

NOTE:

BOUNDARIES HAVE NOT BEEN RE- INVESTIGATED AS PART OF THIS UPDATED SURVEY.

THE BOUNDARY INFORMATION SHOWN ON THIS PLAN REGARDING THE LOCATION OF THE PROPERTY BOUNDARIES HAS BEEN TAKEN FROM THE TITLE DEPOSITED PLAN. IT HAS BEEN PLOTTED AS REQUIRED UNDER DIVISION 1, SECTION 9(1) OF THE "SURVEYING AND SPATIAL INFORMATION REGULATION 2017" AND IS ACCURATE TO ABOUT ±0.1m. IT HAS NOT BEEN DETERMINED BY AN ACCURATE BOUNDARY SURVEY.

A DETAIL & LEVEL SURVEY IS NOT A "LAND SURVEY" AS DEFINED BY THE SURVEYING AND SPATIAL INFORMATION ACT. 2002. IF ANY CONSTRUCTION OR DESIGN WORK, WHICH RELIES ON CRITICAL SETBACKS FROM THE STREET OR BOUNDARIES IS PLANNED, IT WOULD BE IMPERATIVE TO CARRY OUT FURTHER SURVEY WORK TO DETERMINE THE BOUNDARY DIMENSIONS.

PRIOR TO ANY CONSTRUCTION WORK, SURVEY MARKS SHOULD BE PLACED TO DEFINE THE PROPERTY BOUNDARIES.

SERVICES SHOWN ARE INDICATIVE ONLY. POSITIONS ARE BASED ON SURFACE INDICATOR(S) LOCATED DURING FIELD SURVEY. CONFIRMATION OF THE EXACT POSITION SHOULD BE MADE PRIOR TO ANY EXCAVATION WORK. OTHER SERVICES MAY EXIST WHICH ARE NOT SHOWN.

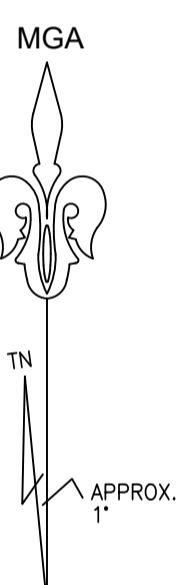
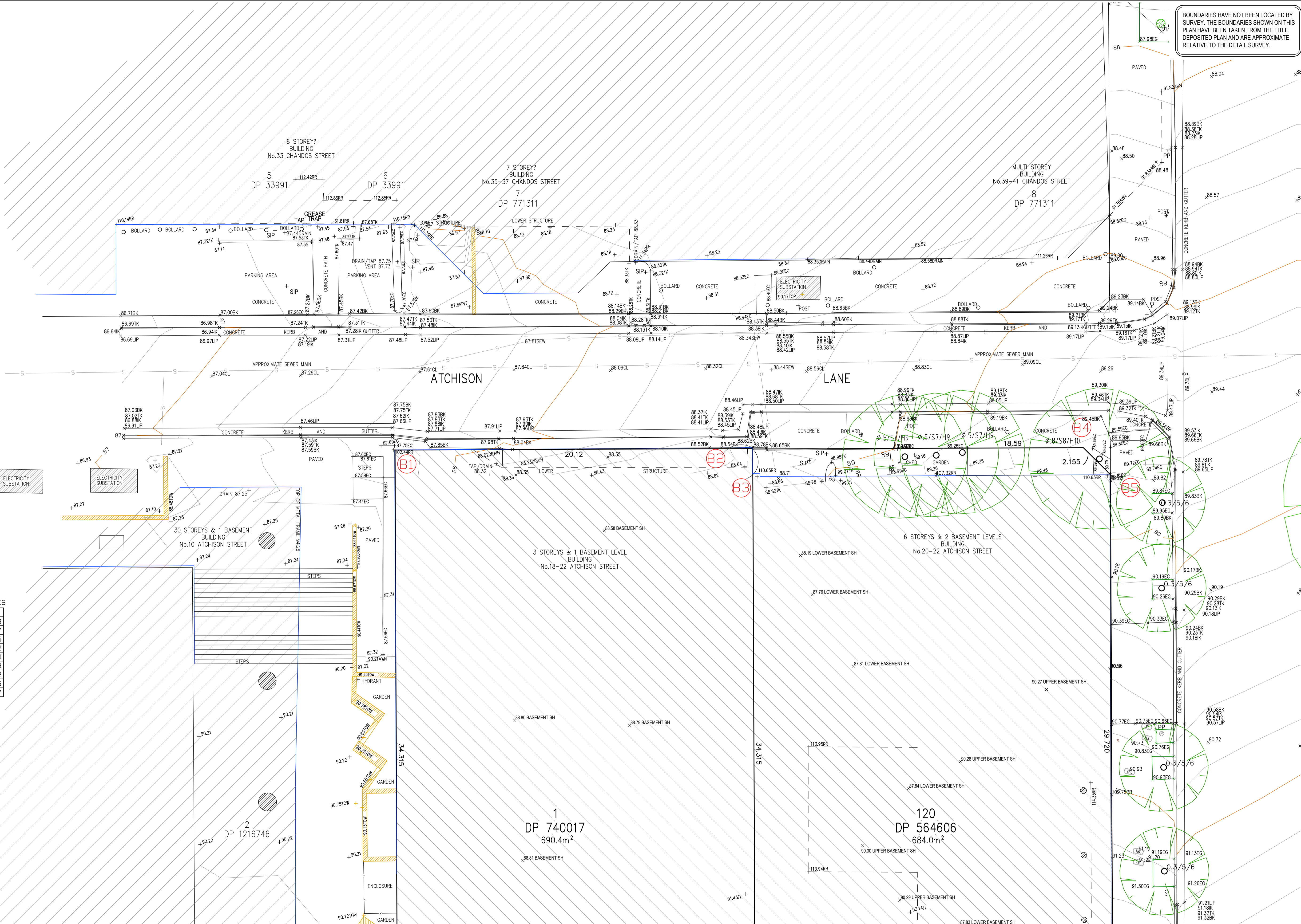
LEVELS ARE BASED ON AUSTRALIAN HEIGHT DATUM (AHD) USING SSM 86488 WITH RL 89.058 (AHD).

RIDGE & GUTTER HEIGHTS HAVE BEEN OBTAINED BY INDIRECT METHOD AND ARE ACCURATE TO ± 0.05m.

CONTOURS SHOWN DEPICT THE TOPOGRAPHY. EXCEPT AT SPOT LEVELS SHOWN THEY DO NOT REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT. THE SPOT LEVELS ARE TRUE FOR THEIR POSITION, AND ARE INTENDED TO BE USEFUL TO REPRESENT THE GENERAL TERRAIN. CARE SHOULD BE TAKEN IF EXTRAPOLATING.

NUMBER OF STOREYS HAVE BEEN ADDED FROM FIRE SAFETY PLANS ON SITE OR PUBLIC RECORDS. THESE WILL NEED TO BE CONFIRMED.

BOUNDARIES HAVE NOT BEEN LOCATED BY SURVEY. THE BOUNDARIES SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM THE TITLE DEPOSITED PLAN AND ARE APPROXIMATE RELATIVE TO THE DETAIL SURVEY.



MGA2020 BOUNDARY CORNER CO-ORDINATES

| Reference | East | North |
|-----------|-----------|------------|
| B1 | 333099.88 | 6256061.79 |
| B2 | 333120.00 | 6256061.87 |
| B3 | 333120.00 | 6256061.85 |
| B4 | 333138.59 | 6256061.92 |
| B5 | 333140.12 | 6256060.40 |
| B6 | 333140.24 | 6256030.68 |
| B7 | 333137.21 | 6256027.62 |
| B8 | 333120.14 | 6256027.55 |
| B9 | 333100.02 | 6256027.47 |

LEGEND

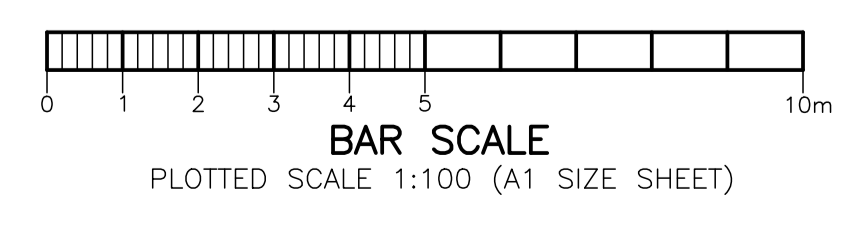
| | |
|----------------------|-------|
| BENCH MARK | ▲ |
| TELSTRA PIT | ⊠ TEL |
| ELECTRIC LIGHT POLE | ⊕ LP |
| POWER POLE | ⊙ PP |
| SIGN POST | ⊙ SP |
| SEWER INSPECTION PIT | ⊕ SIP |
| SEWER VENT | ⊕ SV |
| MANHOLE | ⊙ MH |
| SEWER MANHOLE | ⊙ SMH |
| STOP VALVE | ⊕ SV |
| WATER HYDRANT | ⊕ HYD |
| WATER METER | ⊕ WM |
| GAS METER | ⊕ GM |
| STATE SURVEY MARK | ⊕ SSM |

NOTE:
INFORMATION CONTAINED IN THIS PLAN IS THE COPYRIGHT OF TOTAL SURVEYING SOLUTIONS. THE USE OR DUPLICATION WITHOUT THE WRITTEN CONSENT OF TOTAL SURVEYING SOLUTIONS CONSTITUTES AN INFRINGEMENT OF COPYRIGHT.

| REVISION No. | REVISION DATE: | COMMENT: |
|--------------|----------------|---------------------------------------------------|
| REVA | 01/11/2023 | ADD IN BOUNDARY ACROSS ATCHISON LANE |
| REVC | 12/09/2025 | EXTRA DETAIL ALONG MITCHELL STREET & BASEMENT FLS |

LEGEND:

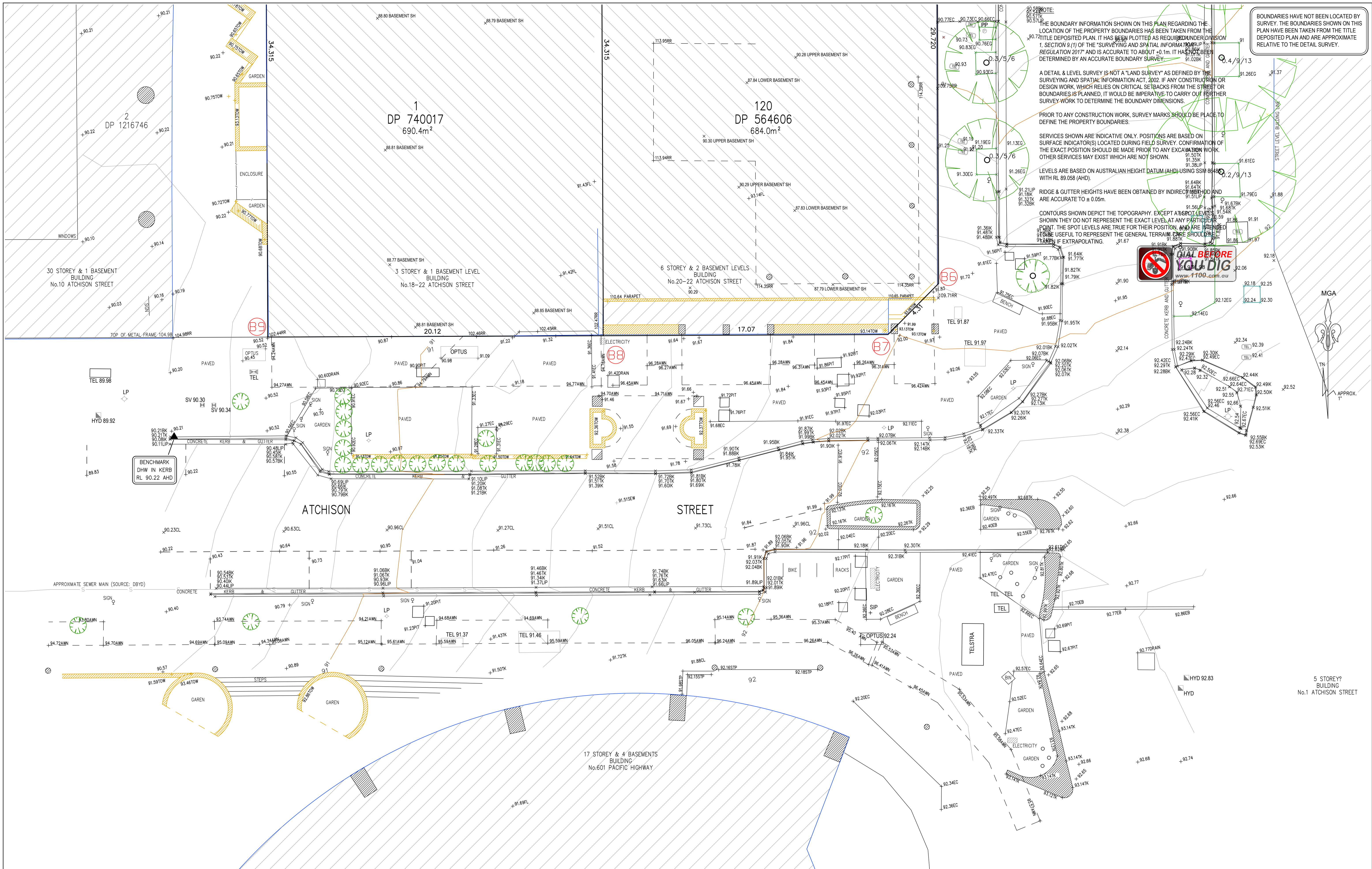
| | |
|-----------------------|--------------------------------------|
| EB - EDGE OF BITUMEN | TG - TOP OF GUTTER |
| EC - EDGE OF CONCRETE | RR - ROOF RIDGE |
| TB - TOP OF BANK | FL - FLOOR LEVEL |
| BB - BOTTOM OF BANK | INV - INVERT LEVEL |
| TW - TOP OF WINDOW | ELEC - ELECTRICAL PIT |
| BW - BOTTOM OF WINDOW | 0.4/5/10/16 - DIAMETER/SPREAD/HEIGHT |



PLAN SHOWING DETAIL & LEVELS
OVER LOT 120 IN DP 564606 and LOT 1 DP 740017

| | | |
|-------------------------------------------------------|------------------|----------------------|
| CLIENT: SETIA (MELBOURNE) DEVELOPMENT COMPANY PTY LTD | DATE: 12/09/2025 | SCALE: 1:100@A1 |
| PROJECT: ST. LEONARDS | DRAWN: FS | CONT. INTERVAL: 0.2m |
| ADDRESS: 20 - 22 ATCHISON STREET, ST. LEONARDS | CHK: SF | SHEET 1 OF 2 |

| | |
|--------------------------|-------------------|
| JOB No.: 210492 | LGA: NORTH SYDNEY |
| PLAN No.: 210492-1_REV.C | DATUM: AHD |



NOTE:
 THE BOUNDARY INFORMATION SHOWN ON THIS PLAN REGARDING THE LOCATION OF THE PROPERTY BOUNDARIES HAS BEEN TAKEN FROM THE TITLE DEPOSITED PLAN. IT HAS BEEN PLOTTED AS REQUIRED UNDER DIVISION 1, SECTION 9(1) OF THE 'SURVEYING AND SPATIAL INFORMATION ACT 2017' AND IS ACCURATE TO ABOUT ±0.1m. IT HAS NOT BEEN DETERMINED BY AN ACCURATE BOUNDARY SURVEY.

A DETAIL & LEVEL SURVEY IS NOT A "LAND SURVEY" AS DEFINED BY THE SURVEYING AND SPATIAL INFORMATION ACT, 2002. IF ANY CONSTRUCTION OR DESIGN WORK, WHICH RELIES ON CRITICAL SETBACKS FROM THE STREET OR BOUNDARIES IS PLANNED, IT WOULD BE IMPERATIVE TO CARRY OUT FURTHER SURVEY WORK TO DETERMINE THE BOUNDARY DIMENSIONS.

PRIOR TO ANY CONSTRUCTION WORK, SURVEY MARKS SHOULD BE PLACED TO DEFINE THE PROPERTY BOUNDARIES.

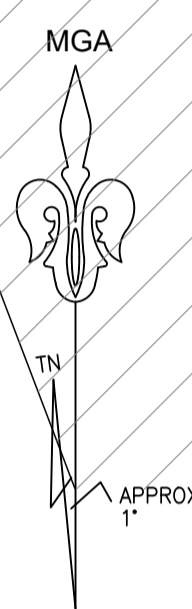
SERVICES SHOWN ARE INDICATIVE ONLY. POSITIONS ARE BASED ON SURFACE INDICATOR(S) LOCATED DURING FIELD SURVEY. CONFIRMATION OF THE EXACT POSITION SHOULD BE MADE PRIOR TO ANY EXCAVATION WORK. OTHER SERVICES MAY EXIST WHICH ARE NOT SHOWN.

LEVELS ARE BASED ON AUSTRALIAN HEIGHT DATUM (AHD) USING SSM 84 WITH RL 89.058 (AHD).

RIDGE & GUTTER HEIGHTS HAVE BEEN OBTAINED BY INDIRECT METHOD AND ARE ACCURATE TO ± 0.05m.

CONTOURS SHOWN DEPICT THE TOPOGRAPHY, EXCEPT AT SPOT LEVELS WHICH SHOW THEY DO NOT REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT. THE SPOT LEVELS ARE TRUE FOR THEIR POSITION AND ARE INTENDED TO BE USEFUL TO REPRESENT THE GENERAL TERRAIN. CARE SHOULD BE TAKEN IF EXTRAPOLATING.

BOUNDARIES HAVE NOT BEEN LOCATED BY SURVEY. THE BOUNDARIES SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM THE TITLE DEPOSITED PLAN AND ARE APPROXIMATE RELATIVE TO THE DETAIL SURVEY.



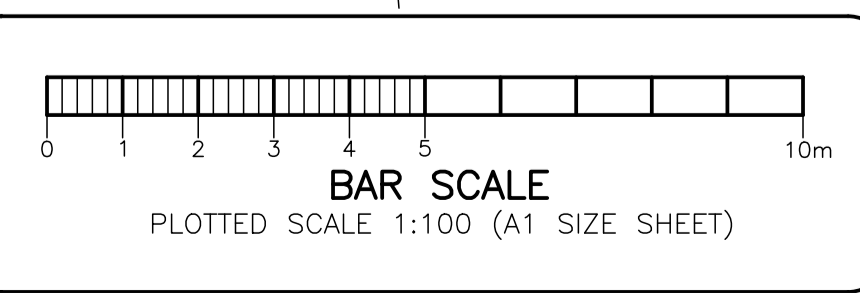
TSS TOTAL SURVEYING SOLUTIONS
 LANE COVE | CAMDEN | MANLY VALE | CENTRAL COAST

NOTE:
 INFORMATION CONTAINED IN THIS PLAN IS THE COPYRIGHT OF TOTAL SURVEYING SOLUTIONS. THE USE OR DUPLICATION WITHOUT THE WRITTEN CONSENT OF TOTAL SURVEYING SOLUTIONS CONSTITUTES AN INFRINGEMENT OF COPYRIGHT.

| REVISION No. | REVISION DATE: | COMMENT: |
|--------------|----------------|----------|
| | | |
| | | |

LEGEND:

| | |
|-----------------------|-------------------------------------|
| EB - EDGE OF BITUMEN | TG - TOP OF GUTTER |
| EC - EDGE OF CONCRETE | RR - ROOF RIDGE |
| TB - TOP OF BANK | FL - FLOOR LEVEL |
| BB - BOTTOM OF BANK | INV - INVERT LEVEL |
| TW - TOP OF WINDOW | ELEC - ELECTRICAL PIT |
| BW - BOTTOM OF WINDOW | Ø4/S10/H16 - DIAMETER/SPREAD/HEIGHT |



PLAN SHOWING DETAIL & LEVELS
OVER LOT 120 IN DP 564606 and LOT 1 DP 740017

CLIENT: SETIA (MELBOURNE) DEVELOPMENT COMPANY PTY LTD
 PROJECT: ST. LEONARDS
 ADDRESS: 20 - 22 ATCHISON STREET, ST. LEONARDS

| | |
|--------------------|----------------------|
| JOB No.: 210492 | LGA: NORTH SYDNEY |
| PLAN No.: 210492-1 | DATUM: AHD |
| DATE: 09/04/21 | SCALE: 1:100@A1 |
| DRAWN: FS | CONT. INTERVAL: 0.2m |
| CHK: SF | SHEET 2 OF 2 |