

DNEY ROAD SITE BENCHMARK CUT IN KERB

WILLIAM STREET CAR PARKING BAYS PAVED AREA POWER POLE VEHICLE CROSSING TOP OF CONCRETE KERB TOP OF CONCRETE KERB POWER POLE RIGHT OF WAY 3.43 WIDE (C209883) & RIGHT OF FOOTWAY TELSTRA PITS S AWNING 54.21 _ _ _ _ _ _ _ _ EASEMENT FOR SERVICES
1 WIDE GAS LIDS CONCRETE CONCRETE 179°58'00" 30.38 (FACE OF WALL - DP 405280) FLOOR 51.54 BALCONY BALCONY BOLES FLOOR 53.00 FLOOR 54.38 FLOOR 57.52 FLOOR (LAUNDRY) 58.86 SP 56283 LOT 1 RIDGE 58.20 DP 329155 360m2 2 & 3 STOREY RENDERED BUILDING METAL ROOF FLOOR 52.38 NO.152-154 ROQF 55.10 FLOOR 54.54 180°00'00" 29.335 (SEPARATE WALLS - DP 405280) PARAPET 62.83 LOT 2 2 STOREY BRICK BUILDING METAL ROOF NO.150 2 STOREY BRICK BUILDING METAL ROOF LOT 8 DR 305263

> WINDOWS (59.73 H, 58.28 S) WINDOW WINDOW WINDOWS WINDOWS (56.54 H, 55.13 S) (58.17 H, 56.31 S) (59.82 H, 58.19 S) (59.82 H, 58.43 S) (59.81 H, 58.19 S) (55.09 H, 53.23 S) (56.61 H, 55.00 S) 53.85 S) (56.60 H, 55.25 S) (56.53 H, 54.91 S) WINDOWS (59.82 H, 58.16 S) (57.25 H, 56.14 S) WINDOW (56.95 H, 55.59 S) DOOR (54.74 H, 55.59 S) WINDOWS DOOR DOOR DOOR (59.82 H, 58.19 S) (53.89 H, (53.58 H, 51.54 S) (56.97 H, 56.11 S) 51.95 S) WINDOW (59.89 H, 58.35 S) DOOR WINDOW/DOOR (62.63 H, (56.55 H, 60.66 S) 54.98 S) WINDOW (59.82 H, 58.22 S) (59.89 H, (59.83 H, 58.50 S) (56.63 H, 55.05 S) 58.35 S) (54.02 H, (56.62 H, 55.09 S) (56.38 H, 55.56 S) WINDOW 53.08 S) (53.97 H, 53.16 S) (56.84 H, 55.51 S) _[WINDOW WINDOW (54.03 H, (53.25 H, (59.89 H, (54.32 H, 52.02 S) 51.29 S) WINDOW (59.92 H, 53.52 S) __ 58.35 S) DOOR (54.40 H, 58.36 S) 52.38 S) WINDOW/DOOR WINDOW | 54.89 S) (56.84 H, 55.25 S) 58.27 S) (59.89 H, 58.35 S) WINDOW (59.86 H, 58.53 S) DOOR (56.62 H, EXTERNAL WINDOWS AND DOORS - NO.152-154 SYDNEY ROAD, FAIRLIGHT

NOTES ON SUBJECT TITLES (LOT 1 IN DP 329155)

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S) - A876073 RIGHT OF WAY AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM - C209883 RIGHT OF WAY AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM

- AF270686 EASEMENT FOR SERVICES 1 WIDE AFFECTING THE SITE SHOWN AS "EASEMENT FOR SERVICES 1 WIDE" IN PLAN WITH - AF270686 RIGHT OF FOOTWAY AFFECTING THE SITE SHOWN AS "RIGHT

OF WAY " IN THE TITLE DIAGRAM - AR315754 LEASE TO WILAVA PTY LTD OF SHOP D, 154 SYDNEY ROAD, FAIRLIGHT. EXPIRES: 16/6/2025. OPTION OF RENEWAL: 4 YEARS.

- AR667197 LEASE TO RYAN ALEXANDER IAN WATSON OF BASEMENT AND SHOP C, 154 SYDNEY ROAD, FAIRLIGHT. EXPIRES: 16/6/2025. OPTION OF RENEWAL: 4 YEARS. THIS INFORMATION HAS NOT BEEN INVESTINGATED BY US

BUT IS RECOMMENDED THAT IT BE CHECKED BY A SOLICITOR.

1. LEVELS SHOWN ARE TO AUSTRALIAN HEIGHT DATUM. ORIGIN OF RL'S; SSM 36721 - RL 53.631 (A.H.D.)
2. BEARINGS ARE ON MM NORTH AS DERIVED BY DP 329155. A BOUNDARY SURVEY HAS BEEN UNDERTAKEN. 3. BEARINGS AND DISTANCES HAVE BEEN COMPILED

FROM TITLE AND/OR DEED INFORMATION SUPPLIED BY DEPARTMENT OF LANDS NSW. 4. RELATIONSHIP OF IMPROVEMENTS AND DETAIL TO BOUNDARIES IS DIAGRAMMATIC ONLY AND SPECIFIC DETAILS, IF CRITICAL, WILL REQUIRED A FURTHER SURVEY - UNLESS OTHERWISE SHOWN. 5. WARNING: IF IS INTENDED TO ERECT ANY IMPROVEMENTS ALONG OR NEAR BOUNDARIES -EITHER FOR DESIGN OR BUILDING SET OUT - A BOUNDARY IDENTIFICATION AND/OR SET OUT

SURVEY SHOULD BE UNDERTAKEN. 6. NO SERVICES OR UNDERGROUND SERVICES SEARCH HAS BEEN UNDERTAKEN. SERVICES SHOWN ARE BASED ON VISIBLE SURFACE INDICATORS EVIDENT AT THE DATE OF SURVEY & ARE CHARTED AS A GUIDE TO THE POSITION & NATURE OF THE SERVICE. ALL SERVICE AUTHORITIES SHOULD BE

CONTACTED PRIOR TO ANY DEVELOPMENT. 7. RIDGE, EAVE AND GUTTER HEIGHTS HAVE BEEN OBTAINED BY AN INDIRECT METHOD AND ARE

ONLY ACCURATE FOR PLANNING PURPOSES ONLY. 8. ADJOINING BUILDINGS AND DWELLINGS HAVE BEEN PLOTTED FOR DIAGRAMMATIC PURPOSES ONLY AND SPECIFIC DETAILS, IF CRITICAL, WILL REQUIRE FURTHER SURVEY WORK. 9. THE DIAMETER, SPREAD AND HEIGHT OF EACH TREE IS INDICATIVE ONLY AND

SPECIFIC DETAILS, IF CRITICAL, WITH REQUIRE FURTHER SURVEY WORK.

10. THIS DETAIL & LEVELS PLAN IS PROVIDED FOR THE PRIVATE & CONFIDENTIAL USE OF THE CLIENT MENTIONED ONLY AND CANNOT BE USED OR RELIED UPON BY ANOTHER PARTY. **PROJECT**: PLAN SHOWING DETAIL & LEVEL BOUNDARY SURVEY OVER LOT 1 IN DP 329155 AT NO.152-154 SYDNEY ROAD, **FAIRLIGHT**

CLIENT: MR PHILLIP ROSE

DATE: 7/06/2022 **DATUM:** A.H.D.

SHEET No. 1 OF 1 SHEETS

DRAWING No.: 22096

SCALE: 1:100 **JOB REF**: 22096

ALTITUDE SURVEYS PRECISION FROM THE GROUND UP

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