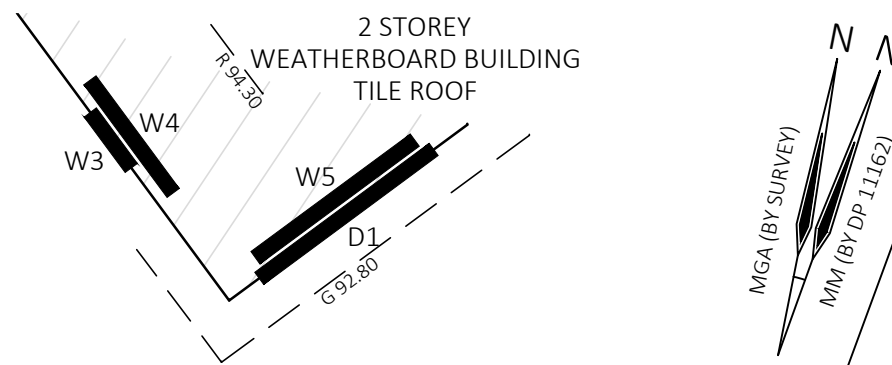


**INTERESTS RELATING TO THE SUBJECT SITE:**  
The Certificate of Title for Lot 130 DP11162 ordered on 01.03.2017 identified the following interests (refer to the original 888 Instrument or Dealing creating the interest for specific terms - we recommend this be undertaken prior to design or construction):  
•Reservations and conditions in the crown grant(s) ~ (Not investigated).  
•Easement for drainage affecting the land shown so burdened in Vol 6185 Fol 109 (G793114) ~ (Denoted (A) on the plan).

- NOTES**
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  - Underground service locations are approximate only and have been scaled using Dial Before You Dig service diagrams current on the date of survey. Other visible services have been located by survey. 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.
  - Tree information and footprint location is approximate and if critical may require further assessment.
  - 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 any other plan that relies on the information shown herein.

WINDOW/DOOR SCHEDULE		
No.	TOP RL	BOT. RL
W1	91.45	89.96
W2	91.45	89.96
W3	89.93	89.27
W4	92.19	91.02
W5	92.18	90.67
D1	90.01	NOT VIS.
W6	90.94	89.96
W7	87.91	86.56
W8	90.94	90.15
W9	87.58	86.47
W10	87.75	86.02
W11	87.75	86.02

LEGEND	
G	- GUTTER
HYD	- HYDRANT
PP	- POWER POLE
R	- RIDGE / ROOF
SI	- SIGN
SIP	- SEWER INSPECTION PIT
SMH	- SEWER MANHOLE
TAP	- WATER TAP
TPIT	- TELECOMMUNICATION PIT
WM	- WATER METER
E	- OVERHEAD ELECTRICITY WIRES
G	- UNDERGROUND GAS (APPROX. LOCATION)
S	- UNDERGROUND SEWER (APPROX. LOCATION)
UT	- UNDERGROUND COMMUNICATIONS (APPROX. LOCATION)
W	- UNDERGROUND WATER (APPROX. LOCATION)



D  
DP 385547

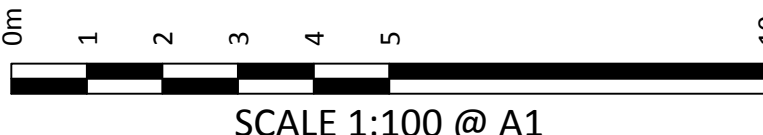
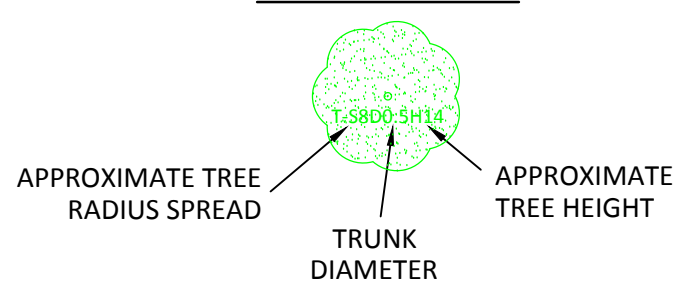
B  
DP 378463

BENCHMARK  
NAIL IN KERB  
RL 86.06m (AHD)

PRINCE EDWARD ROAD

130  
DP 11162  
1037m<sup>2</sup>  
(BY TITLE)

TREE DIAGRAM



SCALE 1:100 @ A1



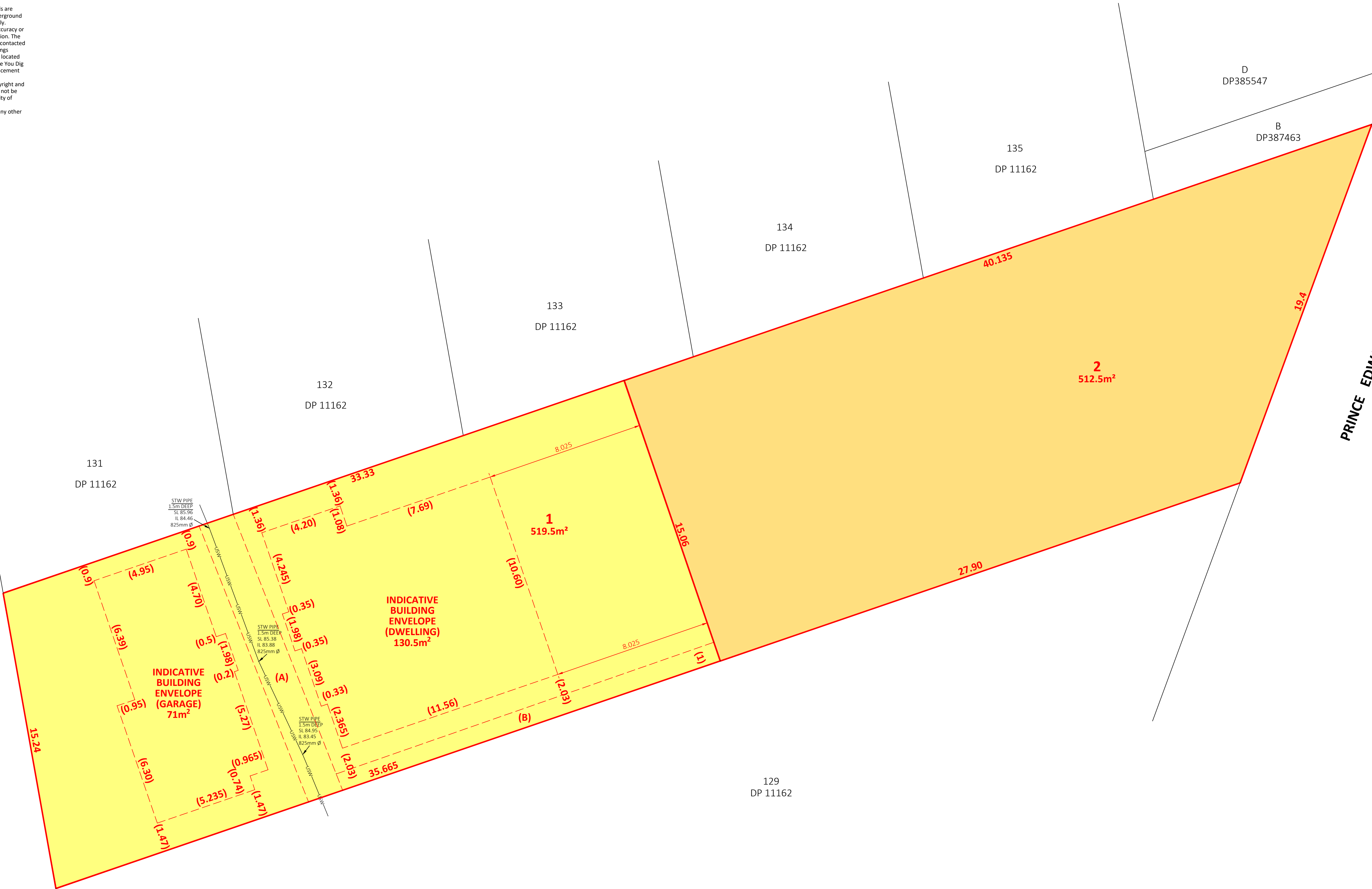
CLIENT  Shannon Deeran	REVISION / DATE	REVISION DETAILS	SURVEY BY	DRAWN BY	CHECKED BY	 <div>simplifying the complexities of construction and land development</div> <div>02 9651 2921 info@surveyplus.com.au www.surveyplus.com.au</div> <div>land development consultants</div>	DATE OF SURVEY	30.03.2017	DRAWING TITLE  <div>PLAN SHOWING DETAIL AND LEVELS OVER LOT 130 DP 11162 No.15 ALTO AVENUE, SEAFORTH</div>	SCALE	1:100 @ A1	
							ORIGIN OF LEVELS	PM 364 RL 91.923 (AHD)		REVISION	A	
							ORIGIN OF COORDS	PM 365 (MGA)		SHEET	1 OF 1	
							CONTOUR INTERVAL	0.5m		REF	16123_DET_1A	
	A	06.04.2017	AS SURVEYED ON SITE	PK	CE		PK					



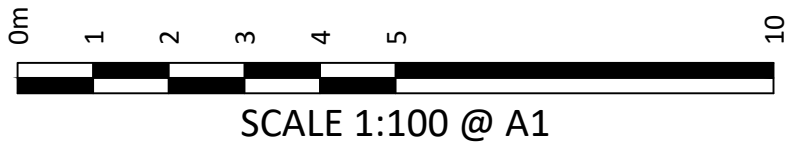
**NOTES**

- Do not scale from this plan.
- This purpose of this plan is to show a proposed subdivision layout. It must not be used for any other purpose.
- 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 proposed lot dimensions, areas and easements shown are approximate only and subject to services and engineering design, regulatory approval, construction, final survey and registration of the Plan of Subdivision at Land and Property Information NSW.
- Underground stormwater service location and levels are shown as per ground markings provided by an underground service locating consultant and are approximate only. SurveyPlus Pty Ltd takes no responsibility for the accuracy or completeness of any underground service information. The underground service locating consultant should be contacted directly to determine the accuracy of ground markings provided by them. Other visible services have been located by survey. It is recommended to contact Dial Before You Dig and the relevant service authority prior to commencement of any work.
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ALTO  
AVENUE



(A) - EASEMENT FOR DRAINAGE 1.83 WIDE (G793114)  
(B) - PROPOSED EASEMENT TO DRAIN WATER 1 WIDE



CLIENT Shannon Deeran	REVISION / DATE	REVISION DETAILS	SURVEY BY	DRAWN BY	CHECKED BY	DATE OF SURVEY	6.06.2019	DRAWING TITLE <b>PROPOSED SUBDIVISION PLAN</b> <b>PROPOSED SUBDIVISION OF LOT 130 DP 11162</b> <b>No. 15 ALTO AVENUE, SEAFORTH</b>	SCALE	1:100 @ A1
						ORIGIN OF LEVELS	N / A		REVISION	D
	D 28.02.2020	UPDATE PROPOSED SUBDIVISION BOUNDARY AND BUILDING ENVELOPES	--	PK	PK/JM	ORIGIN OF COORDS	PM 365 (MGA)		SHEET	1 OF 2
	C 11.06.2019	STORMWATER DATA ADDED AND PROPOSED BUILDING ENVELOPE UPDATED (PROPOSED LOT 1)	PK	CE	GC	CONTOUR INTERVAL	N / A		REF	16123_SUB_1D
	B 14.03.2019	TREE DETAILS UPDATED	--	PK	PK					
	A 30.06.2017	INITIAL ISSUE	--	CE	PM					

**land development consultants**

We make it easy.  
We make it happen.

02 9651 2921  
info@surveyplus.com.au  
www.surveyplus.com.au



INTERESTS RELATING TO THE SUBJECT SITE:

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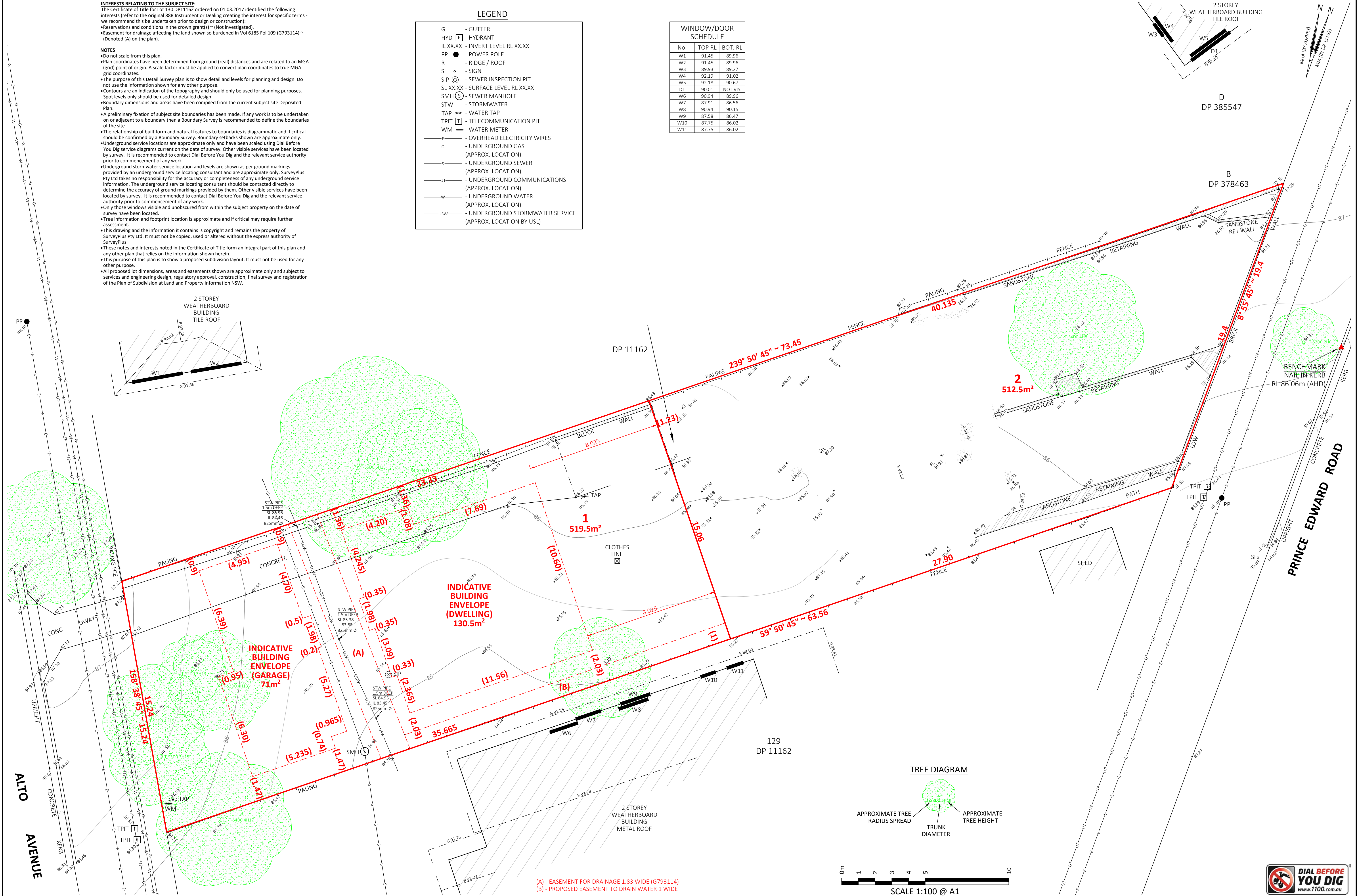
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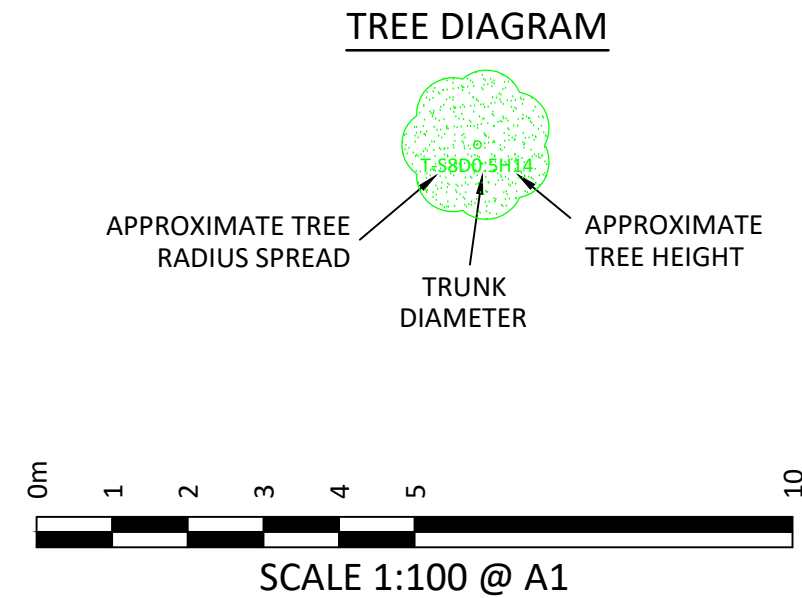
LEGEND

G	- GUTTER
HYD	- HYDRANT
IL XX.XX	- INVERT LEVEL RL XX.XX
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(APPROX. LOCATION)	
UT	- UNDERGROUND COMMUNICATIONS
(APPROX. LOCATION)	
W	- UNDERGROUND WATER
(APPROX. LOCATION)	
USW	- UNDERGROUND STORMWATER SERVICE
(APPROX. LOCATION BY USL)	

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CLIENT <b>Shannon Deeran</b>	REVISION / DATE	REVISION DETAILS	SURVEY BY	DRAWN BY	CHECKED BY	<b>surveyplus</b> land development consultants We make it easy. We make it happen. 02 9651 2921 info@surveyplus.com.au www.surveyplus.com.au	DATE OF SURVEY	30.03.2017 & 6.06.2019	DRAWING TITLE <b>DETAIL SURVEY PLAN</b> <b>PROPOSED SUBDIVISION OF LOT 130 DP 11162</b> <b>No.15 ALTO AVENUE, SEAFORTH</b>	SCALE	1:100 @ A1
							ORIGIN OF LEVELS	PM 364 RL 91.923 (AHD)		REVISION	D
							ORIGIN OF COORDS	PM 365 (MGA)		SHEET	2 OF 2
							CONTOUR INTERVAL	0.5m		REF	16123_SUB_1D