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To: **Perpetual Corporate Trust Limited ATF 42 Matraville Investment Trust**

Project: **42 Raymond Ave, Matraville – Service Infrastructure Assessment**

Our Ref: **SY075478.000**

Date: **DECEMBER 2021**

ABN 19 118 146 008 | sydney@landpartners.com.au |

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Revision:

Issue	Date	Comment
A	02/12/2021	Issue for comment
B	10/12/2021	Pressure & Flow response from Sydney Water
C	13/12/2021	Minor Edits
D	20/12/2021	Edits to GFA
E	10/01/2022	Minor edits
F	02/03/2022	Infrastructure Staging & Delivery Plan

EXECUTIVE SUMMARY

Servicing Capability

- Potable Water
  - Estimated Potable Water Demand
    - Average Day Demand 12kl/day
    - Max Day Demand 22kl/day
  - Potable water reticulation system exists adjacent to the site. A 100mm water main provides frontage to the site for connection of potable water supply. This main is then connected to a further 100mm and 150mm main in McCauley Street.
  - Pressure and flow response indicates reasonable flow and adequate pressure from existing 100mm water main in Raymond Ave.
- Waste Water
  - Estimated Waste Water Demand 11kl/day
  - The site is served by a 225mm sewer main adjacent to the south-west corner of the site.
  - Adequate waste water capacity exists to serve the proposed development.
- Electricity
  - The site is currently serviced by an existing Ausgrid padmount substation established onsite and high voltage feeder (within easement) from McCauley Street.
  - Electrical demand has been calculated as 1.0MVa.
  - Applications for decommissioning the existing padmount substation and provision of a new padmount substation are being prepared by the electrical consultant for lodgement with Ausgrid.
- Telco
  - NBN is the network provider for the area and has established underground fibre optic cables within Raymond Ave.
- Gas
  - Jemena have a 1,050kPa gas reticulation main in Raymond Ave immediately along the frontage of the site. This main is available for connection.

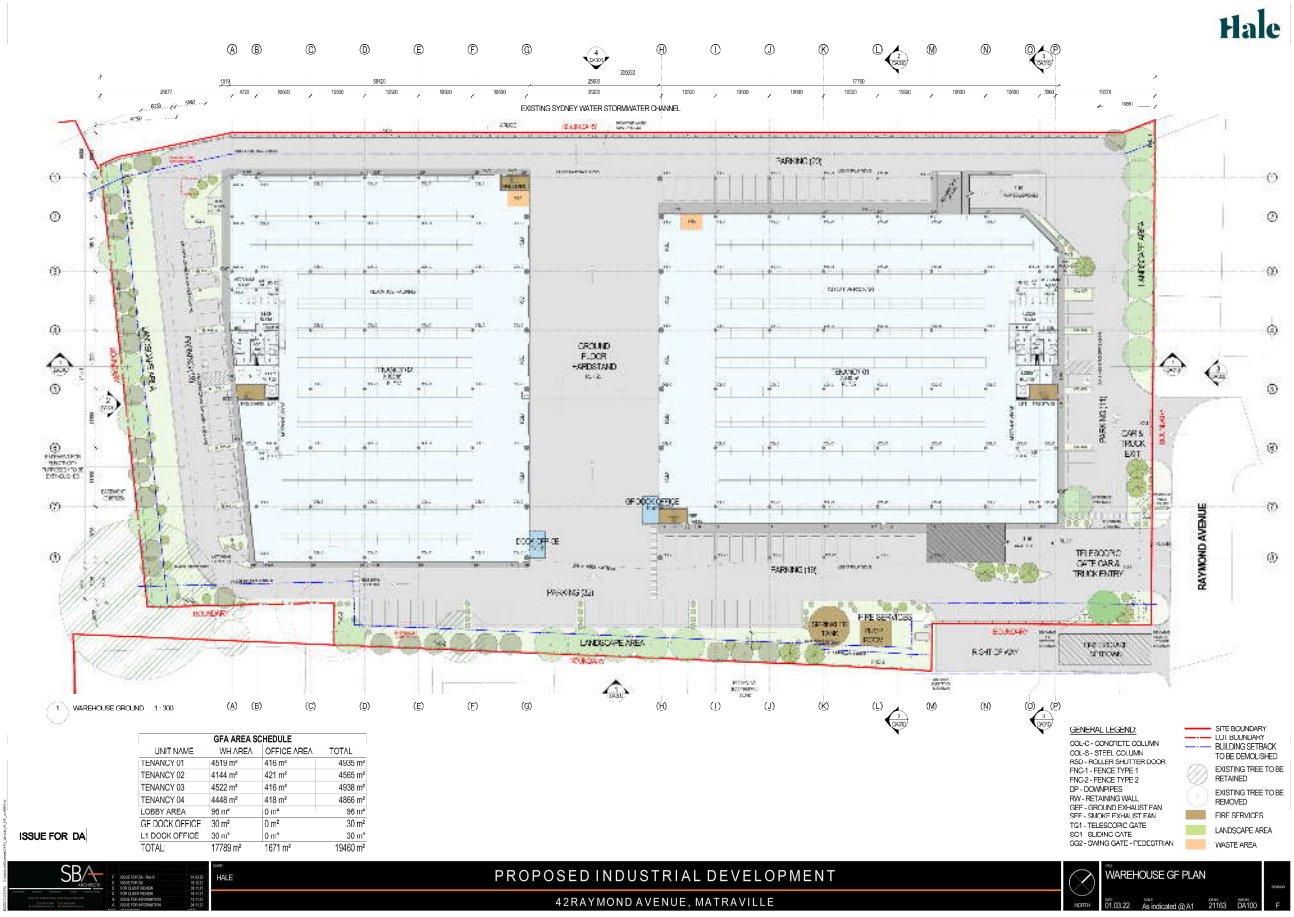
1.0 INTRODUCTION

It is anticipated that a State Significant Development (SSD) application will be made to Department of Planning, Industry and Environment. As part of that application the Department has issued SEARS requirements for the proposed development under application No. SSD-3155-2370.

The proposed development is described as the construction of a two-storey warehouse and distribution centre comprising 19,460m^2 GFA including ancillary office space, landscaping, bicycle and car parking.

The site is described as Lot 1 DP369668, Lot 32 Sec B DP8313, Lot 2 DP1082623 and Lot 1 DP511092 located within a well-established and well serviced industrial precinct. Substantial infrastructure has been installed by the utility service operators that will provide adequate capacity to service the proposed development.

Concept architectural layout has been provided that is the basis of comments within this report. The architectural is shown as follows:



1.1 SEARS REQUIREMENTS

Sears requirements outlined in SSD-31552370 from the Department of Planning, Industry & Environment have been used. Those requirements outline key issues one of which is the following:

Infrastructure Requirements & Utilities	How It Is Addressed	Section of this Report
Assess the impacts of the development on existing utility infrastructure & service provider assets surrounding the site. Infrastructure Delivery, Management and Staging Plan	Identify existing services through site inspection and utilising existing service utility plans	Section 3, 4, 5 & 6
Identify any infrastructure upgrades required onsite and offsite to facilitate the development and any arrangements to ensure that the upgrades will be implemented on time and be maintained.	Determine demand requirements for the development, determine if any upgrades or infrastructure amplifications required.	Appendix A & B
Provide infrastructure staging plan, description of how infrastructure requirements would be coordinated, funded and delivered to facilitate the development.	Assess existing infrastructure if staging of any upgrades (if required) will be required and if so what funding is required	Sec 3.2(b) Sec 4.0 Sec 7.0

2.0 SERVICE AUTHORITIES:

The service authorities who provide infrastructure services to this area are:

(a) Sydney Water: Potable Water & Waste Water Infrastructure
(b) Ausgrid: Electrical Infrastructure
(c) NBN Co: Telecommunications Infrastructure
(d) Jemena: Gas Infrastructure

3.0 POTABLE WATER AND WASTE WATER

3.1 POTABLE WATER

a) Immediately adjacent to the site along the frontage of Raymond Ave is a 500mm trunk water main. This main is not available for connection.

b) Within Raymond Road the site has frontage to a 100mm reticulation water main. This main is available for connection.

c) Potable Water Average Day Demand is estimated at 12kl/day for warehouse/distribution development with associated office facilities (refer Appendix A). This calculates as a demand of 0.3litres/second over a 12 hour working shift. This level of demand can be catered by the existing 100mm main in Raymond Avenue.

d) Should have a possible end user require heavy potable water demand substantial potable water reticulation mains exist at the corner of McCauley Street and Botany Road. These mains are 300mm, 375mm and 450mm mains which would be available for connection if amplified water mains if required.

e) Sydney Water Sec 73 process is an asset creation process that would outline any system amplifications if required.

f) Pressure and Flow enquiry has been lodged with Sydney Water and response is included in Appendix A. Reasonable flow and adequate pressure is available from 100mm water main in Raymond Ave.

3.2 WASTE WATER

a) A 225mm sewer line serves the subject property. The 225mm pipe size is a standard size required by Sydney Water for commercial and industrial developments.

b) This existing main will adequately cater for the proposed development.

c) Waste Water discharge is estimated as 11kl/day or 0.25litres/second over a 12 hour work shift – a level of discharge that will be adequately catered for by the existing Sydney Water system.

3.3 STORMWATER

a) Immediately adjacent to the subject site along the northern boundary of the property is a Sydney Water stormwater channel.

b) The channel is known as the Bunnerong Channel No. 11 being a brick wall channel with concrete base measuring 5.486m x 1.521m.

c) Consultation has been undertaken with Sydney Waters' stormwater group concerning site discharge of stormwater to the stormwater channel. Sydney Water have granted approval for connection to the stormwater channel – refer to Appendix A for Sydney Water correspondence and approval.

d) Sydney Water have also issued a Building Plan Approval for works adjacent to the stormwater channel – refer to attached "Building Plan Approved – Subject to Requirements" in Appendix A.

4.0 ELECTRICITY

a) The client has engaged a Level 3 ASP Consultant to design a new electrical connection for the development.

b) The consultant advises that they will lodge an application with Ausgrid for the decommissioning and recovery of the existing substation installed on site, refer to Appendix B for location of substation and DP223651 describing location of current Ausgrid easement. This substation will be replaced with a new electrical substation with high voltage feeder connection from Raymond Ave.

c) Electrical demand for the development has been estimated at approximately 0.5MVa. Demand for warehouse distribution and associated office calculates an approximate 1MVa based on the gross floor areas noted in the architectural scheme. An allowance of 100% increase in that demand level is allowed to accommodate potential highly automated or specialised end user requirements.

d) Due to the site being located in a well-established industrial area the "After Diversity Maximum Demand (ADMD)", which calculates a demand over a larger "holistic" area (i.e., the industrial precinct), would ensure that sufficient electrical service would be available to support a range of development types within the industrial precinct – including the development proposed for the subject site.

5.0 GAS

a) Jemena is the utility supplier for gas. Jemena has installed a 1,050kPa high pressure gas main in Raymond Ave.

b) Prior user of the subject site was connected to this gas main.

c) The subject site is adequately serviced by this existing gas main.

6.0 TELCOMMUNICATIONS

a) NBN Co is the network provider for this area.

b) Prior to NBN Co being the provider for this area Telstra had fibre optic systems within Raymond Ave. The prior user of the subject site was connected to this reticulation system.

c) The subject site is adequately serviced by the existing fibre optic system in Raymond Ave.

7.0 EXPECTED IMPACTS ON EXISTING INFRASTRUCTURE

a) Existing electrical substation located onsite, together with the high voltage feeder from McCauley Street to the substation, to be decommissioned and assets recovered.

b) Connection of stormwater discharge to Sydney Waters' adjacent stormwater channel has been approved, subject to conditions.

c) Sydney Water Building Plan Approval for construction work adjacent to the stormwater channel has been provided, subject to conditions.

d) Apart from the items mentioned above there is expected to be no other impact on existing infrastructure to the site.

8.0 INFRASTRUCTURE STAGING & DELIVERY PLAN

8.1 SYDNEY WATER INFRASTRUCTURE

Sydney Water has a standard asset creation path through their Sec 73 process.

The development does not have any substantial impact on the delivery of potable water and waste water services to the site and as such no amplification of existing Sydney Water assets is expected.

The site is already serviced by Sydney Water assets so no staging of delivery of any Sydney Water asset is required.

8.2 ELECTRICITY

Decommissioning of the existing electrical substations can commence once the Level 3 ASP consultant receives Ausgrid approval.

Provision of a new padmount substation along the eastern boundary of the site (refer to Warehouse GF plan on page 4) with high voltage feeder connection to existing Ausgrid assets in Raymond Avenue & McCauley Street will occur as per Ausgrid's normal asset creation path. The new substation will be installed during the development process for the new building.

8.3 TELCO & GAS

Existing assets exist to serve the proposed development.

8.4 COST

All assets will be delivered through the service utility organisations asset creation path and this instance those assets will be developer funded.

APPENDIX A
POTABLE WATER & WASTE WATER DEMAND

1. Hale have provided an architectural plan as noted in the report.

2. The architectural plan outlines the following development areas:

   (a) Warehouse 17,789m^2
   (b) Office 1,671m^2

Potable Water

Development Type	Floor Area	EP/m^2	EP	P.W Demand/EP	P.W Demand
Warehouse	17,789	1EP/250m^2	69	80litres/day	5.5kl/day
Office	1,671	1EP/20m^2	84	80litres/day	6.7kl/day
				Total	**12kl/day**

So: Average Day Demand 12klday
Max Day Demand 22kl/day

Waste Water

An estimate of 95% of Potable Water for Waste Water discharge:

12kl/day x 0.95 = 11kl/day

Conclusion
Sufficient capacity exists within the existing Sydney Water reticulation systems to service the proposed development.

Statement of Available Pressure and Flow

Lilliane Moujalli
23-29 South Street
Rydalmere, 2116

Attention: Lilliane Moujalli Date: 08/12/2021

Pressure & Flow Application Number: 1306639
Your Pressure Inquiry Dated: 2021-12-02
Property Address: 35 Raymond Avenue, Matraville 2036

The expected maximum and minimum pressures available in the water main given below relate to modelled existing demand conditions, either with or without extra flows for emergency fire fighting, and are not to be construed as availability for normal domestic supply for any proposed development.

ASSUMED CONNECTION DETAILS

Street Name: Raymond Avenue	Side of Street: East
Distance & Direction from Nearest Cross Street	80 metres North from McCauley Street
Approximate Ground Level (AHD):	8 metres
Nominal Size of Water Main (DN):	100 mm

EXPECTED WATER MAIN PRESSURES AT CONNECTION POINT

Normal Supply Conditions	
Maximum Pressure	66 metre head
Minimum Pressure	59 metre head

WITH PROPERTY FIRE PREVENTION SYSTEM DEMANDS	Flow l/s	Pressure head m
Fire Hose Reel Installations (Two hose reels simultaneously)	0.66	58
Fire Hydrant / Sprinkler Installations (Pressure expected to be maintained for 95% of the time)	5 10 15 20	56 47 33 12
Fire Installations based on peak demand (Pressure expected to be maintained with flows combined with peak demand in the water main)	5 10 15 20	55 46 31 11
Maximum Permissible Flow	21	4

(Please refer to reverse side for Notes)

For any further inquiries regarding this application please email :

swtapin@sydneywater.com.au

General Notes

This report is provided on the understanding that (i) the applicant has fully and correctly supplied the information necessary to produce and deliver the report and (ii) the following information is to be read and understood in conjunction with the results provided.

1. Under its Act and Operating Licence, Sydney Water is not required to design the water supply specifically for fire fighting. The applicant is therefore required to ensure that the actual performance of a fire fighting system, drawing water from the supply, satisfies the fire fighting requirements.

2. Due to short-term unavoidable operational incidents, such as main breaks, the regular supply and pressure may not be available all of the time.

3. To improve supply and/or water quality in the water supply system, limited areas are occasionally removed from the primary water supply zone and put onto another zone for short periods or even indefinitely. This could affect the supply pressures and flows given in this letter. This ongoing possibility of supply zone changes etc, means that the validity of this report is limited to one (1) year from the date of issue. It is the property owner's responsibility to periodically reassess the capability of the hydraulic systems of the building to determine whether they continue to meet their original design requirements.

4. Sydney Water will provide a pressure report to applicants regardless of whether there is or will be an approved connection. Apparent suitable pressures are not in any way an indication that a connection would be approved without developer funded improvements to the water supply system. These improvements are implemented under the Sydney Water 'Urban Development Process'.

5. Pumps that are to be directly connected to the water supply require approval of both the pump and the connection. Applications are to be lodged online via Sydney Water Tap in™ system -
Sydney Water Website – www.sydneywater.com.au/tapin/index.htm. Where possible, on-site recycling tanks are recommended for pump testing to reduce water waste and allow higher pump test rates.

6. Periodic testing of boosted fire fighting installations is a requirement of the Australian Standards. To avoid the risk of a possible 'breach' of the Operating Licence, flows generated during testing of fire fighting installations are to be limited so that the pressure in Sydney Water's System is not reduced below 15 metres. Pumps that can cause a breach of the Operating Licence anywhere in the supply zone during testing will not be approved. This requirement should be carefully considered for installed pumps that can be tested to 150% of rated flow.

Notes on Models

1. Calibrated computer models are used to simulate maximum demand conditions experienced in each supply zone. Results have not been determined by customised field measurement and testing at the particular location of the application.

2. Regular updates of the models are conducted to account for issues such a urban consolidation, demand management or zone change.

3. Demand factors are selected to suit the type of fire-fighting installation. Factor 1 indicates pressures due to system demands as required under Australian Standards for fire hydrant installations. Factor 2 indicates pressures due to peak system demands.

4. When fire-fighting flows are included in the report, they are added to the applicable demand factor at the nominated location during a customised model run for a single fire. If adjacent properties become involved with a coincident fire, the pressures quoted may be substantially reduced.

5. Modelling of the requested fire fighting flows may indicate that local system capacity is exceeded and that negative pressures may occur in the supply system. Due to the risk of water contamination and the endangering of public health, Sydney Water reserves the right to refuse or limit the amount of flow requested in the report and, as a consequence, limit the size of connection and/or pump.

6. The pressures indicated by the modelling, at the specified location, are provided without consideration of pressure losses due to the connection method to Sydney Water's mains.

Adrian Liu

From: JEYADEVAN, JEYA <JEYA.JEYADEVAN@sydneywater.com.au>
Sent: Tuesday, 30 March 2021 2:17 PM
To: Adrian Liu
Cc: Frank Xie
Subject: RE: [External] 42-52 Raymond Ave, Matraville - Sydney Water

Adrian,

With reference to your following email regarding the development at 42-52 Raymond Ave, Matraville.

Building Adjacent to Stormwater Channel

As the development site is adjacent to Sydney Water's stormwater channel, no buildings or permanent structures are to be proposed within 1m from outside face of the stormwater channel or within Sydney Water land, whichever is larger. Permanent structures include (but are not limited to) basement car park, hanging balcony, roof eves, hanging stairs, stormwater pits, stormwater pipes, elevated driveway, basement access or similar structures. This clearance requirement would apply for unlimited depth and height.

Stormwater Discharge

Sydney Water has no objection to discharge of stormwater into Sydney Water's stormwater channel from your development site. On Site Detention is not required for this development as the location of this development site is identified as lower end of the stormwater catchment area of "Bunnerong to Botany Bay" stormwater system. There is no limit for stormwater discharge.

Retention Basin

Retention basin as you have noted in your email is private basin for stormwater reuse by the owner of the property for their industrial use. It is not a Sydney Water basin.

Water Quality Requirements

Generally, Council would require you to comply with certain water quality requirements for stormwater discharge from your development site. In the event Council did not specify any water quality requirements, then following requirements would apply:

Discharged Stormwater Quality Targets

Stormwater run-off from the site should be of appropriate quality before discharge into a Sydney Water asset or system. Developments must demonstrate stormwater quality improvement measures that meet the following specified stormwater pollutant reductions:

Pollutant	Pollutant load reduction objective (%)
Gross Pollutants (>5mm)	90

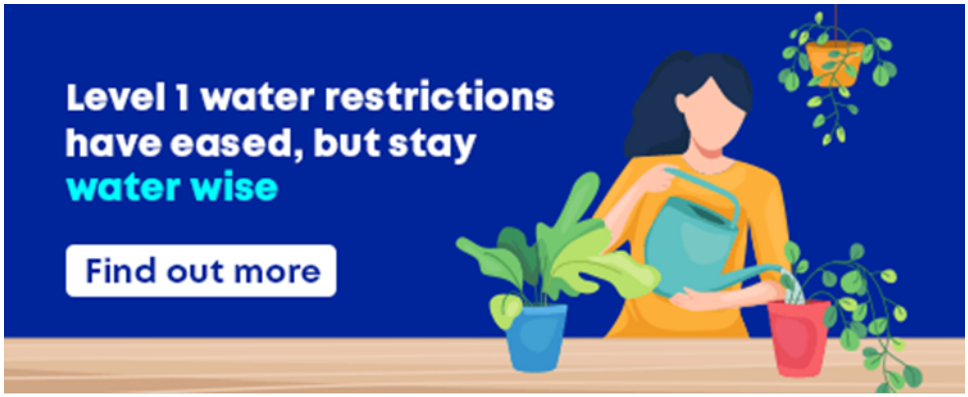
Total Suspended Solids	85
Total Phosphorus	65
Total Nitrogen	45

Best Regards

Jeya Jeyadevan
Senior Capability Assessor
Business Development
Sydney Water, Level 13, 1 Smith Street, Parramatta NSW 2150

Sydney WATER

Phone: 8849 6118
Mobile: 0409 318 827
jeya.jeyadevan@sydneywater.com.au



From: Adrian Liu [mailto:adrian.l@atl.net.au]
Sent: Thursday, 25 March 2021 3:12 PM
To: JEYADEVAN, JEYA <JEYA.JEYADEVAN@sydneywater.com.au>
Cc: Frank Xie <Frank.X@atl.net.au>
Subject: [External] 42-52 Raymond Ave, Matraville - Sydney Water

Hello Jeya,

Hope this finds you well. I am from AT&L Civil Engineers and in need of assistance regarding Sydney Water Assets located adjacent to our site.

We have a site located at 42-52 Raymond Ave, Matraville. Along the western boundary of the site is Sydney Water owned Bunnerong Stormwater Channel No11 and Sydney Water Retention Basin along the southern boundary. Please see the screenshot below for reference.

We are hoping if you could provide us confirmation if we can discharge into your asset. If we are allowed, what would be the required rate of flow of discharge and water quality targets to discharge into the channel.

If you have any further questions, please let us know.

Kind regards,

Adrian Liu

Civil Engineer

Level 7, 153 Walker Street
North Sydney NSW 2060
adrian.l@atl.net.au
0451 982 022
0451 982 022
www.atl.net.au

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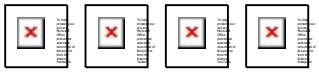


Case Number: 190839

10 May 2021

EMM
c/- CALIBRE PROFESSIONAL SERVICES PTY LTD

LETTER of CONDITIONS
For
BUILDING OVER/ADJACENT TO A SYDNEY WATER ASSET

Applicant:	**EMM**
Your reference:	**20-000728**
Property location:	**Raymond, Matraville**
Development Description:	**The works involve remediation (removal of tanks etc) of an area approximately 2m clear of the face of Bunnerong Stormwater Channel. The existing warehouse building has recently been demolished. The site will be sold. Refer to emails from Jeya Jayadevan and Chris Robinson attached in "additional information"**
Your application date:	**April 8, 2021**

Note: **Level 1 water restrictions are now in place,** which limits how and when water can be used outdoors. This can impact you and your contractors in the activities relating to this proposal.
Using water to suppress dust is not restricted, but this does mean that you/your contractors will need to apply for an exemption permit to use water for most outdoor uses including:

- Cleaning equipment
- Drilling and boring, and
- Batching concrete on-site

Fines for deliberate breaches of restriction rules apply from 1 September 2019.
For more information on the restrictions and for applying for an exemption, visit our web site at http://www.sydneywater.com.au/SW/water-the-environment/what-we-re-doing/water-restrictions/index.htm
The more water everyone saves, the longer we can stave off the progression to stricter restrictions or emergency measures.
Please provide this information to your contractors and delivery partners to inform them of their obligations.

The requirements in this letter only relate to building over/adjacent to assets that are out of scope for a WSC to assess. Your WSC will inform you of any other requirements for building over/adjacent to Sydney Water assets where the WSC can set the requirements.

These requirements only relate to the development and plans detailed above. If you obtain modification to your development proposal, then the requirements detailed in this letter are void and you will need to reapply.

Your application to build at the above location in accordance with the submitted plans is approved provided you do the following things:

1. Meet project specific requirements

- Proposed activity is to be carried out as per the submitted Specialist Engineering Report.

- Post Construction dilapidation survey / CCTV report (including video) is required for this approval. See below for further instruction regarding this. A report comparing the pre-construction dilapidation survey report with post-construction dilapidation survey report is to be submitted. This report should clearly indicate that no damage to Sydney Water's stormwater channel occurred during the construction period.

- If post-construction dilapidation/CCTV survey indicate that damage to Sydney Water's stormwater channel has occurred during the construction, then the stormwater channel is to be rectified to Sydney Water's satisfaction.

- If CCTV inspection is carried out, CCTV footage must be provided via an appropriate internet service. This may include file sharing services, such Dropbox, Youtube or Google Drive. Where this is not reasonably achievable, it may be acceptable to submit the CCTV submission on a USB drive. Sydney Water no longer accept CCTV Submissions on CD/DVD.

  CCTV submissions must include the following:
  - CCTV footage
  - CCTV report
  - Marked up plan or Hydra Plot indicating where CCTV has taken place.

Development Approval: You are not authorised to do any work over/adjacent of any Sydney Water Asset as detailed in this Letter unless you have an operational Development Consent or fall under DA exempt development category.

2. Complete these general requirements

- Your WSC is required to manage the requirements to Sydney Water's standards and procedures. They can answer most questions you might have about our process.
- Once the WSC approves your building plans they must complete and send the 'Building Plan Approval Requirements' form to Sydney Water.
- Your WSC must submit a letter to Sydney Water certifying that all protection works have been completed.
- A final Project Completion Package (containing all of the certification documents) must be submitted to Sydney Water within seven days of the works being completed.

END

SYDNEY WATER
BUILDING PLAN APPROVED - SUBJECT TO REQUIREMENTS

Sydney Water Tap in™ Ref No: ...1106601.....

e-Developer Case No: ...190839.....

Property Location

Street No: .....42-52..... Lot No: .....

Street Name: .....Raymond Ave.....

Suburb: .....Matraville.....

Building/Structure Description: .....Remediation Works.....

Building Plan No: ..... Engineers Plan No: .....

Proposed building/structure is APPROVED to construct ADJACENT TO a Sydney Water asset, subject to the following requirements:

1. Works to be carried out in accordance with "Specialist Engineering Assessment' prepared by Calibre Rev. 02 dated 25/03/21

SPECIAL REQUIREMENTS

(a) Works to be inspected by WSC to ensure compliance with approved methodology. Contact Kathie Pearson on 8808 5028 to organise, prior to construction commencing(c)

NOTE:

Above requirements must be inspected/supervised by a WSC to enable the issue of a satisfactory compliance letter.

APPROVED BY

WSC Company Name: .....Calibre Professional Services .....

Name of Key Personnel: .....Kathie Pearson.....

Signature of Key Personnel: ..... Date: ...13/05/2021.....

APPENDIX B
ELECTRICAL DEMAND

1. Hale have provided an architectural plan as noted in the report.

2. The architectural plan outlines the following development areas:

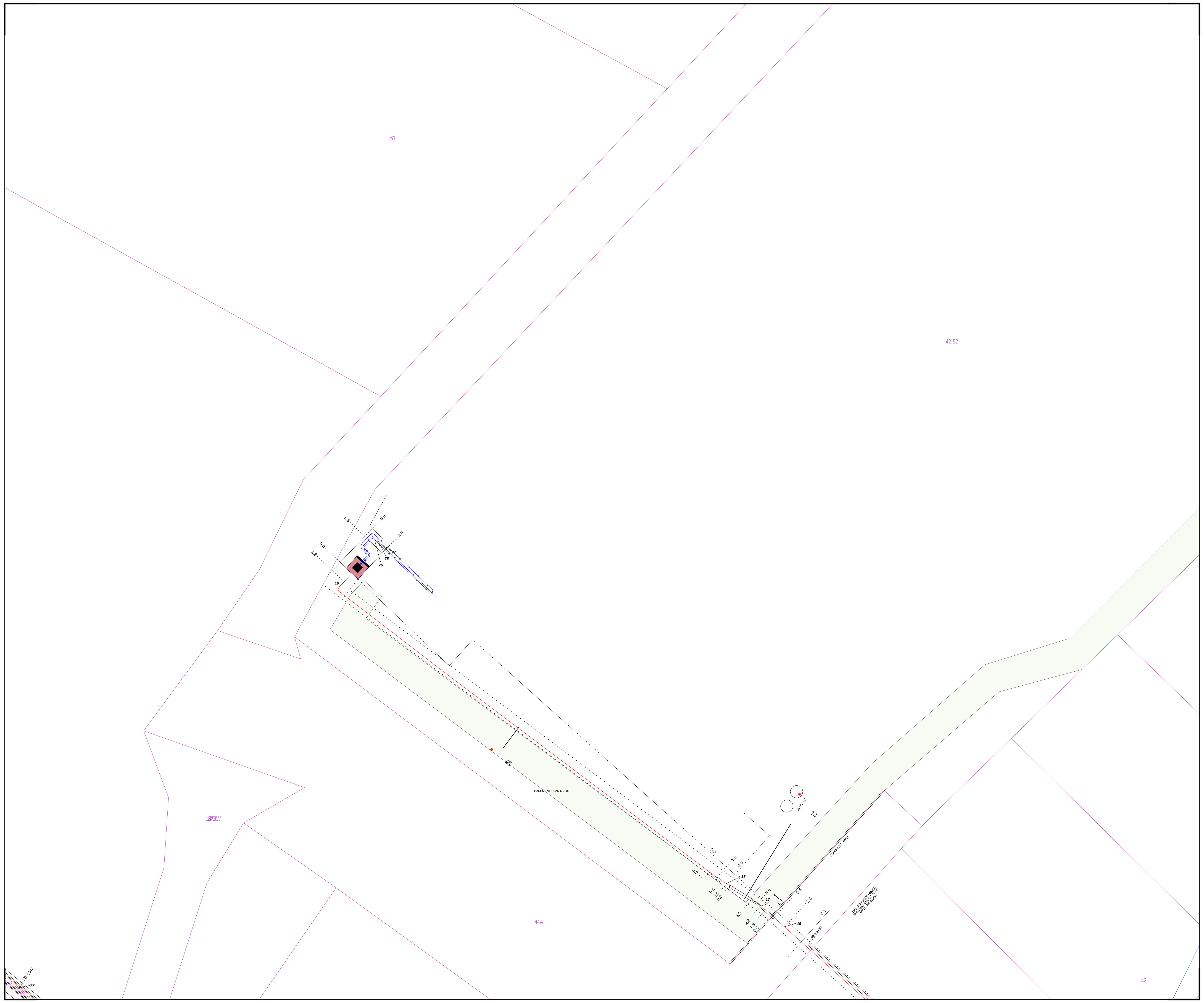
   (a) Warehouse 17,789m^2
   (b) Office 1,671m^2

Development Type	Floor Area	Demand/m^2	Demand
Warehouse	17,789	17/VAm^2	0.3MVa
Office	1,671	100VA/m^2	0.16MVa
		Total	**0.46MVa SAY 0.5MVa**

Based on possible uses of some of the proposed units greater than traditional warehousing and distribution a load factor of 100% should be allowed to cater for potentially highly automated or specialised end user requirements.

Therefore, demand allowance is 1MVa.

Conclusion
Sufficient capacity exists within the existing Ausgrid reticulation systems to service the proposed development.



JOINT DETAIL REPORT

No.	Bk-Pg	Pl/Cvr	Joint Location
Map: MA443			
77	1320-45	0.60/0.50	137.7W OF McCAULEY ST EXT.W PL
Map: MA444			
16	1044-80	99.99/	1.2W OF SUB.EXT.E PL,1.8S OF SUB S PL
17	ER75-137	99.99/1.00	2.3 NW of conc. wall
18	ER75-137	99.99/1.00	8.6 NW of conc. wall
19	358-34	99.99/0.80	1.1S OF EXT.S WALL OF BUILDING.
75	358-32	99.99/0.50	1.4SE OF SUB.NW PL.1.2NE OF SUB.NE PL
76	1343-89	99.99/	1.8E OF SUB.W FENCE,0.6N OF SUB.N FENCE
77	358-34	99.99/0.70	2.7SE OF SUB.NW PL,0.6NE OF SUB.NE PL

WARNING

Ausgrid's plans show the position of assets at the time of installation and may not account for subsequent changes to road alignments, fences or buildings. The plans show no more than the presence or absence of Ausgrid assets in the street.
Persons working near electricity networks must exercise care and will be held responsible for any damage caused.
You must excavate by hand or use vacuum excavation to establish the location of Ausgrid underground cables and associated assets.
Underground: Working near a cable may result in electric shock even if no contact is made. Any work in the vicinity of any cable should only be performed using safe work methods developed in accordance with the recommendations included in SafeWork NSW Code of Practice for Excavation and SafeWork NSW Guide for Work Near Underground Assets
as well as recommendations of Ausgrid's Network Standard NS156.
Overhead: Do not excavate near poles or towers until the stability of the foundation has been assessed by Ausgrid. Cables or earth conductors may be present close to substations, poles or towers.
Workers must maintain safe approach distances and follow applicable SafeWork NSW Codes of Practice.
NOTE: 1. You must keep Ausgrid plans on site during excavation works. If the people actually performing the excavation works do not know how to read and interpret Ausgrid's plans, then the work must be directed by a person who knows how to read and interpret the plans. 2. This information includes data from the NSW Digital Cadastral Database by Land and Property Information (c) 2016, used under Creative Commons licence version 4.0.

N

MA44411

MOCS

INFORMATION ON THIS PLAN ONLY VALID FOR 30 DAYS FROM ISSUE DATE

Page 1 of 1

1:250

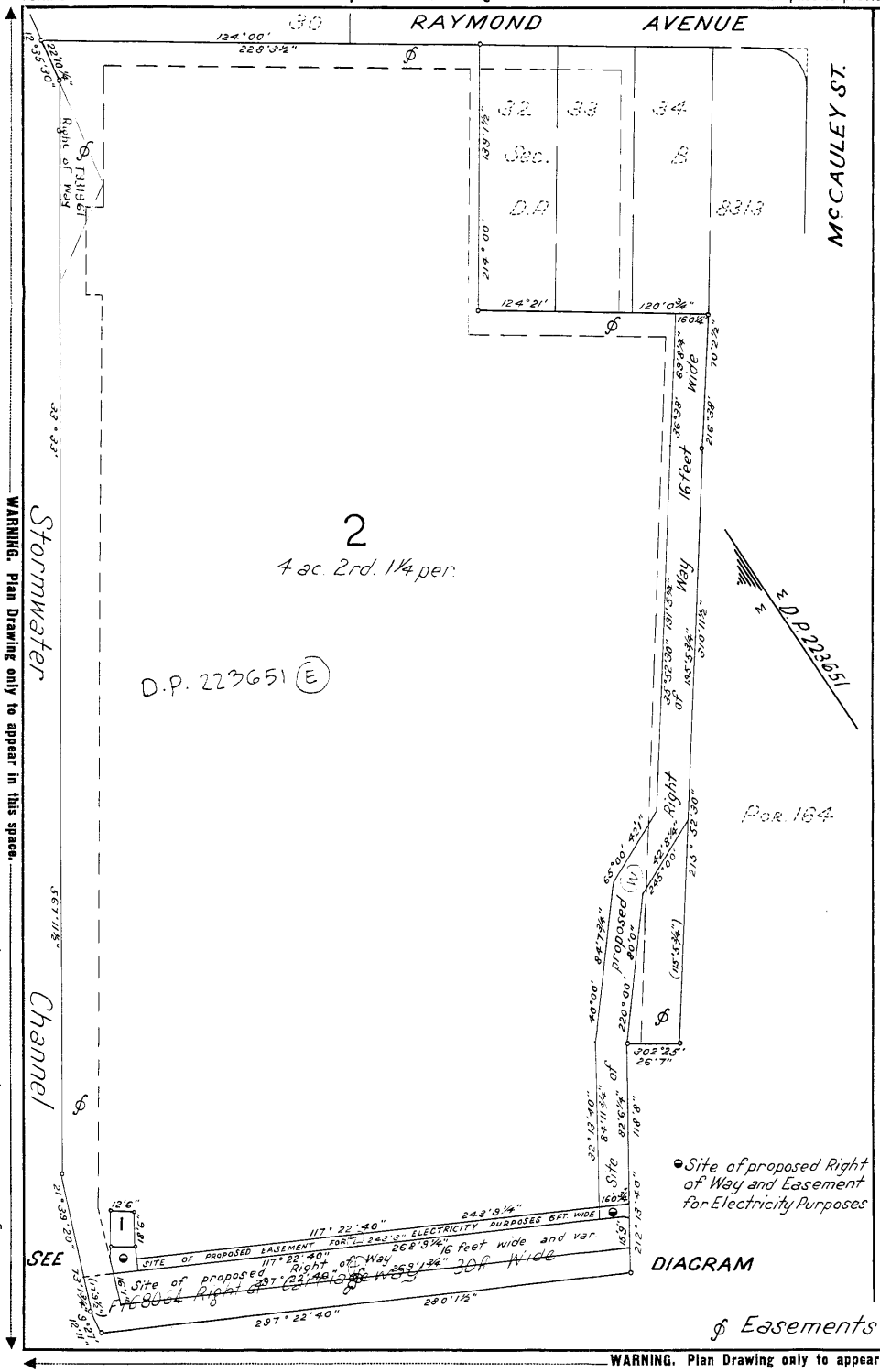
0 — 15 metres

ISG GRID

MA44144	MA44233	MA44234
MA44322	MA44411	MA44412
MA44324	MA44413	MA44414

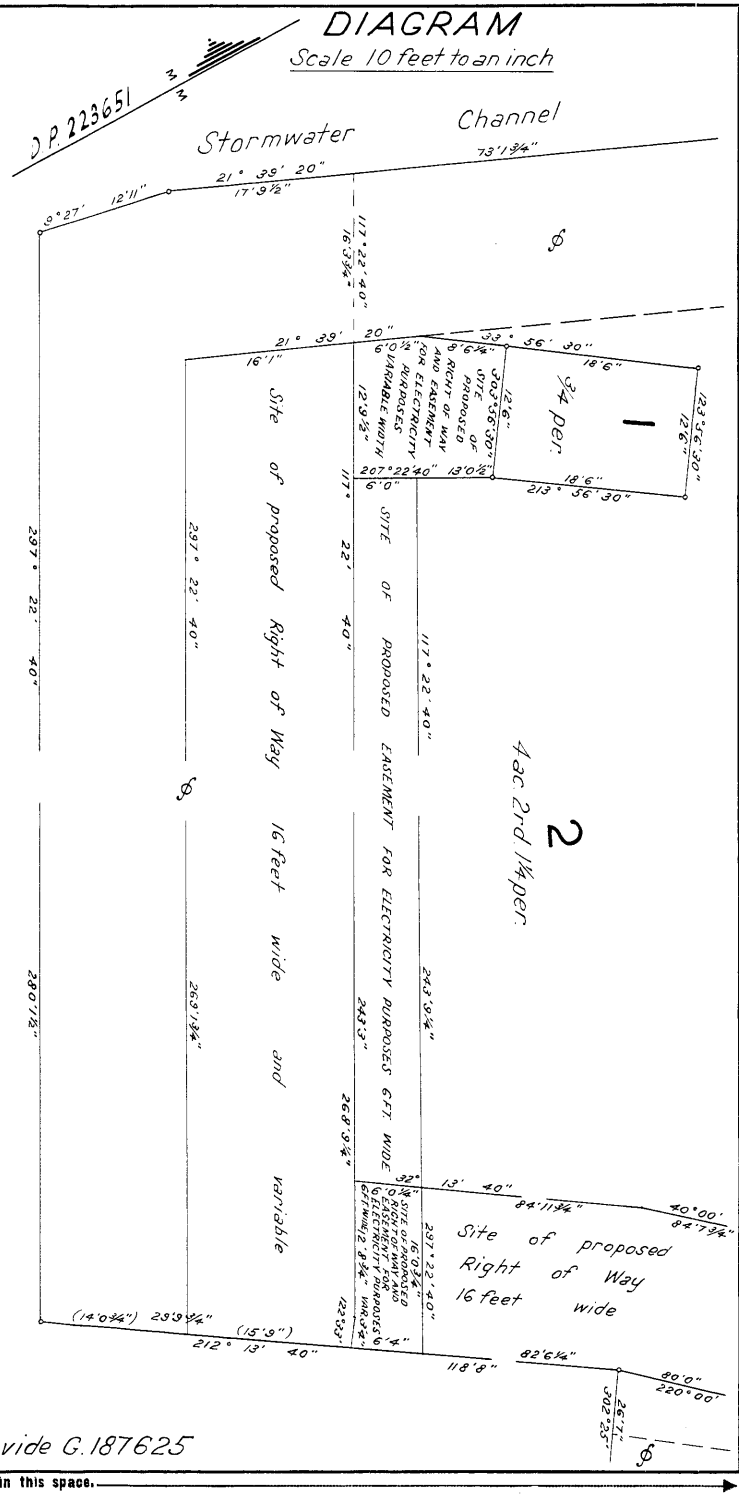
Ausgrid

Form 2 — This form must NOT be used where any Dedication, Drainage Reserve or Public Garden and Recreation Space is provided. — See Form 3. WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION.



DIAGRAM

Scale 10 feet to an inch



D.P. 223651 (E)

Registered: RS 17-11-1964

C.A.: 51/62 of 15.5.62

Title System: Torrens

Purpose: Subdivision

Ref. Map: Randwick Sh 2

Last Plan F168064 Randwick Sh 7 / D.P. 8313

OFFICE USE ONLY.

PLAN OF

subdivision of land in Cert. of Title Vol. 6329 Fol. 46

Scale: 50 feet to an inch

Mun. ~~Shire~~ City: Randwick

Locality: Matraville

Parish: Botany

County: Cumberland

I, ...

of .....

a surveyor registered under the Surveyors Act, 1929, as amended, hereby certify that the survey represented in this plan is accurate and has been made * (1) by me (2) under my immediate supervision in accordance with the Survey Practice ~~Regulations, 1933, and was completed on †~~ .....

Signature: R. F. Smith 26/10/1962

Surveyor registered under Surveyors Act, 1929, as amended.

Datum Line of Azimuth.

Statements of Proposed Easements.

It is intended to create the following easements in favour of lot 1 over those parts of lot 2 shown as "site of proposed Right of Way 16 feet wide", "site of proposed Right of Way 16 feet wide and variable", "site of proposed easement for electricity purposes 6 feet wide", "site of proposed Right of Way and easement for electricity purposes variable width" and "site of proposed Right of Way and easement for electricity purposes 6 feet wide and variable".

Approved by Council. I hereby certify that the requirements of the Local Government Act, 1919 (other than the requirements for registration of plans), have been complied with by the applicant in relation to the proposed subdivision set out herein. RAYMOND AVE.

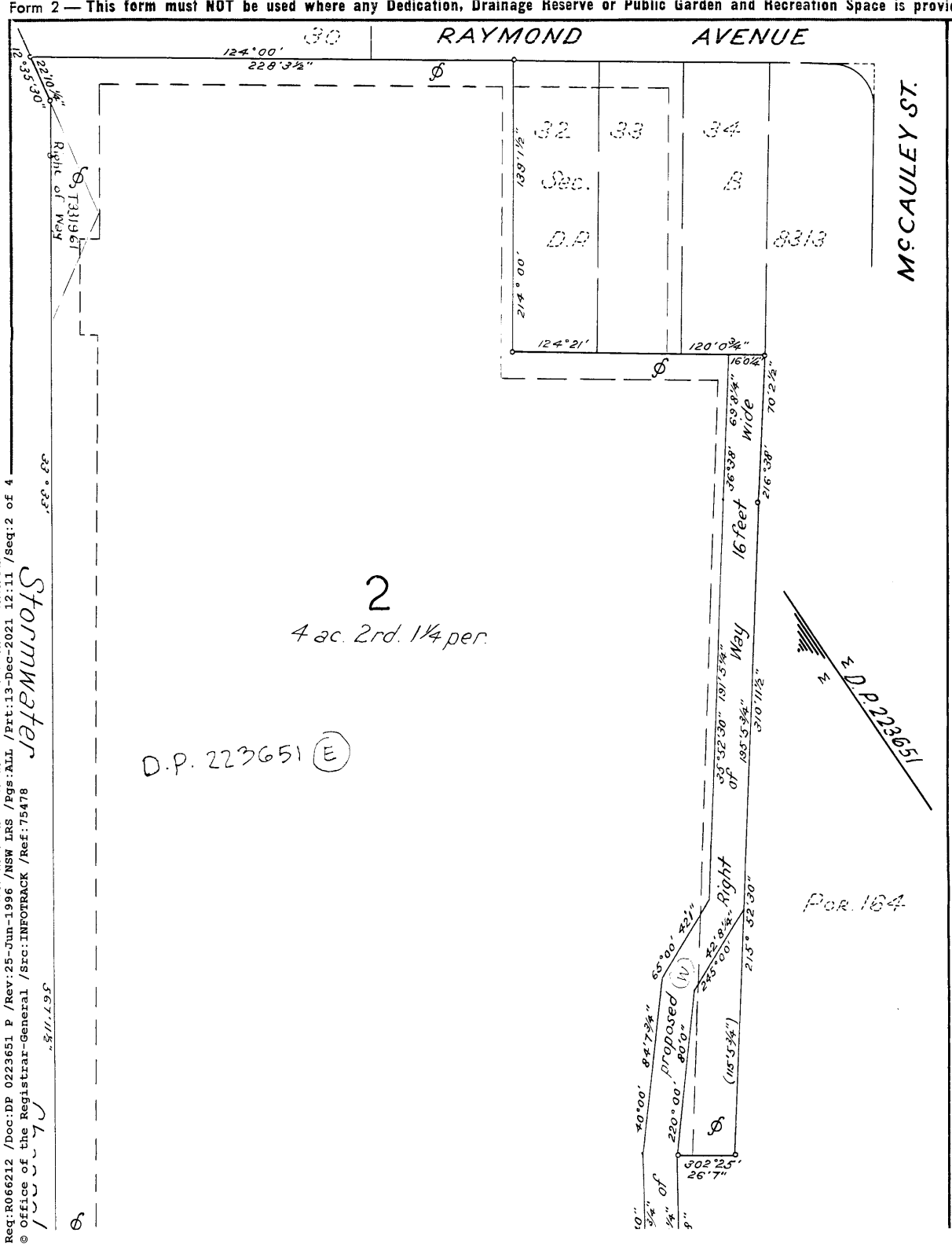
Subdivision No. 51/62 Date: C.M. 15.5.62

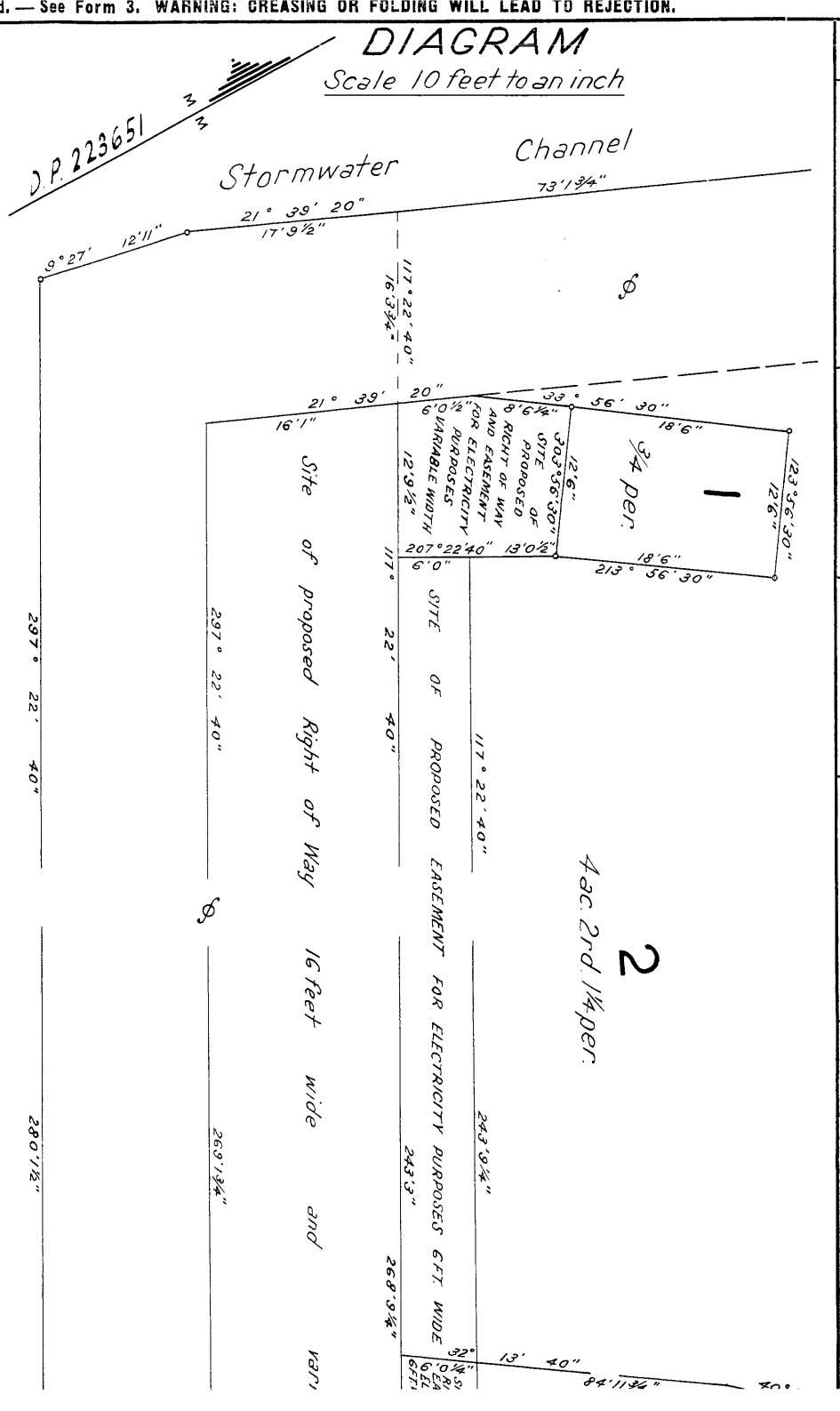
Council Clerk: D. J. Latham

* Strike out either (1) or (2). † Insert date of survey.

WARNING. Plan Drawing only to appear in this space.

Form 2 — This form must NOT be used where any Dedication, Drainage Reserve or Public Garden and Recreation Space is provided. — See Form 3. WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION.





Req:R066212 /Doc:DP 0223651 P /Rev:25-Jun-1996 /NSW LRS /Pgs:ALL /Prt:13-Dec-2021 12:11 /Seq:2 of 4
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