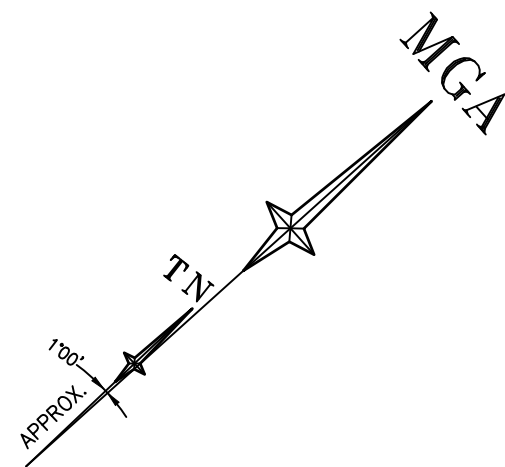
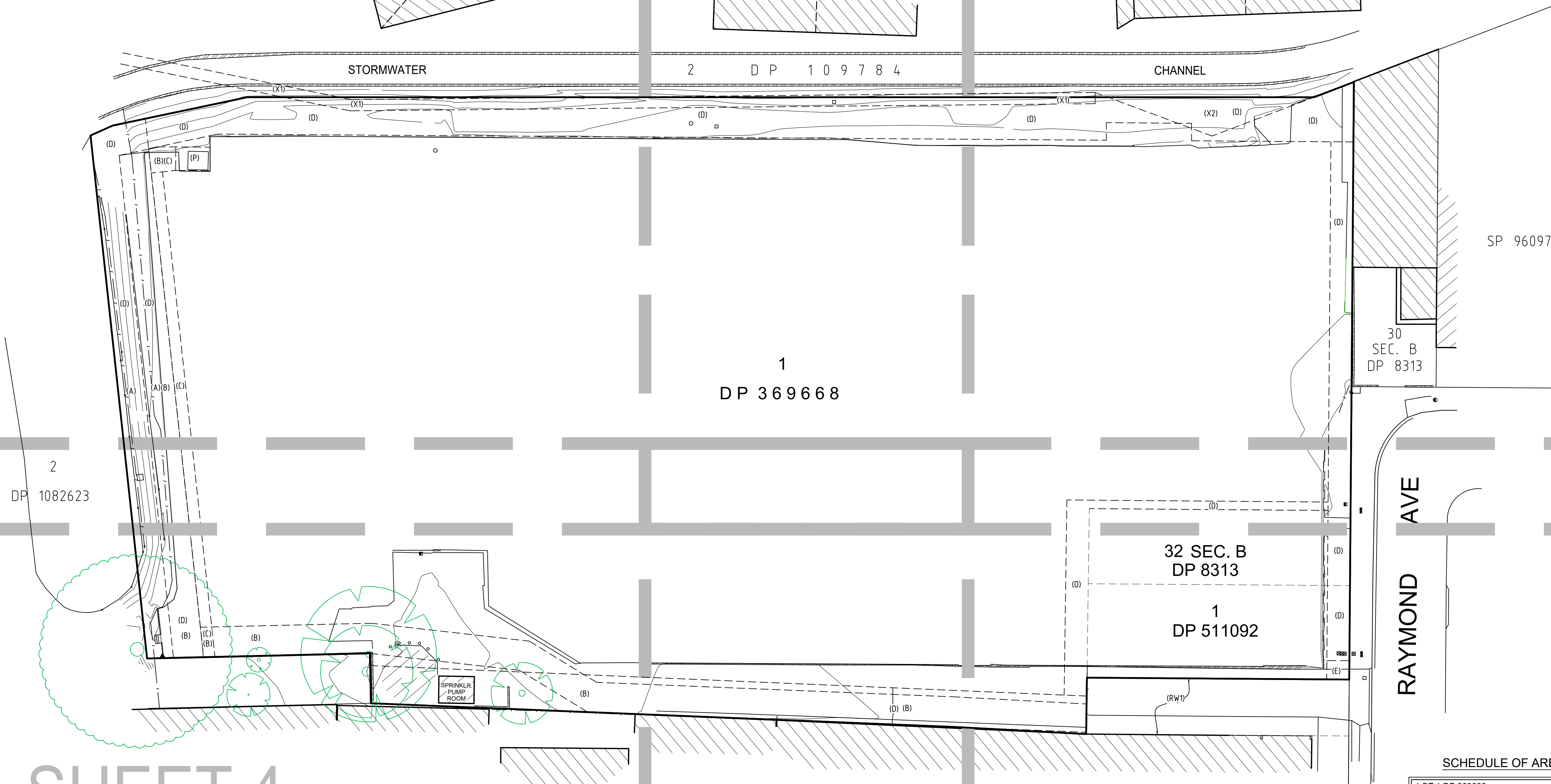




SHEET 2

SHEET 3



SHEET 4

SHEET 5

LEGEND

BENCH MARK	▲
TELSTRA PIT	TEL
ELECTRICITY BOX	EBOX
ELECTRIC LIGHT POLE	ELP
SERVICE PIT	PIT
PIT WITH CONCRETE LID	CLID
PIT WITH METAL LID	MLID
BOLLARD	BOL
MONITORING WELL	MW
GRATED INLET PIT	GIP
FIRE HYDRANT	FHYD
WATER METER	WM
GAS VALVE	GAS
VEHICLE CROSSING	(VC)
WINDOW	W
DOOR	D
VENT	V
HEAD/SILL	H/S
GAS (DBYD)	G
COMMUNICATION (DBYD)	C
WATER (DBYD)	W
STORMWATER (DBYD)	SW
SEWER (DBYD)	S
ELECTRICITY (OVERHEAD)	P
ELECTRICITY (U'GROUND) (DBYD)	L

NOTES

- THE BOUNDARIES HAVE NOT BEEN MARKED
- ALL AREAS AND DIMENSIONS HAVE BEEN COMPILED FROM PLANS MADE AVAILABLE BY NSW LAND REGISTRY SERVICES AND ARE SUBJECT TO FINAL SURVEY
- ORIGIN OF LEVELS ON A.H.D. IS TAKEN FROM PM 31544 R.L. 9.146 (A.H.D.) IN PERRY STREET
- CONTOUR INTERVAL 0.25 m
- CONTOURS ARE INDICATIVE ONLY. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION
- KERB LEVELS ARE TO THE TOP OF KERB UNLESS SHOWN OTHERWISE
- FLOOR LEVELS SHOWN ARE THRESHOLD LEVELS. NO INVESTIGATION OF INTERNAL FLOOR LEVELS HAS BEEN UNDERTAKEN
- NO INVESTIGATION OF UNDERGROUND SERVICES HAS BEEN MADE. SERVICES HAVE BEEN PLOTTED FROM RELEVANT AUTHORITIES INFORMATION AND HAVE NOT BEEN SURVEYED. ALL RELEVANT AUTHORITIES SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION ON OR NEAR THE SITE
- 8/4/7 DENOTES TREE SPREAD OF 8m, TRUNK DIAMETER OF 0.4m & APPROX HEIGHT OF 7m
- SHOWS APPROXIMATE POSITION OF ROAD LINEMARKING AND IS INDICATIVE ONLY
- BEARINGS SHOWN ARE MGA (MAP GRID OF AUSTRALIA) ADD APPROX. 1°00' FOR TRUE NORTH

SCHEDULE OF AREAS

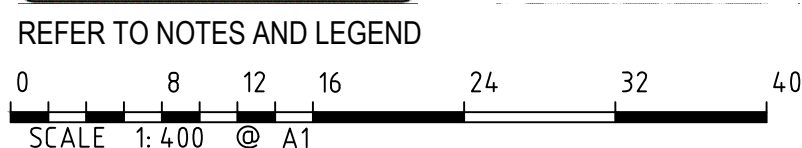
LOT 1 DP 369668	1.827ha
LOT 32 SECTION B DP 8313	512.2m²
LOT 1 DP 511092	645m²
TOTAL SITE AREA	1.943ha
RIGHT OF WAY G187624 (RW1)	389.5m²
TOTAL SITE AREA INC. RW1	1.981ha

EASEMENTS AFFECTING THE LAND

- (A) RIGHT OF CARRIAGEWAY 9.145 WIDE (VIDE F168064)
- (B) RIGHT OF WAY 4.875 WIDE & VARIABLE (VIDE V817464)
- (C) EASEMENT FOR ELECTRICITY PURPOSES 1.83 WIDE & VARIABLE (VIDE V817454)
- (D) EASEMENT (G187625)
- (E) EASEMENT (J885288)
- (P) LEASE OF SUBSTATION PREMISES (V817464)
- (X1) RIGHT TO LAY DOWN AND MAINTAIN A COVERED DRAIN (331961)
- (X2) RIGHT OF WAY (331961) POSITION SUBJECT TO FURTHER SURVEY

EASEMENTS BENEFITING THE LAND

- (RW) RIGHT OF WAY (C1080569) - OUTSIDE OF PLAN LIMITS
- (RF) RIGHT OF FOOTWAY (C733635) - OUTSIDE OF PLAN LIMITS
- (RW1) RIGHT OF WAY (G187624)



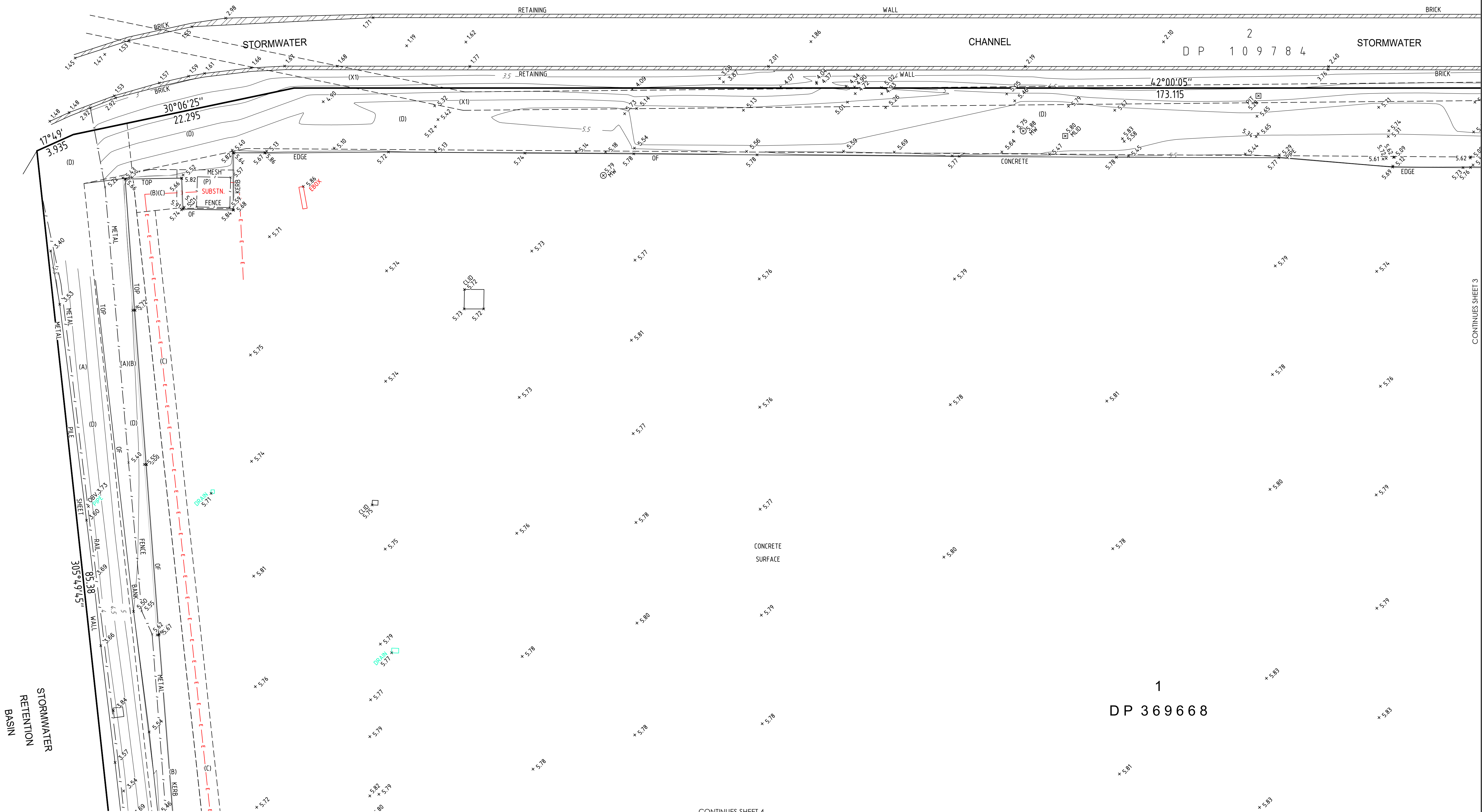
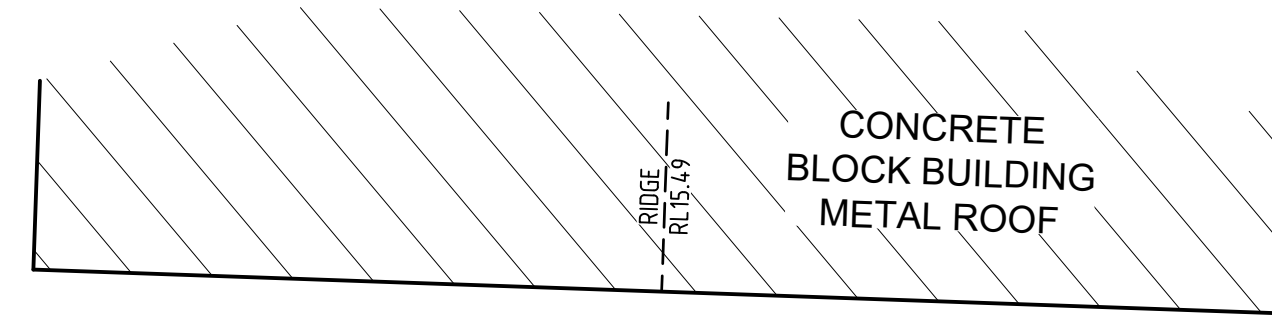
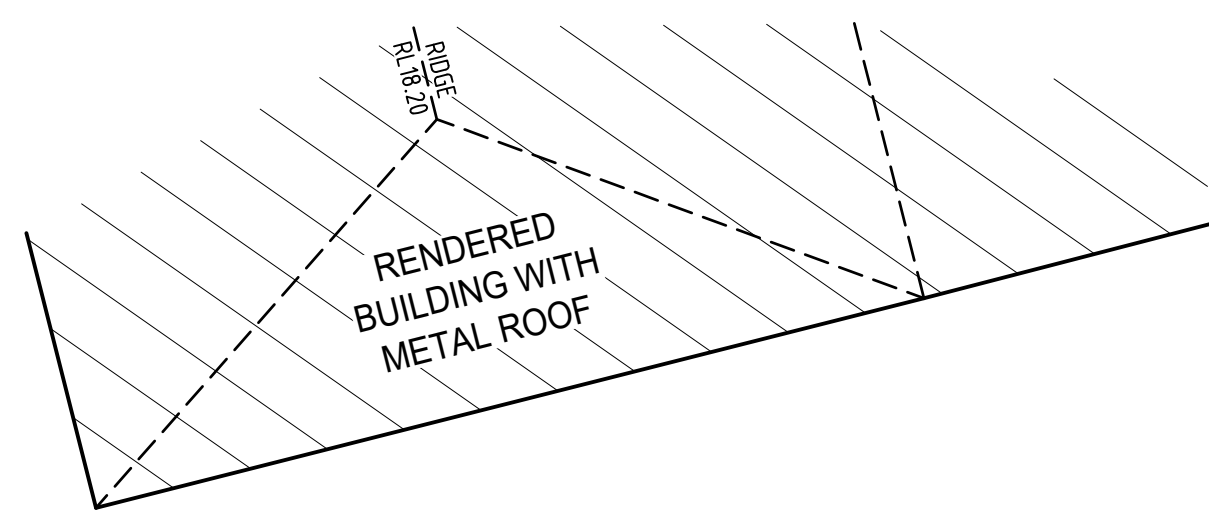
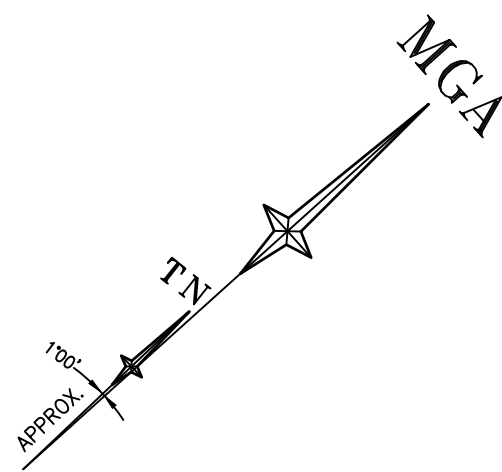
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G	00/00/00	—	00	C	22/11/21	DTM AMENDED	001
F	00/00/00	—	00	B	17/11/21	STORMWATER BASIN, REMEDIATED AREA UPDATED	001
E	00/00/00	—	00	A	29/09/21	DTM ADDED	001
Revision	Date	Description	Reference	Revision	Date	Description	Reference



THIS IS THE PLAN REFERRED TO IN MY LETTER DATED:
.....
Registered Surveyor NSW

Client HALE CAPITAL PARTNERS PTY LTD
Drawing title
PLAN OF DETAIL AND LEVELS OVER LOT 1 IN DP 369668,
LOT 1 IN DP 369668 & LOT 32 SEC. B IN DP 8313 KNOWN AS
42 RAYMOND AVENUE, MATRAVILLE

datum
AHD
site Area
1.943ha
LGA
RANDWICK
reference number
51289 001DT
scale
1:400
date of survey
29-03-2021
SHEET
OF 5 | 1





REFER TO NOTES AND LEGEND

SCALE 1:200 @ A1



H	00/00/00	—	00	D	25/02/22	EASEMENTS AMENDED POST DD REPORT	001
G	00/00/00	—	00	C	22/11/21	DTM AMENDED	001
F	00/00/00	—	00	B	17/11/21	STORMWATER BASIN, REMEDIATED AREA UPDATED	001
E	00/00/00	—	00	A	29/09/21	DTM ADDED	001
Revision	Date	Description	Reference	Revision	Date	Description	Reference



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datum
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site Area
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LGA
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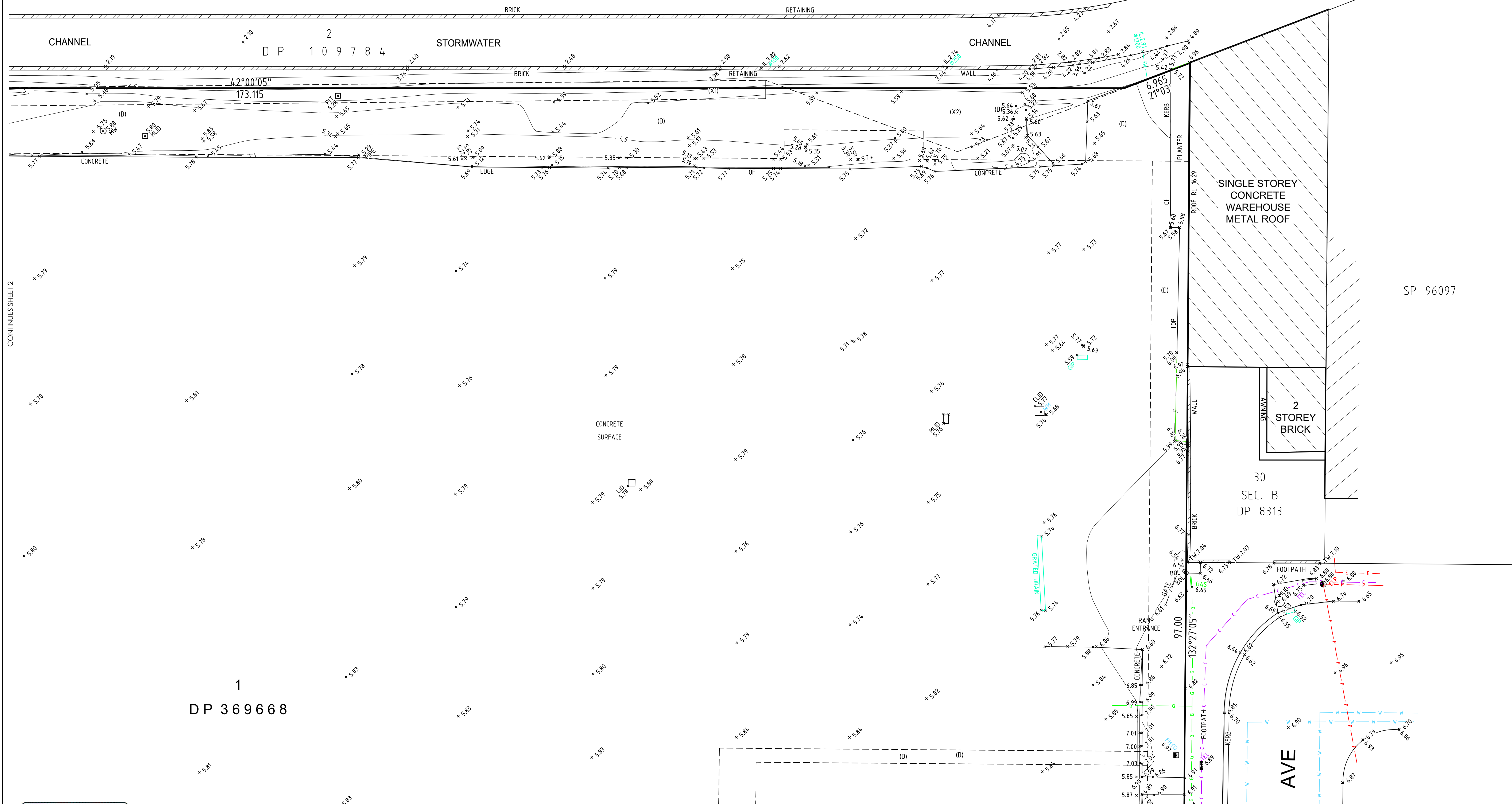
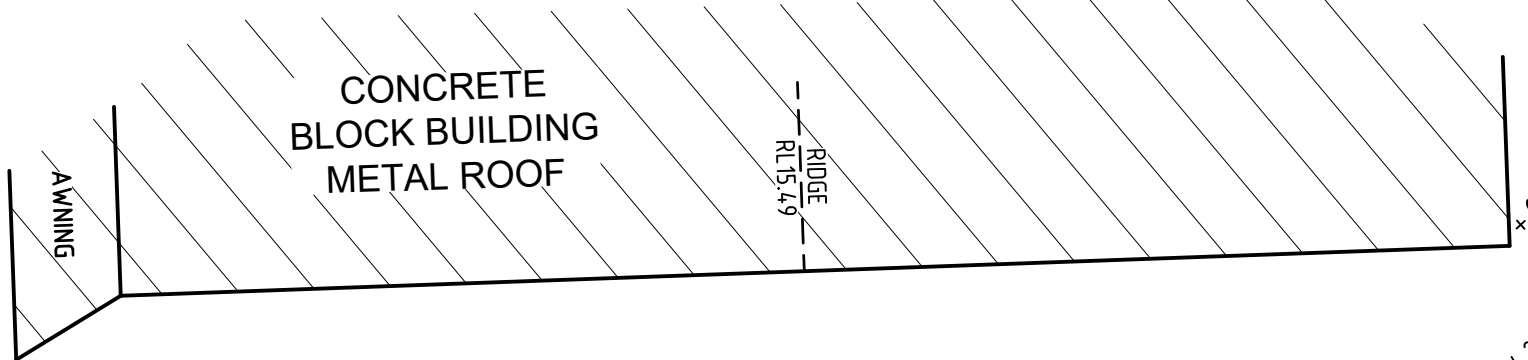
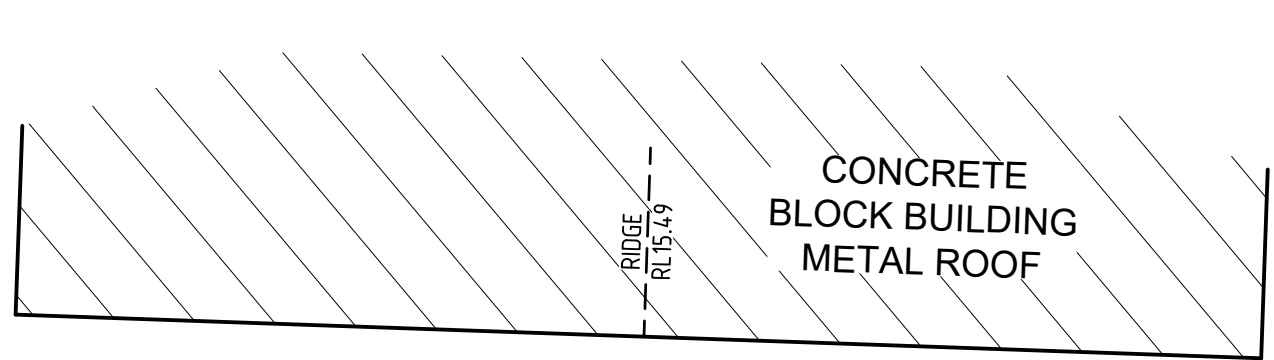
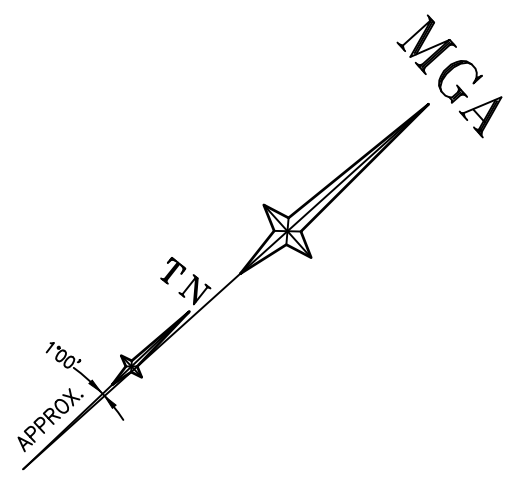
reference number
51289 001DT

scale
1:200 @A1

date of survey
29-03-2021

SHEET
5

2





REFER TO NOTES AND LEGEND

SCALE 1:200 @ A1



H	00/00/00	—	00	D	25/02/22	EASEMENTS AMENDED POST DD REPORT	001
G	00/00/00	—	00	C	22/11/21	DTM AMENDED	001
F	00/00/00	—	00	B	17/11/21	STORMWATER BASIN, REMEDIATED AREA UPDATED	001
E	00/00/00	—	00	A	29/09/21	DTM ADDED	001
Revision	Date	Description	Reference	Revision	Date	Description	Reference



THIS IS THE PLAN REFERRED TO IN MY LETTER DATED:

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Client HALE CAPITAL PARTNERS PTY LTD

Drawing title PLAN OF DETAIL AND LEVELS OVER LOT 1 IN DP 369668, LOT 1 IN DP 369668 & LOT 32 SEC. B IN DP 8313 KNOWN AS 42 RAYMOND AVENUE, MATRAVILLE

datum AHD

site Area 1.943ha

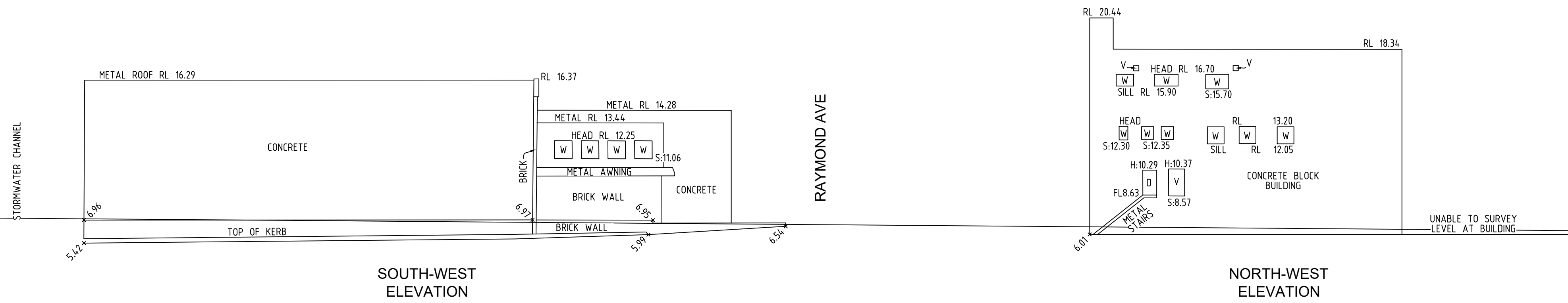
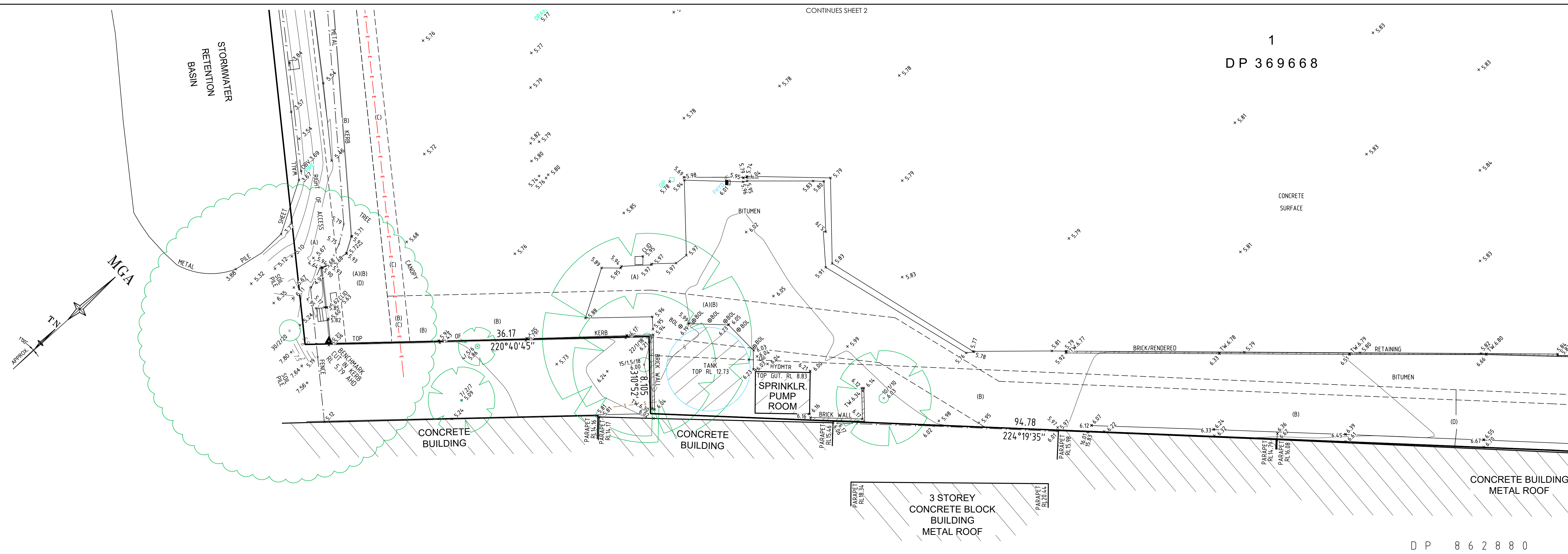
LGA RANDWICK

reference number 51289 001DT

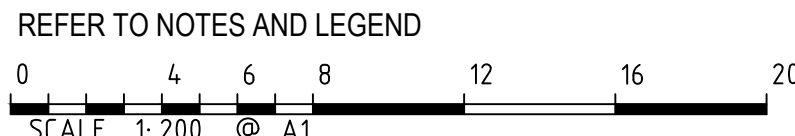
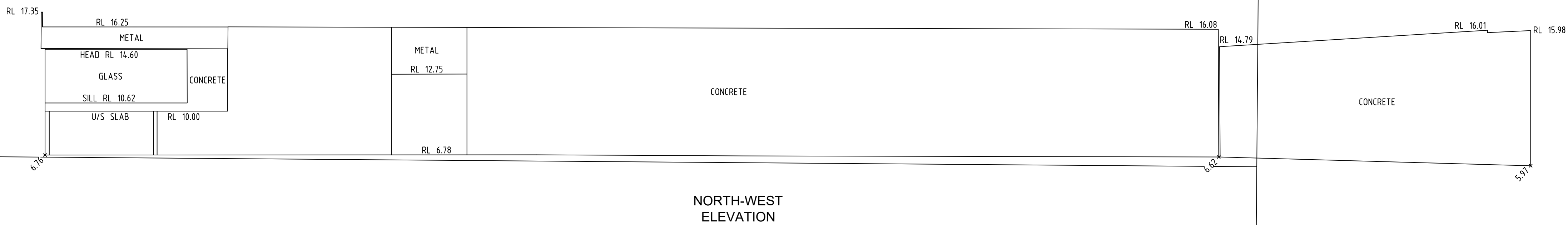
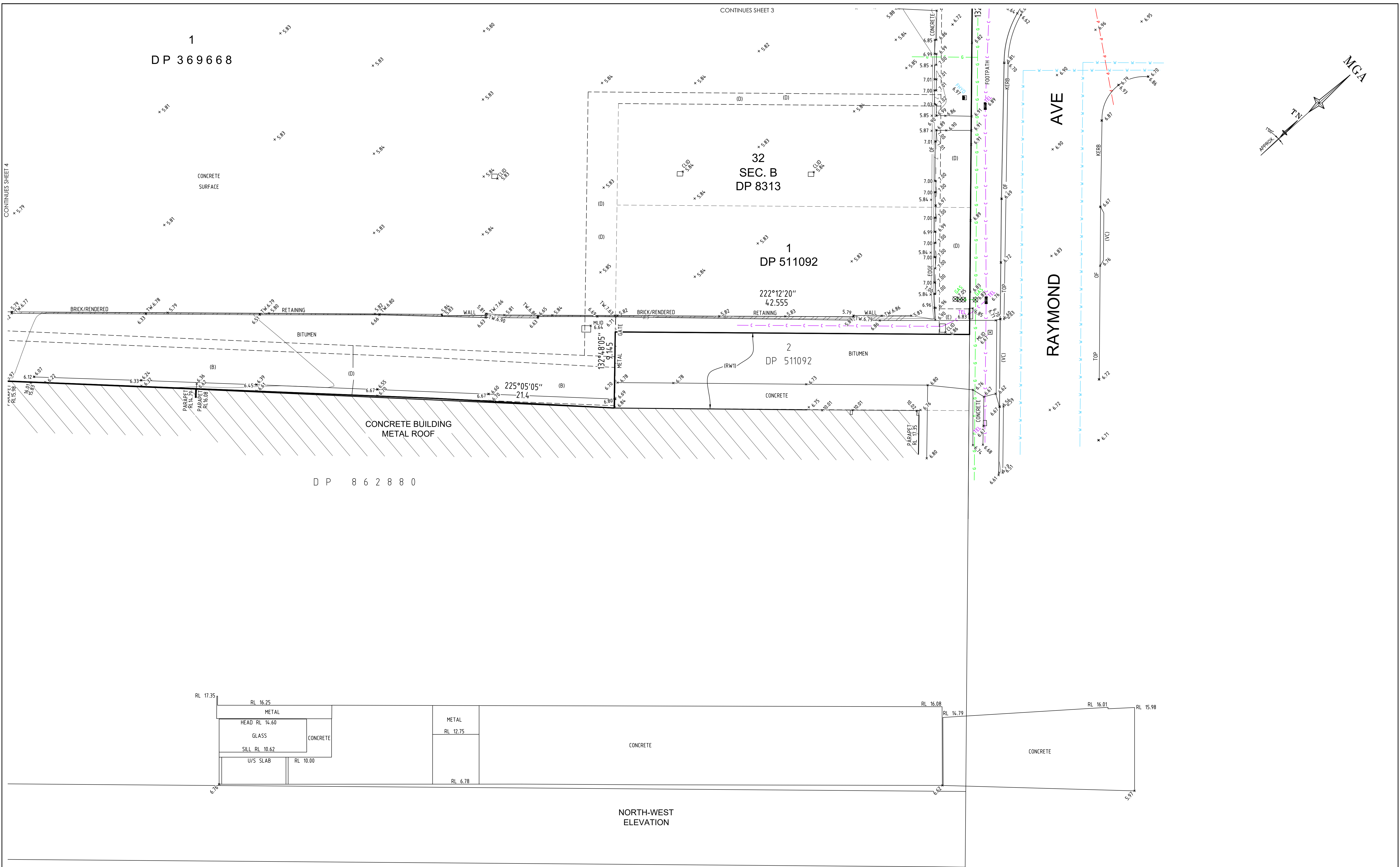
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date of survey 29-03-2021

SHEET 3



H	00/00/00	—	00	D	25/02/22	EASEMENTS AMENDED POST DD REPORT	001
G	00/00/00	—	00	C	22/11/21	DTM AMENDED	001
F	00/00/00	—	00	B	17/11/21	STORMWATER BASIN, REMEDIATED AREA UPDATED	001
E	00/00/00	—	00	A	29/09/21	DTM ADDED	001
Revision	Date	Description	Reference	Revision	Date	Description	Reference



H	00/00/00	—	00	D	25/02/22	EASEMENTS AMENDED POST DD REPORT	001
G	00/00/00	—	00	C	22/11/21	DTM AMENDED	001
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Client HALE CAPITAL PARTNERS PTY LTD
Drawing title
PLAN OF DETAIL AND LEVELS OVER LOT 1 IN DP 369668,
LOT 1 IN DP 369668 & LOT 32 SEC. B IN DP 8313 KNOWN AS
42 RAYMOND AVENUE, MATRIVILLE

datum AHD	reference number 51289 001DT
site Area 1.943ha	scale 1:200 @A1
LGA RANDWICK	date of survey 29-03-2021
	SHEET OF 5
	5