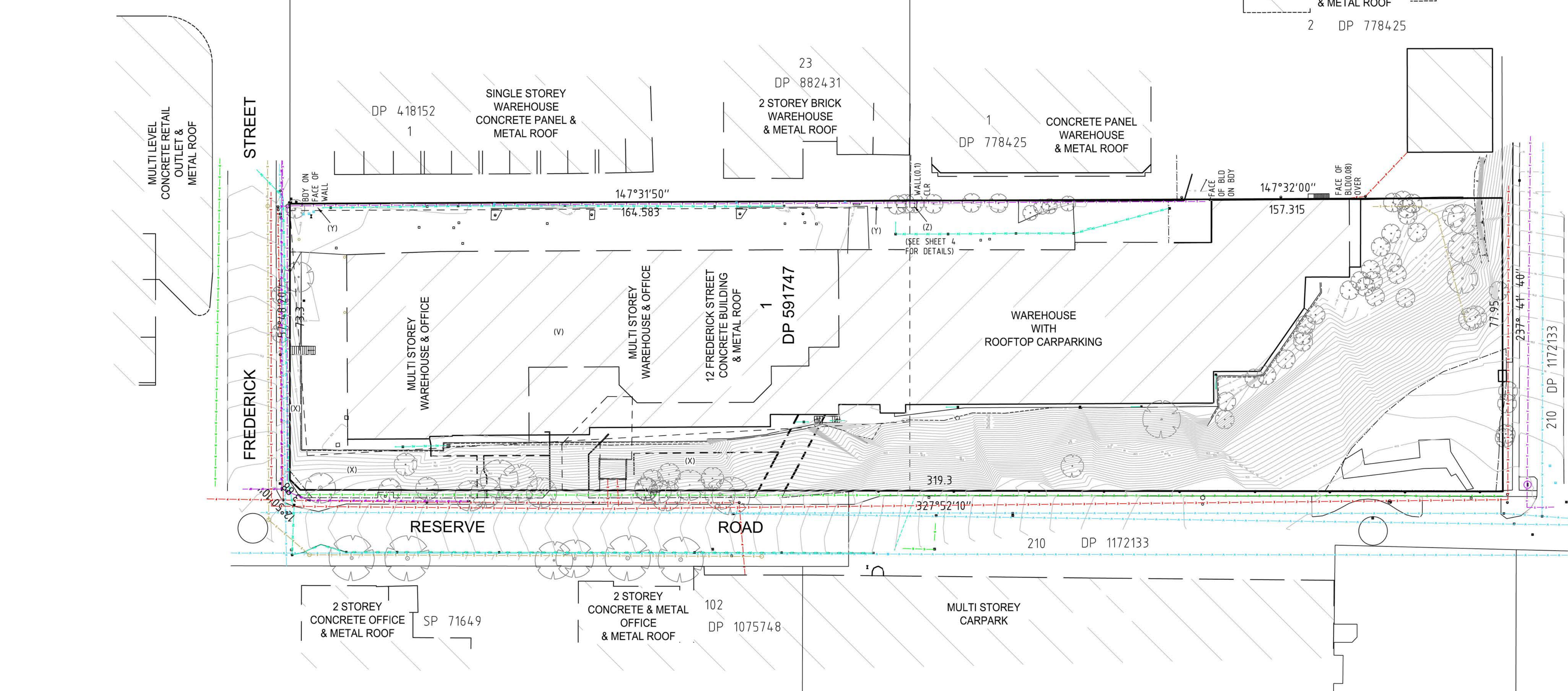
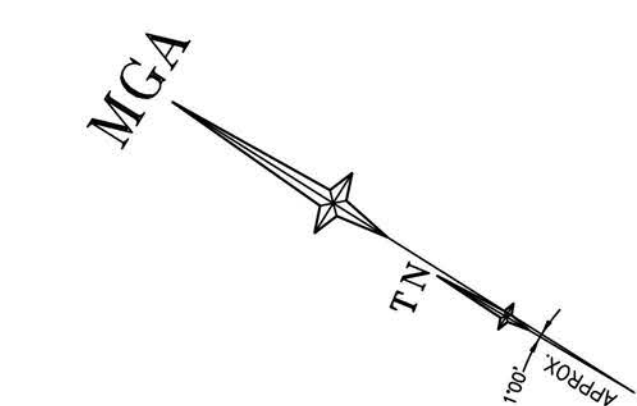


ATTACHMENT 1 – SITE SURVEY PLANS



LEGEND

BENCH MARK	▲
OPTUS PIT	OP
TELSTRA PILLAR	TP
COMMS PIT	COM
TELSTRA PIT	TEL
ELECTRIC LIGHT POLE	ELP
ELECTRIC LIGHT BOLLARD	LB
ELECTRICITY PIT	EPIT
ELECTRICITY BOX	EL
POWER POLE	PP
SERVICE PIT	PIT
PIT WITH CONCRETE LID	CLID
PIT WITH METAL LID	MLID
TRAFFIC LIGHT	TL
STREET SIGN	SS
BOLLARD	BOL
ROAD TRAFFIC AUTHORITY	RTA
GRATED INLET PIT	GIP
KERB INLET PIT	KIP
SEWER INSPECTION POINT	SIP
SEWER MANHOLE	SMH
STOP VALVE	SV
HYDRANT	HYD
FIRE HYDRANT	FH
FIRE SERVICE	FBST
WATER METER	WM
WATER VALVE	WV
GAS VALVE	GM
GAS VALVE	GAS
VEHICLE CROSSING	(VC)
PRAM CROSSING	(PC)
WINDOW	W
DOOR	D
HEAD/SILL	H/S
GAS (DBYD)	G
TELSTRA (DBYD)	T
WATER (DBYD)	W
STORMWATER (DBYD)	SW
SEWER (DBYD)	S
ELECTRICITY (OVERHEAD)	P
ELECTRICITY (U'GROUND) (DBYD)	E
NATIONAL BROADBAND NETWORK (DBYD)	NBN
GAS (DETECTED)	G(D)
TELSTRA (DETECTED)	T(D)
OPTICAL FIBRE (DETECTED)	OF(D)
WATER (DETECTED)	W(D)
STORMWATER (DETECTED)	SW(D)
SEWER (DETECTED)	S(D)
ELECTRICITY (DETECTED)	E(D)
UNKNOWN SERVICE (DETECTED)	U(D)

- NOTES
1. THE BOUNDARIES HAVE NOT BEEN MARKED
 2. ALL AREAS AND DIMENSIONS HAVE BEEN COMPILED FROM PLANS MADE AVAILABLE BY THE OFFICE OF LAND & PROPERTY INFORMATION (NSW) AND ARE SUBJECT TO FINAL SURVEY
 3. ORIGIN OF LEVELS ON A.H.D. IS TAKEN FROM SSM38990 R.L. 76.645 (A.H.D.) IN HERBERT STREET
 4. CONTOUR INTERVAL 0.5m
 5. CONTOURS ARE INDICATIVE ONLY. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION
 6. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION
 7. KERB LEVELS ARE TO THE TOP OF KERB UNLESS SHOWN OTHERWISE
 8. FLOOR LEVELS SHOWN ARE THRESHOLD LEVELS. NO INVESTIGATION OF INTERNAL FLOOR LEVELS HAS BEEN UNDERTAKEN
 9. NO INVESTIGATION OF UNDERGROUND SERVICES HAS BEEN MADE. SERVICES HAVE BEEN PLOTTED FROM RELEVANT AUTHORITIES INFORMATION AND HAVE NOT BEEN SURVEYED. ALL RELEVANT AUTHORITIES SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION ON OR NEAR THE SITE
 10. 8/4/7 DENOTES TREE SPREAD OF 8m, TRUNK DIAMETER OF 0.4m & APPROX HEIGHT OF 7m
 11. SHOWS APPROXIMATE POSITION OF ROAD LINEMARKING AND IS INDICATIVE ONLY
 12. BEARINGS SHOWN ARE MGA (MAP GRID OF AUSTRALIA) ADD APPROX. 1°00' FOR TRUE NORTH

EASEMENTS

- (V) - COVENANT (DP 591747 & H 542568)
(X) - EASEMENT FOR SUPPORT (DP 591747 & H 542567)
(Y) - EASEMENT FOR DRAINAGE (DP 591747 & H 542568)
(Z) - EASEMENT FOR DRAINAGE (DP 591747)



REFER TO NOTES AND LEGEND



D	00/00/00	-	00
C	00/00/00	-	00
B	00/00/00	-	00
A	03/08/15	Initial draft plan completed	00
Revision	Date	Description	Reference

THIS IS THE PLAN REFERRED TO IN MY LETTER DATED:

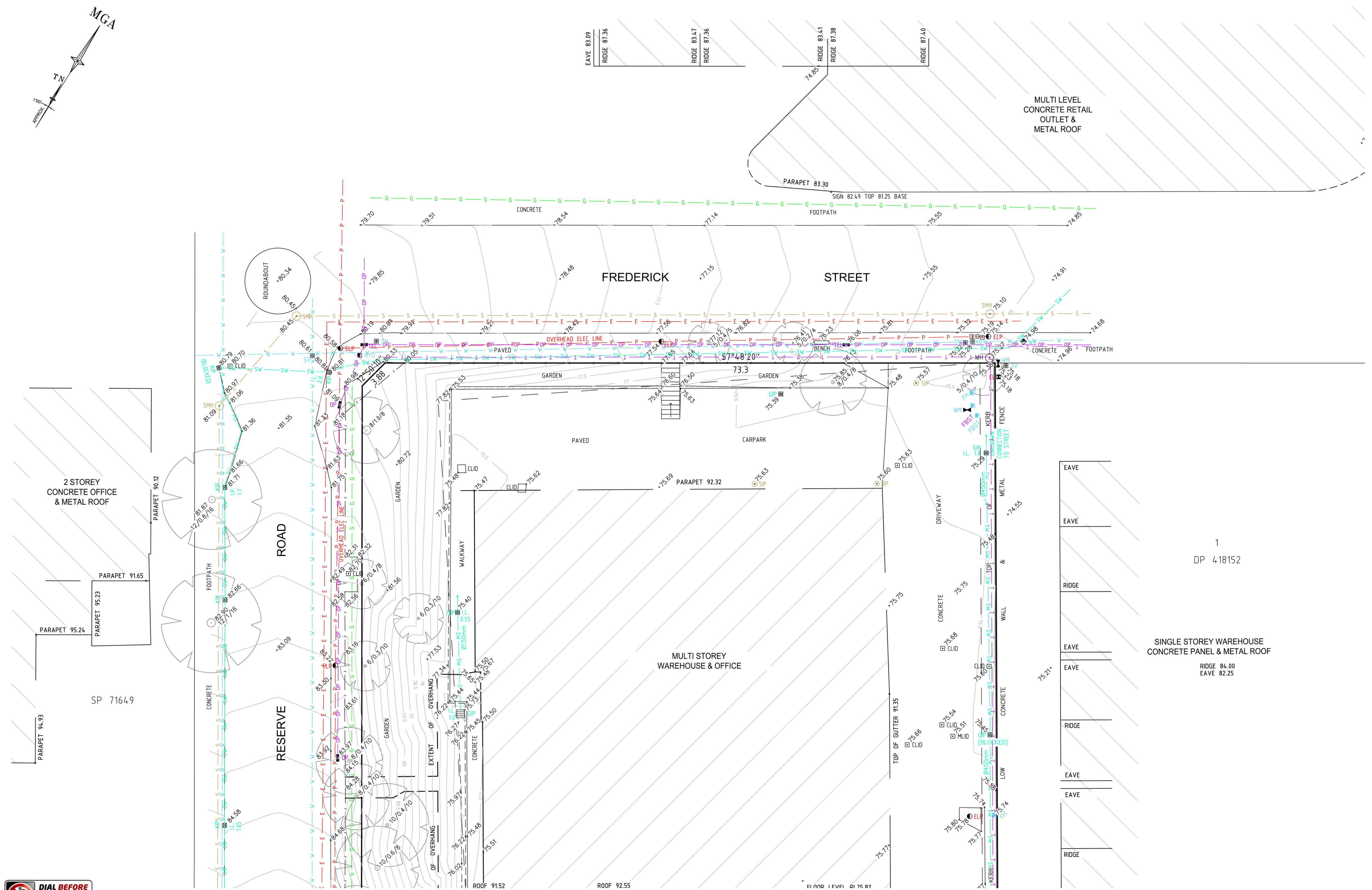
Registered Surveyor NSW

LTS
LOCKLEY
Registered Surveyors NSW
www.ltsl.com.au

Suite 1, Level 1
810 Pacific Highway
Gordon NSW 2072
Locked Bag 5
Gordon NSW 2072
P 1300 587 000
F 02 9499 7760

Client DEXUS PROPERTY GROUP
Drawing title
PLAN OF DETAIL AND LEVELS OVER LOT 1 IN DP591747
KNOWN AS 12 FREDERICK STREET ST LEONARDS

datum AHD	project number -	reference number 42243DT
site Area 2.478ha	scale 1:600 @A1	date of survey 30/08/15
LGA WILLOUGHBY	SHEET 1 OF 7 SHEETS	



REFER TO NOTES AND LEGEND



SEE SHEET 1 FOR NOTES AND LEGEND

D	00/00/00	-	00
C	00/00/00	-	00
B	00/00/00	-	00
A	03/08/15	Initial draft plan completed	00
Revision	Date	Description	Reference

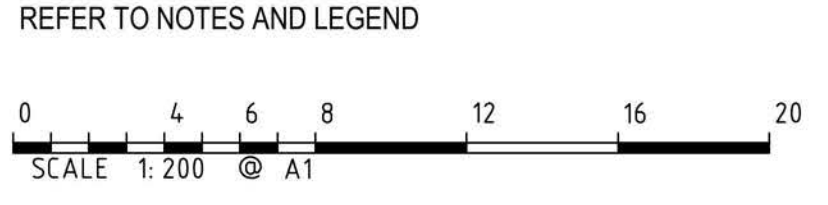
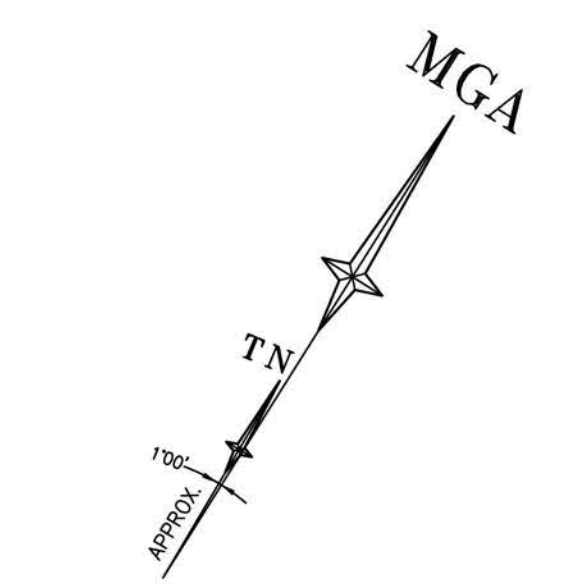
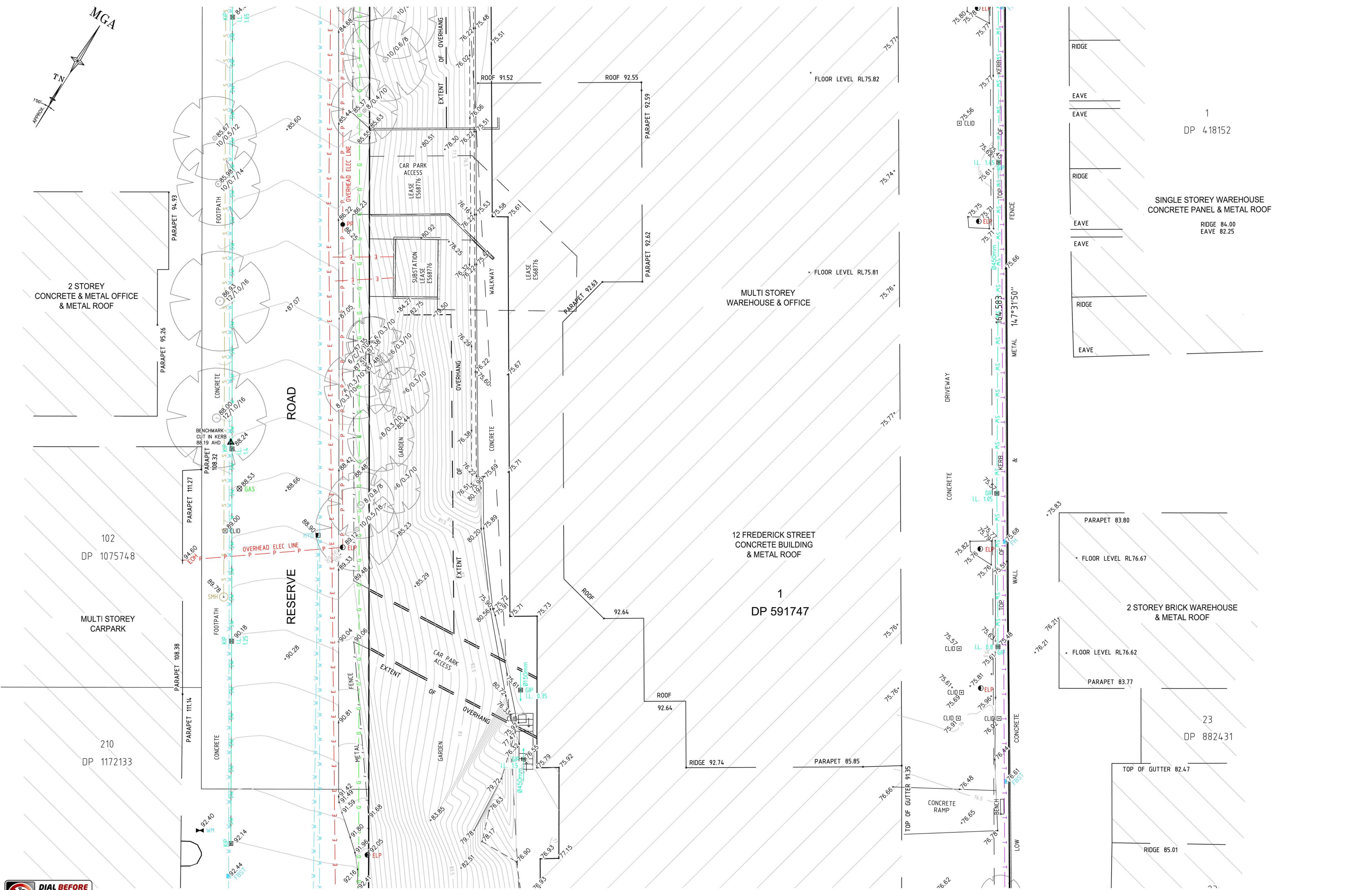
THIS IS THE PLAN REFERRED TO IN MY LETTER DATED:
.....
Registered Surveyor NSW

LTS
LOCKLEY
Registered Surveyors NSW
www.ltsl.com.au

Suite 1, Level 1
810 Pacific Highway
Gordon NSW 2072
Locked Bag 5
Gordon NSW 2072
P 1300 587 000
F 02 9499 7760

Client DEXUS PROPERTY GROUP
Drawing title
PLAN OF DETAIL AND LEVELS OVER LOT 1 IN DP591747
KNOWN AS 12 FREDERICK STREET ST LEONARDS

datum AHD	project number -	reference number 42243DT
site Area 2.478ha	scale 1:200 @A1	date of survey 30/08/15
LGA WILLOUGHBY	SHEET 2 OF 7 SHEETS	



SEE SHEET 1 FOR NOTES AND LEGEND

D	00/00/00	-	00	THIS IS THE PLAN REFERRED TO IN MY LETTER DATED:
C	00/00/00	-	00	
B	00/00/00	-	00	
A	03/08/15	Initial draft plan completed	00	
Revision	Date	Description	Reference	Registered Surveyor NSW

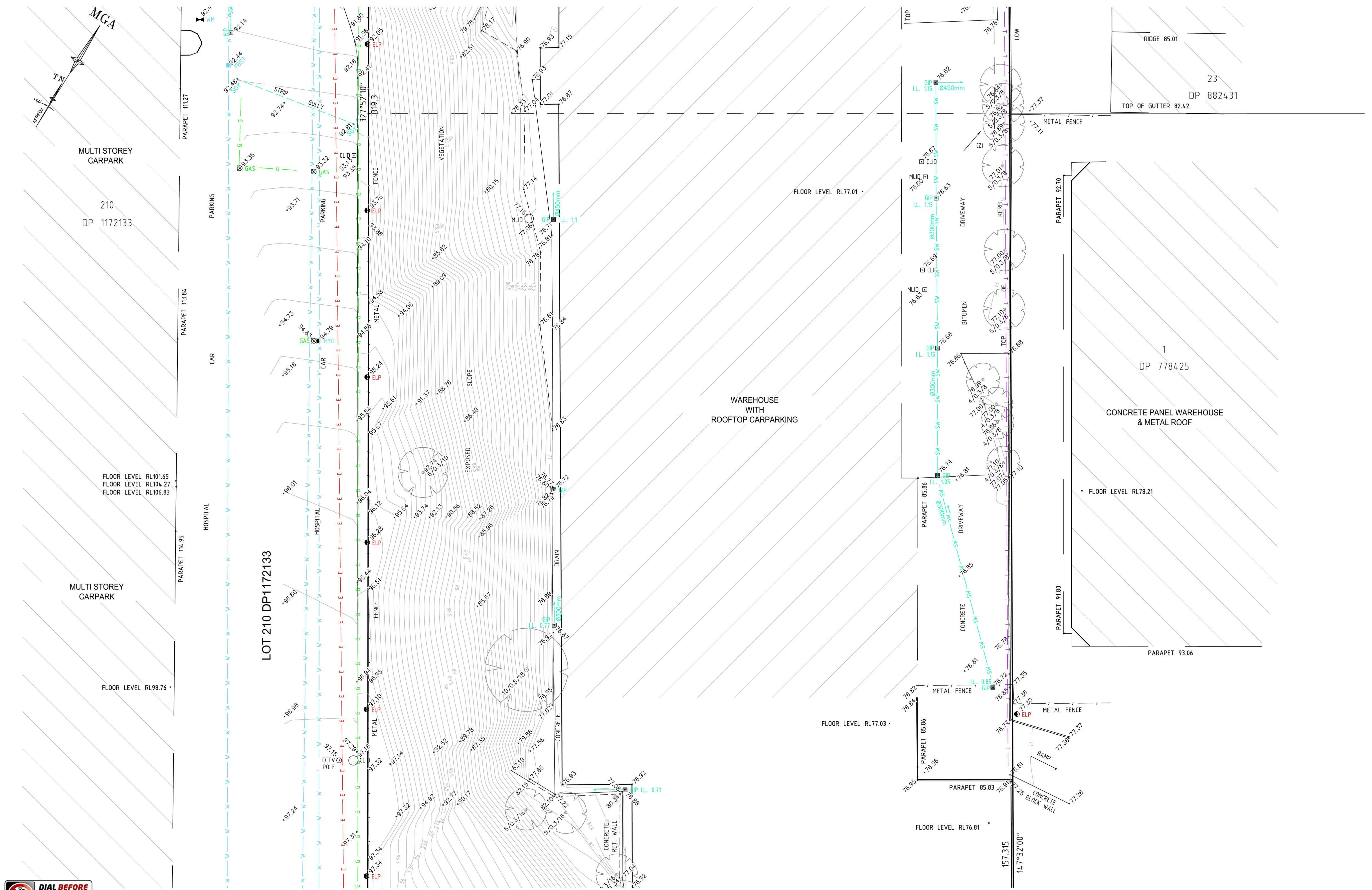


Suite 1, Level 1
810 Pacific Highway
Gordon NSW 2072
Locked Bag 5
Gordon NSW 2072
P 1300 587 000
F 02 9499 7760

Registered Surveyors NSW
www.ltsl.com.au

Client DEXUS PROPERTY GROUP
Drawing title
PLAN OF DETAIL AND LEVELS OVER LOT 1 IN DP591747
KNOWN AS 12 FREDERICK STREET ST LEONARDS

datum AHD site Area 2.478ha LGA WILLOUGHBY	project number - scale 1:200 @A1	reference number 42243DT date of survey 30/08/15 SHEET 3 OF 7 SHEETS
---	---	---



REFER TO NOTES AND LEGEND



SEE SHEET 1 FOR NOTES AND LEGEND

D	00/00/00	-	00
C	00/00/00	-	00
B	00/00/00	-	00
A	03/08/15	Initial draft plan completed	00
Revision	Date	Description	Reference

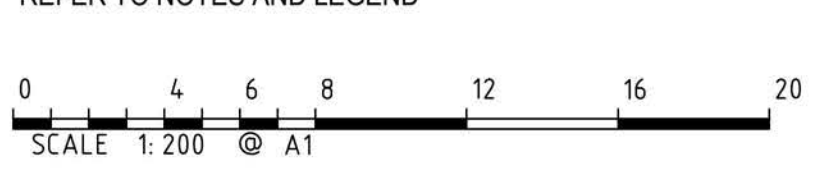
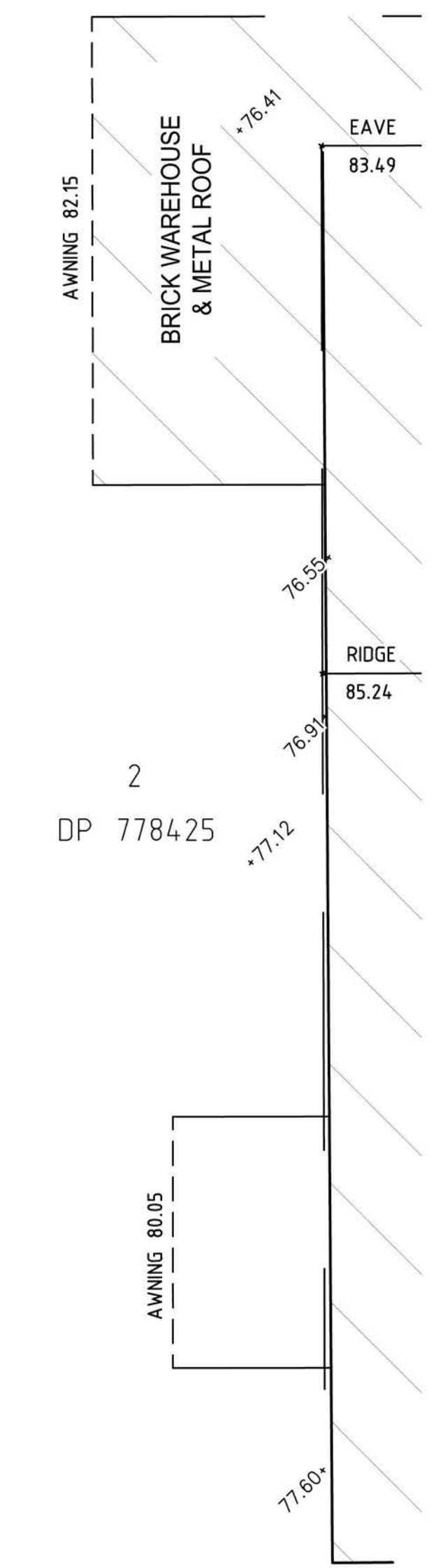
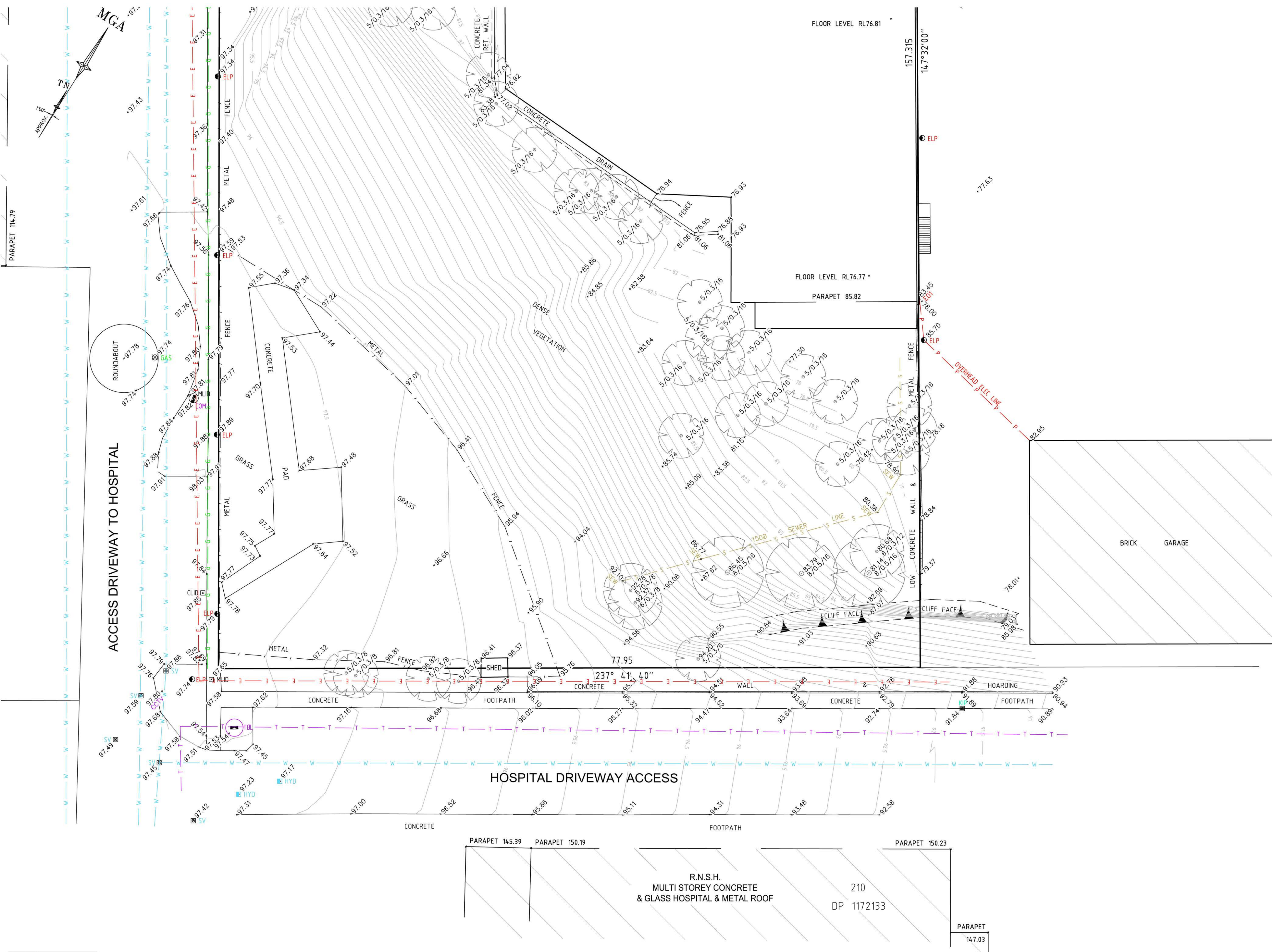
THIS IS THE PLAN REFERRED TO IN MY LETTER DATED:
.....
Registered Surveyor NSW

LTS
LOCKLEY
Registered Surveyors NSW
www.ltsl.com.au

Suite 1, Level 1
810 Pacific Highway
Gordon NSW 2072
Locked Bag 5
Gordon NSW 2072
P 1300 587 000
F 02 9499 7760

Client DEXUS PROPERTY GROUP
Drawing title
PLAN OF DETAIL AND LEVELS OVER LOT 1 IN DP591747
KNOWN AS 12 FREDERICK STREET ST LEONARDS

datum AHD	project number -	reference number 42243DT
site Area 2.478ha	scale 1:200 @A1	date of survey 30/08/15
LGA WILLOUGHBY	SHEET 4 OF 7 SHEETS	



SEE SHEET 1 FOR NOTES AND LEGEND

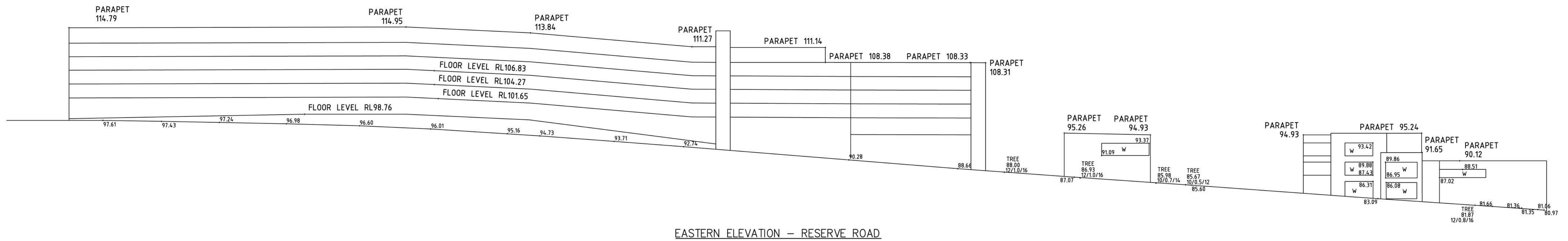
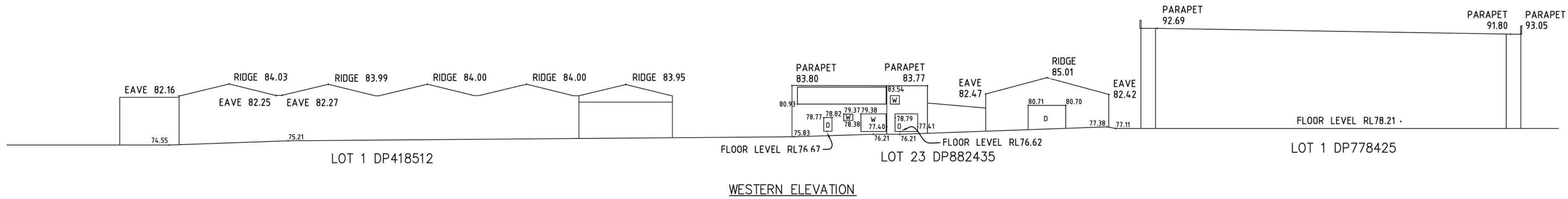
D	00/00/00	-	00	THIS IS THE PLAN REFERRED TO IN MY LETTER DATED:
C	00/00/00	-	00	
B	00/00/00	-	00	
A	03/08/15	Initial draft plan completed	00	
Revision	Date	Description	Reference	Registered Surveyor NSW

LTS
LOCKLEY
Registered Surveyors NSW
www.ltsl.com.au

Suite 1, Level 1
810 Pacific Highway
Gordon NSW 2072
Locked Bag 5
Gordon NSW 2072
P 1300 587 000
F 02 9499 7760

Client DEXUS PROPERTY GROUP
Drawing title
PLAN OF DETAIL AND LEVELS OVER LOT 1 IN DP591747
KNOWN AS 12 FREDERICK STREET ST LEONARDS

datum AHD	project number -	reference number 42243DT
site Area 2.478ha	scale 1:200 @A1	date of survey 30/08/15
LGA WILLOUGHBY	SHEET 5 OF 7 SHEETS	



REFER TO NOTES AND LEGEND



SEE SHEET 1 FOR NOTES AND LEGEND

D	00/00/00	-	00
C	00/00/00	-	00
B	00/00/00	-	00
A	03/08/15	Initial draft plan completed	00
Revision	Date	Description	Reference

THIS IS THE PLAN REFERRED TO
IN MY LETTER DATED:

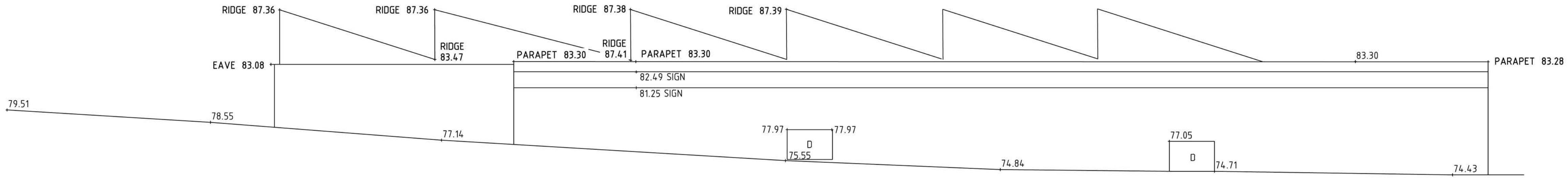
Registered Surveyor NSW



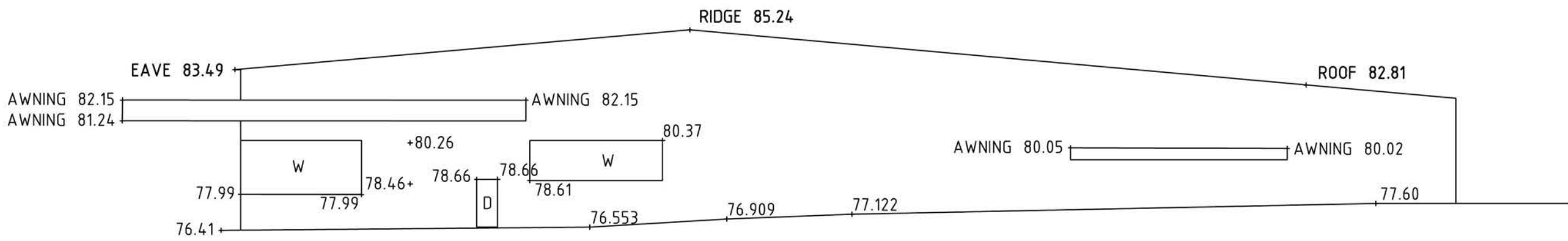
Suite 1, Level 1
810 Pacific Highway
Gordon NSW 2072
Locked Bag 5
Gordon NSW 2072
P 1300 587 000
F 02 9499 7760

Client DEXUS PROPERTY GROUP
Drawing title
PLAN OF DETAIL AND LEVELS OVER LOT 1 IN DP591747
KNOWN AS 12 FREDERICK STREET ST LEONARDS

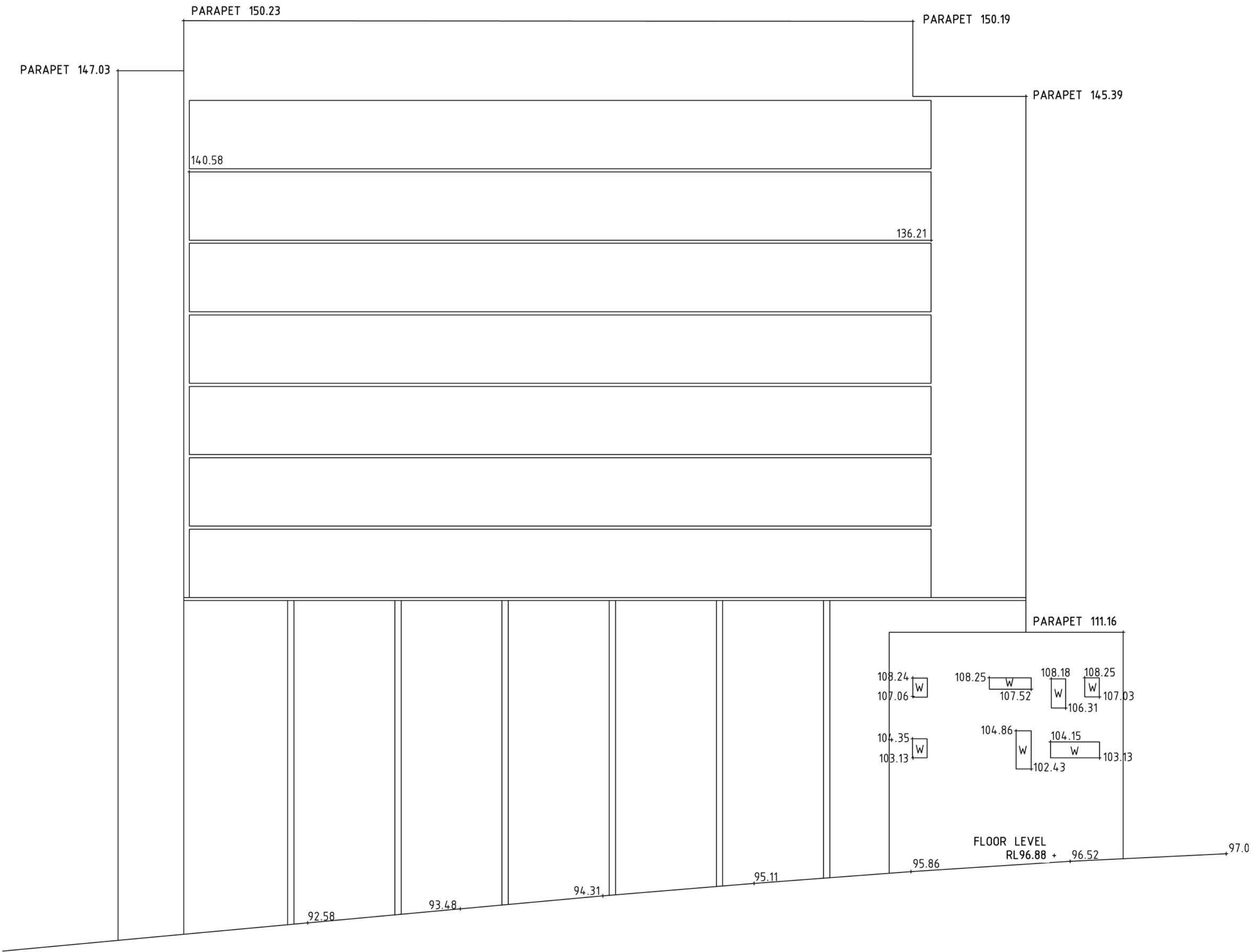
datum AHD	project number -	reference number 42243DT
site Area 2.478ha	scale 1:200 @A1	date of survey 30/08/15
LGA WILLOUGHBY	SHEET 6 OF 7 SHEETS	6



NORTHERN ELEVATION – FREDERICK STREET



WESTERN ELEVATION (2) – LOT 2 DP778425



SOUTHERN ELEVATION – WESTBOURNE STREET



REFER TO NOTES AND LEGEND



SEE SHEET 1 FOR NOTES AND LEGEND

D	00/00/00	-		00
C	00/00/00	-		00
B	00/00/00	-		00
A	03/08/15	-	Initial draft plan completed	00
Revision	Date		Description	Reference

THIS IS THE PLAN REFERRED TO
IN MY LETTER DATED:

Registered Surveyor NSW



Suite 1, Level 1
810 Pacific Highway
Gordon NSW 2072
Locked Bag 5
Gordon NSW 2072
P 1300 587 000
F 02 9499 7760

Client DEXUS PROPERTY GROUP
Drawing title
PLAN OF DETAIL AND LEVELS OVER LOT 1 IN DP591747
KNOWN AS 12 FREDERICK STREET ST LEONARDS

datum AHD	project number -	reference number 42243DT
site Area 2.478ha	scale 1:200 @A1	date of survey 30/08/15
LGA WILLOUGHBY	SHEET 7 OF 7 SHEETS	7