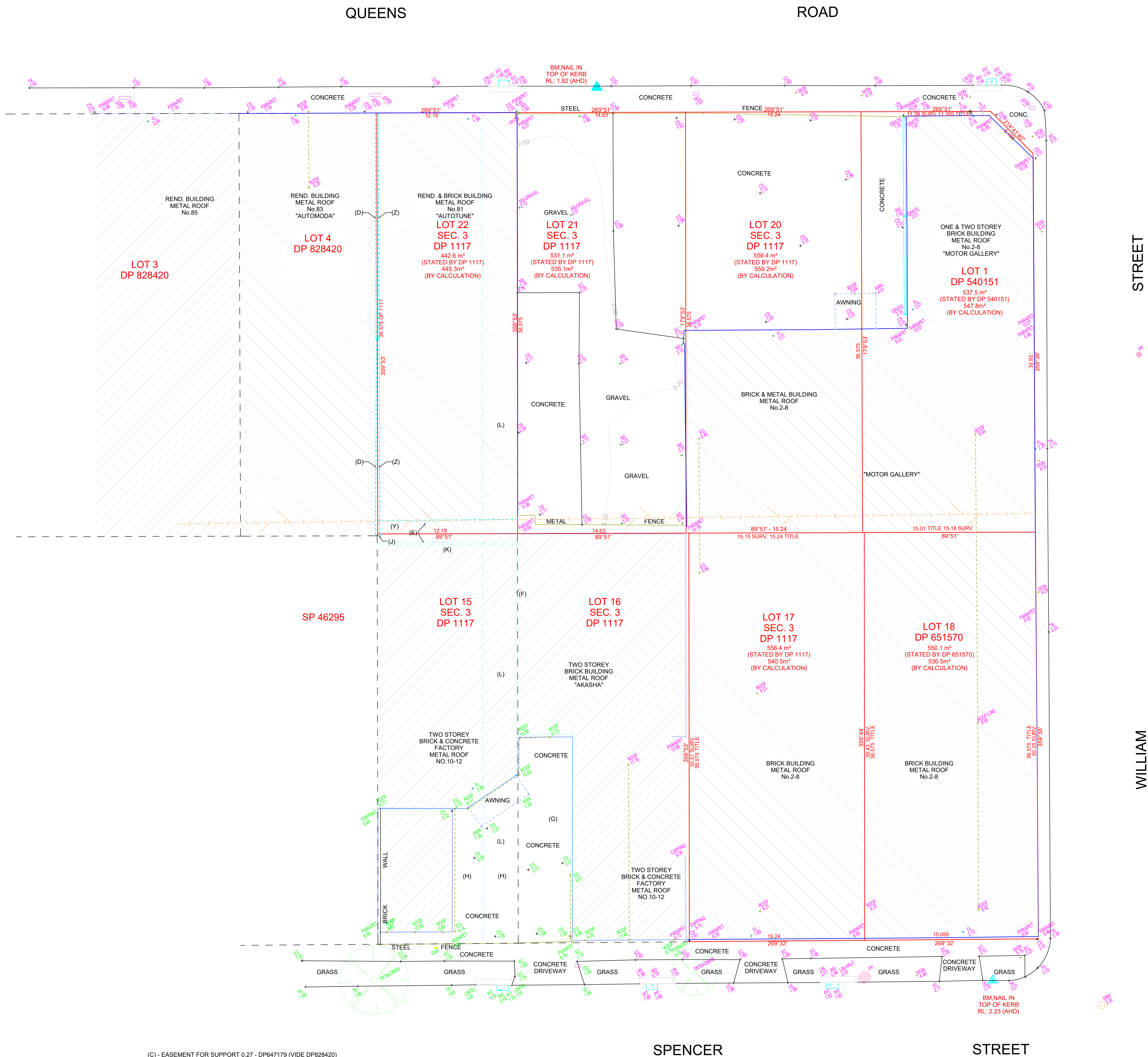
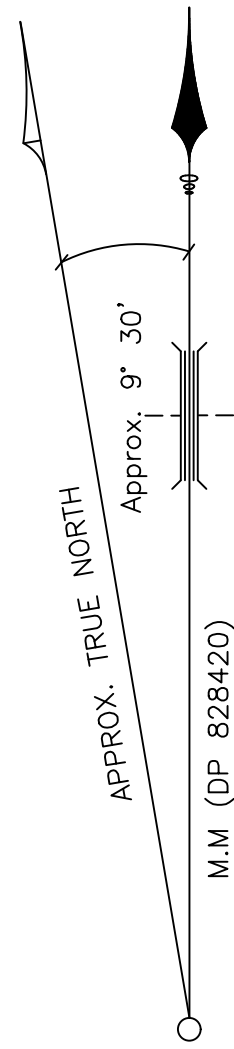




- LEGEND:
- AHD AUSTRALIAN HEIGHT DATUM
 - AWN AWNING
 - BB BOTTOM OF BANK
 - BM BENCH MARK
 - BOW BOTTOM OF WALL
 - BRW BOTTOM OF RETAINING WALL
 - CL CENTRE LINE
 - CONC CONCRETE
 - CS CONCRETE SURFACE
 - D/H/S DIAMETER/HEIGHT/SPREAD
 - D DOOR
 - EB EDGE OF BITUMEN
 - EC EDGE OF CONCRETE
 - EG EAVE & GUTTER
 - EP ELECTRICAL BOX
 - EXR EXPOSED ROCK
 - FL FLOOR LEVEL
 - GDN GARDEN
 - HYD HYDRANT
 - IC INSPECTION COVER
 - INV INVERT LEVEL
 - KO KERB OUTLET
 - LH LAMP HOLE
 - LIP LIP OF KERB
 - NS NATURAL SURFACE
 - PAV PAVERS
 - PP POWER POLE
 - RL REDUCED LEVEL
 - RTK ROLLING TOP OF KERB
 - S STEPS
 - SLL SURFACE LEVEL
 - SILL WINDOW SILL
 - SIP SEWER INSPECTION POINT
 - SMH SEWER MAN HOLE
 - SV STOP VALE
 - TB TOP OF BANK
 - TEL TELSTRA PIT
 - TK TOP OF KERB
 - TOW/TW TOP OF WALL
 - TRW TOP OF RETAINING WALL
 - UC UNDER SIDE OF EAVES
 - VC VEHICLE CROSSING
 - WM WATER METER
 - WTOP TOP OF WINDOW

- (C) - EASEMENT FOR SUPPORT 0.27 - DP647179 (VIDE DP828420)
- (D) - EASEMENT FOR SUPPORT VARIABLE WIDTH - (DP647179)
- (E) - EASEMENT FOR DRAINAGE OVER EXISTING LINE OF PIPES (APPROXIMATE POSITION-E910508) (VIDE DP828420)
- (F) - EASEMENT FOR SUPPORT 0.15 WIDE (DP 268929)
- (G) - RIGHT OF CARRIAGEWAY 4.73 WIDE (DP268929)
- (H) - RIGHT OF CARRIAGEWAY VARIABLE WIDTH (DP268929)
- (I) - EASEMENT OF STORMWATER CHANNEL 3.048 WIDE (VIDE D330999)
- (J) - EASEMENT FOR SUPPORT 0.27 WIDE (VIDE D647179)
- (K) - EASEMENT FOR DRAINAGE OVER EXISTING LINE OF PIPES (APPROXIMATE POSITION-E910510) (VIDE DP268929)
- (Y) - EASEMENT FOR SUPPORT VARIABLE WIDTH (DP647179)
- (Z) - EASEMENT FOR SUPPORT VARIABLE WIDTH (DP647179)

- THE SUBJECT TITLE NOTES : AS AT 17/8/2023
- LOT 17 SEC.3 DP 1117
- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AG353348 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA
- 3 AT234158 CAVEAT BY DPG PROJECT 37 PTY LTD
- LOT 18 DP 651570
- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AG353348 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA
- 3 AT234158 CAVEAT BY DPG PROJECT 37 PTY LTD
- LOT 1 DP 540151
- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AG353348 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA
- 3 AT234158 CAVEAT BY DPG PROJECT 37 PTY LTD
- LOT 20 SEC.3 DP 1117
- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AG353348 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA
- 3 AT234158 CAVEAT BY DPG PROJECT 37 PTY LTD
- THE SUBJECT TITLE NOTES : AS AT 22/8/2023
- LOT 21 SEC.3 DP 1117
- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AG353348 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA
- 3 AT234158 CAVEAT BY DPG PROJECT 37 PTY LTD
- LOT 22 SEC.3 DP 1117
- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 D330999 EASEMENT AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN PLAN WITH D330999
- 3 DP647179 EASEMENT FOR SUPPORT VARIABLE WIDTH (Y) AFFECTING THE PART(S) SHOWN SO BURDENED IN DP647179
- 4 DP647179 EASEMENT FOR SUPPORT VARIABLE WIDTH (Z) AFFECTING THE PART(S) SHOWN SO BURDENED IN DP647179
- 5 DP647179 EASEMENT FOR SUPPORT VARIABLE WIDTH (Z) APPURTENANT TO THE LAND ABOVE DESCRIBED
- 6 E910508 EASEMENT TO DRAIN WATER OVER EXISTING LINE OF PIPES AFFECTING THE PART SHOWN SO BURDENED IN PLAN WITH E910508
- 7 AT234158 CAVEAT BY DPG PROJECT 37 PTY LTD

- NOTES:
- A) THIS SURVEY IS SPECIFICALLY FOR CONTOUR PURPOSES ONLY. THE BOUNDARIES OF THE SUBJECT PROPERTY HAVE NOT BEEN INVESTIGATED BY US AND THE POSITION SHOWN IS APPROXIMATE ONLY.
- B) IF THE DIMENSIONS OR DESCRIPTION OF THE TITLE ARE CRITICAL FOR DESIGN AND/OR CONSTRUCTION OF NEW STRUCTURES OR FINANCIAL DECISIONS WE RECOMMEND THAT AN IDENTIFICATION SURVEY OR RE-SURVEY OF BOUNDARIES BE CARRIED OUT.
- C) SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY. SERVICES MAY EXIST WHICH ARE NOT SHOWN. THE RELEVANT SERVICE AUTHORITY SHOULD BE CONTACTED TO VERIFY THE EXISTENCE AND POSITION OF SERVICES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.
- D) DETAIL ON THIS PLAN HAS BEEN LOCATED FOR PLOTTING PURPOSES ONLY.
- E) DIAMETER, HEIGHT & SPREAD OF TREES ARE APPROXIMATE ONLY.
- F) LEVELS SHOWN ARE OF AUSTRALIAN HEIGHT DATUM.
- G) USE STATED DIMENSIONS. DO NOT SCALE.
- H) THESE NOTES FORM PART OF THIS PLAN AND CANNOT BE REMOVED.
- I) NO COVENANTS AND/OR RESTRICTIONS HAVE BEEN INVESTIGATED BY C & A SURVEYORS PTY LTD.

AREA BDY DP:

LOT 18: 550.1 m²

LOT 17: 540.5 m²

LOT 1: 537.5 m²

LOT 20: 556.4 m²

LOT 21: 531.1 m²

LOT22: 442.6 m²

AREA BY CALC:

LOT 18: 530.5 m²

LOT 17: 540.5 m²

LOT 1: 547.8 m²

LOT 20: 559.2 m²

LOT 21: 535.1 m²

LOT22: 445.3 m²

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C&A SURVEYORS

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Ph: 96309299 email: Operations@candasurveyors.com.au

www.candasurveyors.com.au

DETAIL SURVEY OF

LOT 17, 20-22 SEC. 3 IN DP 1117, LOT 1 IN DP 540151 & LOT 18 IN DP 651570

LOCATED AT

NO. 79-81, QUEENS ROAD & NO. 2-8 SPENCER STREET, FIVE DOCK.

— S — S APPROXIMATE LOCATION OF BURIED SEWER MAIN BY STORMY WATER DRY RECORDS

— W — W APPROXIMATE LOCATION OF BURIED WATER MAIN (H/M) BY STORMY WATER DRY RECORDS

— E — E ELECTRIC LINE

TELSTRA PIT

STOP VALVE

POWER POLE

WATER METER

HYDRANT

DHS DIAMETER/HEIGHT/SPREAD

TREE

REVISION No	DESCRIPTION	DATE
V1	PLAN ISSUED	24/8/23
V2	UPDATED ADJOINING No.10.12	15/12/23
V3	UPDATED SUBJECT LOTS	28/10/25

INSTRUCTING PARTY:	DANIEL TUSA	SURVEYED BY:	EH	DATUM:	AHD
LGA:	CANADA BAY	AREA BDY DP:	-	DRAWN BY:	SS/DR
SURVEY DATE:	23/8/2023	AREA BY CALC:	-	SCALE:	1:150@A0
DATE DRAWN:	24/8/2023	CONTOUR INTERVAL:	0.2 m	REV NO:	V2
	15/12/2023			CHECKED BY:	KO
				REF NO:	30163-23 DET
				SHEET:	1 OF 1