

A1

UNDERGROUND SERVICES LEGEND

QUALITY LEVEL D (AS 5488.1:2022)

W

POTABLE WATER MAIN

S

SEWER MAIN

C

COMMUNICATIONS CABLES

G

GAS MAIN

E

ELECTRICITY CABLES

CAUTION: FIBRE OPTIC CABLES ARE PRESENT IN THIS AREA

APPROXIMATE POSITION ONLY VIDE 'DIAL-BEFORE-YOU-DIG' PLANS JOB NO. 38935150 SEARCH DATE 28/3/25. WHERE CRITICAL TO DESIGN, UNDERGROUND SERVICES SHOULD BE LOCATED BY MORE ACCURATE METHODS.

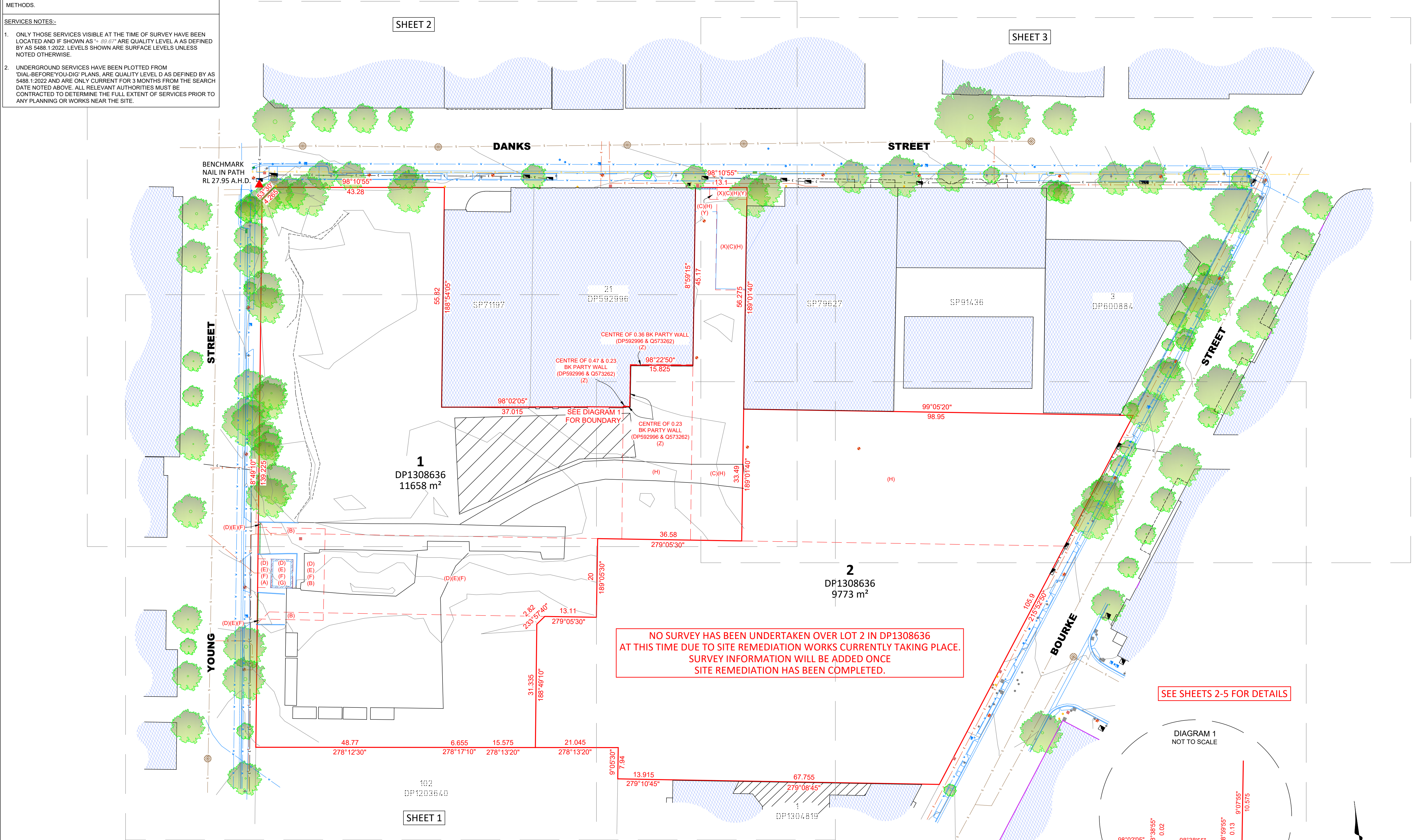
SERVICES NOTES:-

1. ONLY THOSE SERVICES VISIBLE AT THE TIME OF SURVEY HAVE BEEN LOCATED AND IF SHOWN AS "± 80.67" ARE QUALITY LEVEL A AS DEFINED BY AS 5488.1:2022. LEVELS SHOWN ARE SURFACE LEVELS UNLESS NOTED OTHERWISE.

2. UNDERGROUND SERVICES HAVE BEEN PLOTTED FROM 'DIAL-BEFORE-YOU-DIG' PLANS, ARE QUALITY LEVEL D AS DEFINED BY AS 5488.1:2022 AND ARE ONLY CURRENT FOR 3 MONTHS FROM THE SEARCH DATE NOTED ABOVE. ALL RELEVANT AUTHORITIES MUST BE CONTACTED TO DETERMINE THE FULL EXTENT OF SERVICES PRIOR TO ANY PLANNING OR WORKS NEAR THE SITE.

Schedule of Trees				Schedule of Trees				Schedule of Trees				Schedule of Trees				Schedule of Trees				Schedule of Trees				Schedule of Trees				Schedule of Trees				Schedule of Trees				Schedule of Trees							
No	Diam	Spread	Height	No	Diam	Spread	Height	No	Diam	Spread	Height	No	Diam	Spread	Height	No	Diam	Spread	Height	No	Diam	Spread	Height	No	Diam	Spread	Height	No	Diam	Spread	Height	No	Diam	Spread	Height	No	Diam	Spread	Height				
1	0.6	8	10	9	1	10	14	18	0.3	8	12	27	0.3	7	6	35	0.4	7	6	44	0.3	7	8	53	0.4	12	14	63	0.3	10	12	72	0.6	10	10	81	0.3	5	7	90	0.4	9	12
2	0.4	7	7	10	0.4	6	10	19	0.3	7	9	28	0.2	5	10	36	0.5	10	10	45	0.4	5	14	54	0.2	3	3	64	0.3	7	9	73	0.5	10	10	82	0.5	12	12	91	0.4	8	11
3	0.3	4	5	11	0.4	7	11	20	1	12	12	29	0.3	7	11	37	0.4	8	9	46	0.4	5	13	56	0.3	5	8	65	0.3	8	13	74	0.3	8	7	83	0.6	10	15	92	0.6	8	9
4	0.3	7	7	12	0.3	6	9	21	0.8	10	10	30	0.2	5	7	38	0.3	6	5	47	0.4	5	13	57	0.3	5	10	66	0.3	7	11	75	0.3	5	6	84	0.6	10	15	93	0.4	8	8
5	0.7	8	9	13	0.6	8	10	22	0.2	4	4	31	0.3	8	8	39	0.2	2	5	48	0.5	12	12	58	0.3	6	12	67	0.3	5	5	76	0.2	4	5	85	0.5	8	12	94	0.4	7	10
6	0.3	8	11	14	0.6	8	10	23	0.4	8	8	32	0.3	8	7	40	1.2	16	16	49	0.3	4	7	59	0.4	10	14	68	0.3	6	6	77	0.5	10	10	86	0.5	8	12	95	0.4	7	10
7	0.3	5	8	15	1	10	14	24	0.3	6	6	33	0.2	3	6	41	0.4	10	11	50	0.2	3	5	60	0.3	5	9	69	0.5	8	8	78	0.5	10	10	87	0.5	8	12	96	0.6	10	14
8	0.3	5	7	16	0.8	8	12	25	0.4	6	6	34	0.3	4	5	42	0.3	8	8	51	0.2	4	4	61	0.3	12	12	70	0.3	8	8	79	0.3	5	5	88	0.8	9	10	97	0.6	10	14
				17	0.6	10	12	26	0.3	7	6					43	0.3	5	7	52	0.4	12	12	62	0.3	6	10	71	0.3	3	5	80	0.2	4	5	89	0.8	9	10	98	0.8	10	10

TAG	DESCRIPTION	TAG	DESCRIPTION
AWN	AWNING	PP	POWER POLE
BLC	BALCONY	RL	REDUCED LEVEL
BW	BOTTOM OF WALL	SIP	SEWER INSPECTION PIT
CL	CENTRELINE OF ROAD	SMH	SEWER MANHOLE
COM	COMMUNICATIONS PIT	SP	STRATA PLAN
DP	DEPOSITED PLAN	SS	STREET SIGN
GAS	GAS UID	SV	STOP VALVE
GUT	GUTTER OF KERB	TK	TOP OF KERB
HYD	HYDRANT	TS	TRAFFIC SIGNAL
LIN	LINTEL	TW	TOP OF WALL
LIP	LIP OF KERB	TSP	TRAFFIC SIGNAL PIT
LP	LIGHT POLE	US	UNIDENTIFIED SERVICE
MP	MONITORING POINT	VC	VEHICLE CROSSING
PC	PRAM CROSSING	W	WINDOW



Schedule of Easements & Restrictions	
No	Description
(X)	RIGHT OF CARRIAGE WAY 7.805 WIDE (DP600884)
(Y)	EASEMENT TO DRAIN WATER 3 WIDE (DP600884)
(Z)	CROSS EASEMENTS (SEC 181B CONVEYANCING ACT, 1919) (WIDE Q573262)
(A)	RIGHT OF WAY & EASEMENT FOR ELECTRICITY PURPOSES 7.29 WIDE (Z721973)
(B)	RIGHT OF WAY 8 WIDE (Z721973)
(C)	RIGHT OF ACCESS 13.1 & VARIABLE WIDTH (DP1308636)
(D)	RIGHT OF CARRIAGEWAY 20 & VARIABLE WIDTH (DP1308636)
(E)	EASEMENT FOR DRAINAGE OF WATER 20 & VARIABLE WIDTH (DP1308636)
(F)	EASEMENT FOR SERVICES 20 & VARIABLE WIDTH (DP1308636)
(G)	SUBSTATION PREMISES NO. 6661 (Z721973)

WARNING

THE UNDERGROUND SERVICES INFORMATION CONTAINED WITHIN BLOCK REFERENCE & LAYER "UG SERVICES BLOCK" HAVE BEEN TAKEN FROM THE TOPOGRAPHICAL SURVEY AND UTILITY MAPPING IN ACCORDANCE WITH AS5488.1-2019 PLAN PREPARED BY ASTREA DRAWING REF. A5190-POTHOLE DATED 03/2025. WHILST THE PLAN IS SUPPOSEDLY ON MGA2020 AND AHD, THIS SURVEY HAS NOT BEEN VERIFIED & SDG TAKES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION TAKEN FROM THIS PLAN.



ISSUE	DATE	AMENDMENT	SURV	CHK
A	28/03/25	ORIGINAL ISSUE	PQ	MP
B	07/04/25	OVERLAY UNDERGROUND SERVICES INFORMATION	PQ	MP



M. Plover
MATTHEW PLOWMAN ID: SU005915
REGISTERED LAND SURVEYOR

GENERAL NOTES

NO SURVEY HAS BEEN UNDERTAKEN OVER LOT 2 IN DP1308636 AT THIS TIME DUE TO SITE REMEDIATION WORKS CURRENTLY TAKING PLACE. SURVEY INFORMATION WILL BE ADDED ONCE SITE REMEDIATION HAS BEEN COMPLETED.

ONLY TREES GREATER THAN 3.5 METRES IN HEIGHT ARE SHOWN ON THIS PLAN AND THEIR POSITIONS ARE DIAGRAMMATIC ONLY AND MAY REQUIRE ADDITIONAL SURVEY WHERE CRITICAL TO DESIGN.

CONTOURS ARE INDICATIVE AT GROUND FORM ONLY. SPOT LEVELS ONLY SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.

LEVELS ARE ON AUSTRALIAN HEIGHT DATUM (AHD).

ALL SETOUT LEVELS MUST BE REFERRED TO THE BENCH MARK SHOWN ON THIS PLAN.

BOUNDARY NOTES

A BASIC BOUNDARY SURVEY HAS BEEN DONE SUITABLE FOR DA LODGEMENT PURPOSES.

BOUNDARIES HAVE NOT BEEN MARKED.

SURVEY INFORMATION NOTES

THE ORIGIN OF COORDINATES COMES FROM SSM16632 E334386.346 N6247424.081 CLASS B POSITIONAL UNCERTAINTY (PU) 0.03 (MGA2020) ADOPTED FROM SCIMS DATED 02/04/2025.

THE ORIGIN OF LEVELS COMES FROM SSM16632 RL2.879 CLASS LB POSITIONAL UNCERTAINTY (PU) 0.02 ADOPTED FROM SCIMS DATED 02/04/2025.

THE ORIENTATION OF THIS PLAN IS MGA 2018 WHICH HAS BEEN DETERMINED BY DP1308636.

CERTIFICATE OF TITLE NOTES

THE FOLLOWING INFORMATION RELATES TO THE RESPECTIVE CERTIFICATE OF TITLE OF EACH LOTS:

- LOT 1 IN DP1308636
(CT EDITION 2 DATED 22/10/2024 SEARCH DATE 31/03/2025)

- AFFECTED BY:

- CROSS EASEMENTS AFFECTING THE PARTY WALL ON THE COMMON BOUNDARY OF LOTS 1 IN DP1308636 AND LOT 21 IN DP592996 (Q573262)
- EASEMENT TO DRAIN WATER 3 METRE(S) WIDE (DP600884)
- RIGHT OF CARRIAGEWAY 7.605 METRE(S) WIDE (DP600884)
- LEASE TO ALPHA DISTRIBUTION MINISTERIAL HOLDING CORPORATION OF SUBSTATION PREMISES NO. 6661 AS SHOWN IN PLAN WITH Z721973 TOGETHER WITH A RIGHT OF WAY AND EASEMENT OVER ANOTHER PART OF THE LAND (Z721973)
- PLANNING AGREEMENT (AS40619)
- RIGHT OF ACCESS 13.1 METRE(S) WIDE & VARIABLE WIDTH (DP1308636)
- RIGHT OF CARRIAGEWAY 20 METRE(S) WIDE & VARIABLE WIDTH (DP1308636)
- EASEMENT FOR DRAINAGE OF WATER 20 METRE(S) WIDE & VARIABLE WIDTH (DP1308636)
- EASEMENT FOR SERVICES 20 METRE(S) WIDE & VARIABLE WIDTH (DP1308636)

- BENEFITED BY:

- EASEMENT TO DRAIN WATER OVER EXISTING LINE OF PIPES (DP592996)

- LOT 2 IN DP1308636
(CT EDITION 2 DATED 22/10/2024 SEARCH DATE 31/03/2025)

- AFFECTED BY:

- PLANNING AGREEMENT (AS40619)

- BENEFITED BY:

- EASEMENT TO DRAIN WATER OVER EXISTING LINE OF PIPES (DP592996)

Covenants and Restrictions noted on the title have not been investigated. These should be investigated prior to design to ensure any future development complies.

SERVICES NOTES

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ALL RELEVANT AUTHORITIES MUST BE CONTACTED TO DETERMINE THE FULL EXTENT OF SERVICES PRIOR TO ANY PLANNING OR WORKS NEAR THE SITE.

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PROJECT:

DETAIL AND LEVEL SURVEY OF LOTS 1 & 2 IN DP1308636

207 YOUNG STREET & 893 BOURKE STREET
WATERLOO

CLIENT: CORONATION PROPERTY CO

FILE: 9350 - 207 Young Street & 893 Bourke Street
Waterloo - Detail & Level - Rev B

LGA: SYDNEY

REF: 9350

ISSUE: B

SURVEY DATE: 07/04/2025

SCALE: 1:500

CONTOURS: 0.5m

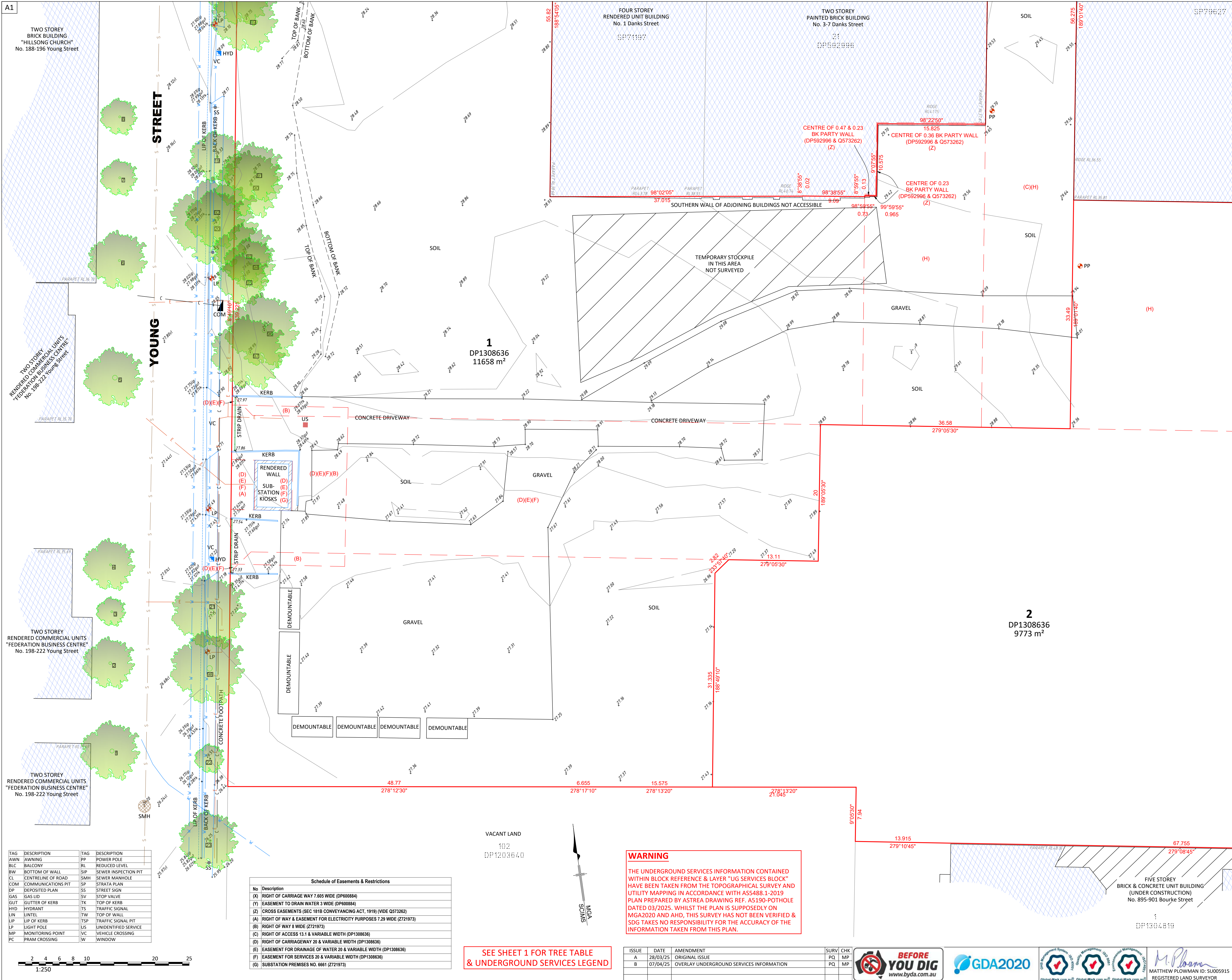
DATUM: AHD

AZIMUTH: MGA2020

SHEET 1 OF 5 SHEETS

SDG Pty Ltd
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Suite 1, 3 Railway Street, Baulkham Hills NSW 2153
t: (02) 9630 7955 w: sdg.net.au
Liability limited by a scheme approved under Professional Standards Legislation

A1



GENERAL NOTES

NO SURVEY HAS BEEN UNDERTAKEN OVER LOT 2 IN DP1308636 AT THIS TIME DUE TO SITE REMEDIATION WORKS CURRENTLY TAKING PLACE. SURVEY INFORMATION WILL BE ADDED ONCE SITE REMEDIATION HAS BEEN COMPLETED.

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BOUNDARY NOTES

A BASIC BOUNDARY SURVEY HAS BEEN DONE SUITABLE FOR DA LODGEMENT PURPOSES.

BOUNDARIES HAVE NOT BEEN MARKED.

SURVEY INFORMATION NOTES

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THE ORIGIN OF LEVELS COMES FROM SSM16632 RL2.879 CLASS LB POSITIONAL UNCERTAINTY (PU) 0.02 ADOPTED FROM SCIMS DATED 02/04/2025.

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 - EASEMENT FOR DRAINAGE OF WATER 20 METRE(S) WIDE & VARIABLE WIDTH (DP1308636)
 - EASEMENT FOR SERVICES 20 METRE(S) WIDE & VARIABLE WIDTH (DP1308636)
- BENEFITED BY:
 - EASEMENT TO DRAIN WATER OVER EXISTING LINE OF PIPES (DP592996)

- LOT 2 IN DP1308636 (CT EDITION 2 DATED 22/10/2024 SEARCH DATE 31/03/2025)
- AFFECTED BY:
 - PLANNING AGREEMENT (AS40619)
- BENEFITED BY:
 - EASEMENT TO DRAIN WATER OVER EXISTING LINE OF PIPES (DP592996)

COVENANTS AND RESTRICTIONS NOTED ON THE TITLE HAVE NOT BEEN INVESTIGATED. THESE SHOULD BE INVESTIGATED PRIOR TO DESIGN TO ENSURE ANY FUTURE DEVELOPMENT COMPLIES.

SERVICES NOTES

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207 YOUNG STREET & 893 BOURKE STREET WATERLOO

CLIENT: CORONATION PROPERTY CO

FILE: 9350 - 207 Young Street & 893 Bourke Street Waterloo - Detail & Level - Rev B

LGA: SYDNEY

REF: 9350

ISSUE: B

SURVEY DATE: 07/04/2025

SCALE: 1:250

CONTOURS: 0.5m

DATUM: AHD

AZIMUTH: MGA2020

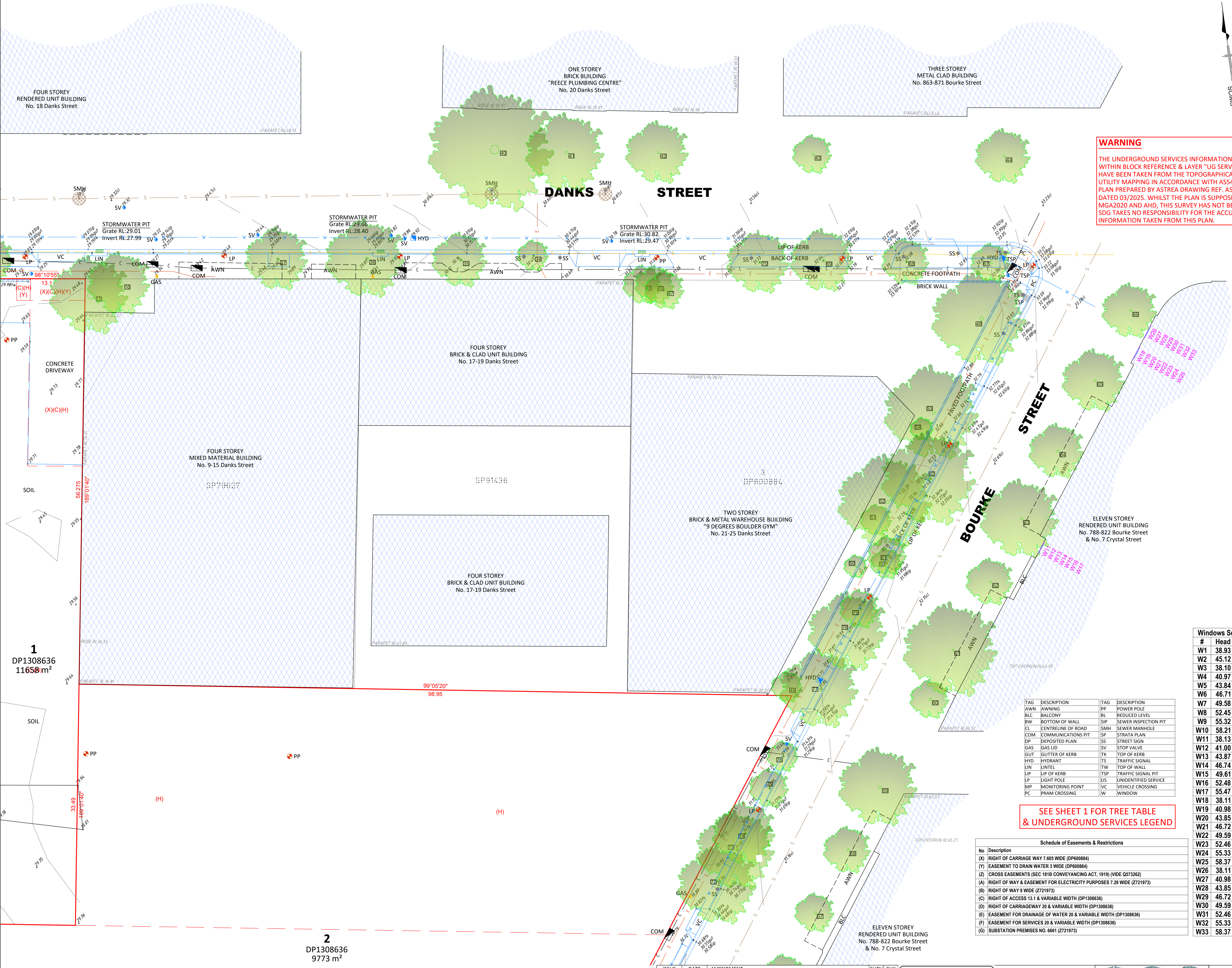
SHEET 2 OF 5 SHEETS



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REGISTERED LAND SURVEYOR

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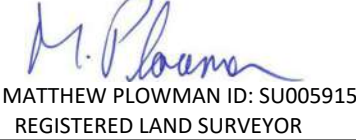
TAG	DESCRIPTION	TAG	DESCRIPTION
AWN	AWNING	PP	POWER POLE
BLC	BALCONY	RL	REDUCED LEVEL
BW	BOTTOM OF WALL	SIP	SEWER INSPECTION PIT
CL	CENTRELINE OF ROAD	SMH	SEWER MANHOLE
COM	COMMUNICATIONS PIT	SP	STRATA PLAN
DP	DEPOSITED PLAN	SS	STREET SIGN
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LP	LIGHT POLE	US	UNIDENTIFIED SERVICE
MP	MONITORING POINT	VC	VEHICLE CROSSING
PC	PRAM CROSSING	W	WINDOW

SEE SHEET 1 FOR TREE TABLE & UNDERGROUND SERVICES LEGEND

No	Description
(X)	RIGHT OF CARRIAGE WAY 7.805 WIDE (DP600884)
(Y)	EASEMENT TO DRAIN WATER 3 WIDE (DP600884)
(Z)	CROSS EASEMENTS (SEC 181B CONVEYANCING ACT, 1919) (VIDE Q573262)
(A)	RIGHT OF WAY & EASEMENT FOR ELECTRICITY PURPOSES 7.29 WIDE (Z721973)
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(G)	SUBSTATION PREMISES NO. 6661 (Z721973)

Windows Schedule		
#	Head	Sill
W1	38.93	35.82
W2	45.12	43.83
W3	38.10	36.51
W4	40.97	39.38
W5	43.84	42.25
W6	46.71	45.12
W7	49.58	47.99
W8	52.45	50.86
W9	55.32	53.73
W10	58.21	56.70
W11	38.13	36.47
W12	41.00	39.34
W13	43.87	42.21
W14	46.74	45.08
W15	49.61	47.95
W16	52.48	50.82
W17	55.47	53.83
W18	38.11	36.49
W19	40.98	39.36
W20	43.85	42.23
W21	46.72	45.10
W22	49.59	47.97
W23	52.46	50.84
W24	55.33	53.71
W25	58.37	56.76
W26	38.11	36.49
W27	40.98	39.36
W28	43.85	42.23
W29	46.72	45.10
W30	49.59	47.96
W31	52.46	50.84
W32	55.33	53.71
W33	58.37	56.76

ISSUE	DATE	AMENDMENT	SURV	CHK
A	28/03/25	ORIGINAL ISSUE	PQ	MP
B	07/04/25	OVERLAY UNDERGROUND SERVICES INFORMATION	PQ	MP



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THE FOLLOWING INFORMATION RELATES TO THE RESPECTIVE CERTIFICATE OF TITLE OF EACH LOTS:

- LOT 1 IN DP1308636 (CT EDITION 2 DATED 22/10/2024 SEARCH DATE 31/03/2025)
- AFFECTED BY:
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UNDERGROUND SERVICES HAVE BEEN PLOTTED FROM "DIAL-BEFORE-YOU-DIG" PLANS, ARE QUALITY LEVEL D AS DEFINED BY AS 5488.1:2022 AND ARE ONLY CURRENT AT THE DATE OF SEARCH.

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THE UNDERGROUND SERVICES INFORMATION CONTAINED WITHIN BLOCK REFERENCE & LAYER "UG SERVICES BLOCK" HAVE BEEN TAKEN FROM THE TOPOGRAPHICAL SURVEY AND UTILITY MAPPING IN ACCORDANCE WITH ASS488.1-2019 PLAN PREPARED BY ASTREA DRAWING REF. A5190-POTHOLE DATED 03/2025. WHILST THE PLAN IS SUPPOSEDLY ON MGA2020 AND AHD, THIS SURVEY HAS NOT BEEN VERIFIED & SDG TAKES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION TAKEN FROM THIS PLAN.

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PROJECT:

DETAIL AND LEVEL SURVEY OF LOTS 1 & 2 IN DP1308636

207 YOUNG STREET & 893 BOURKE STREET WATERLOO

CLIENT: CORONATION PROPERTY CO

FILE: 9350 - 207 Young Street & 893 Bourke Street Waterloo - Detail & Level - Rev B

LGA: SYDNEY

REF: 9350

ISSUE: B

SURVEY DATE: 07/04/2025

SCALE: 1:250

CONTOURS: 0.5m

DATUM: AHD

AZIMUTH: MGA2020

SHEET 4 OF 5 SHEETS

SDG Pty Ltd
abn 85 213 523 621
Suite 1, 3 Railway Street, Baulkham Hills NSW 2153
t: (02) 9630 7955 w: sdg.net.au
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GENERAL NOTES

NO SURVEY HAS BEEN UNDERTAKEN OVER LOT 2 IN DP1308636 AT THIS TIME DUE TO SITE REMEDIATION WORKS CURRENTLY TAKING PLACE. SURVEY INFORMATION WILL BE ADDED ONCE SITE REMEDIATION HAS BEEN COMPLETED.

ONLY TREES GREATER THAN 3.5 METRES IN HEIGHT ARE SHOWN ON THIS PLAN AND THEIR POSITIONS ARE DIAGRAMMATIC ONLY AND MAY REQUIRE ADDITIONAL SURVEY WHERE CRITICAL TO DESIGN.

CONTOURS ARE INDICATIVE AT GROUND FORM ONLY. SPOT LEVELS ONLY SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.

LEVELS ARE ON AUSTRALIAN HEIGHT DATUM (AHD).

ALL SETOUT LEVELS MUST BE REFERRED TO THE BENCH MARK SHOWN ON THIS PLAN.

BOUNDARY NOTES

A BASIC BOUNDARY SURVEY HAS BEEN DONE SUITABLE FOR DA LODGEMENT PURPOSES.

BOUNDARIES HAVE NOT BEEN MARKED.

SURVEY INFORMATION NOTES

THE ORIGIN OF COORDINATES COMES FROM SSM16632 E334386.346 N6247424.081 CLASS B POSITIONAL UNCERTAINTY (PU) 0.03 (MGA2020) ADOPTED FROM SCIMS DATED 02/04/2025.

THE ORIGIN OF LEVELS COMES FROM SSM16632 RL22.879 CLASS LB POSITIONAL UNCERTAINTY (PU) 0.02 ADOPTED FROM SCIMS DATED 02/04/2025.

THE ORIENTATION OF THIS PLAN IS MGA NORTH WHICH HAS BEEN DETERMINED BY DP1308636.

CERTIFICATE OF TITLE NOTES

THE FOLLOWING INFORMATION RELATES TO THE RESPECTIVE CERTIFICATE OF TITLE OF EACH LOTS:

- LOT 1 IN DP1308636
(CT EDITION 2 DATED 22/10/2024 SEARCH DATE 31/03/2025)

- AFFECTED BY:

- CROSS EASEMENTS AFFECTING THE PARTY WALL ON THE COMMON BOUNDARY OF LOTS 1 IN DP1308636 AND LOT 21 IN DP592996 (Q573262)
- EASEMENT TO DRAIN WATER 3 METRE(S) WIDE (DP600884)
- RIGHT OF CARRIAGEWAY 7.605 METRE(S) WIDE (DP600884)
- LEASE TO ALPHA DISTRIBUTION MINISTERIAL HOLDING CORPORATION OF SUBSTATION PREMISES NO. 6661 AS SHOWN IN PLAN WITH Z721973 TOGETHER WITH A RIGHT OF WAY AND EASEMENT OVER ANOTHER PART OF THE LAND (Z721973)
- PLANNING AGREEMENT (AS40619)
- RIGHT OF ACCESS 13.1 METRE(S) WIDE & VARIABLE WIDTH (DP1308636)
- RIGHT OF CARRIAGEWAY 20 METRE(S) WIDE & VARIABLE WIDTH (DP1308636)
- EASEMENT FOR DRAINAGE OF WATER 20 METRE(S) WIDE & VARIABLE WIDTH (DP1308636)
- EASEMENT FOR SERVICES 20 METRE(S) WIDE & VARIABLE WIDTH (DP1308636)

- BENEFITED BY:

- EASEMENT TO DRAIN WATER OVER EXISTING LINE OF PIPES (DP592996)

- LOT 2 IN DP1308636
(CT EDITION 2 DATED 22/10/2024 SEARCH DATE 31/03/2025)

- AFFECTED BY:

- PLANNING AGREEMENT (AS40619)

- BENEFITED BY:

- EASEMENT TO DRAIN WATER OVER EXISTING LINE OF PIPES (DP592996)

COVENANTS AND RESTRICTIONS NOTED ON THE TITLE HAVE NOT BEEN INVESTIGATED. THESE SHOULD BE INVESTIGATED PRIOR TO DESIGN TO ENSURE ANY FUTURE DEVELOPMENT COMPLIES.

SERVICES NOTES

ONLY THOSE SERVICES VISIBLE AT THE TIME OF SURVEY HAVE BEEN LOCATED AND ARE QUALITY LEVEL A AS DEFINED BY AS 5488.1:2022.

UNDERGROUND SERVICES HAVE BEEN PLOTTED FROM "DIAL-BEFORE-YOU-DIG" PLANS, ARE QUALITY LEVEL D AS DEFINED BY AS 5488.1:2022 AND ARE ONLY CURRENT AT THE DATE OF SEARCH.

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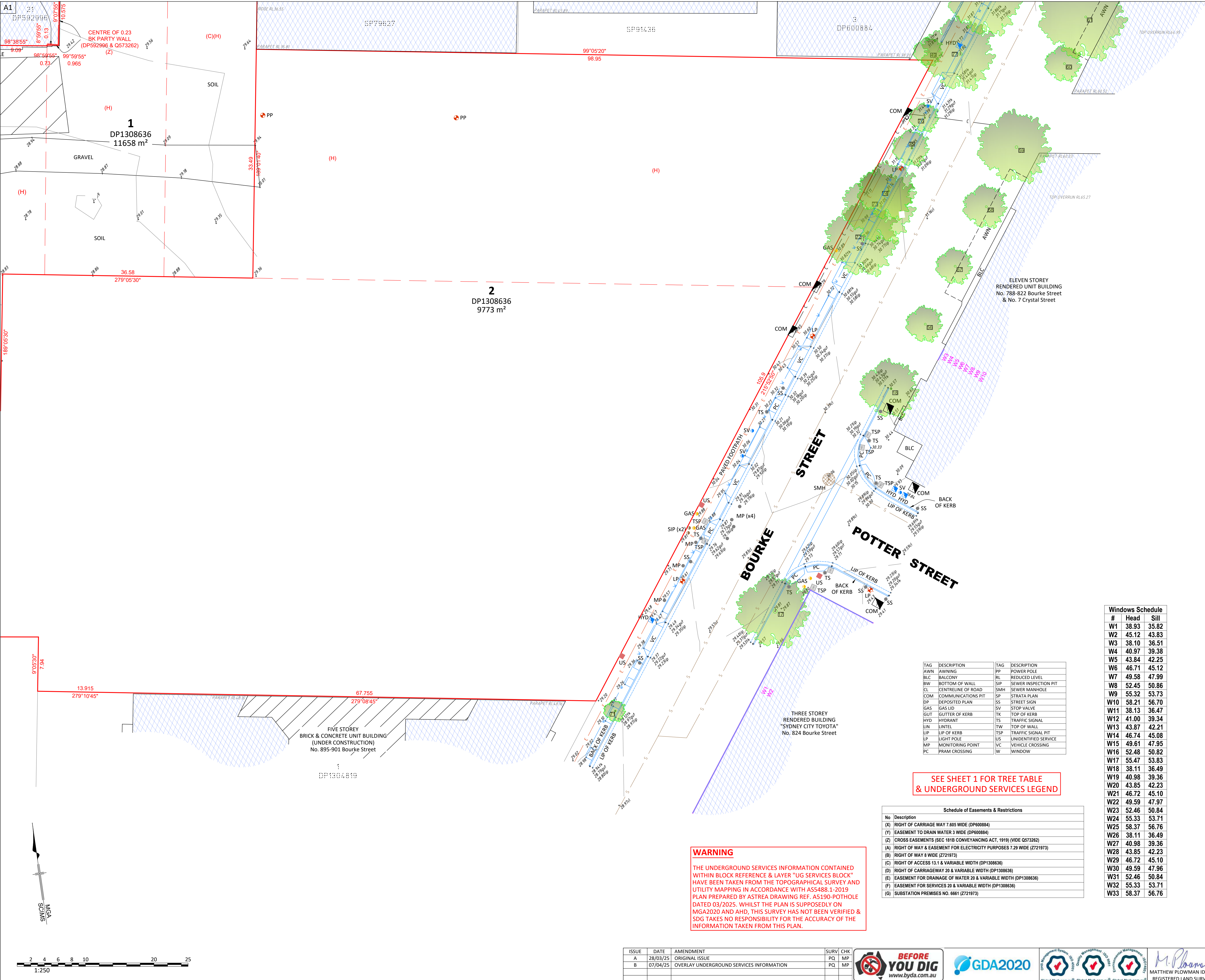
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ISSUE	DATE	AMENDMENT	SURV	CHK
A	28/03/25	ORIGINAL ISSUE	PQ	MP
B	07/04/25	OVERLAY UNDERGROUND SERVICES INFORMATION	PQ	MP



M. PLOWMAN
MATTHEW PLOWMAN ID: SU005915
REGISTERED LAND SURVEYOR