

THE COMMON PROPERTY TITLE FOR SP65120 NOTES:

1. RESERVATIONS AND CONDITIONS IN THE CROWN GRANTS)
2. ATTENTION IS DIRECTED TO THE RESIDENTIAL SCHEMES MODEL BY-LAWS CONTAINED IN THE STRATA ACT 1992 AND THE RESIDENTIAL SCHEMES MODEL BY-LAWS CONTAINED IN THE STRATA ACT 1992.
3. 7519224 EASEMENT FOR ELECTRICITY PURPOSES 1.77 WIDE (E1) AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN PLAN WITH 7519224
4. 7519224 EASEMENT FOR ELECTRICITY PURPOSES 1.5 WIDE AND VARIABLE (E2) AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN PLAN WITH 7519224
5. SP65120 RESTRICTIONS) ON THE USE OF LAND - WHICH HAS NOT BEEN INVESTIGATED BY US
6. SP65120 POSITIVE COVENANT - WHICH HAS NOT BEEN INVESTIGATED BY US
7. SP65120 EASEMENT FOR ACCESS APPURTENANT TO THE LAND ABOVE DESCRIBED
8. SP65120 EASEMENT FOR ACCESS APPURTENANT TO THE LAND ABOVE DESCRIBED
9. AC641032 CHANGE OF BY-LAWS
10. AC641032 CHANGE OF BY-LAWS
11. AC641032 CHANGE OF BY-LAWS
12. AC641032 CHANGE OF BY-LAWS
13. AC641032 CHANGE OF BY-LAWS
14. AC641032 CHANGE OF BY-LAWS
15. AC641032 CHANGE OF BY-LAWS
16. AC641032 CHANGE OF BY-LAWS
17. AC641032 CHANGE OF BY-LAWS
18. AC641032 CHANGE OF BY-LAWS
19. AC641032 CHANGE OF BY-LAWS
20. AC641032 CHANGE OF BY-LAWS
21. AC641032 CHANGE OF BY-LAWS
22. AC641032 CHANGE OF BY-LAWS
23. AC641032 CHANGE OF BY-LAWS
24. AC641032 CHANGE OF BY-LAWS
25. AC641032 CHANGE OF BY-LAWS
26. AC641032 CHANGE OF BY-LAWS
27. AC641032 CHANGE OF BY-LAWS
28. AC641032 CHANGE OF BY-LAWS
29. AC641032 CHANGE OF BY-LAWS
30. AC641032 CHANGE OF BY-LAWS
31. AC641032 CHANGE OF BY-LAWS
32. AC641032 CHANGE OF BY-LAWS
33. AC641032 CHANGE OF BY-LAWS
34. AC641032 CHANGE OF BY-LAWS
35. AC641032 CHANGE OF BY-LAWS
36. AC641032 CHANGE OF BY-LAWS
37. AC641032 CHANGE OF BY-LAWS
38. AC641032 CHANGE OF BY-LAWS
39. AC641032 CHANGE OF BY-LAWS
40. AC641032 CHANGE OF BY-LAWS
41. AC641032 CHANGE OF BY-LAWS
42. AC641032 CHANGE OF BY-LAWS
43. AC641032 CHANGE OF BY-LAWS
44. AC641032 CHANGE OF BY-LAWS
45. AC641032 CHANGE OF BY-LAWS
46. AC641032 CHANGE OF BY-LAWS
47. AC641032 CHANGE OF BY-LAWS
48. AC641032 CHANGE OF BY-LAWS
49. AC641032 CHANGE OF BY-LAWS
50. AC641032 CHANGE OF BY-LAWS
51. AC641032 CHANGE OF BY-LAWS
52. AC641032 CHANGE OF BY-LAWS
53. AC641032 CHANGE OF BY-LAWS
54. AC641032 CHANGE OF BY-LAWS
55. AC641032 CHANGE OF BY-LAWS
56. AC641032 CHANGE OF BY-LAWS
57. AC641032 CHANGE OF BY-LAWS
58. AC641032 CHANGE OF BY-LAWS
59. AC641032 CHANGE OF BY-LAWS
60. AC641032 CHANGE OF BY-LAWS
61. AC641032 CHANGE OF BY-LAWS
62. AC641032 CHANGE OF BY-LAWS
63. AC641032 CHANGE OF BY-LAWS
64. AC641032 CHANGE OF BY-LAWS
65. AC641032 CHANGE OF BY-LAWS
66. AC641032 CHANGE OF BY-LAWS
67. AC641032 CHANGE OF BY-LAWS
68. AC641032 CHANGE OF BY-LAWS
69. AC641032 CHANGE OF BY-LAWS
70. AC641032 CHANGE OF BY-LAWS
71. AC641032 CHANGE OF BY-LAWS
72. AC641032 CHANGE OF BY-LAWS
73. AC641032 CHANGE OF BY-LAWS
74. AC641032 CHANGE OF BY-LAWS
75. AC641032 CHANGE OF BY-LAWS
76. AC641032 CHANGE OF BY-LAWS
77. AC641032 CHANGE OF BY-LAWS
78. AC641032 CHANGE OF BY-LAWS
79. AC641032 CHANGE OF BY-LAWS
80. AC641032 CHANGE OF BY-LAWS
81. AC641032 CHANGE OF BY-LAWS
82. AC641032 CHANGE OF BY-LAWS
83. AC641032 CHANGE OF BY-LAWS
84. AC641032 CHANGE OF BY-LAWS
85. AC641032 CHANGE OF BY-LAWS
86. AC641032 CHANGE OF BY-LAWS
87. AC641032 CHANGE OF BY-LAWS
88. AC641032 CHANGE OF BY-LAWS
89. AC641032 CHANGE OF BY-LAWS
90. AC641032 CHANGE OF BY-LAWS
91. AC641032 CHANGE OF BY-LAWS
92. AC641032 CHANGE OF BY-LAWS
93. AC641032 CHANGE OF BY-LAWS
94. AC641032 CHANGE OF BY-LAWS
95. AC641032 CHANGE OF BY-LAWS
96. AC641032 CHANGE OF BY-LAWS
97. AC641032 CHANGE OF BY-LAWS
98. AC641032 CHANGE OF BY-LAWS
99. AC641032 CHANGE OF BY-LAWS
100. AC641032 CHANGE OF BY-LAWS

SCHEDULE OF CURVED BOUNDARIES				
Number	Chord Bearing	Chord Distance	Arc Length	Radius
1	134°10'	1.225	1.26	1.5
2	113°19'	2.12	2.355	1.5
3	105°03'	1.795	1.925	1.5

NOTES:

- THE PURPOSE OF THIS PLAN IS FOR DESIGN ONLY. CURRENT PLANS ISSUED BY SERVICE PROVIDERS THOUGH DIAL BEFORE YOU DIG ARE STILL REQUIRED. CONTRACTORS AND SUBCONTRACTORS WILL NEED TO EXERCISE THEIR OWN DUTY OF CARE AND SHOULD MAKE THEIR OWN DBY TO ENQUIRE OF THE SERVICE PROVIDERS FOR THE LOCATION OF ANY SERVICES AND UTILITIES. THE LOCATION OF ANY SERVICES AND UTILITIES SHOWN ON THIS PLAN ARE NOT TO BE USED AS A BASIS FOR ANY DESIGN OR CONSTRUCTION. THE INFORMATION ON THE PLAN MAY NO LONGER BE CURRENT.
- UNKNOWN SERVICES MAY EXIST THAT COULD NOT BE ELECTRONICALLY DETECTED. THE DIAGRAMS OF THE SERVICE PROVIDER MAY NOT DEPICT ALL ASSETS WITHIN THEIR NETWORK AND SERVICE PROVIDERS MAY SHARE CONDUITS AND/OR TRENCHES AT THE LOCATION.
- SINGLE MARKED LINES MAY REPRESENT MULTIPLE CONDUITS, PIPES ENDOR CABLES AT THIS LOCATION. THE INFORMATION ON THIS PLAN IS NOT TO BE USED AS A BASIS FOR ANY DESIGN OR CONSTRUCTION. WE RECOMMEND NON DESTRUCTIVE DIGGING/POTHOLING TO EXPOSE SERVICES FOR ACCURATE IDENTIFICATION AND DEPTH.

DETECTION PROCEDURES:

ASTREA HAVE DETECTED AND MARKED OUT EXISTING SERVICES IN THE AREA SPECIFIED BY THE CLIENT. THESE SERVICE LINES HAVE BEEN LOCATED BY ABOVE GROUND SERVICE TRACING METHODS AND HAVE NOT BEEN SIGHTED. PROJECT SURVEYORS HAVE THEN LOCATED THE LINE MARKED BY ASTREA. THE LOCATION OF THESE MARKED SERVICES ARE APPROXIMATE ONLY. THE POSITION OF THE MARKED SERVICE LINES HAS BEEN MADE WITH REFERENCE TO THE RELEVANT SERVICE AUTHORITY DIAGRAMS. THE INFORMATION ON THIS PLAN IS NOT TO BE USED AS A BASIS FOR ANY DESIGN OR CONSTRUCTION. WE RECOMMEND NON DESTRUCTIVE DIGGING/POTHOLING TO EXPOSE MARKED SERVICES TO IDENTIFY AND SHOW EXACT DEPTH AND LOCATION OF SERVICE LINES PRIOR TO EARTHWORKS COMMENCING. UTILITIES PLOTTED ON THE PLAN THAT TERMINATE IN THE SPECIFIED AREA MAY GO TO FEATURES THAT HAVE NOT BEEN SHOWN ON THE BACKGROUND DETAIL SURVEY PROVIDED BY CLIENT. THE RISKS WITH THE CLIENT AND/OR SUB CONTRACTOR AND THEIR RESPONSIBILITY TO EXERCISE CAUTION AT ALL TIMES.

ADDITIONAL INFORMATION ADDED:

IN PLACES WHERE UNDERGROUND DETECTION HAVE NOT BEEN ACHIEVED ADDITIONAL INFORMATION WAS PLOTTED FROM DOCUMENTS RECEIVED FROM CLIENT AND RECORDS OBTAINED FROM SERVICE PROVIDERS.

LOCATING QUALITY LEVELS PURSUANT TO ASS486-2013

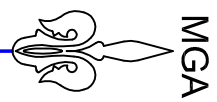
- QL-A QUALITY LEVEL A. VISUALISATION / CONFIRMATION OF A SERVICE. POSITION AND DEPTH BY NON DESTRUCTIVE DIGGING METHODS OR POINTS OF ENTRY TO PITS OR MANHOLES.
- QL-B QUALITY LEVEL B. LOCATING OF SERVICES USING RADIO DETECTION METHODS OR GROUND PENETRATION RADAR. ACCEPTABLE RANGE OF ACCURACY FOR QUALITY B IS 300mm FOR POSITION AND 500mm IN DEPTH.
- QL-C QUALITY LEVEL C. SERVICES MARKED OUT USING ONLY SURFACE FEATURES THAT HAVE BEEN MEASURED IN THE FIELD. THIS INCLUDES HYDRANTS, GAS MARKERS, PITS IDS ETC. NO INDICATION OF SERVICE LOCATION OR DEPTH CAN BE OBTAINED FROM QUALITY LEVEL C.
- QL-D QUALITY LEVEL D. SERVICES MARKED UP USING DBYD PLANS ONLY. NO INDICATION OF SERVICE CONFIRMATION CAN BE GIVEN.

- (X) DENOTES EASEMENT FOR ROCK ANCHORS VARIABLE WIDTH (LIMITED IN STRATUM) AFFECTING PART OF THE COMMON PROPERTY ON SP65120. THE EASEMENT IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 77.6 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 86.7
- THE PART OF THE EASEMENT DENOTED (X2) IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 74.5 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 86.9



NOTES :

- * BOUNDARIES HAVE BEEN DEFINED BY SURVEY BEARINGS RELATIVE TO MGA NORTH ORIGINATING FROM DP123792 AND ORIGINATING FROM SSM 36740 RL 101.197 LOCATED AT PACIFIC HIGHWAY 2
- * VISUAL ACCESSIBLE SERVICES ONLY HAVE BEEN LOCATED. THIS PLAN DOES NOT PURPORT TO SHOW UNDERGROUND SERVICES.
- * EXISTENCE OF SERVICES MUST BE VERIFIED BY CONTRACTING DIAL BEFORE YOU DIG (DBYD) 1100.COM.AU
- * CRITICAL SERVICES MUST BE EXPOSED AND LOCATED. NEGLECTING BUILDINGS, WINDOWS AND ROOF POSITIONS ARE AERIAL PHOTOGRAPHS.
- * FLOOR LEVELS ARE INDICATIVE OF LAND FORM. SPOT LEVELS SHOULD TAKE PRECEDENCE.
- * REFER TO FACE OF PLAN FOR SUBJECT TITLE NOTATIONS. THIS TITLEBLOCK IS AN INTEGRAL PART OF THIS DRAWING, AND SHOULD NOT BE REMOVED.



- LEGEND
- TF - TOP FENCE
 - PP - PARKING
 - TV - TOP WALL
 - TK - TOP KERB
 - TP - POWER POLE
 - SMH - SEWER MANHOLE
 - GASV - GAS VALVE
 - SIP - SEWER INSPECTION POINT
 - TEL - TELSTRA PIT
 - EOT - END OF TRACE
 - 0.1D/95/6H - TREE DIAMETER, SPREAD, HEIGHT
 - S - SILL
 - H - HEAD
 - GASW - GAS METER
 - WM - WATER METER
 - PDG - RIDGE
 - FL - FLOOR LEVEL

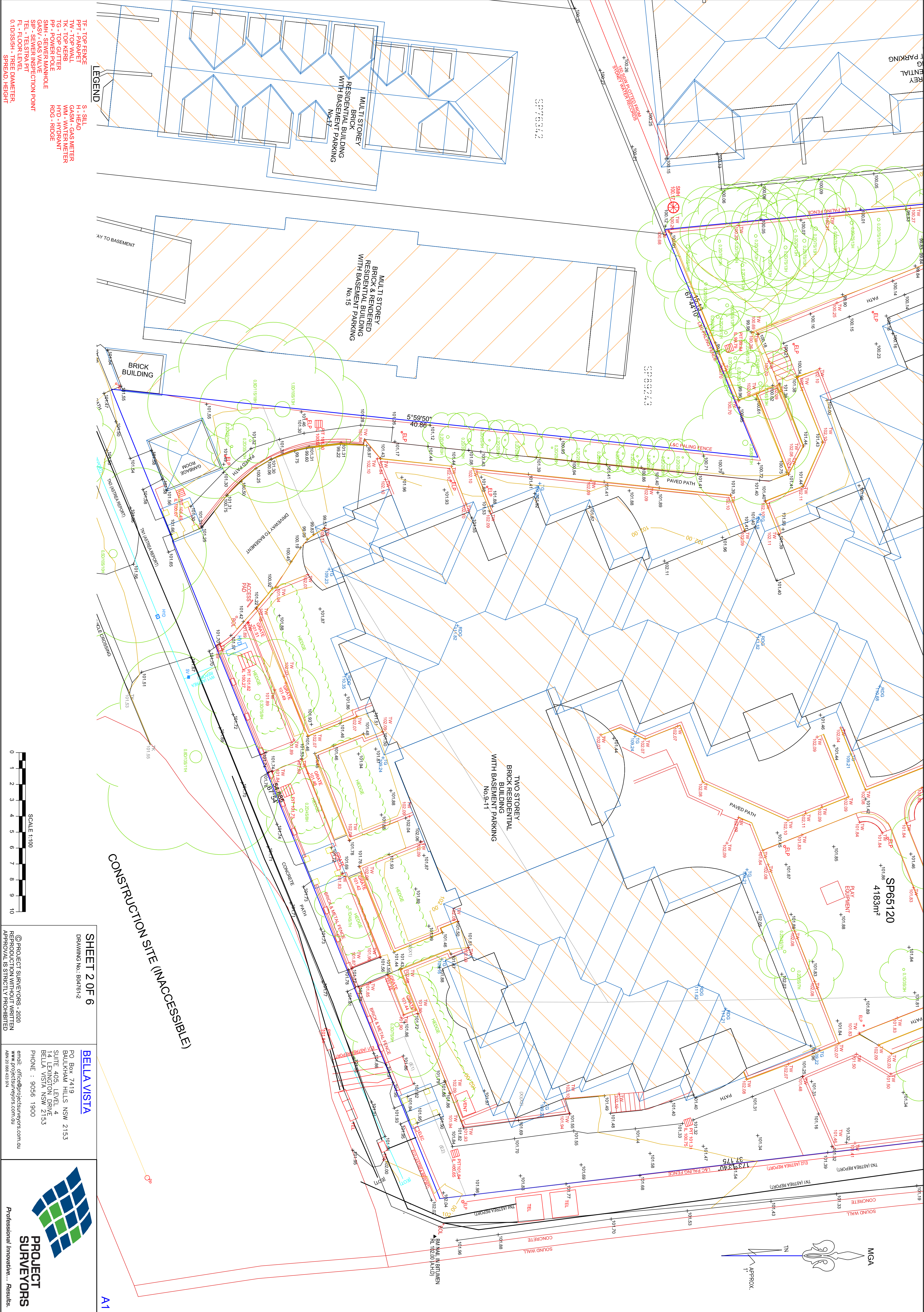
© PROJECT SURVEYORS - 2020
REPRODUCTION WITHOUT WRITTEN
APPROVAL IS STRICTLY PROHIBITED

REV	AMENDMENTS	DATE
B	ROCK ANCHOR EASEMENT ADDED	23/09/20
SCALE 1:100		
0	1	2
3	4	5
6	7	8
9	10	

SHEET 1 OF 6 - DETAIL SURVEY

CLIENT: THE OWNERS -
STRATA PLAN No.65120

JOB REF. :	BD4761
DRAWING No. :	BD4761-1
SURVEYOR:	JACOB D.
CHECKED:	NATHAN M.
REGISTERED LAND SURVEYOR	
DATE:	1 SEPTEMBER 2020
DAUM:	AHD.
REFERENCE SYSTEM:	SSM 36740 RL 101.197
PLAN OF:	9-11 NELSON STREET
CHAITSWOOD	
BEING:	SP65120
SHOWING:	GENERAL DETAIL AND SITE LEVELS
PURPOSE:	ARCHITECTURAL DESIGN COUNCIL SUBMISSION
BELLA VISTA	
PO Box 7419 BAULKHAM HILLS NSW 2153	
SUITE 405, LEVEL 4 14 LEXINGTON DRIVE,	
BELLA VISTA NSW 2153	
PHONE : 9056 1900	
email: office@projectsurveyors.com.au	



CONSTRUCTION SITE (INACCESSIBLE)

A1

SHEET 2 OF 6

DRAWING No.: B04761-2

Bella Vista

PO Box 7419
BAULKHAM HILLS NSW 2153

SUITE 405, LEVEL 4
14 LEXINGTON DRIVE
BELLA VISTA NSW 2153

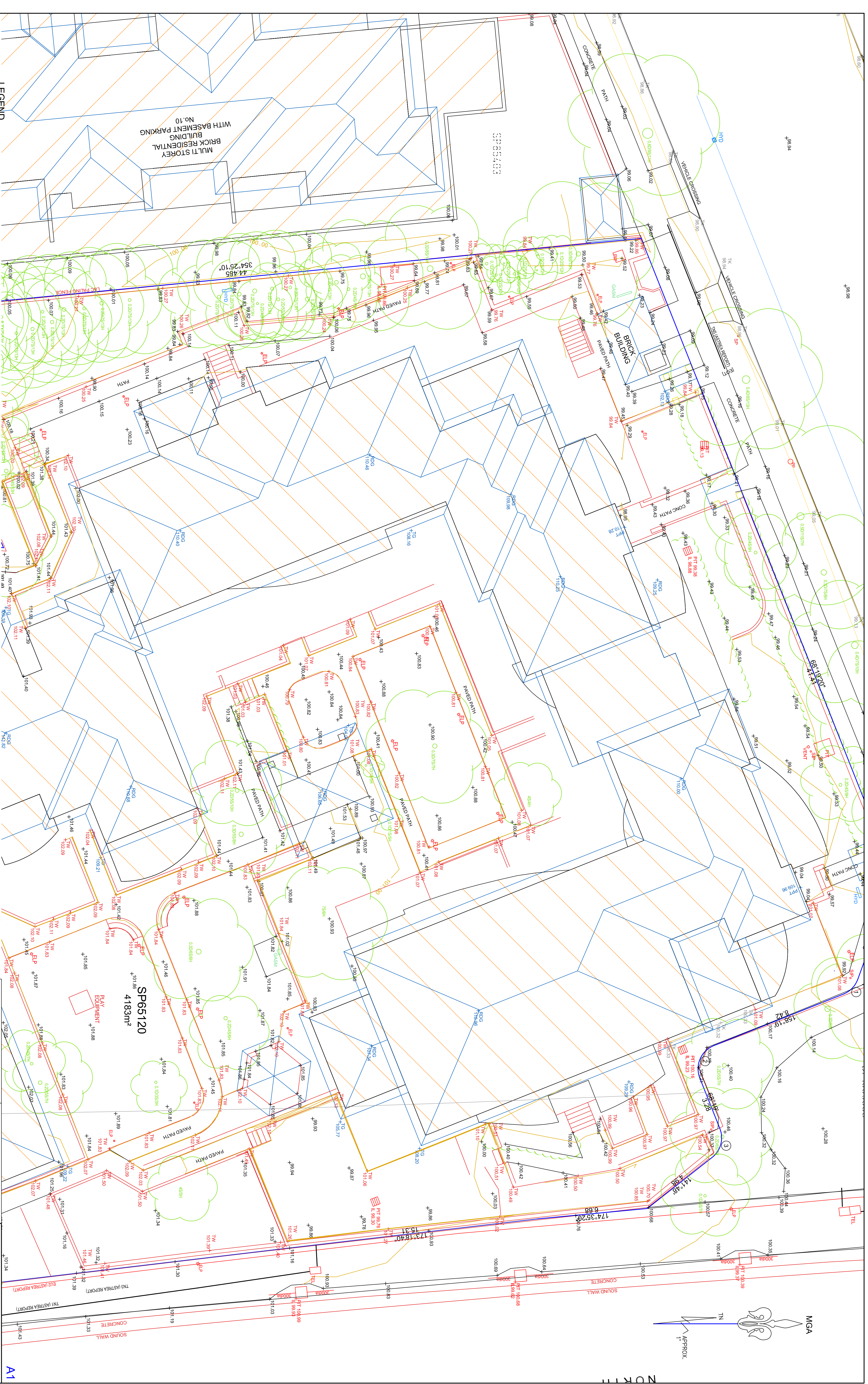
PHONE : 9056 1900

© PROJECT SURVEYORS - 2020
REPRODUCTION WITHOUT WRITTEN
APPROVAL IS STRICTLY PROHIBITED

email: office@projectsurveyors.com.au
www.projectsurveyors.com.au
ABN 20 068 433 974



PROJECT
SURVEYORS
Professional Innovative... Results.



LEGEND

TE - TOP FENCE	S - STILL
PFT - PARABET	H - HEAD
TK - TOP WALL	GASM - GAS METER
TO - TOP KEYS	WM - WATER METER
TG - TOP GUTTER	WD - WYDRANT
PP - POWER POLE	RDG - RIDGE
SMH - SEWER MANHOLE	
GASV - GAS VALVE	
SIP - SEWER INSPECTION POINT	
TEL - TELSTRA PIT	
FL - FLOOR LEVEL	
0.1D/35H - TREE DIAMETER, SPREAD HEIGHT	

SUBJECTS AND MATERIALS

DRAWING No.: B04761-3

BELLA VISTA

PO BOX 7419
BAULKHAM HILLS NSW 2153
SUITE 405, LEVEL 4
14 LEXINGTON DRIVE
BELLA VISTA NSW 2153
PHONE : 9056 1900

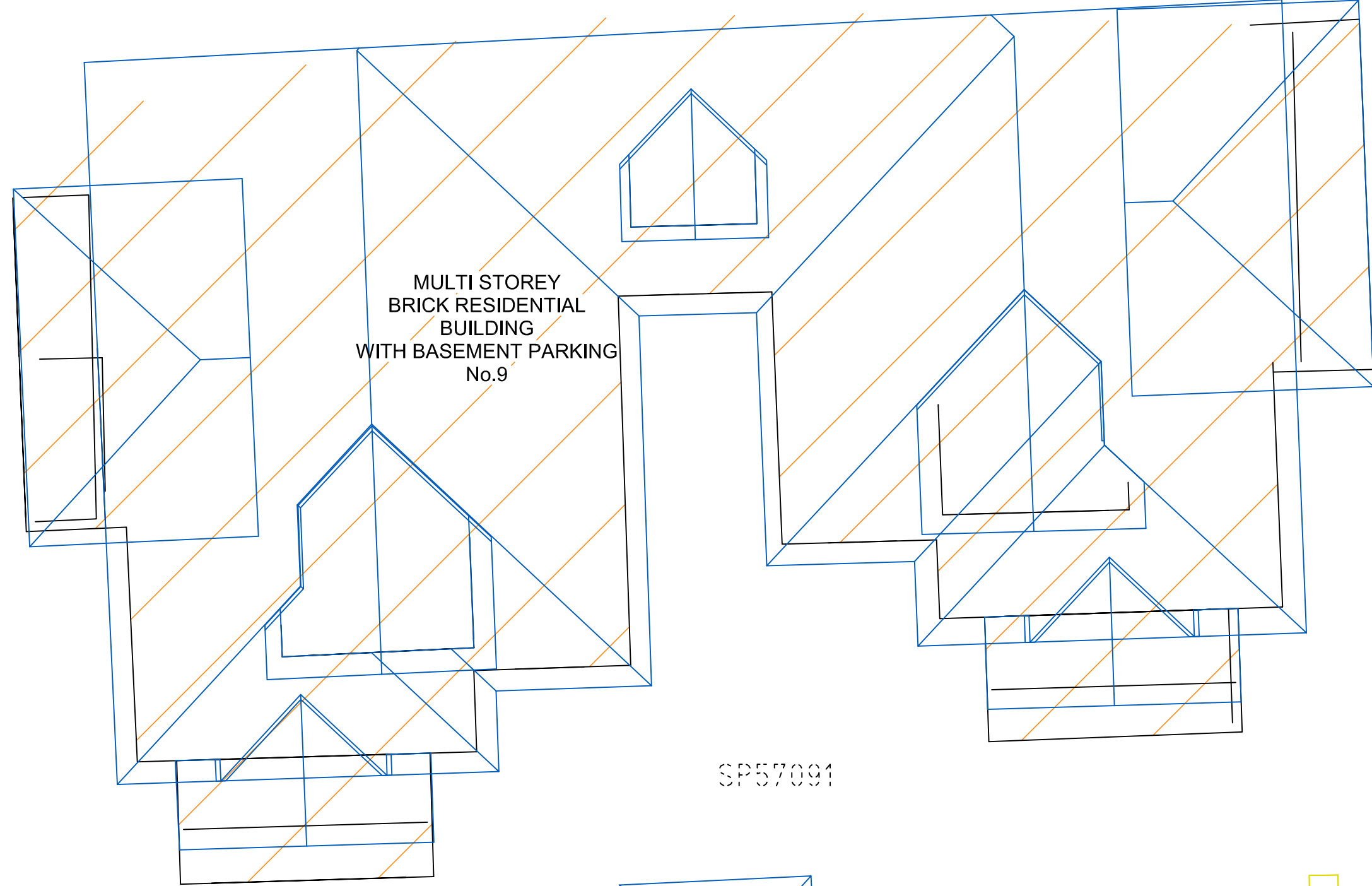
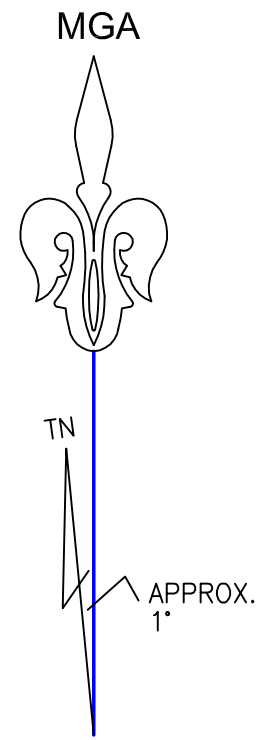
email: office@projectsurveyors.com.au
www.projectsurveyors.com.au
 ABN 20 068 433 974

email: office@projectsurveyors.com.au
www.projectsurveyors.com.au
 ABN 20 068 433 974



**PROJECT
SURVEYORS**

Professional Innovative... Results.



SP57091

GARBAGE ROOM

DRIVEWAY TO BASEMENT

SP56520

BRICK & METAL FENCE

BRICK & PALING FENCE

BRICK & PALING FENCE

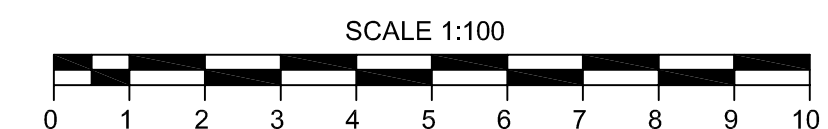
AVENUE

GORDON

GARBAGE ROOM

GARBAGE ROOM

- LEGEND**
- TF - TOP FENCE
 - PPT - PARAPET
 - TW - TOP WALL
 - TK - TOP KERB
 - TG - TOP GUTTER
 - PP - POWER POLE
 - SMH - SEWER MANHOLE
 - GASV - GAS VALVE
 - SIP - SEWER INSPECTION POINT
 - TEL - TELSTRA PIT
 - FL - FLOOR LEVEL
 - 0.1D/3S/SH - TREE DIAMETER, SPREAD, HEIGHT
 - S - SILL
 - H - HEAD
 - GASM - GAS METER
 - WM - WATER METER
 - HYD - HYDRANT
 - RDG - RIDGE



SHEET 4 OF 6
DRAWING No.: B04761-4

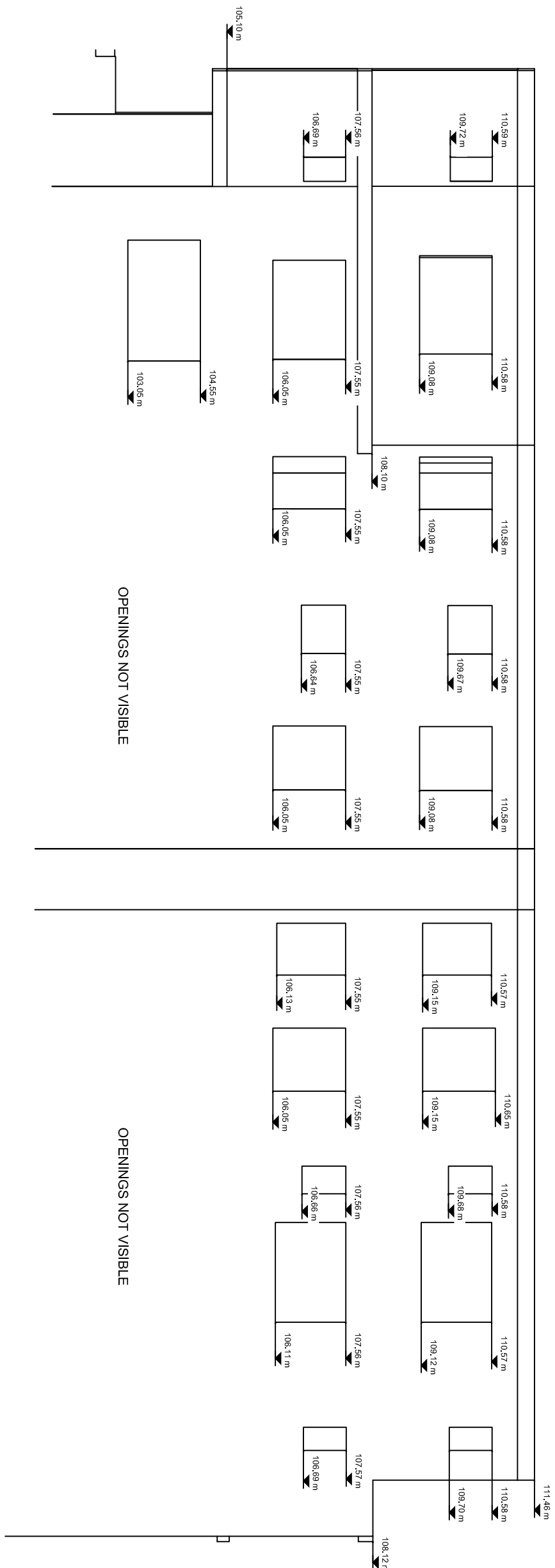
BELLA VISTA

PO Box 7419
BAULKHAM HILLS NSW 2153
SUITE 405, LEVEL 4
14 LEXINGTON DRIVE
BELLA VISTA NSW 2153
PHONE : 9056 1900
email: office@projectsurveyors.com.au
www.projectsurveyors.com.au
ABN 20 068 433 974



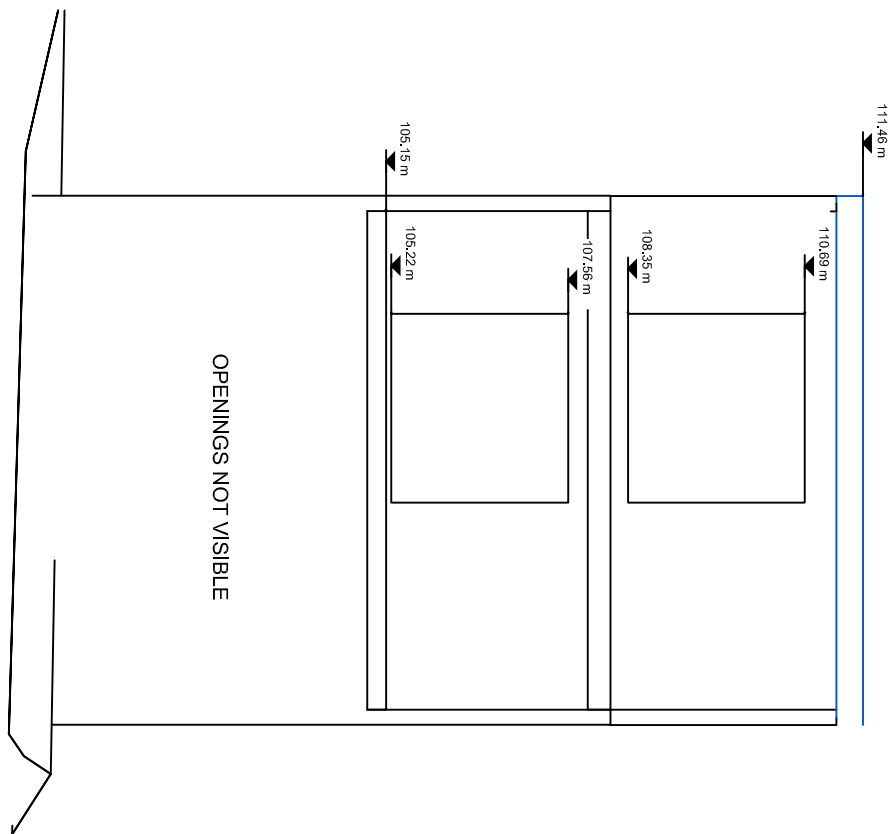
PROJECT SURVEYORS

Professional Innovative... Results.



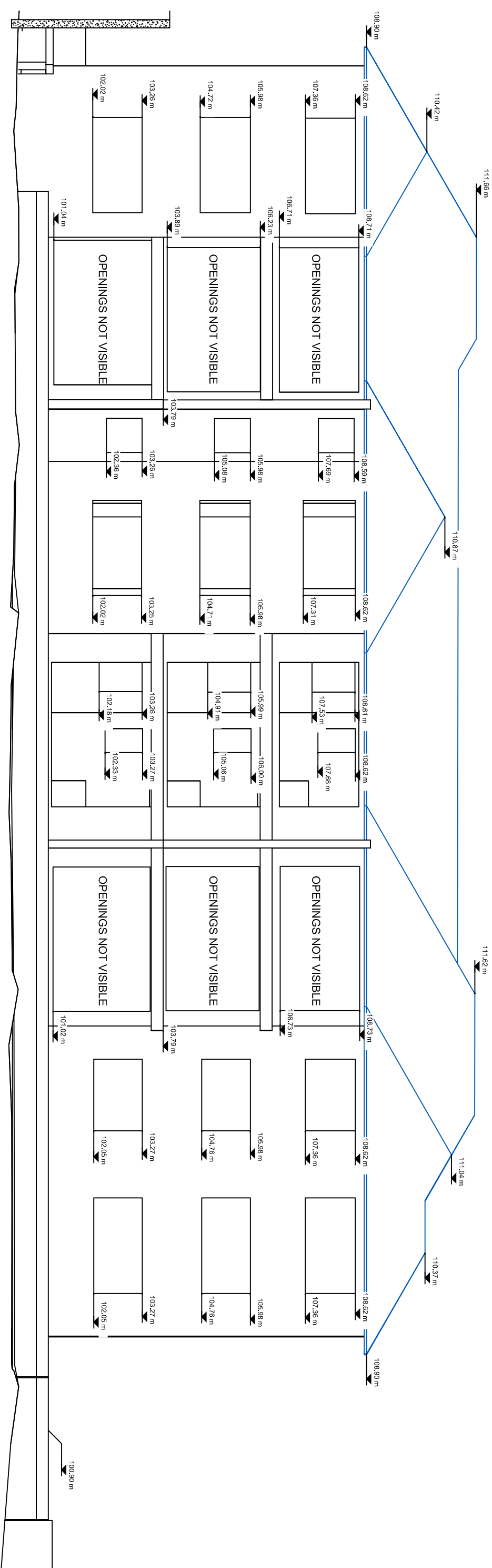
DATA LINE
24.00 m

ELEVATION EASTERN WALL NO.15 NELSON STREET



DATA LINE
20.00 m

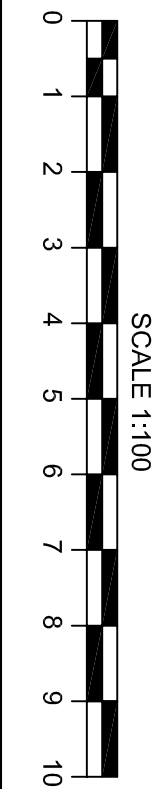
ELEVATION NORTHERN WALL NO.15 NELSON STREET



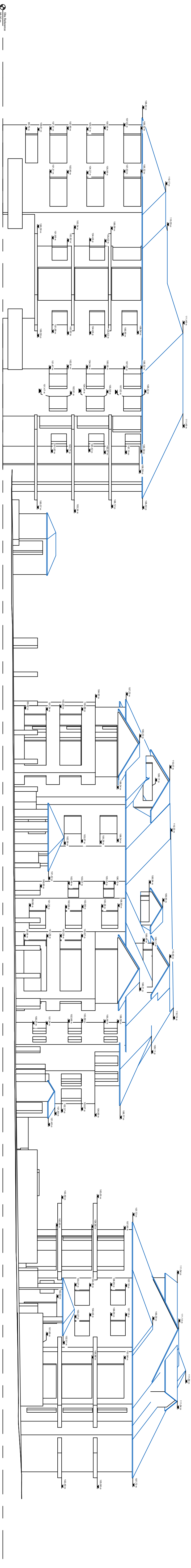
DATA LINE
50.00 m

ELEVATION EASTERN WALL NO.10 GORDON AVENUE

A1

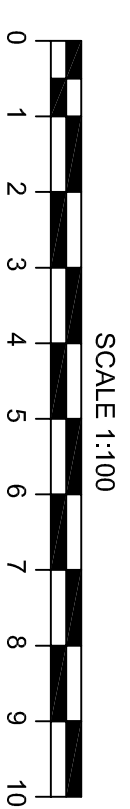


SCALE 1:100



© 2000 Blackwell Science Ltd

ELEVATION SOUTHERN WALLS 653 PACIFIC HIGHWAY & No. 1, 3 & 9 GORDON AVENUE



A1

SHEET 6 OF 6
DRAWING No.: B04761-6

DRAWING No.: B04761-6

BELLA VISTA

PO Box 7419
BAULKHAM HILLS NSW 2153
SUITE 405, LEVEL 4
14 LEXINGTON DRIVE
BELLA VISTA NSW 2153
PHONE : 9056 1900
email: office@projectsurveyors.com.au
www.projectsurveyors.com.au
AEN 20 008 433 974

