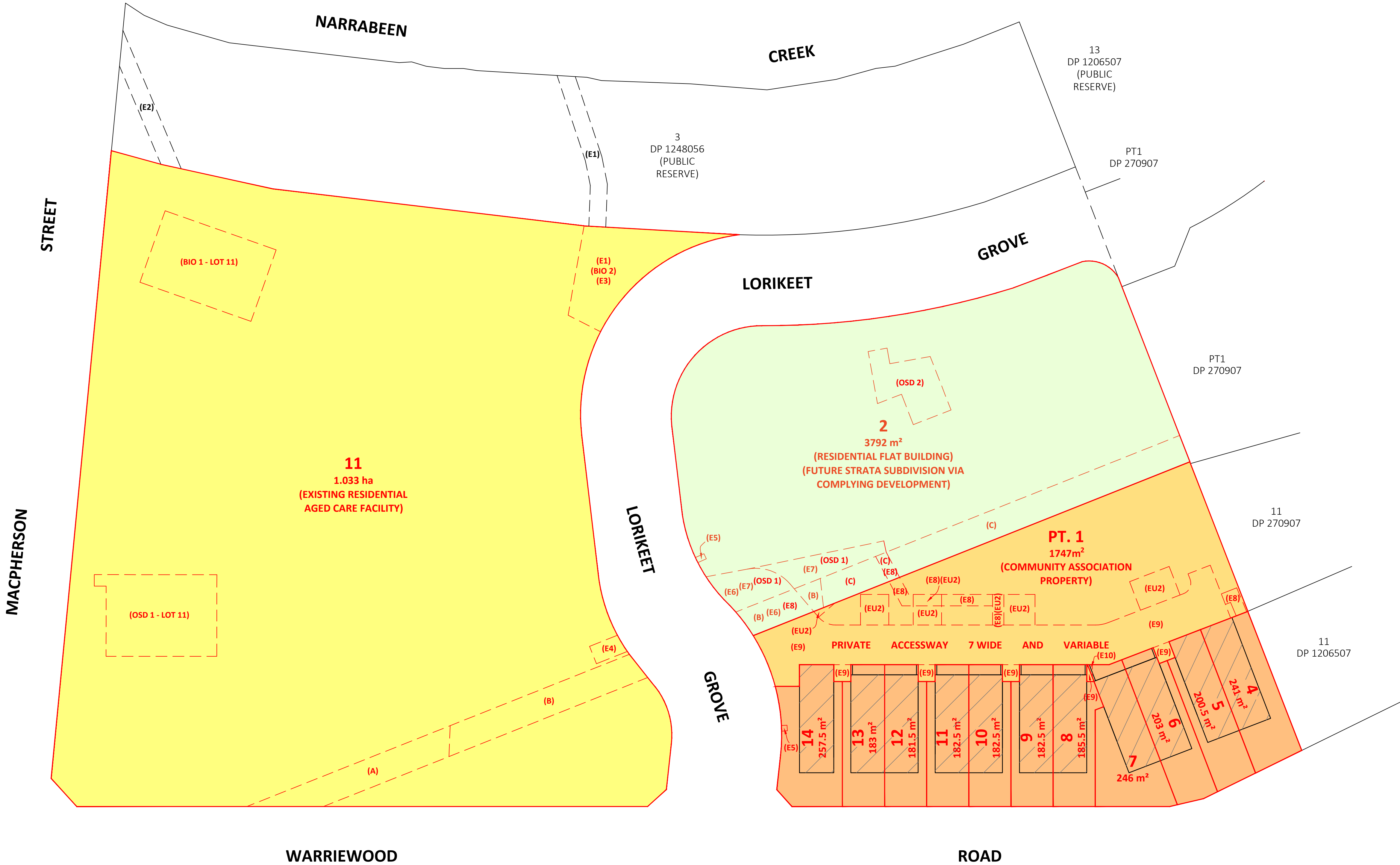
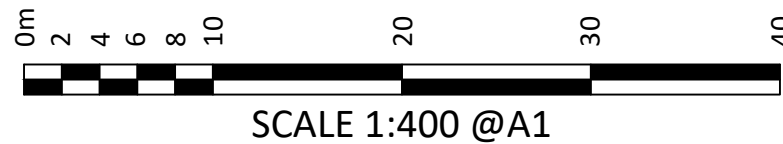


- NOTES**
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  - These notes form an integral part of this plan and must not be erased.



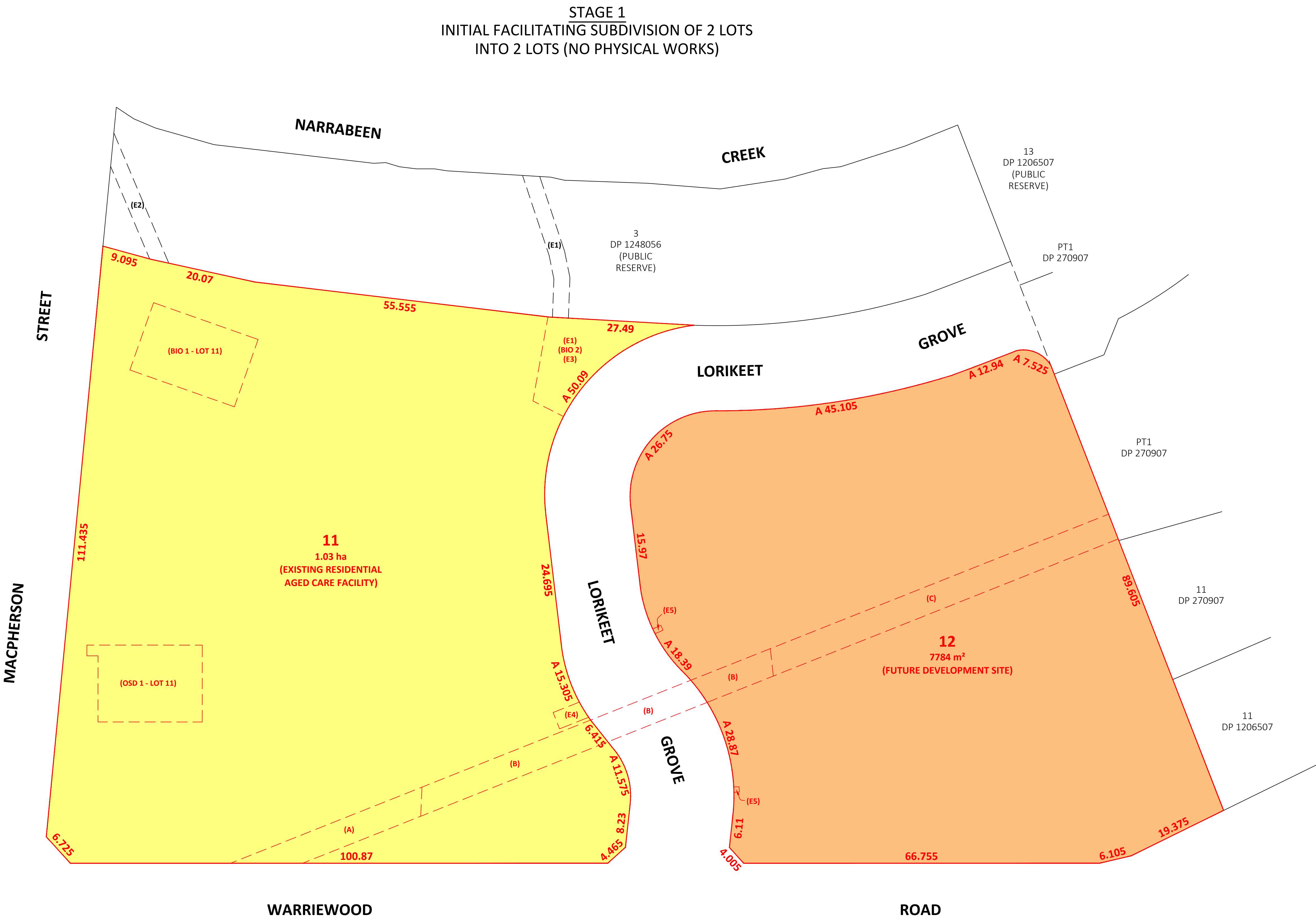
- (A) - Easement for sewerage purposes 5 wide (6390754)  
(B) - Easement for sewer 5 wide (U119261) (vide DP 581495)  
(C) - Easement for sewerage purposes 5 wide (6390839) (vide DP 581495)  
(E1) - Easement for drainage of water 3 wide and variable width (DP 1248056)  
(E2) - Easement for drainage of 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 2 wide and variable width  
(E9) - Easement for services and easement for drainage of water 3, 7 wide and variable width  
(E10) - Easement for services and easement for drainage of water variable width  
(EU2) - Exclusive use parking area (Lot 2)  
(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



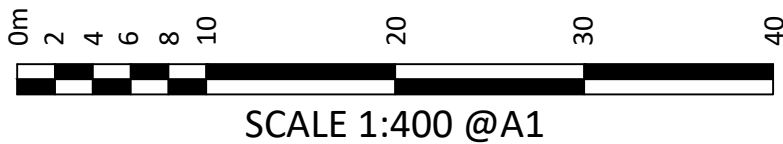
CLIENT <b>KNOWLES GROUP</b>	REVISION / DATE	REVISION DETAILS	SURVEY BY	DRAWN BY	CHECKED BY	 <b>surveyplus</b> land development consultants <small>02 9651 2921 info@surveyplus.com.au www.surveyplus.com.au</small>	DATE OF SURVEY	N / A	DRAWING TITLE  <b>PROPOSED SUBDIVISION PLAN</b> <b>PROP. SUBDIVISION OF LOT 1 &amp; LOT 2 DP 1248056</b> <b>No. 23-27 WARRIEWOOD ROAD, WARRIEWOOD</b>	SCALE	<b>1:400 @ A1</b>
							ORIGIN OF LEVELS	N / A		REVISION	<b>D</b>
							ORIGIN OF COORDS	N / A		SHEET	<b>1 OF 6</b>
	D 3.5.2021	REVISE LOT 4 & 5 BOUNDARIES	--	LN	LN		CONTOUR INTERVAL	N . A		REF	<b>18442_SUB_1D</b>
	C 3.5.2021	REVISE STAGING NUMBERS	--	LN	LN						
	B 15.04.2020	PROPOSED EASEMENTS UPDATE	--	CE	JM						
	A 07.04.2020	AS SURVEYED ON SITE	--	CE	JM						

NOTES

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(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)  
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(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)



CLIENT KNOWLES GROUP	REVISION / DATE	REVISION DETAILS	SURVEY BY	DRAWN BY	CHECKED BY	DATE OF SURVEY	N / A	DRAWING TITLE STAGE 1 - FACILITATING SUBDIVISION PROP. SUBDIVISION OF LOT 1 & LOT 2 DP 1248056 No. 23-27 WARRIEWOOD ROAD, WARRIEWOOD	SCALE	1:400 @ A1
						ORIGIN OF LEVELS	N / A		REVISION	D
						ORIGIN OF COORDS	N / A		SHEET	2 OF 6
						CONTOUR INTERVAL	N . A		REF	18442_SUB_1D
	D 3.5.2021	REVISE LOT 4 & 5 BOUNDARIES	--	LN	LN					
	C 3.5.2021	REVISE STAGING NUMBERS	--	LN	LN					
	B 15.04.2020	PROPOSED EASEMENTS UPDATE	--	CE	JM					
	A 07.04.2020	AS SURVEYED ON SITE	--	CE	JM					

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**STAGE 1  
INITIAL FACILITATING SUBDIVISION OF 2 LOTS  
INTO 2 LOTS (NO PHYSICAL WORKS)**

**NARRABEEN CREEK**

**MACPHERSON STREET**

**WARRIEWOOD ROAD**

**LORIKEET GROVE**

**LOT 11**  
1.03 ha  
(EXISTING RESIDENTIAL AGED CARE FACILITY)

**LOT 12**  
7784 m<sup>2</sup>  
(FUTURE DEVELOPMENT SITE)

**Public Reserves:**  
3 DP 1248056 (UNREGISTERED) (PUBLIC RESERVE)  
13 DP 1206507 (PUBLIC RESERVE)  
11 DP 270907

**Easements and Dimensions:**  
 - (E2) 9.095  
 - 20.07  
 - 55.555  
 - (E1) 27.49  
 - (E1) (BIO 2) (E3) A 50.09  
 - A 26.75  
 - A 45.105  
 - A 12.94  
 - A 7.525  
 - 8.9605  
 - 19.375  
 - 6.105  
 - 66.755  
 - A 0.05  
 - 11.9  
 - A 28.87  
 - (E5)  
 - (B)  
 - A 18.39  
 - (E5)  
 - 15.97  
 - A 24.695  
 - (E4) A 15.305  
 - 6.415  
 - A 11.515  
 - 8.23  
 - 4.465  
 - (B)  
 - (A) 100.87  
 - 6.725  
 - 111.435

**Other Labels:**  
 - (OSD 1 - LOT 11)  
 - (BIO 1 - LOT 11)  
 - PT1 DP 270907  
 - PT1 DP 270907  
 - 11 DP 270907  
 - 11 DP 1206507

0m 2 4 6 8 10 20 30 40

SCALE 1:400 @A1



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							ORIGIN OF LEVELS	N / A		REVISION	<b>D</b>
							ORIGIN OF COORDS	N / A		SHEET	<b>3 OF 6</b>
	D 3.5.2021	REVISE LOT 4 & 5 BOUNDARIES	--	LN	LN		CONTOUR INTERVAL	N. A		REF	<b>18442_SUB_1D</b>
	C 3.5.2021	REVISE STAGING NUMBERS	--	LN	LN						
	B 15.04.2020	PROPOSED EASEMENTS UPDATE	--	CE	JM						
	A 07.04.2020	AS SURVEYED, ON SITE	--	CE	JM						



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**GROVE**

A 45.105

2  
3792 m<sup>2</sup>

(RESIDENTIAL FLAT BUILDING)  
(FUTURE STRATA SUBDIVISION VIA  
COMPLYING DEVELOPMENT)

**PT 1**  
1747 m<sup>2</sup>  
(ASSOCIATION PROPERTY)

**PRIVATE ACCESSWAY 7 WIDE AND VARIABLE**

PRIVATE ACCESSWAY 7 WIDE AND VARIABLE

**3**  
2245 m<sup>2</sup>  
(FUTURE COMMUNITY TITLED  
TOWNHOUSE SITE)

**WARRIEWOOD**

0m 1 2 3 4 5 10 15 20

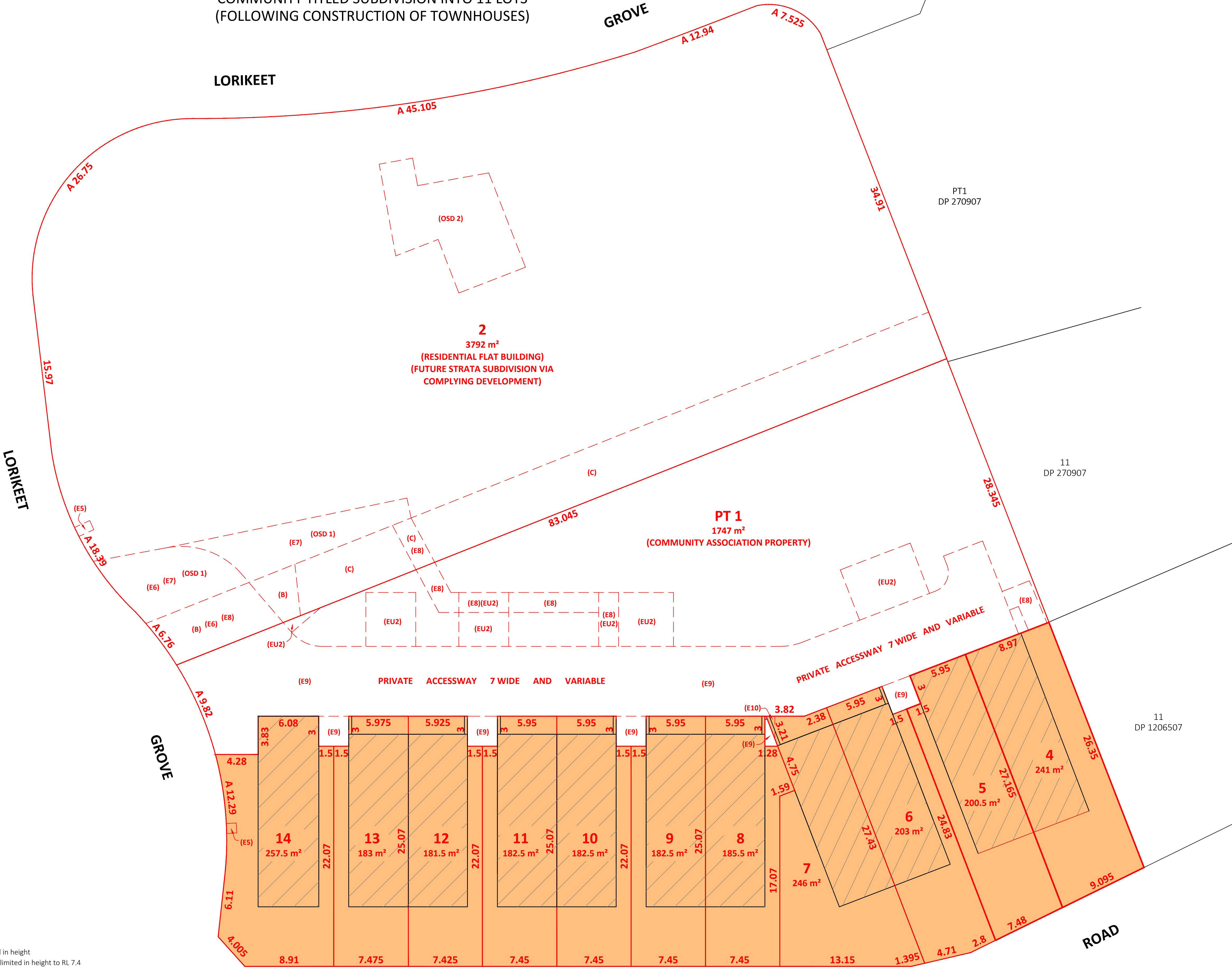
SCALE 1:200 @A1

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								ORIGIN OF LEVELS		N / A	REVISION	D
								ORIGIN OF COORDS		N / A	SHEET	4 OF 6
	D 3.5.2021	REVISE LOT 4 & 5 BOUNDARIES	--	LN	LN			CONTOUR INTERVAL		N . A	REF	18442_SUB_1D
	C 3.5.2021	REVISE STAGING NUMBERS	--	LN	LN							
	B 15.04.2020	PROPOSED EASEMENTS UPDATE	--	CE	JM							
	A 07.04.2020	AS SURVEYED ON SITE	--	CE	JM							

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STAGE 3  
COMMUNITY TITLED SUBDIVISION INTO 11 LOTS  
(FOLLOWING CONSTRUCTION OF TOWNHOUSES)



(B) - Easement for sewer 5 wide (U119261)  
(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  
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(EU2) - Exclusive use parking area (lot 2)  
(OSD 1) - Site of below ground detention tank  
(OSD 2) - Site of below ground detention tank



CLIENT KNOWLES GROUP	REVISION / DATE	REVISION DETAILS	SURVEY BY	DRAWN BY	CHECKED BY	DATE OF SURVEY	N / A	DRAWING TITLE STAGE 3 - COMMUNITY TITLED SUBDIVISION PROP. SUBDIVISION OF LOT 1 & LOT 2 DP 1248056 No. 23-27 WARRIEWOOD ROAD, WARRIEWOOD
						ORIGIN OF LEVELS	N / A	
						ORIGIN OF COORDS	N / A	
						CONTOUR INTERVAL	N . A	
	D 3.5.2021	REVISE LOT 4 & 5 BOUNDARIES	--	LN	LN			
	C 3.5.2021	REVISE STAGING NUMBERS	--	LN	LN			
	B 15.04.2020	PROPOSED EASEMENTS UPDATE	--	CE	JM			SCALE 1:200 @ A1
	A 07.04.2020	AS SURVEYED ON SITE	--	CE	JM			SCALE 1:200 @ A1



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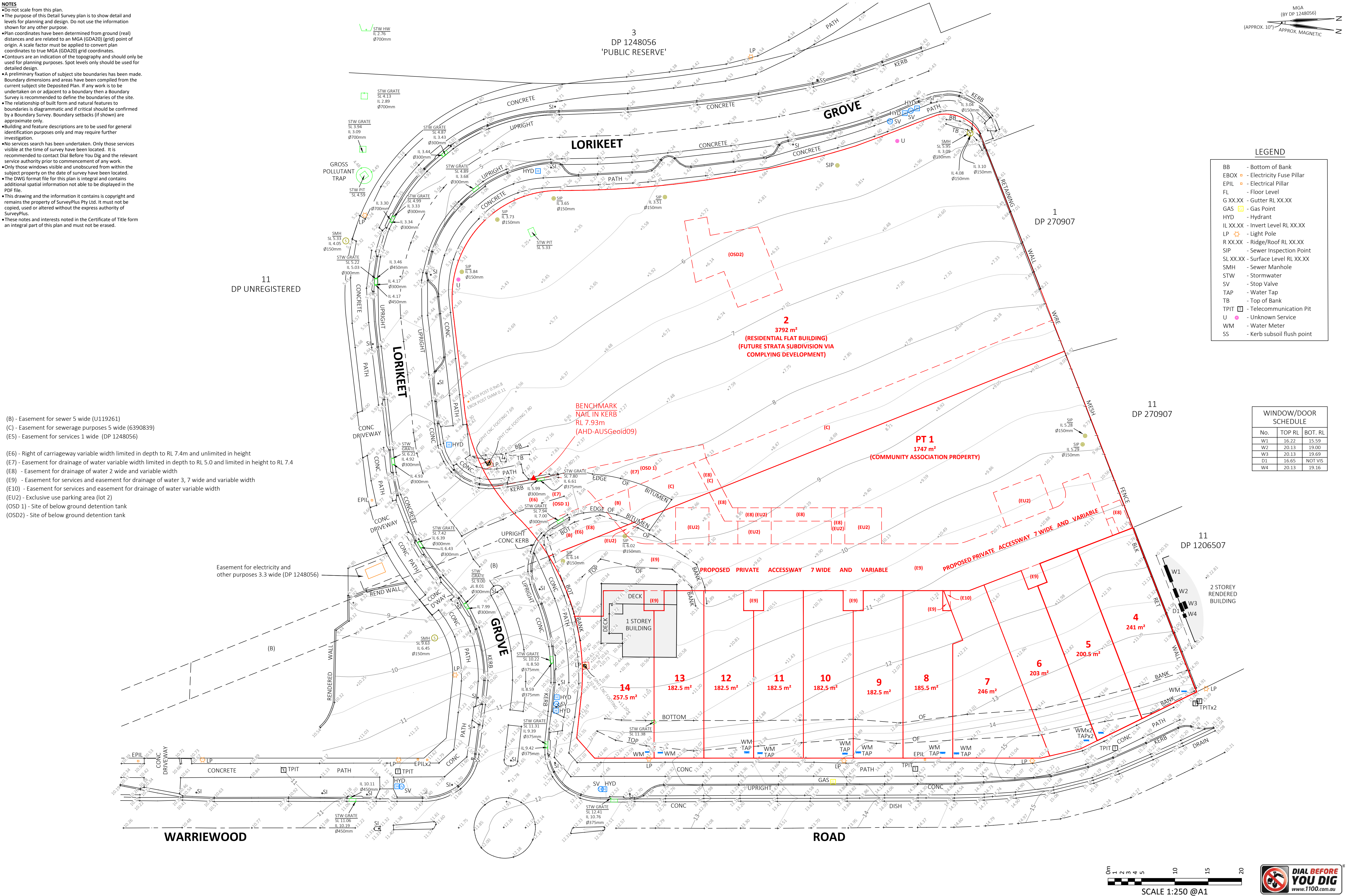
**NOTES**

- 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.
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- These notes and interests noted in the Certificate of Title form an integral part of this plan and must not be erased.

(B) - Easement for sewer 5 wide (U119261)  
(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  
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(EU2) - Exclusive use parking area (lot 2)  
(OSD 1) - Site of below ground detention tank  
(OSD2) - Site of below ground detention tank

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



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	REVISION / DATE	REVISION DETAILS	SURVEY BY	DRAWN BY	CHECKED BY
D	3.5.2021	REVISE LOT 4 & 5 BOUNDARIES	--	LN	LN
C	3.5.2021	REVISE STAGING NUMBERS	--	LN	LN
B	15.04.2020	PROPOSED EASEMENTS UPDATE	--	CE	JM
A	07.04.2020	INITIAL ISSUE	DB	CE	MG / JM



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DATE OF SURVEY	23.01.2019 & 16.04.2021
ORIGIN OF LEVELS	SSM 24645 RL 12.360 (AHD-AUSGeoid2020)
ORIGIN OF COORDS	SSM 24645 (MGA-GDA20)
CONTOUR INTERVAL	0.5m

DRAWING TITLE

DETAIL SURVEY PLAN

PROP. SUBDIVISION OF LOT 1 & LOT 2 DP 1248056

No. 23-27 WARRIEWOOD ROAD, WARRIEWOOD

SCALE	1:250 @ A1
REVISION	D
SHEET	6 OF 6
REF	18442_SUB_1D