



Schedule of Easements & Restrictions	
No	Description
(A)	RIGHT OF CARRIAGEWAY 3.05 WIDE (DP528060)
(B)	EASEMENT TO PERMIT ENCHROACHING STRUCTURE 0.04 WIDE (SP54127)

GENERAL NOTES

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 SSM86492 E333200.010 N6255722.037 CLASS B POSITIONAL UNCERTAINTY (PU) 0.02 (MGA2020) ADOPTED FROM SCIMS DATED 19/05/2025.

THE ORIGIN OF LEVELS COMES FROM SSM86492 RL83.697 CLASS LB POSITIONAL UNCERTAINTY (PU) 0.02 ADOPTED FROM SCIMS DATED 19/05/2025.

THE ORIENTATION OF THIS PLAN IS MGA NORTH WHICH HAS BEEN DETERMINED BY DP1267230.

CERTIFICATE OF TITLE NOTES

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

- LOT 1 IN DP945933
(CT EDITION 14 DATED 08/11/2024 SEARCH DATE 20/05/2025)
- THERE ARE NO NOTATIONS ON THE CERTIFICATE OF TITLE

- LOT 11 IN DP654462
(CT EDITION 8 DATED 08/11/2024 SEARCH DATE 20/05/2025)
- THERE ARE NO NOTATIONS ON THE CERTIFICATE OF TITLE

- LOT A IN DP334878
(CT EDITION 10 DATED 08/11/2024 SEARCH DATE 20/05/2025)
- THERE ARE NO NOTATIONS ON THE CERTIFICATE OF TITLE

- LOT B IN DP334878
(CT EDITION 15 DATED 08/11/2024 SEARCH DATE 20/05/2025)
- THERE ARE NO NOTATIONS ON THE CERTIFICATE OF TITLE

- LOT 1 IN DP949064
(CT EDITION 15 DATED 08/11/2024 SEARCH DATE 20/05/2025)
- THERE ARE NO NOTATIONS ON THE CERTIFICATE OF TITLE

- LOT CP IN SP18047
(CT EDITION 1 DATED 04/10/1995 SEARCH DATE 20/05/2025)
- THERE ARE NO NOTATIONS ON THE CERTIFICATE OF TITLE

- LOT 2 IN DP528060
(CT EDITION 17 DATED 08/11/2024 SEARCH DATE 20/05/2025)
- AFFECTED BY:
- RIGHT OF CARRIAGEWAY 3.05 WIDE SHOWN (A) (DP528060)
- EASEMENT TO PERMIT ENCHROACHING STRUCTURE 0.04 WIDE SHOWN (B) (SP54127)

- LOT CP IN SP54127
(CT EDITION 1 DATED 07/04/1997 SEARCH DATE 20/05/2025)
- BENEFITED BY:
- RIGHT OF CARRIAGEWAY 3.05 WIDE SHOWN (A) (DP528060)
- EASEMENT TO PERMIT ENCHROACHING STRUCTURE 0.04 WIDE SHOWN (B) (SP54127)

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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LEGEND

TAG	DESCRIPTION	TAG	DESCRIPTION
B	BOLLARD	PC	PEDESTRIAN CROSSING
CL	CENTRELINE	PP	POWER POLE
COM	COMMUNICATIONS PIT	PTM	PARKING TICKET MACHINE
CP	COMMUNICATIONS PILLAR	RW	RETAINING WALL
D:S:H	DIAMETER, SPREAD & HEIGHT OF TREES	RWT	RAIN WATER TANK
ELP	ELECTRICITY PILLAR	SIP	SEWER INSPECTION PIT
EP	ELECTRICITY PIT	SMH	SEWER MANHOLE
FL	FLOOR LEVEL	SS	STREET SIGN
GAS	GAS MARKER/LID	SV	STOP VALVE
GUT	KERB GUTTER	TK	TOP OF KERB
HYD	HYDRANT	US	UNCLASSIFIED SERVICE
LIN	DRAINAGE LINTEL	VC	VEHICLE CROSSING
LIP	LIP LINE	VM	WATER METER
LP	LIGHT POLE		

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PROJECT:

DETAIL AND LEVEL SURVEY OF

LOTS 2 IN DP945933, 2 IN DP528060, A & B IN DP334878

1 IN DP949064, 11 IN DP654462, SP54127 & SP18047

46-52 NICHOLSON STREET & 59-67 CHRISTIE STREET ST LEONARDS

CLIENT: CORONATION PROPERTY CO

FILE: 9368 DETAIL SURVEY ISSUE A 46-52 NICHOLSON STREET & 59-67 CHRISTIE STREET ST LEONARDS

LGA: LANE COVE

REF: 9368

CONTOURS: 0.5m

ISSUE: A

DATUM: AHD

SURVEY DATE: 01/07/2021

AZIMUTH: MGA2020

SCALE: 1:300

SHEET 1 OF 6 SHEETS

NOTE:
THE SURVEY HAS REVEALED MINOR DISCREPANCIES BETWEEN TITLE AND AVAILABLE BOUNDARY DIMENSIONS. IT IS STRONGLY RECOMMENDED THAT A PLAN OF CONSOLIDATION BE PREPARED AND LODGED WITH LRS FOR REGISTRATION OR PRE-EXAMINATION TO CONFIRM THE SURVEYED BOUNDARIES PRIOR TO THE FINALISATION OF ANY DESIGN DOCUMENTATION.

ISSUE	DATE	AMENDMENT	SURV	CHK
A	14/05/25	ORIGINAL ISSUE	DG	MP

M. Plowman
MATTHEW PLOWMAN ID: SU005915
REGISTERED LAND SURVEYOR

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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MGA

TN
BEARINGS SHOWN ARE ON
MGA ORIENTATION

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(B)	EASEMENT TO PERMIT ENCHROACHING STRUCTURE 0.04 WIDE (SP54127)

UNDERGROUND SERVICES LEGEND
QUALITY LEVEL D (AS 5488.1:2022)

W	POTABLE WATER MAIN
R	RECYCLED WATER MAIN
D	STORMWATER PIPE
S	SEWER MAIN
C	COMMUNICATIONS CABLES
E	ELECTRICITY CABLES
G	GAS MAIN

CAUTION: FIBRE OPTIC CABLES ARE PRESENT IN THIS AREA

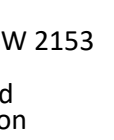
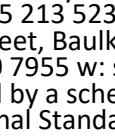
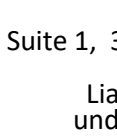
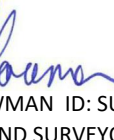
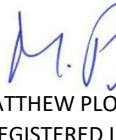
APPROXIMATE POSITION ONLY VIDE 'DIAL-BEFORE-YOU-DIG' PLANS JOB No. 50141562 SEARCH DATE 09/05/2025. WHERE CRITICAL TO DESIGN, UNDERGROUND SERVICES SHOULD BE LOCATED BY MORE ACCURATE METHODS.

SERVICES NOTES:-

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

BALCONY
RL: 81.332 4 6 8 10 20 30
1:300

ISSUE	DATE	AMENDMENT	SURV	CHK
A	14/05/25	ORIGINAL ISSUE	DG	MP



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DETAIL AND LEVEL SURVEY OF
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46-52 NICHOLSON STREET & 59-67 CHRISTIE STREET ST LEONARDS

CLIENT: CORONATION PROPERTY CO

FILE: 9368 DETAIL SURVEY ISSUE A 46-52 NICHOLSON

STREET & 59-67 CHRISTIE STREET ST LEONARDS

LGA: LANE COVE

REF: 9368

ISSUE: A

SURVEY DATE: 01/07/2021

SCALE: 1:100

CONTOURS: 0.5m

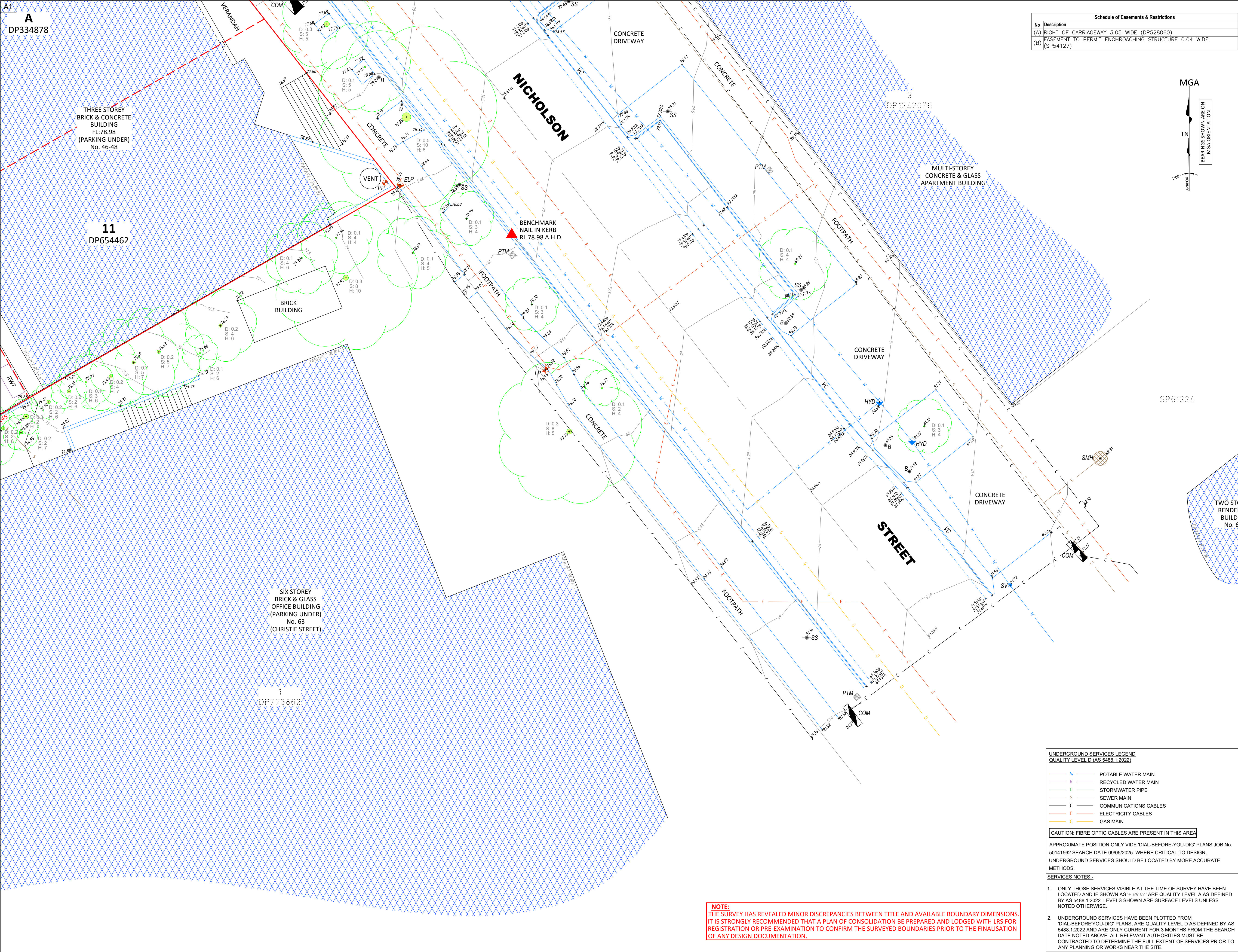
DATUM: AHD

AZIMUTH: MGA2020

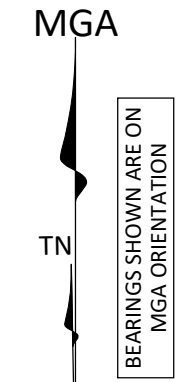
SHEET 2 OF 6 SHEETS



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Schedule of Easements & Restrictions	
No	Description
(A)	RIGHT OF CARRIAGEWAY 3.05 WIDE (DP528060)
(B)	EASEMENT TO PERMIT ENCRDACHING STRUCTURE 0.04 WIDE (SP54127)



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46-52 NICHOLSON STREET & 59-67 CHRISTIE STREET ST LEONARDS

CLIENT: CORONATION PROPERTY CO

FILE: 9368 DETAIL SURVEY ISSUE A 46-52 NICHOLSON STREET & 59-67 CHRISTIE STREET ST LEONARDS

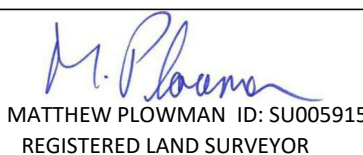
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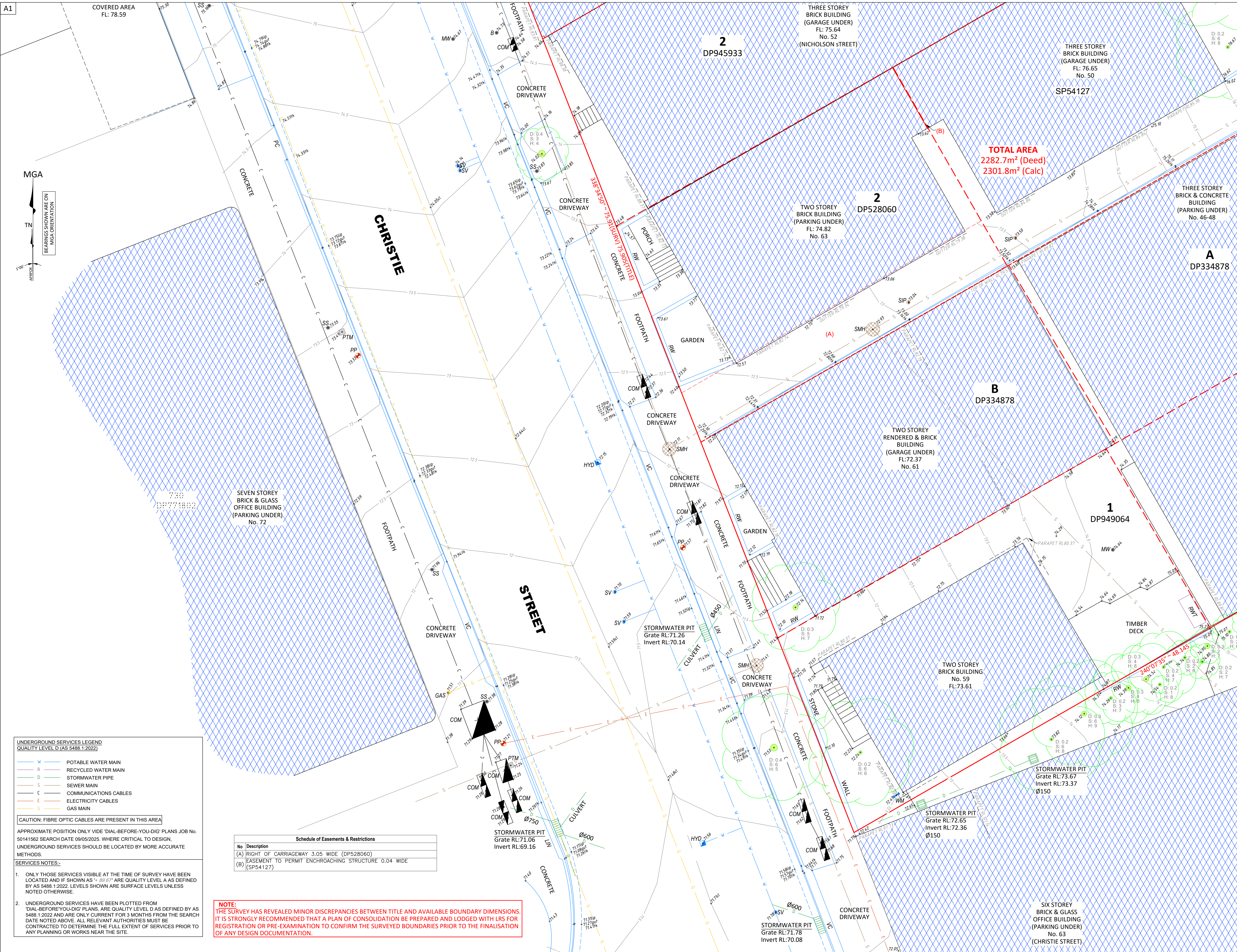
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SURVEY DATE: 01/07/2021	AZIMUTH: MGA2020
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LEGEND

TAG	DESCRIPTION	TAG	DESCRIPTION
B	BOLLARD	PC	PEDESTRIAN CROSSING
CL	CENTRELINE	PP	POWER POLE
COM	COMMUNICATIONS PIT	PTM	PARKING TICKET MACHINE
CP	COMMUNICATIONS PILLAR	RW	RETAINING WALL
D:S:H	HEIGHT OF TREES	RWT	RAIN WATER TANK
ELP	ELECTRICITY PILLAR	SIP	SEWER INSPECTION PIT
EP	ELECTRICITY PIT	SMH	SEWER MANHOLE
FL	FLOOR LEVEL	SS	STREET SIGN
GAS	GAS MARKER/LID	SV	STOP VALVE
GUT	KERB GUTTER	TK	TOP OF KERB
HYD	HYDRANT	US	UNCLASSIFIED SERVICE
LIN	DRAINAGE LINTEL	VC	VEHICLE CROSSING
LIP	LIP LINE	WM	WATER METER
LP	LIGHT POLE		

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PROJECT:

DETAIL AND LEVEL SURVEY OF
LOTS 2 IN DP945933, 2 IN DP528060, A & B IN DP334878
1 IN DP949064, 11 IN DP654462, SP54127 & SP18047

46-52 NICHOLSON STREET & 59-67 CHRISTIE STREET ST LEONARDS

CLIENT: CORONATION PROPERTY CO

FILE: 9368 DETAIL SURVEY ISSUE A 46-52 NICHOLSON

STREET & 59-67 CHRISTIE STREET ST LEONARDS

LGA: LANE COVE

REF: 9368

ISSUE: A

SURVEY DATE: 01/07/2021

SCALE: 1:100

CONTOURS: 0.5m

DATUM: AHD

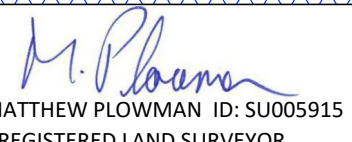
AZIMUTH: MGA2020

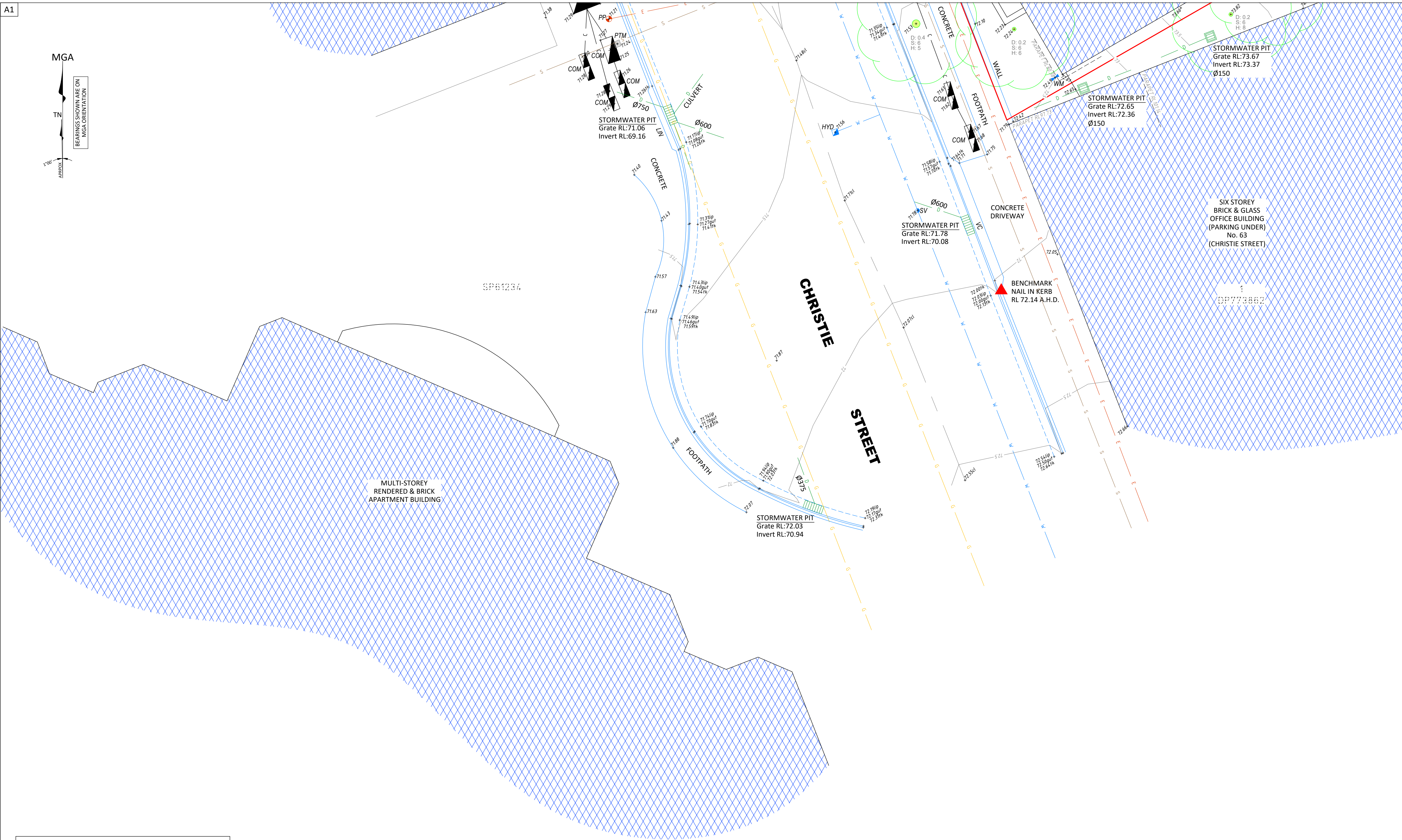
SHEET 5 OF 6 SHEETS



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ISSUE	DATE	AMENDMENT	SURV	CHK
A	14/05/25	ORIGINAL ISSUE	DG	MP





GENERAL NOTES

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 SSM86492 E333200.010 N6255722.037 CLASS B POSITIONAL UNCERTAINTY (PU) 0.02 (MGA2020) ADOPTED FROM SCIMS DATED 19/05/2025.

THE ORIGIN OF LEVELS COMES FROM SSM86492 RL83.697 CLASS LB POSITIONAL UNCERTAINTY (PU) 0.02 ADOPTED FROM SCIMS DATED 19/05/2025.

THE ORIENTATION OF THIS PLAN IS MGA NORTH WHICH HAS BEEN DETERMINED BY DP1267230.

CERTIFICATE OF TITLE NOTES

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

- LOT 1 IN DP945933 (CT EDITION 14 DATED 08/11/2024 SEARCH DATE 20/05/2025)
 - THERE ARE NO NOTATIONS ON THE CERTIFICATE OF TITLE
- LOT 11 IN DP654462 (CT EDITION 8 DATED 08/11/2024 SEARCH DATE 20/05/2025)
 - THERE ARE NO NOTATIONS ON THE CERTIFICATE OF TITLE
- LOT A IN DP334878 (CT EDITION 10 DATED 08/11/2024 SEARCH DATE 20/05/2025)
 - THERE ARE NO NOTATIONS ON THE CERTIFICATE OF TITLE
- LOT B IN DP334878 (CT EDITION 15 DATED 08/11/2024 SEARCH DATE 20/05/2025)
 - THERE ARE NO NOTATIONS ON THE CERTIFICATE OF TITLE
- LOT 1 IN DP949064 (CT EDITION 15 DATED 08/11/2024 SEARCH DATE 20/05/2025)
 - THERE ARE NO NOTATIONS ON THE CERTIFICATE OF TITLE
- LOT CP IN SP18047 (CT EDITION 1 DATED 04/10/1995 SEARCH DATE 20/05/2025)
 - THERE ARE NO NOTATIONS ON THE CERTIFICATE OF TITLE
- LOT 2 IN DP528060 (CT EDITION 17 DATED 08/11/2024 SEARCH DATE 20/05/2025)
 - AFFECTED BY:
 - RIGHT OF CARRIAGEWAY 3.05 WIDE SHOWN (A) (DP528060)
 - EASEMENT TO PERMIT ENCROACHING STRUCTURE 0.04 WIDE SHOWN (B) (SP54127)
- LOT CP IN SP54127 (CT EDITION 1 DATED 07/04/1997 SEARCH DATE 20/05/2025)
 - BENEFITED BY:
 - RIGHT OF CARRIAGEWAY 3.05 WIDE SHOWN (A) (DP528060)
 - EASEMENT TO PERMIT ENCROACHING STRUCTURE 0.04 WIDE SHOWN (B) (SP54127)

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.

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

LEGEND

TAG	DESCRIPTION	TAG	DESCRIPTION
B	BOLLARD	PC	PEDESTRIAN CROSSING
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CP	COMMUNICATIONS PILLAR	RW	RETAINING WALL
D:S:H	DIAMETER, SPREAD & HEIGHT OF TREES	RWT	RAIN WATER TANK
ELP	ELECTRICITY PILLAR	SIP	SEWER INSPECTION PIT
EP	ELECTRICITY PIT	SMH	SEWER MANHOLE
FL	FLOOR LEVEL	SS	STREET SIGN
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LP	LIGHT POLE		

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46-52 NICHOLSON STREET & 59-67 CHRISTIE
STREET ST LEONARDS

CLIENT: CORONATION PROPERTY CO

FILE: 9368 DETAIL SURVEY ISSUE A 46-52 NICHOLSON
STREET & 59-67 CHRISTIE STREET ST LEONARDS

LGA: LANE COVE

REF: 9368	CONTOURS: 0.5m
ISSUE: A	DATUM: AHD
SURVEY DATE: 01/07/2021	AZIMUTH: MGA2020
SCALE: 1:100	SHEET 6 OF 6 SHEETS



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UNDERGROUND SERVICES LEGEND
QUALITY LEVEL D (AS 5488.1:2022)

W	POTABLE WATER MAIN
R	RECYCLED WATER MAIN
D	STORMWATER PIPE
S	SEWER MAIN
C	COMMUNICATIONS CABLES
E	ELECTRICITY CABLES
G	GAS MAIN

CAUTION: FIBRE OPTIC CABLES ARE PRESENT IN THIS AREA

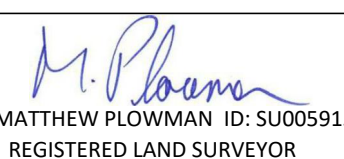
APPROXIMATE POSITION ONLY VIDE 'DIAL-BEFORE-YOU-DIG' PLANS JOB No. 50141562 SEARCH DATE 09/05/2025. WHERE CRITICAL TO DESIGN, UNDERGROUND SERVICES SHOULD BE LOCATED BY MORE ACCURATE METHODS.

SERVICES NOTES:-

- ONLY THOSE SERVICES VISIBLE AT THE TIME OF SURVEY HAVE BEEN LOCATED AND IF SHOWN AS 'A' OR 'B' ARE QUALITY LEVEL A AS DEFINED BY AS 5488.1:2022. LEVELS SHOWN ARE SURFACE LEVELS UNLESS NOTED OTHERWISE.
- 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 CONTRACTED TO DETERMINE THE FULL EXTENT OF SERVICES PRIOR TO ANY PLANNING OR WORKS NEAR THE SITE.



ISSUE	DATE	AMENDMENT	SURV	CHK
A	14/05/25	ORIGINAL ISSUE	DG	MP



NOTE:
THE SURVEY HAS REVEALED MINOR DISCREPANCIES BETWEEN TITLE AND AVAILABLE BOUNDARY DIMENSIONS. IT IS STRONGLY RECOMMENDED THAT A PLAN OF CONSOLIDATION BE PREPARED AND LODGED WITH LRS FOR REGISTRATION OR PRE-EXAMINATION TO CONFIRM THE SURVEYED BOUNDARIES PRIOR TO THE FINALISATION OF ANY DESIGN DOCUMENTATION.