

ANNEXURE "C"
AFFIDAVIT OF MAROUN ANTOINE DRAYBI – 18 November 2021

COURT DETAILS

Court	Land and Environment Court of New South Wales
Division	Class 1
Registry	Land and Environment Court
Case number	2021/00168725

TITLE OF PROCEEDINGS

Applicant	A & A Development Pty Limited ACN 074 089 240
Respondent	Cumberland City Council

CERTIFICATE IDENTIFYING EXHIBIT

This and the following 5 pages is the annexure marked "C" referred to in the affidavit of Maroun Antoine Draybi sworn before me on 18 November 2021.

Signature of witness



Name of witness

John Micheal Boustany

Address of witness

20 Fennell Street, Parramatta NSW 2150

Capacity of witness

Solicitor

NOTES:
THIS DETAIL SURVEY IS NOT A "SURVEY" AS DEFINED BY THE SURVEYORS ACT, 1929. IF ANY CONSTRUCTION IS PLANNED IT WOULD BE ASDVISABLE TO CARRY OUT FURTHER SURVEY WORK TO DETERMINE THE BOUNDARY DIMENSIONS.
SUBJECT TITLES ARE LIMITED.
A PLAN OF SURVEY SHOULD BE PREPARED AND REGISTERED PRIOR TO ANY DESIGN. BOUNDARIES CANNOT BE GUARANTEED UNTIL PLAN IS REGISTERED
DIAMETER, HEIGHT & SPREAD OF TREES ARE APPROXIMATE ONLY
DETAIL ON THIS PLAN HAS BEEN LOCATED FOR PLOTTING PURPOSES ONLY. SERVICES ETC. UNLESS NOTED HAVE NOT BEEN LOCATED.
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DIMENSIONS AND BEARINGS FROM D.P. 982836
AREA CALCULATED FROM THOSE BEARINGS AND DIMENSIONS.
ORIGIN OF LEVELS: SSM 91956 - RL 27.033 (AHD)
USE STATED DIMENSIONS. DO NOT SCALE.

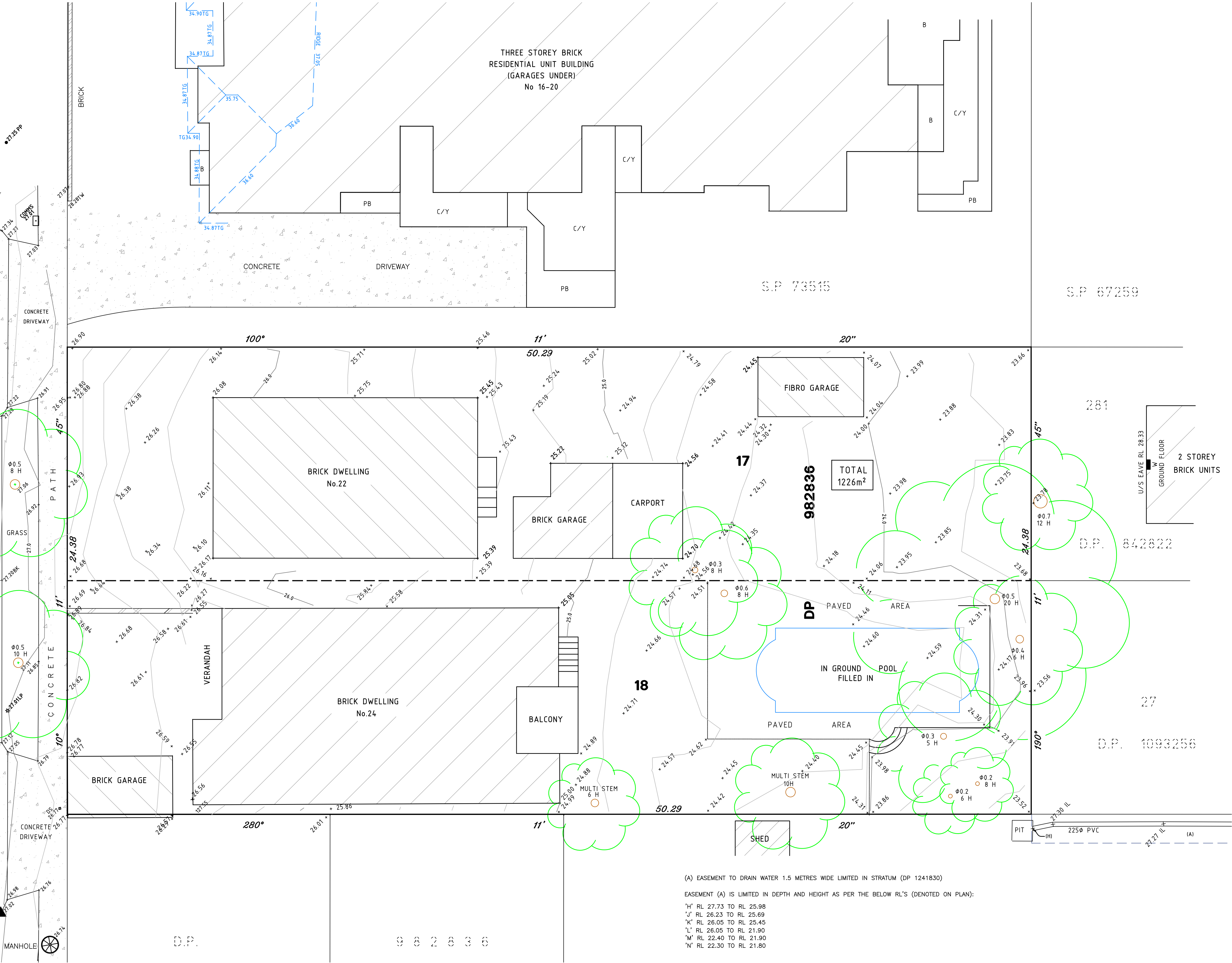
LEGEND

COMM COMMUNICATION PIT
B BALCONY
C.Y. COURTYARD
IL INVERT LEVEL
PP POWER POLE
S.V. STOP VALVE
TG TOP OF GUTTER
TK TOP OF WALL
TK TOP OF KERB
W WINDOW



HYDRANT

BM CUT TOP KERB
RL 27.03 (AHD)



(A) EASEMENT TO DRAIN WATER 1.5 METRES WIDE LIMITED IN STRATUM (DP 1241830)
EASEMENT (A) IS LIMITED IN DEPTH AND HEIGHT AS PER THE BELOW RL'S (DENOTED ON PLAN):
"H" RL 27.73 TO RL 25.98
"J" RL 26.23 TO RL 25.69
"K" RL 26.05 TO RL 25.45
"L" RL 26.05 TO RL 21.90
"M" RL 22.40 TO RL 21.90
"N" RL 22.30 TO RL 21.80

NO COVENANTS AND/OR RESTRICTIONS HAVE BEEN INVESTIGATED BY RAMSAY SURVEYORS PTY LTD

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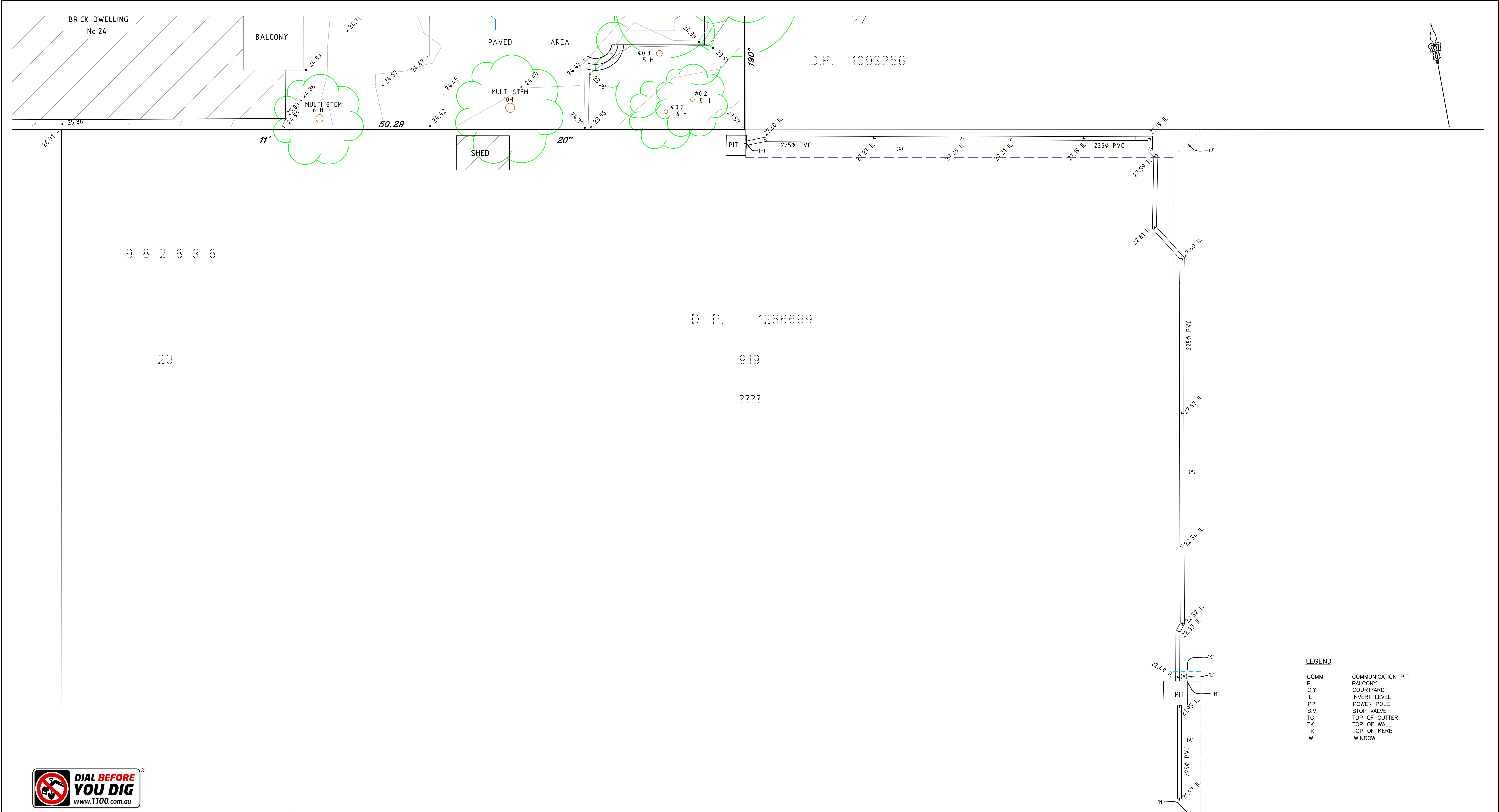
AMENDMENTS	
DATE	DESCRIPTION
29-7-03	HYDRANT ADDED
13-12-12	PLAN UPDATED. ELEVATION No 16-20 ADDED ON SHEET 3
13-05-20	PLAN UPDATED. ELEVATION No 16-20 (WEST) & No 23 ADDED
5-10-21	EXTRA LEVELS WITHIN SUBJECT SITE ADDED, STORMWATER PIPE WITHIN LOT 919 DP 1266699 ADDED.

L.G.A	AUBURN
LOCALITY:	AUBURN

INSTRUCTED BY:	MR R DRAYBI
RE:	DRAYBI BROS PTY LTD

Ramsay & Co.
SURVEYORS EST. 1962
Ramsay Surveyors Pty Limited ACN 607 389 748
"CARLINGFORD CENTRAL" SUITE 15, 241-245 PENNANT HILLS RD, CARLINGFORD NSW 2118
P.O. BOX 2244 CARLINGFORD NSW 2118 PH: (02) 9635 5840
EMAIL: surveyor@hramsay.com.au www.hramsay.com.au

PLAN SHOWING DETAIL AND LEVELS		SCALE 1:100
OVER LOTS 17 & 18, SEC 4 IN DP 982836		DATUM AHD
No's 22 & 24 PARK ROAD, AUBURN		SURVEY GC & RF
		DRAWN DC
		DATE 23/7/03
		OUR REF 6297/03
		SHEET 1 OF 5 SHEETS



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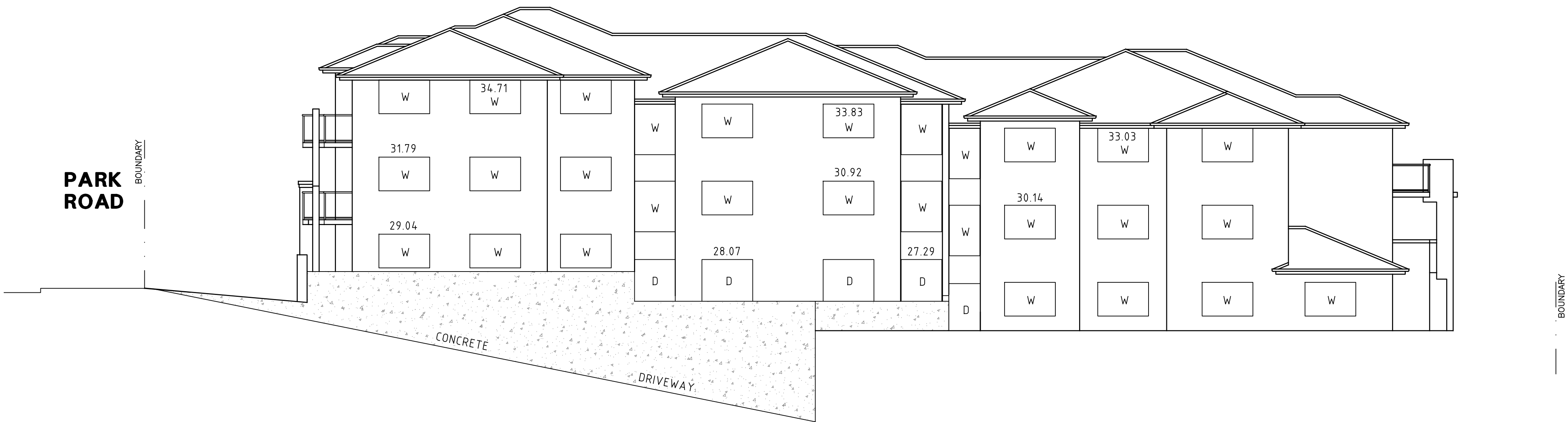
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		(A) EASEMENT TO DRAIN WATER 1.5 METRES WIDE LIMITED IN STRATUM (DP 1241830)		MARY STREET	<div>LEGEND</div> <div>COMM COMMUNICATION PIT B BALCONY C.Y. COURTYARD IL INVERT LEVEL PP POWER POLE S.V. STOP VALVE TG TOP OF GUTTER TK TOP OF WALL TK TOP OF KERB W WINDOW</div>
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		<div>MARY STREET</div> <div>NO COVENANTS AND/OR RESTRICTIONS HAVE BEEN INVESTIGATED BY RAMSAY SURVEYORS PTY LTD</div>			
AMENDMENTS		L.G.A	INSTRUCTED BY:	PLAN SHOWING DETAIL AND LEVELS OVER LOTS 17 & 18, SEC 4 IN DP 982836 No's 22 & 24 PARK ROAD, AUBURN	
DATE	DESCRIPTION	AUBURN	MR R DRAYBI		
29-7-03 13-12-12 13-05-20 5-10-21	HYDRANT ADDED PLAN UPDATED. ELEVATION No 16-20 ADDED ON SHEET 3 PLAN UPDATED. ELEVATION No 16-20 (WEST) & No 23 ADDED INFORMATION ADDED	LOCALITY: AUBURN	RE: DRAYBI BROS PTY LTD	<div>Ramsay Surveyors Pty Limited</div> <div>ACN 607 389 748 "CARLINGFORD CENTRAL" SUITE 15, 241-245 PENNANT HILLS RD, CARLINGFORD NSW 2118 P.O. BOX 2244 CARLINGFORD NSW 2118 PH: (02) 9635 5840 EMAIL: surveyor@hramsay.com.au www.hramsay.com.au</div>	

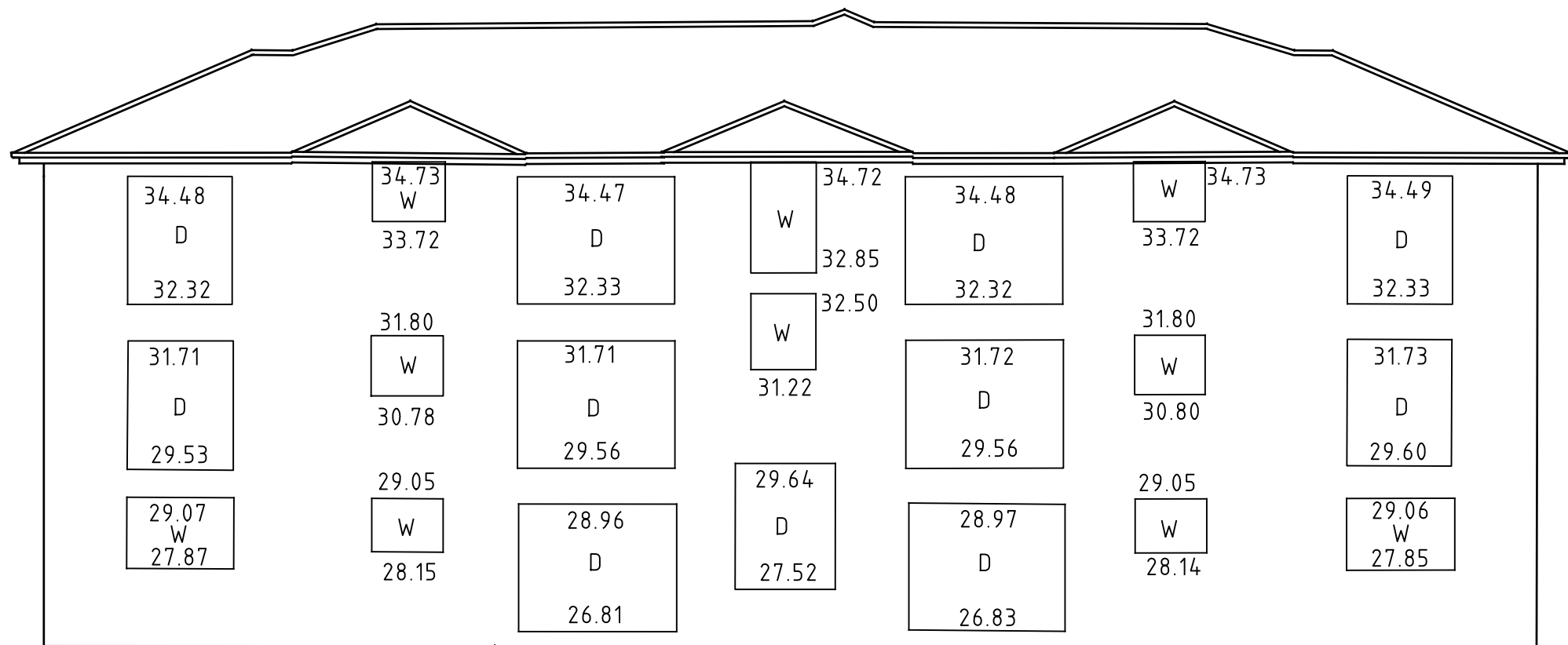
ELEVATION

No 16-20



ELEVATION

No 16-20



PARK ROAD

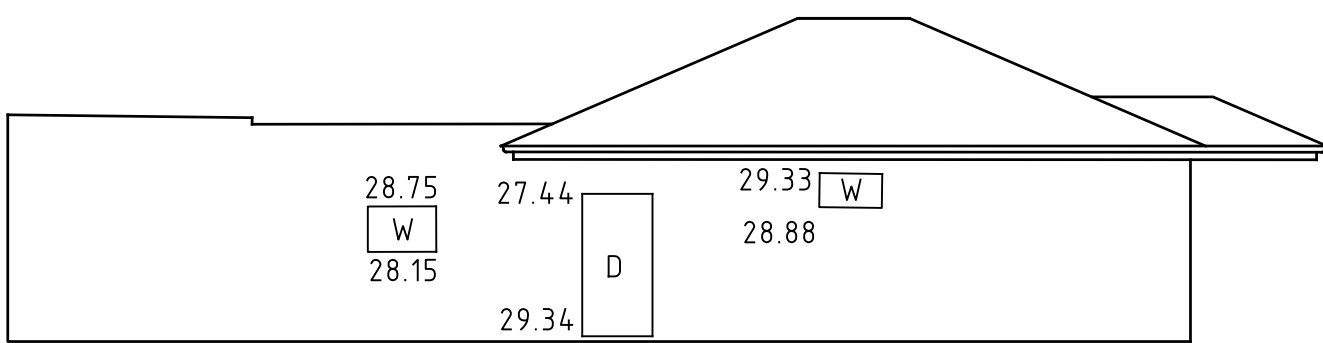
LEGEND
D DOOR
W WINDOW

NO COVENANTS AND/OR RESTRICTIONS HAVE BEEN
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ELEVATION

No 23



PARK ROAD

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AREA CALCULATED FROM THOSE BEARINGS AND DIMENSIONS.

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	AUBURN	DRAYBI BROS PTY LTD					DRAWN DC
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							SHEET 5 OF 5 SHEETS

H

RAMSAY & CO.

SURVEYORS EST. 1962

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