal sheds, a brick and clad granny flat with a metal and tile roof and a clad garage with a metal roof known as No. 5 Park Avenue, Punchbowl.

The positions of the houses, patios, shed, granny flat, garage and fencing in relation to the boundaries are as shown on the attached plan. Levels across the site have also been determined.

This report should be read in conjunction with the attached plan prepared by us dated 16 May, 2023 which forms part of this report.

The survey shown on the attached plan is for detail and identification survey purposes only. Should further additions or improvements be proposed upon the subject property after this date the boundaries must be marked on the ground prior to construction.



Mark Anthony Reid
Registered Surveyor
Surveyor Id. 183

Ref: 25027-23 DET&ID

Date: 22 May, 2023