- NOTES ●Do not scale from this plan. • This plan shows a proposed subdivision layout for DA purposes and must not be used for any other purpose. The information shown is subject to change following input from the relevant regulatory authorities.
- Proposed areas shown may differ slightly from the area stated on the current Deposited Plan due to advances in technology since the date of registration of this plan. Areas shown on this plan were calculated using CAD software and have a higher degree of accuracy than the area shown on the current Deposited Plan which was calculated without the benefit of modern computers.
- •Boundary dimensions and areas have been compiled from the current subject site Deposited Plan. No boundaries have been surveyed or marked. If any work is to be undertaken on or adjacent to a boundary then a Boundary Survey is
- recommended to define the boundaries of the site. • All dimensions, areas and easements shown are approximate only and subject to site survey, regulatory approval, final
- survey and registration of the Plan of Subdivision at LRS NSW. • This drawing and the information it contains is copyright and remains the property of SurveyPlus Pty Ltd. It must not be copied, used or altered without the express authority of SurveyPlus.
- These notes form an integral part of this plan and must not be erased.



(A) - Easement for sewerage purposes 5 wide (6390754)

- (B) Easement for sewer 5 wide (U119261) (vide DP 581495)
- (C) Easement for sewerage purposes 5 wide (6390839) (vide DP 581495)

(E1) - Easement for drainage of water 3 wide and variable width (DP 1248056)

- (E2) Easement for drainage of water 3 wide (DP 1248056) (E3) - Right of access variable width (DP 1248056)
- (E4) Easement for electricity and other purposes 3.3 wide (DP 1248056)
- (E5) Easement for services 1 wide (DP 1248056)
- (E6) Right of carriageway variable width limited in depth to RL 7.4m and unlimited in height
- (E7) Easement for drainage of water variable width limited in depth to RL 5.0 and limited in height to RL 7.4
- (E8) Easement for drainage of water 1.5, 7 wide and variable width
- (E9) Easement for services 3, 7 wide and variable width
- (E10) Easement for services and easement for drainage of water variable width
- (E11) Right of access 0.8 wide and variable width

(E12) - Easement for repairs 1.6, 2.4 wide and variable

- (EU2) Exclusive use parking area (Lot 2)
- (EU4-5) Exclusive use platform lift area (Lots 4 and 5)

(BIO 1 - LOT 11) - Positive covenant no.7 and restriction on the use of land no.6 - site of above ground bioretention basin (DP 1248056)

(BIO 2) - Positive covenant no.9 and restriction on the use of land no.8 - Site of above ground bioretention basin (DP 1248056)

(OSD 1 - LOT 11) - Positive covenant no.7 and restriction on the use of land no.6 - Site of below ground detention tank (DP 1248056)

MACF

(OSD 1) - Site of below ground detention tank

(OSD 2) - Site of below ground detention tank

CLIENT **KNOWLES GROUP**

REVI	SION / DATE	REVISION DETAILS	SURVEY BY	DRAWN BY	CHECKED BY		We make it easy.	DATE OF SURVEY N	I /A DRA	
						$ \Gamma_{\Delta} \wedge $	We make it happen.			PROPOSED
F	15.09.2021	REVISE LOT 4 & 5 BOUNDARIES AND EASEMENTS		IN	IN			ORIGIN OF LEVELS N	/ A	
D	3.5.2021	REVISE LOT 4 & 5 BOUNDARIES		LN	LN	surveyblus	02 9651 2921	ORIGIN OF COORDS N	/ A	PROP. SUBDIVISION
С	3.5.2021	REVISE STAGING NUMBERS		LN	LN Info@surveyplus.com.au		/ ~			
	15.04.2020	PROPOSED EASEMENTS UPDATE		CE	JM	land development consultants		CONTOUR INTERVAL	I. A	No. 23-27 WARRIE
A	07.04.2020	AS SURVEYED ON SITE		CE	JM					

WARRIEWOOD

EN			CREEK			13 DP 1206507 (PUBLIC
	\ \ \ \ \ (E1) (PUB RESER 	8056 LIC				RESERVE)
	(E1) (BIO 2) (E3)	L	ORIKEET		GROVE	
ΓΙΑΙ			(RESIDENTIAL) (FUTURE STRATA	(OSD 2) 2 2 2 m ² FLAT BUILDING) SUBDIVISION VIA DEVELOPMENT)		
ΤΥ)	LORIKEET (E4)	(E5) (E6) ^(E7)	(OSD 1) (OSD 1) (B) (E6) (E8) (EU2) (EU2) (E8) (E9) PRIVATE) TOT (COMMUN	PT. 1 1747m ²) TAL 1751m ² NITY ASSOCIATIO ROPERTY) (E8) (E8) VARIABLE
(B)		GROVE	(E9) (E9) (E3) (E2) (E2) (E3)	12 181,5 m ² 182,5 m ²	10 182.5 m ² 182.5 m ²	(E10) (E9)(E10) NE S S S S S C S S C S S C S S S S S S S

ROAD





CLIENT **KNOWLES GROUP**

NOTES ●Do not scale from this plan.

regulatory authorities.

modern computers.

SurveyPlus.

erased.

• This plan shows a proposed subdivision layout for DA purposes

and must not be used for any other purpose. The information shown is subject to change following input from the relevant

•Proposed areas shown may differ slightly from the area stated on the current Deposited Plan due to advances in technology since the date of registration of this plan. Areas shown on this plan were calculated using CAD software and have a higher degree of accuracy than the area shown on the current Deposited Plan which was calculated without the benefit of

Boundary dimensions and areas have been compiled from the current subject site Deposited Plan. No boundaries have been

surveyed or marked. If any work is to be undertaken on or adjacent to a boundary then a Boundary Survey is recommended to define the boundaries of the site. • All dimensions, areas and easements shown are approximate

only and subject to site survey, regulatory approval, final

survey and registration of the Plan of Subdivision at LRS NSW.

 This drawing and the information it contains is copyright and remains the property of SurveyPlus Pty Ltd. It must not be copied, used or altered without the express authority of

• These notes form an integral part of this plan and must not be

SURVEY BY DRAWN BY CHECK **REVISION / DATE REVISION DETAILS**
 E
 15.09.2021

 D
 3.5.2021

 C
 3.5.2021

 B
 15.04.2020

 A
 07.04.2020
REVISE LOT 4 & 5 BOUNDARIES AND EASEMENTS REVISE LOT 4 & 5 BOUNDARIES REVISE STAGING NUMBERS PROPOSED EASEMENTS UPDATE AS SURVEYED ON SITE

(OSD 1 - LOT 11)

(E2)

(BIO 1 - LOT 11)

11

1.03 ha

9.095

STREET

ERSON

MACPI

(B) - Easement for sewer 5 wide (U119261) (vide DP 581495)

(A) - Easement for sewerage purposes 5 wide (6390754)

(E2) - Easement for drainage of water 3 wide (DP 1248056)

(E3) - Right of access variable width (DP 1248056)

(E5) - Easement for services 1 wide (DP 1248056)

(C) - Easement for sewerage purposes 5 wide (6390839) (vide DP 581495)

(E4) - Easement for electricity and other purposes 3.3 wide (DP 1248056)

(BIO 1 - LOT 11) - Positive covenant no.7 and restriction on the use of land no.6 - site of above ground bioretention basin (DP 1248056)

(BIO 2) - Positive covenant no.9 and restriction on the use of land no.8 - Site of above ground bioretention basin (DP 1248056) (OSD 1 - LOT 11) - Positive covenant no.7 and restriction on the use of land no.6 - Site of below ground detention tank (DP 1248056)

(E1) - Easement for drainage of water 3 wide and variable width (DP 1248056)

STAGE 1 INTO 2 LOTS (NO PHYSICAL WORKS)



HECKED BY			DATE OF SURVEY	N / A	
LN		We make it happen.	ORIGIN OF LEVELS	N / A	STAGE 1 - FACI
	surveyplus	02 9651 2921 info@surveyplus.com.au	ORIGIN OF COORDS	N / A	PROP. SUBDIVISION
JM	land development consultants		CONTOUR INTERVAL	Ν.Α	No. 23-27 WARRIE

NOTES ●Do not scale from this plan. This plan shows a proposed subdivision layout for DA purposes and must not be used for any other purpose. The information shown is subject to change following input from the relevant regulatory authorities.

 Proposed areas shown may differ slightly from the area stated on the current Deposited Plan due to advances in technology since the date of registration of this plan. Areas shown on this plan were calculated using CAD software and have a higher degree of accuracy than the area shown on the current Deposited Plan which was calculated without the benefit of modern computers.

•Boundary dimensions and areas have been compiled from the current subject site Deposited Plan. No boundaries have been surveyed or marked. If any work is to be undertaken on or adjacent to a boundary then a Boundary Survey is recommended to define the boundaries of the site. • All dimensions, areas and easements shown are approximate

only and subject to site survey, regulatory approval, final survey and registration of the Plan of Subdivision at LRS NSW. • This drawing and the information it contains is copyright and remains the property of SurveyPlus Pty Ltd. It must not be copied, used or altered without the express authority of SurveyPlus.

• These notes form an integral part of this plan and must not be erased.



(A) - Easement for sewerage purposes 5 wide (6390754)

(B) - Easement for sewer 5 wide (U119261) (vide DP 581495)

(C) - Easement for sewerage purposes 5 wide (6390839) (vide DP 581495)

(E1) - Easement for drainage of water 3 wide and variable width (DP 1248056)

(E2) - Easement for drainage of water 3 wide (DP 1248056)

(E3) - Right of access variable width (DP 1248056)

- (E4) Easement for electricity and other purposes 3.3 wide (DP 1248056)
- (E5) Easement for services 1 wide (DP 1248056)

(BIO 1 - LOT 11) - Positive covenant no.7 and restriction on the use of land no.6 - site of above ground bioretention basin (DP 1248056)

(BIO 2) - Positive covenant no.9 and restriction on the use of land no.8 - Site of above ground bioretention basin (DP 1248056)

CLIENT **KNOWLES GROUP**

	REVISION / DATE		REVISION DETAILS	SURVEY BY	DRAWN BY	CHECKED
	Е	15.09.2021	REVISE LOT 4 & 5 BOUNDARIES AND EASEMENTS		LN	LN
	D	3.5.2021	REVISE LOT 4 & 5 BOUNDARIES		LN	LN
	С	3.5.2021	REVISE STAGING NUMBERS		LN	LN
B 15.04.20		15.04.2020	PROPOSED EASEMENTS UPDATE		CE	JM
	Α	07.04.2020	AS SURVEYED ON SITE		CE	JM



NOTES ●Do not scale from this plan. • This plan shows a proposed subdivision layout for DA purposes and must not be used for any other purpose. The information shown is subject to change following input from the relevant regulatory authorities.

• Proposed areas shown may differ slightly from the area stated on the current Deposited Plan due to advances in technology since the date of registration of this plan. Areas shown on this plan were calculated using CAD software and have a higher degree of accuracy than the area shown on the current Deposited Plan which was calculated without the benefit of modern computers.

•Boundary dimensions and areas have been compiled from the current subject site Deposited Plan. No boundaries have been surveyed or marked. If any work is to be undertaken on or adjacent to a boundary then a Boundary Survey is

recommended to define the boundaries of the site. • All dimensions, areas and easements shown are approximate only and subject to site survey, regulatory approval, final survey and registration of the Plan of Subdivision at LRS NSW. • This drawing and the information it contains is copyright and

remains the property of SurveyPlus Pty Ltd. It must not be copied, used or altered without the express authority of SurveyPlus. • These notes form an integral part of this plan and must not be erased.



(C) - Easement for sewerage purposes 5 wide (6390839)

(E5) - Easement for services 1 wide (DP 1248056)

(E6) - Right of carriageway variable width limited in depth to RL 7.4m and unlimited in height

(E7) - Easement for drainage of water variable width limited in depth to RL 5.0 and limited in height to RL 7.4

(E8) - Easement for drainage of water 1.5, 7 wide and variable width

(E9) - Easement for services 3, 7 wide and variable width

(B) - Easement for sewer 5 wide (U119261)

(EU2) - Exclusive use parking area (lot 2)

(OSD 1) - Site of below ground detention tank

(OSD2) - Site of below ground detention tank

CLIENT **KNOWLES GROUP**

REVISION / DATE	REVISION DETAILS	SURVEY BY	DRAWN BY	CHECKED BY	We make it easy.	DATE OF SURVEY	N / A DRAWING TITLE
					We make it happen.	ORIGIN OF LEVELS	STAGE 2 - COMMU
E 15.09.2021	REVISE LOT 4 & 5 BOUNDARIES AND EASEMENTS		LN	LN			
D 3.5.2021 C 3.5.2021	REVISE LOT 4 & 5 BOUNDARIES REVISE STAGING NUMBERS		LN	LN		ORIGIN OF COORDS	N/A PROP. SUBDIVISION
B 15.04.2020	PROPOSED EASEMENTS UPDATE		CE	JM	info@surveyplus.com land development consultants www.surveyplus.com	au CONTOUR INTERVAL	No. 23-27 WARRIE
A 07.04.2020	AS SURVEYED ON SITE		CE	JM		CONTOUR INTERVAL	

erased.

NOTES • Do not scale from this plan. • This plan shows a proposed subdivision layout for DA purposes and must not be used for any other purpose. The information shown is subject to change following input from the relevant regulatory authorities.

 Proposed areas shown may differ slightly from the area stated on the current Deposited Plan due to advances in technology since the date of registration of this plan. Areas shown on this plan were calculated using CAD software and have a higher degree of accuracy than the area shown on the current Deposited Plan which was calculated without the benefit of modern computers.

•Boundary dimensions and areas have been compiled from the current subject site Deposited Plan. No boundaries have been surveyed or marked. If any work is to be undertaken on or adjacent to a boundary then a Boundary Survey is

recommended to define the boundaries of the site. • All dimensions, areas and easements shown are approximate only and subject to site survey, regulatory approval, final survey and registration of the Plan of Subdivision at LRS NSW. • This drawing and the information it contains is copyright and remains the property of SurveyPlus Pty Ltd. It must not be

copied, used or altered without the express authority of SurveyPlus. • These notes form an integral part of this plan and must not be



LORIKEET (E5) (E7) (OSD 1) (E7) (E6) (B) (E8) (B) ^(E6) P6.16 (EU2) 100 GROVE 4.28 12 14 257.5 m²

(C) - Easement for sewerage purposes 5 wide (6390839)

(E5) - Easement for services 1 wide (DP 1248056)

(B) - Easement for sewer 5 wide (U119261)

(E6) - Right of carriageway variable width limited in depth to RL 7.4m and unlimited in height

(E7) - Easement for drainage of water variable width limited in depth to RL 5.0 and limited in height to RL 7.4

(E8) - Easement for drainage of water 1.5, 7 wide and variable width

(E9) - Easement for services 3, 7 wide and variable width

(E10) - Easement for services and easement for drainage of water variable width

(E11) - Right of access 0.8 wide and variable width

(E12) - Easement for repairs 1.6, 2.4 wide and variable

(EU2) - Exclusive use parking area (Lot 2) (EU4-5) - Exclusive use platform lift area (Lots 4 and 5)

(OSD 1) - Site of below ground detention tank

(OSD2) - Site of below ground detention tank

	~~~~
KNOWLES	GROUP

REVISION / DATE	REVISION DETAILS	SURVEY BY	DRAWN BY	CHECKED BY	We make it easy.	DATE OF SURVEY N/	A DRAWING TITLE
					We make it happen.	ORIGIN OF LEVELS N/	STAGE 3 - COMMU
E 15.09.2021 D 3.5.2021	REVISE LOT 4 & 5 BOUNDARIES AND EASEMENTS REVISE LOT 4 & 5 BOUNDARIES		LN	LN I N	SURVEYDUS 02 9651 2921		
C 3.5.2021	REVISE STAGING NUMBERS		LN	LN	info@surveyplus.com.a	J	
B 15.04.2020 A 07.04.2020	PROPOSED EASEMENTS UPDATE AS SURVEYED ON SITE		CE CE	JM JM	land development consultants www.surveyplus.com.a	CONTOUR INTERVAL	<b>No. 23-27 WARRIE</b>

8.91



- (A) Easement for sewerage purposes 5 wide (6390754)
- (B) Easement for sewer 5 wide (U119261) (vide DP 581495)
- (C) Easement for sewerage purposes 5 wide (6390839) (vide DP 581495) (E1) - Easement for drainage of water 3 wide and variable width (DP 1248056)

(E2) - Easement for drainage of water 3 wide (DP 1248056)

- (E3) Right of access variable width (DP 1248056)
- (E4) Easement for electricity and other purposes 3.3 wide (DP 1248056)
- (E5) Easement for services 1 wide (DP 1248056)
- (E6) Right of carriageway variable width limited in depth to RL 7.4m and unlimited in height
- (E7) Easement for drainage of water variable width limited in depth to RL 5.0 and limited in height to RL 7.4
- (E8) Easement for drainage of water 1.5, 7 wide and variable width
- (E9) Easement for services 3, 7 wide and variable width
- (E10) Easement for services and easement for drainage of water variable width
- (E11) Right of access 0.8 wide and variable width
- (E12) Easement for repairs 1.6, 2.4 wide and variable
- (EU2) Exclusive use parking area (Lot 2)
- (EU4-5) Exclusive use platform lift area (Lots 4 and 5)

(BIO 1 - LOT 11) - Positive covenant no.7 and restriction on the use of land no.6 - site of above ground bioretention basin (DP 1248056) (BIO 2) - Positive covenant no.9 and restriction on the use of land no.8 - Site of above ground bioretention basin (DP 1248056)

(OSD 1 - LOT 11) - Positive covenant no.7 and restriction on the use of land no.6 - Site of below ground detention tank (DP 1248056) (OSD 1) - Site of below ground detention tank

(OSD 2) - Site of below ground detention tank

### •Do not scale from this plan.

• The purpose of this Detail Survey plan is to show detail and levels for planning and design. Do not use the information

- shown for any other purpose. •Plan coordinates have been determined from ground (real) distances and are related to an MGA (GDA20) (grid) point of
- origin. A scale factor must be applied to convert plan coordinates to true MGA (GDA20) grid coordinates. • Contours are an indication of the topography and should only be used for planning purposes. Spot levels only should be used for
- detailed design. • A preliminary fixation of subject site boundaries has been made.
- Boundary dimensions and areas have been compiled from the current subject site Deposited Plan. If any work is to be undertaken on or adjacent to a boundary then a Boundary Survey is recommended to define the boundaries of the site.
- The relationship of built form and natural features to boundaries is diagrammatic and if critical should be confirmed by a Boundary Survey. Boundary setbacks (if shown) are
- approximate only. •Building and feature descriptions are to be used for general
- identification purposes only and may require further investigation. •No services search has been undertaken. Only those services
- visible at the time of survey have been located. It is recommended to contact Dial Before You Dig and the relevant service authority prior to commencement of any work. •Only those windows visible and unobscured from within the
- subject property on the date of survey have been located. • The DWG format file for this plan is integral and contains additional spatial information not able to be displayed in the PDF file.
- This drawing and the information it contains is copyright and remains the property of SurveyPlus Pty Ltd. It must not be copied, used or altered without the express authority of SurveyPlus.
- These notes and interests noted in the Certificate of Title form an integral part of this plan and must not be erased.

LEGEND								
	- Bottom of Bank - Electricity Fuse Pillar							
	- Electrical Pillar - Floor Level							
	- Gutter RL XX.XX							
	- Gas Point							
HYD	- Hydrant							
IL XX.XX	- Invert Level RL XX.XX							
LP - <del>Ŏ</del> -	- Light Pole							
R XX.XX	- Ridge/Roof RL XX.XX							
SIP	- Sewer Inspection Point							
SL XX.XX	Surface Level RL XX.XX							
SMH	- Sewer Manhole							
STW	- Stormwater							
SV	- Stop Valve							
TAP	- Water Tap							
ТВ	- Top of Bank							
τριτ Τ	- Telecommunication Pit							
U 💿	- Unknown Service							
WM	- Water Meter							
SS	- Kerb subsoil flush point							





# GROUP

CLIENT	
<b>KNOWLES</b>	G

			We make it has	/\	\ <u>_</u>   L
	SSM 24645 RL 12.360 (AHD-AUSGeoid2020)	ORIGIN OF LEVELS	We make it happen.	$\square \land \land$	
PR	SSM 24645 (MGA-GDA20)	ORIGIN OF COORDS	02 9651 2921 info@surveyplus.com.au	eyplus	rve
Ν	0.5m	CONTOUR INTERVAL	www.surveyplus.com.au	oment consultants	evelopmo