

**SITE CONDITION ASSESSMENT**

DATE: 13/05/2013

SURVEY CARRIED OUT BY

**ASPECT DEVELOPMENT & SURVEY PTY LTD**

ABN: 60 078 649 000

**CLIENT:****CONTRACT:** 414A-12**MAP REF:** SYD 163 approx**LOT:** 1160**HOUSE No:****STREET:** Sydney Smith Drive and Empire Circuit**LOCATION:** Penrith**Council:** Penrith**SITE ACCESS:**

To Site: Sealed Road

Comments:

Onto Site: Satisfactory/Corner Lot

On site storage: Satisfactory

**ROAD DETAIL:**

Kerb/Gutter: Square

Condition: Damaged\*  
\* If damaged see kerb report

Vehicle Crossing: No

Condition: NA

Footpath: Yes

Condition: Undamaged

**IMPROVEMENTS**

Existing Residence: NA

Adjoining houses: LH Side: Vacant

RH Side: Vacant

**SITE CONDITIONS:****Firststyle Homes representative MUST visit site prior to the issue of contract No**

Existing Impediments: Nil

Comment:

Existing fencing: Left Boundary: None

Condition:

Right Boundary: None

Condition:

Rear Boundary: None

Condition:

Front Boundary: None

Condition:

Existing retaining wall: Left Boundary: Nil

Condition:

Right Boundary: Nil

Condition:

Rear Boundary: Nil

Condition:

Front Boundary: Nil

Condition:

Natural Watercourse evident within 50m of site: Unsure Details:

**SERVICES:**

Gas: Electricity: Underground

Water: Mains in Area Recycled: Not Apparent

Near Side

Available Connection

Drainage: Street - Kerb Outlet

Sewer: Mains in Area

Rear -

Lot Sewered

Back

**RESTRICTIONS AS TO USER AND COVENANTS:**

An easement for access maintenance 0.9 metres wide created by Deposited Plan Number 1184391