

CLARKE DOWDLE & ASSOCIATES
DEVELOPMENT CONSULTANTS
SURVEYORS • PLANNERS • ECOLOGISTS • BUSHFIRE CONSULTANTS
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17th April, 2020
Ref No: GO18537B

Lot 11 in DP746819 situated at Gosford
in the LGA of Central Coast, Parish of Gosford
County of Northumberland and being the land
mentioned in Folio Identifier 11/746819

ET AUSTRALIA

I have surveyed for **identification purposes** the above described land, shown on the attached sketch and **in my opinion**:

The land is situated having frontages of 27.285 metres to Donnison Street & 7.825 metres to Henry Parry Drive, Gosford.

Standing upon the subject land and located wholly within its boundaries there is erected a double storey rendered building, having roofing of metal. The building being known as No.125 Donnison Street, Gosford.

Offsets from the walls of the building to the boundaries are as shown on the attached sketch.

Various encroachments by & upon the subject land are as shown on the attached sketch.

The subject land is **burdened** by Rights of Carriageway 3.35, 4.755, 6.5 & variable width created by the registration DP746819 & X790647; a Right of Footway 1.2 wide and an Easement for Parking, both created by the registration of X790647.

The subject land is **benefited** by Easements for Support created by the registration DP610446 & DP711850.

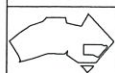
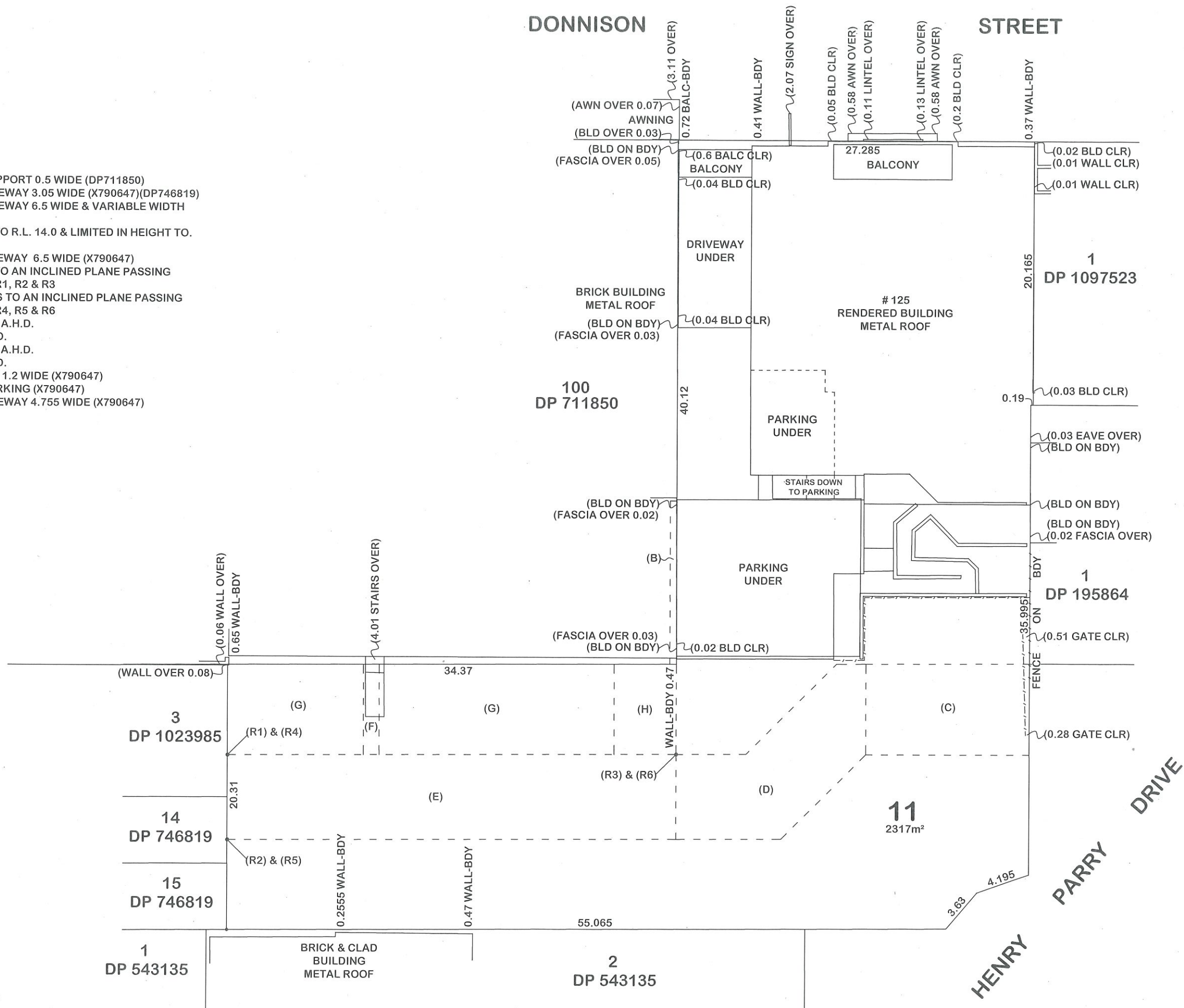
The title search indicates that **no** other apparent easements or covenants burden the subject land.

This survey has been undertaken for Identification purposes only. If construction is planned on or near a boundary, further survey is recommended.

Anthony W.G. Clarke
Registered Surveyor

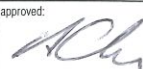


- (B) - EASEMENT FOR SUPPORT 0.5 WIDE (DP711850)
(C) - RIGHT OF CARRIAGEWAY 3.05 WIDE (X790647)(DP746819)
(D) - RIGHT OF CARRIAGEWAY 6.5 WIDE & VARIABLE WIDTH (X790647)
LIMITED IN DEPTH TO R.L. 14.0 & LIMITED IN HEIGHT TO R.L. 17.5 ON A.H.D.
(E) - RIGHT OF CARRIAGEWAY 6.5 WIDE (X790647)
LIMITED IN DEPTH TO AN INCLINED PLANE PASSING THROUGH POINTS R1, R2 & R3
LIMITED IN HEIGHTS TO AN INCLINED PLANE PASSING THROUGH POINTS R4, R5 & R6
R1 & R2 - R.L. 11.0m A.H.D.
R3 - R.L. 14.0m A.H.D.
R4 & R5 - R.L. 14.5m A.H.D.
R6 - R.L. 17.5m A.H.D.
(F) - RIGHT OF FOOTWAY 1.2 WIDE (X790647)
(G) - EASEMENT FOR PARKING (X790647)
(H) - RIGHT OF CARRIAGEWAY 4.755 WIDE (X790647)



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revision	description	date

client:	ET AUSTRALIA
approved:	
assessed:	A.W.C.
drawn:	R.G.
surveyed:	D.H.

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project:	#125 DONNISON STREET, GOSFORD.
details:	Lot 11 in DP 746819
drawing:	IDENTIFICATION SURVEY

red. ratio:	1:300	datum:	
reference #Go:	18537B	ref ext:	
contour interval:	N/A	DA #:	
job date:	17/04/20	number in set:	1 of 1
LGA:	CENTRAL COAST		
Parish:	GOSFORD		
County:	NORTHUMBERLAND		

-all dimensions are in metres unless otherwise shown.
-check and confirm all areas & dimensions on site prior to the commencement of any works.
-do not scale from face of plan.
-preliminary boundary fixation has been undertaken only.
-if any construction is planned on or close to the boundaries further survey work will be required.
-a complete investigation of services has not been undertaken for this survey.
-services shown hereon have been located by visible features only.
-tree trunk & height dimensions are approximate only.
-tree spreads are approximate only but have been drawn to scale.
-ridges gutter levels displayed on buildings are approximate only.
-underground utility mains locations are provided by Council diagrams & are approx positions only.

