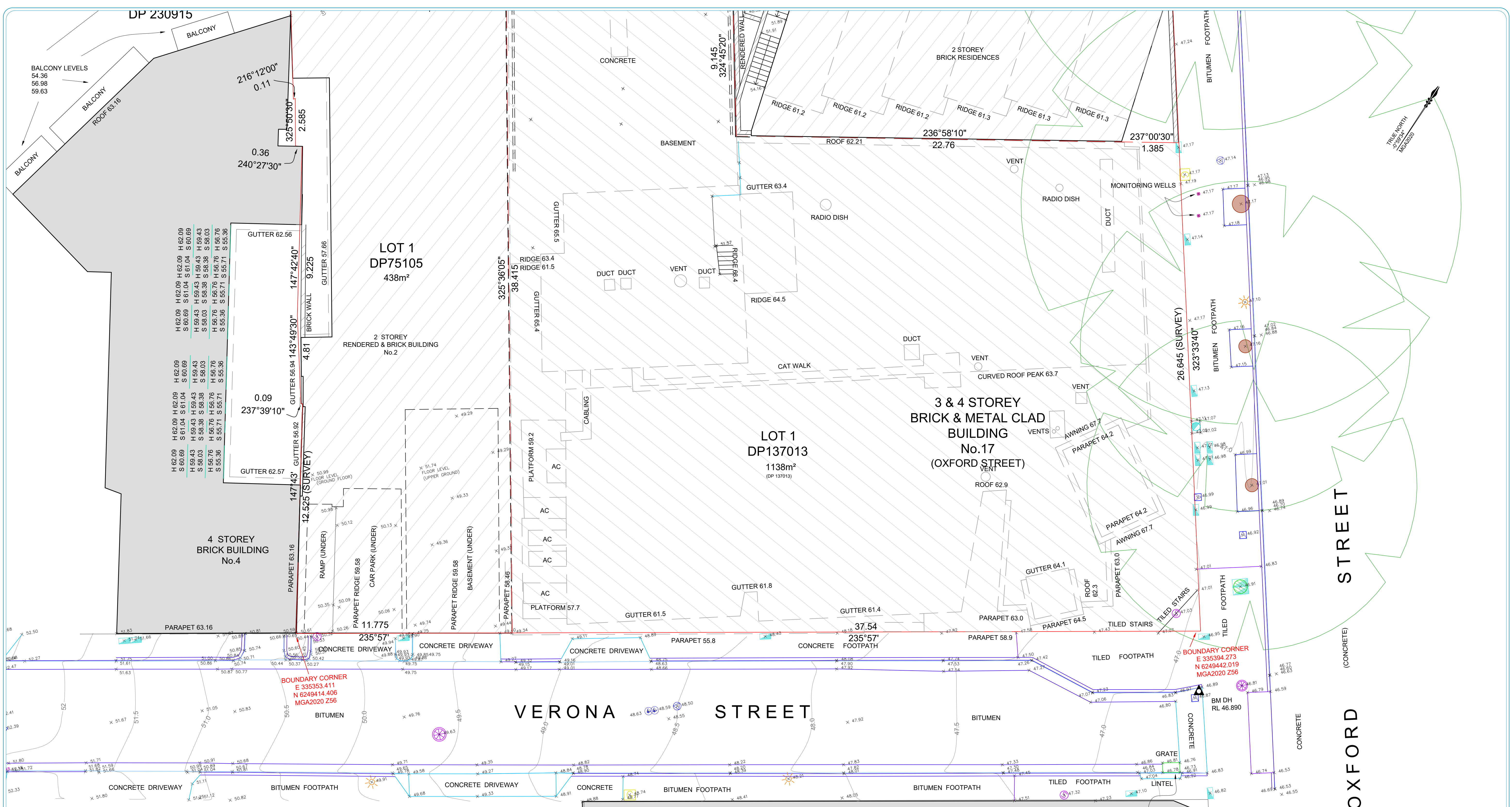




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 - LOCATION OF BUSBY'S BORE RETRIEVED FROM DWG BY FULCRUM DWG TITLE: WTMalouf_17Oxford_BusbyBoreAlignment2_30523
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- LEGEND:**
- HYDRANT
 - STOP VALVE
 - WATER VALVE
 - WATER METER
 - DOWN PIPE
 - GAS VALVE
 - STREET SIGN
 - PVC LID
 - SEWER MAN HOLE
 - LIGHT POLE
 - POWER POLE
 - TELESTRA PIT
 - TELESTRA PILLAR
 - TREE
 - BOUNDARY LINE
 - BITUMEN LINE
 - CONCRETE LINE
 - PAVING LINE
 - KERB LINE
 - WINDOW
 - HEAD OF WINDOW
 - SILL OF WINDOW

LINE AND TEXT IN ORANGE RETRIEVED FROM DWG WTMalouf_17Oxford_BusbyBoreAlignment2_30523

② DENOTES EASEMENT FOR SUPPORT (T207907)

CLIENT:
17 OXFORD STREET PTY LIMITED
ADDRESS:
No. 17 OXFORD STREET
PADDINGTON
LOT 1 OF DP137013, LOT 1 OF
DP75105, SP22113



TITLE:		PLAN OF PARTIAL DETAIL & LEVELS, NO. 2 VERONA/ NO. 17 OXFORD ST/ SITE DETAIL AND LEVELS NO. 13-15 OXFORD ST	
REV	DATE	REVISION DETAILS	
F	18.03.2025	TRUE NORTH ADDED	
G	22.08.2024	PLAN REVISED	
H	8.09.2025	ROOF DETAILS ADDED	

ORIGIN LEVELS:		PM28891		R.L. 47.287	
AZIMUTH:		MGA20		DATUM: AHD	
SURVEY:		DR		DATE: 17.10.2022	
DRAWN:		DR		DATE: 18.10.2022	
APPROVED:		SL		DATE: 18.10.2022	
SCALE:		1:100		SHEET 1 OF 4	
DRAWING NO:		11434-001		REV: H	
SIZE:		A1			

Detail Survey Certificate

I, Shawn LeClerc BEng (Geo) MIS of Boxall Surveyors, a surveyor registered under the Surveying and Spatial Information Act 2002, certify that the survey represented in this plan was made in accordance with Clause 10 of the Surveying and Spatial Information Regulation 2017 with regard to the location of the boundaries shown on this plan.

Signature:
Surveyor Identification No: 115
Surveyor registered under the Surveying and Spatial Information Act 2002

Dated: 18.10.2022

BOUNDARY NOTES:

THE BOUNDARIES OF THIS SITE ARE VERY OLD AND THEIR LOCATION IS SUBJECT TO INTERPRETATION AND OPINION.

FURTHER INVESTIGATION OF THE BOUNDARIES WILL BE REQUIRED PRIOR TO SETTING OUT PROPOSED BUILDINGS OR EXTENSIONS.

IF YOU WOULD LIKE TO BUILD CLOSE TO OR DIRECTLY ON THE BOUNDARY, I RECOMMEND THAT A PLAN OF REDEFINITION SHOULD BE PREPARED & LODGED WITH NSW LAND REGISTRY SERVICES, ONCE REGISTERED, AND THE LOCATION OF THE BOUNDARIES ACCEPTED, THAT PLAN WOULD ENABLE THE BOUNDARIES TO BE ACCURATELY RE-ESTABLISHED ON THE GROUND AND THEY WOULD NOT BE OPEN TO INTERPRETATION AND OPINION AS IS CURRENTLY THE CASE.

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Signature: Dated: 18.10.2022

Surveyor Identification No: 115
Surveyor registered under the Surveying and Spatial Information Act 2002

BOUNDARY CORNER
E 335332.156
N 6249445.367
MGA2020 Z56

ROSE TERRACE

OXFORD STREET (CONCRETE)

TRUE NORTH
105°54'00"N
MGA2020

LOT 32
DP 230915
2 STOREY BRICK RESIDENCE

LOT 33
DP 230915
BALCONY

BALCONY LEVELS
54.36
56.98
59.63

ROOF 63.16

216°12'00"
0.11

325°50'30"
2.585

0.36
240°27'30"

GUTTER 62.56

147°42'40"
9.225

GUTTER 57.66

LOT 1
DP75105
438m²

PRINT IN COLOUR

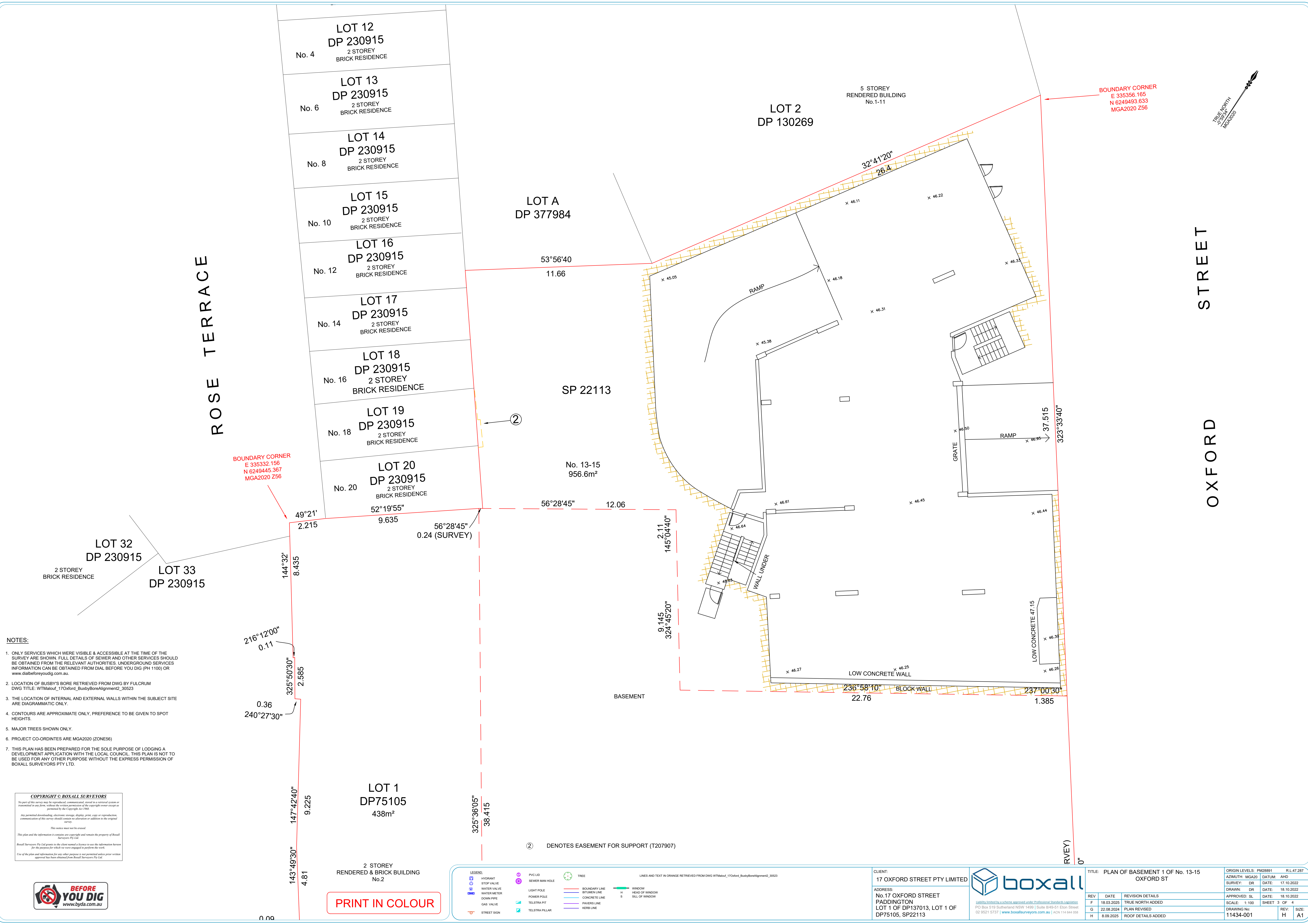
LEGEND: HYDRANT, STOP VALVE, WATER VALVE, WATER METER, DOWN PIPE, GAS VALVE, STREET SIGN, PVC LID, SEWER MAN HOLE, LIGHT POLE, POWER POLE, TELSTRA PIT, TELSTRA PILLAR, TREE, BOUNDARY LINE, BITUMEN LINE, CONCRETE LINE, PAVED LINE, KERB LINE, WINDOW, HEAD OF WINDOW, SILL OF WINDOW, LINES AND TEXT IN ORANGE RETRIEVED FROM DWG WTMalouf_170xford_BuxbyBoreAlignment2_30523

CLIENT:
17 OXFORD STREET PTY LIMITED

ADDRESS:
No. 17 OXFORD STREET
PADDINGTON
LOT 1 OF DP137013, LOT 1 OF
DP75105, SP22113



TITLE:		ORIGIN LEVELS:	
PLAN OF PARTIAL DETAIL & LEVELS, NO. 2 VERONA/ NO. 17 OXFORD ST/ SITE DETAIL AND LEVELS NO. 13-15 OXFORD ST		PM28891 R.L. 47.287	
REV	DATE	REVISION DETAILS	DATUM: AHD
1	18.03.2023	TRUE NORTH ADDED	DATE: 17.10.2022
2	22.08.2024	PLAN REVISSED	DATE: 18.10.2022
3	08.09.2025	ROOF DETAILS ADDED	DATE: 18.10.2022
DRAWING No:		SHEET 2 OF 4	
11434-001		REV: H	
		SIZE: A1	



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DWG TITLE: WTMalouf_17Oxford_BuxbyBoreAlignment2_30523
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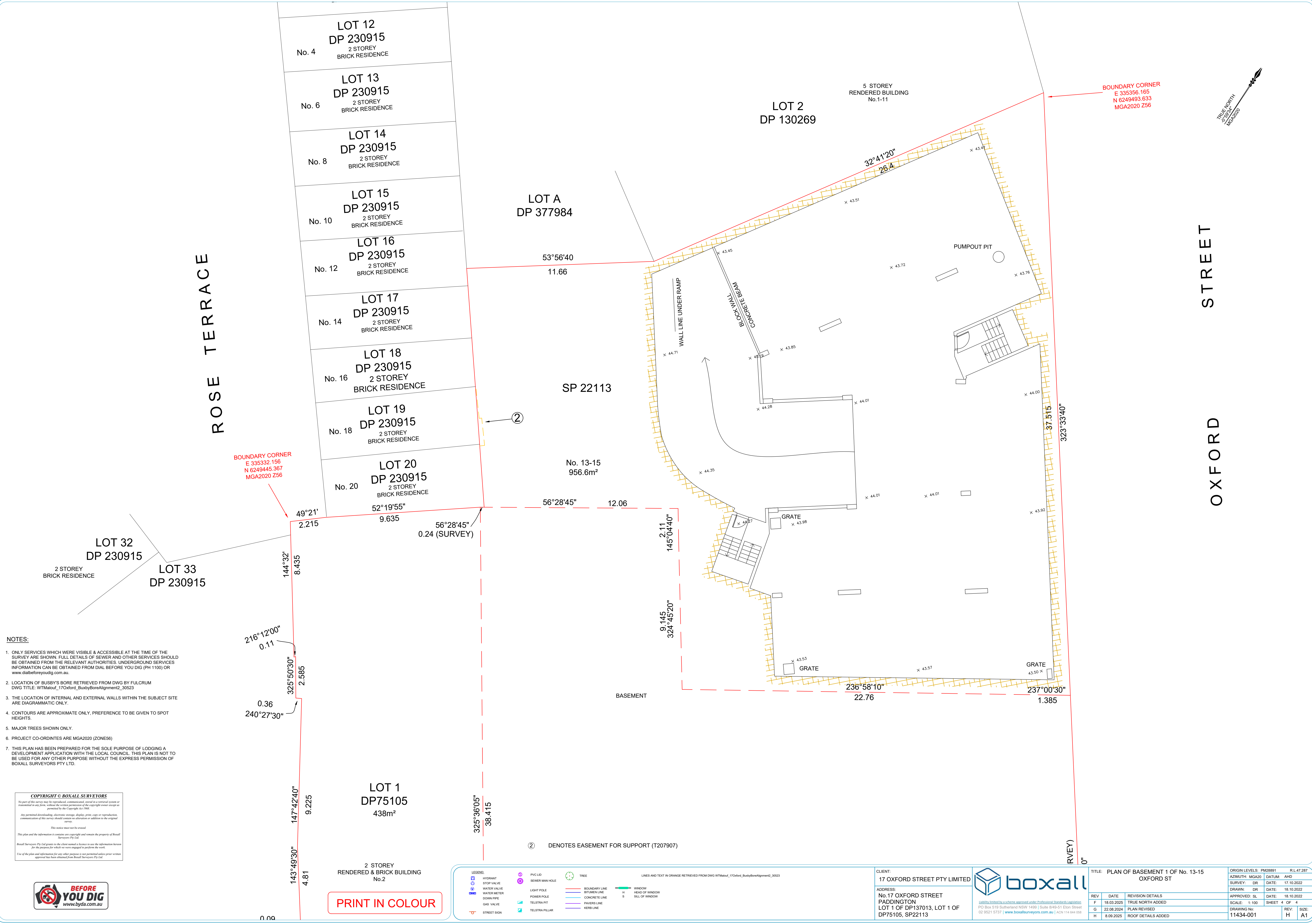
CLIENT:
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ADDRESS:
No.17 OXFORD STREET
PADDINGTON
LOT 1 OF DP137013, LOT 1 OF
DP75105, SP22113



TITLE: PLAN OF BASEMENT 1 OF No. 13-15 OXFORD ST

REV	DATE	REVISION DETAILS
F	18.03.2025	TRUE NORTH ADDED
G	22.08.2024	PLAN REVISED
H	8.09.2025	ROOF DETAILS ADDED

ORIGIN LEVELS: PM28891	R.L. 47.287
AZIMUTH: MGA20	DATUM: AHD
SURVEY: DR	DATE: 17.10.2022
DRAWN: DR	DATE: 18.10.2022
APPROVED: SL	DATE: 18.10.2022
SCALE: 1:100	SHEET 3 OF 4
DRAWING No: 11434-001	REV: H
SIZE: A1	



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LEGEND:

HYDRANT	PVC LID	TREE	BOUNDARY LINE	WINDOW
STOP VALVE	SEWER MAN HOLE		BITUMEN LINE	HEAD OF WINDOW
WATER VALVE	LIGHT POLE		CONCRETE LINE	SILL OF WINDOW
WATER METER	POWER POLE		PAVEMENT LINE	
DOWN PIPE	TELSTRA PIT		KERB LINE	
GAS VALVE	TELSTRA PILLAR			
STREET SIGN				

LINES AND TEXT IN ORANGE RETRIEVED FROM DWG WTMalouf_17Oxford_BuxbyBoreAlignment2_30523

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TITLE: PLAN OF BASEMENT 1 OF No. 13-15 OXFORD ST			ORIGIN LEVELS: PM28891 R.L.47.287	
AZIMUTH: MGA20		DATUM: AHD		
SURVEY: DR		DATE: 17.10.2022		
DRAWN: DR		DATE: 18.10.2022		
APPROVED: SL		DATE: 18.10.2022		
REV	DATE	REVISION DETAILS	SCALE: 1:100	SHEET 4 OF 4
F	18.03.2025	TRUE NORTH ADDED		
G	22.08.2024	PLAN REVISED		
H	8.09.2025	ROOF DETAILS ADDED		
DRAWING No: 11434-001			REV: H	SIZE: A1