

Michael Lockley
Damian Maguire
Joseph Monardo
Jacek Idzikowski
Matthew Smith
Jason Raic
Scott Lord
Brett Williams
Richard McClenahan
Anthony Brunskill
Christopher Ives
John Casey
Georgia Rooney
Daniel Vicente

10 June 2020

51043 001

To: PODIA

Re: 45 McLaren Street, North Sydney

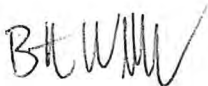
WE HAVE SURVEYED upon your instruction the land shown on the accompanying plan comprised in Certificate of Title registered Folio Identifier CP/SP14598 being Strata Plan No 14598 at North Sydney in the Local Government Area of North Sydney Parish of Willoughby County of Cumberland having frontage to **McLAREN STREET, WALKER STREET AND HARNETT STREET**.

THIS LAND is affected by an Easement to Drain Water 2 Wide (Limited in Height) as shown on the accompanying plan. The currently registered Deposited Plan which creates this easement has discrepancies which affect the location of this Easement within the subject property. The location of the pipe entering the Easement from Harnett Street is not able to be verified and a concrete pit that may form part of the drainage system sits partly outside of the easement as shown on the attached plan. Where the location of the existing pipes is critical in this area further investigation should be undertaken.

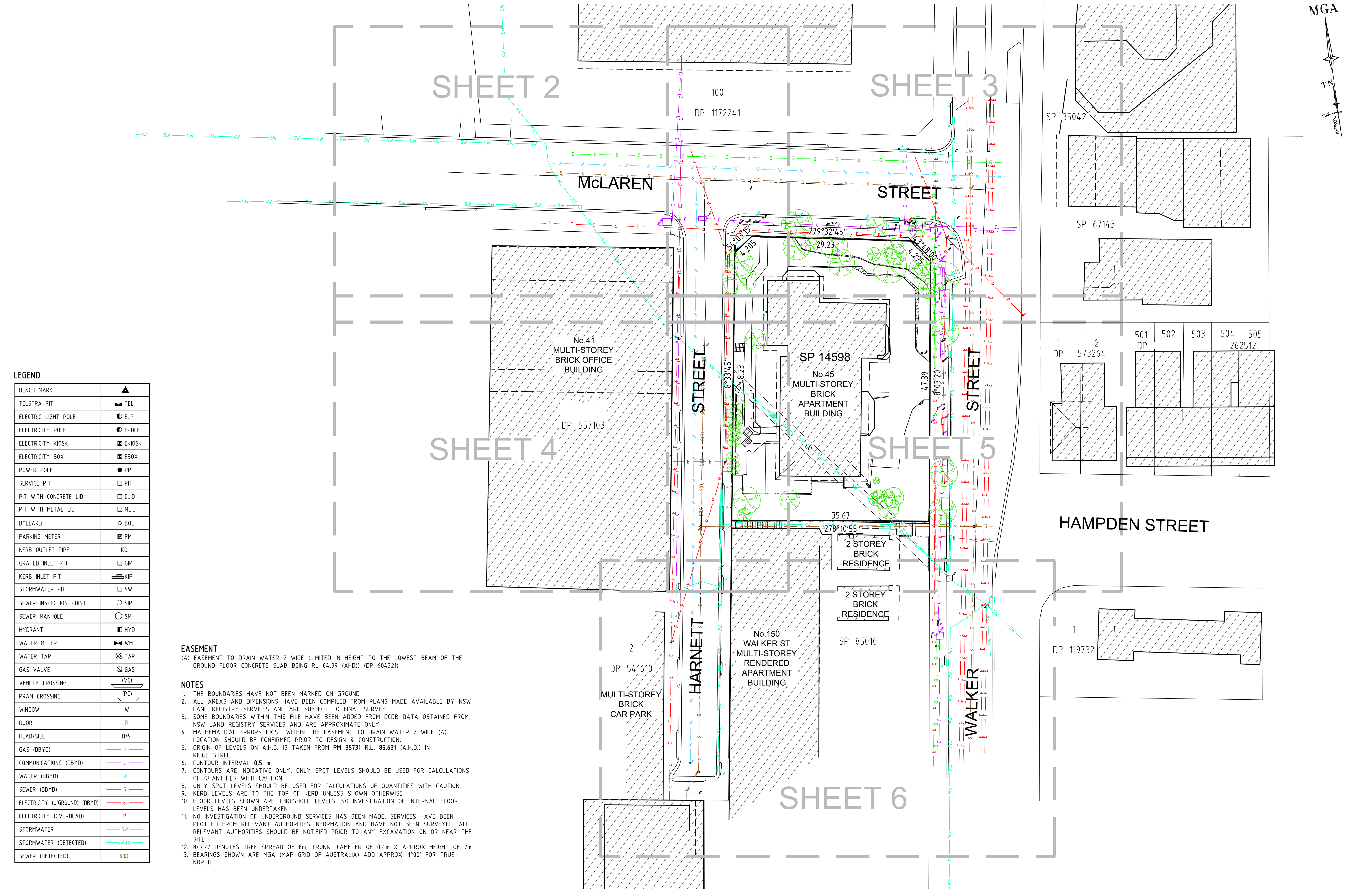
WE REPORT that erected thereon is a brick building with a tile roof **KNOWN AS NO. 45 McLAREN STREET NORTH SYDNEY**. The building stands wholly within the boundaries of the subject property.

WE FIND THAT THE BOUNDARIES of the subject property are fenced as shown. The position of the building and fencing is shown on the accompanying plan. Apart from irregularities in fencing there are no apparent encroachments of note by or upon the subject property.

THE SURVEY OF THE SUBJECT LAND is for detail and level purposes only and is restricted to those parts of structures which are visible and accessible. Should further additions or improvements be erected upon the subject property after this date we would advise that the boundaries be marked on the ground prior to construction.



Brett Williams B.Surv. M.I.S. (NSW)
REGISTERED SURVEYOR



LEGEND	
BENCH MARK	▲
TELSTRA PIT	TEL
ELECTRIC LIGHT POLE	ELP
ELECTRICITY POLE	EPOLE
ELECTRICITY KIOSK	EKIOSK
ELECTRICITY BOX	EBOX
POWER POLE	PP
SERVICE PIT	PIT
PIT WITH CONCRETE LID	CLID
PIT WITH METAL LID	MLID
BOLLARD	BOL
PARKING METER	PM
KERB OUTLET PIPE	KO
GRATED INLET PIT	GIP
KERB INLET PIT	KIP
STORMWATER PIT	SW
SEWER INSPECTION POINT	SIP
SEWER MANHOLE	SMH
HYDRANT	HYD
WATER METER	WM
WATER TAP	TAP
GAS VALVE	GAS
VEHICLE CROSSING	(VC)
PRAM CROSSING	(PC)
WINDOW	W
DOOR	D
HEAD/SILL	H/S
GAS (DBYD)	G
COMMUNICATIONS (DBYD)	C
WATER (DBYD)	W
SEWER (DBYD)	S
ELECTRICITY (U/GROUND) (DBYD)	E
ELECTRICITY (OVERHEAD)	P
STORMWATER	SW
STORMWATER (DETECTED)	SW(D)
SEWER (DETECTED)	S(D)

EASEMENT

(A) EASEMENT TO DRAIN WATER 2 WIDE (LIMITED IN HEIGHT TO THE LOWEST BEAM OF THE GROUND FLOOR CONCRETE SLAB BEING RL 64.39 (AHD)) (DP 604321)

NOTES

1. THE BOUNDARIES HAVE NOT BEEN MARKED ON GROUND
2. ALL AREAS AND DIMENSIONS HAVE BEEN COMPILED FROM PLANS MADE AVAILABLE BY NSW LAND REGISTRY SERVICES AND ARE SUBJECT TO FINAL SURVEY
3. SOME BOUNDARIES WITHIN THIS FILE HAVE BEEN ADDED FROM OCDB DATA OBTAINED FROM NSW LAND REGISTRY SERVICES AND ARE APPROXIMATE ONLY
4. MATHEMATICAL ERRORS EXIST WITHIN THE EASEMENT TO DRAIN WATER 2 WIDE (A). LOCATION SHOULD BE CONFIRMED PRIOR TO DESIGN & CONSTRUCTION.
5. ORIGIN OF LEVELS ON A.H.D. IS TAKEN FROM PM 35731 R.L. 85.631 (A.H.D.) IN RIDGE STREET
6. CONTOUR INTERVAL 0.5 m
7. CONTOURS ARE INDICATIVE ONLY. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION
8. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION
9. KERB LEVELS ARE TO THE TOP OF KERB UNLESS SHOWN OTHERWISE
10. FLOOR LEVELS SHOWN ARE THRESHOLD LEVELS. NO INVESTIGATION OF INTERNAL FLOOR LEVELS HAS BEEN UNDERTAKEN
11. 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
12. 8/4/7 DENOTES TREE SPREAD OF 8m, TRUNK DIAMETER OF 0.4m & APPROX HEIGHT OF 7m
13. BEARINGS SHOWN ARE MGA (MAP GRID OF AUSTRALIA) ADD APPROX. 1°00' FOR TRUE NORTH





SCALE 1:300 @ A1

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E	00/00/00	-	00	A	00/00/00	-	00
Revision	Date	Description	Reference	Revision	Date	Description	Reference



THIS IS THE PLAN REFERRED TO IN MY LETTER DATED: _____

Registered Surveyor NSW

Client: PODIA

Drawing title: PLAN OF DETAIL AND LEVELS OVER SP 14598, No.45 MCCLAREN STREET, NORTH SYDNEY

datum AHD

site Area 1790m²

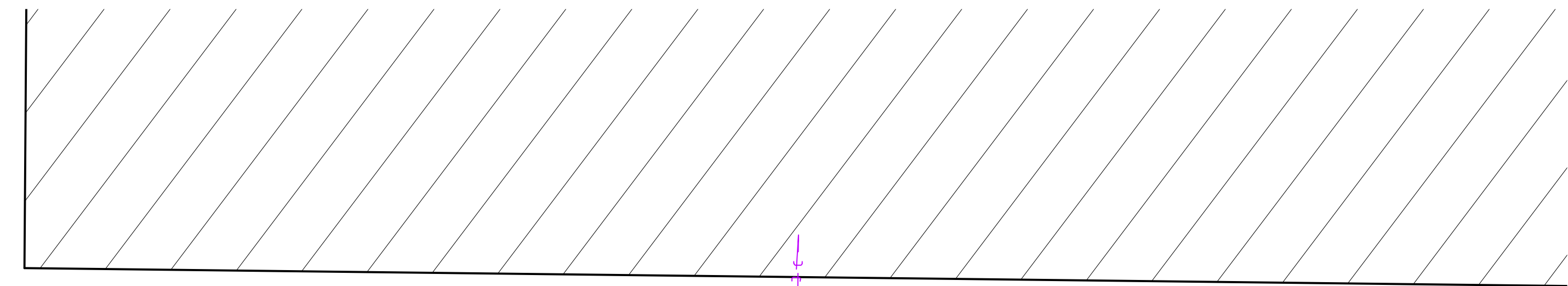
LGA NORTH SYDNEY

reference number 51043 001DT

scale 1:300

date of survey 01/06/2020

SHEET 7 OF 1



100
DP 1172241

STREET

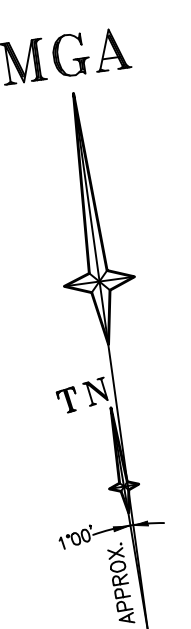
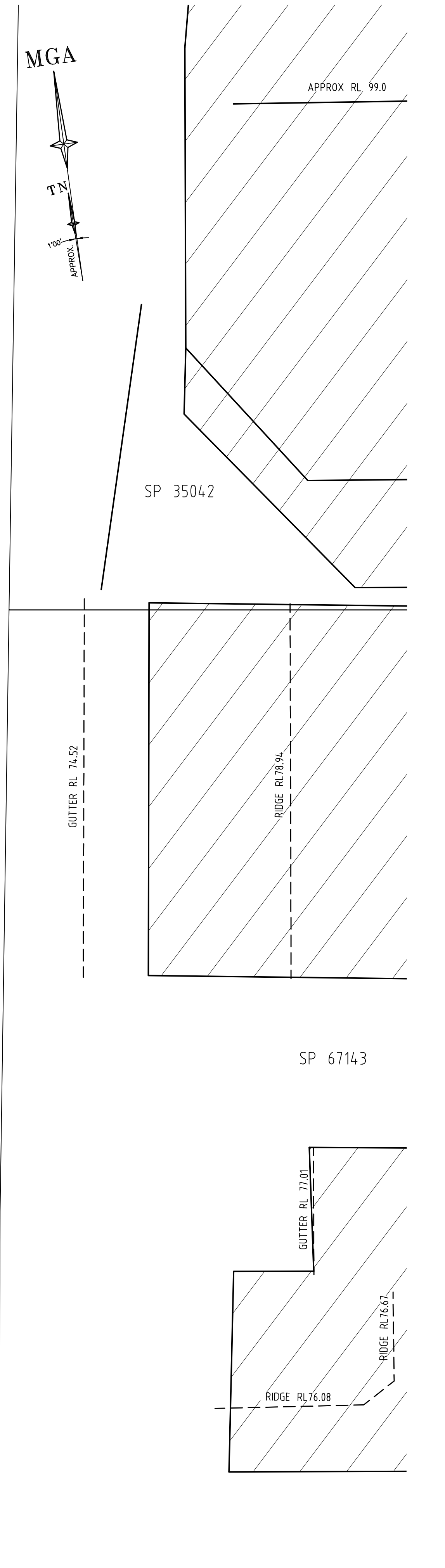
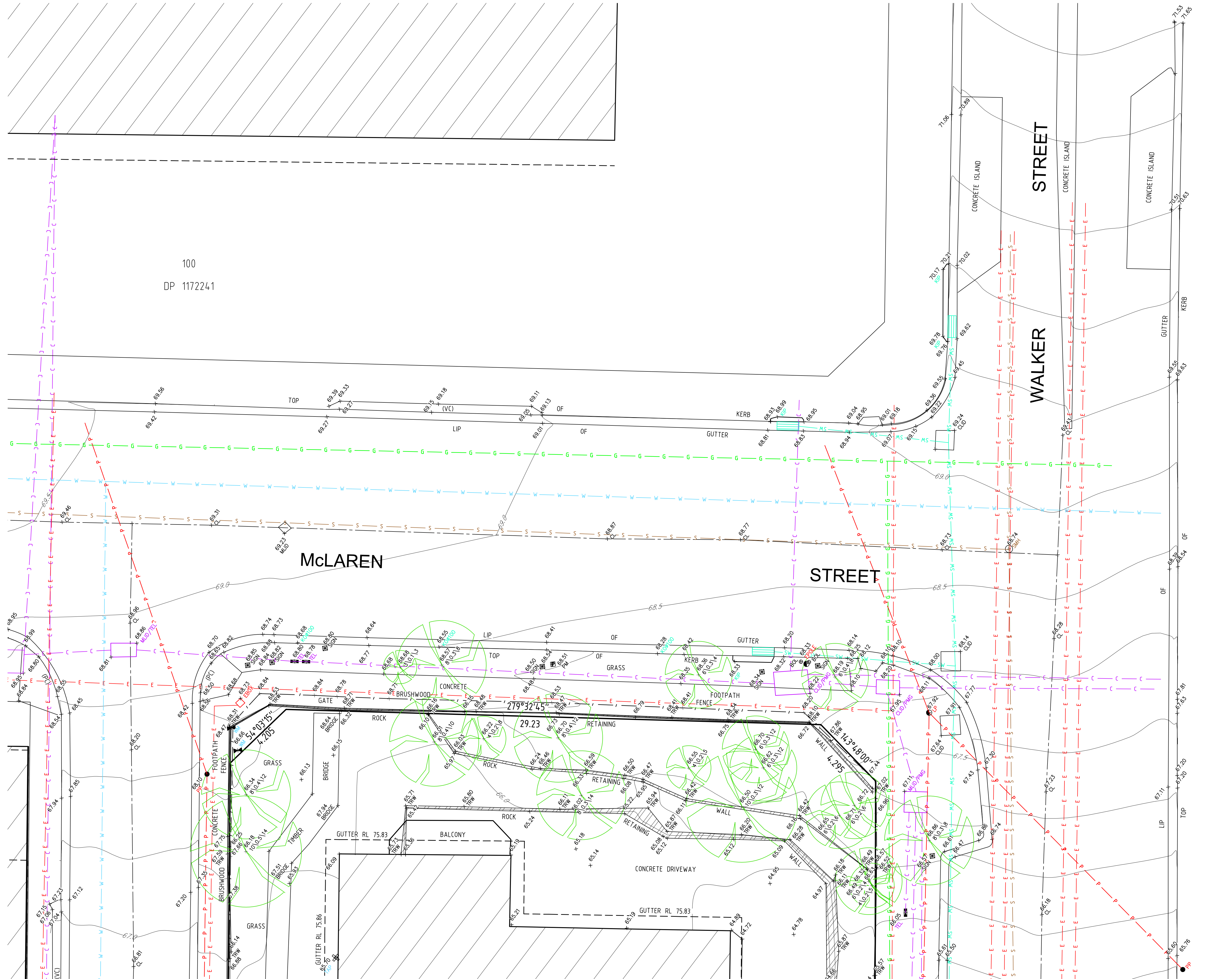
McLAREN

THIS IS THE PLAN REFERRED
TO IN MY LETTER
DATED:

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Registered Surveyor NSW

datum AHD	reference number	51043 001DT	
site Area 1790m ²	scale	date of survey	
	1:100 @A1	01/06/2020	
LGA NORTH SYDNEY	SHEET OF 7		2

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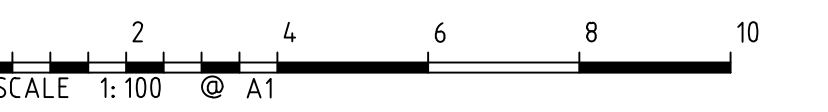


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GDA2020

SEE SHEET 1 FOR NOTES AND LEGEND



SCALE 1:100

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Revision	Date	Description	Reference	Revision	Date	Description	Reference



CONFIDENCE TOGETHER

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McCLAREN STREET, NORTH SYDNEY

Registered Surveyor NSW

datum AHD

site Area 1790m²

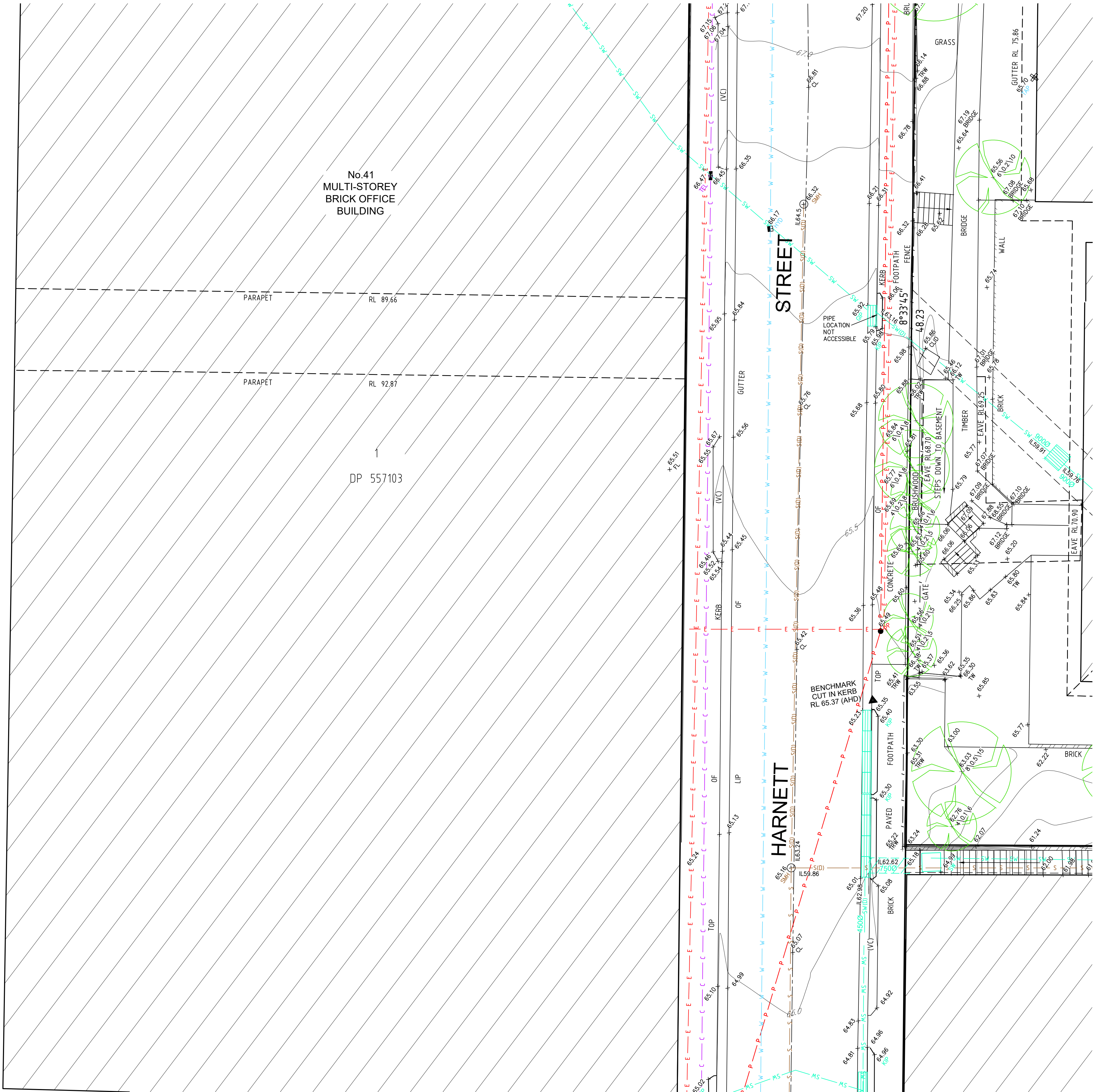
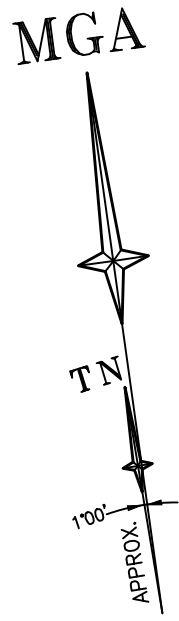
LGA NORTH SYDNEY

reference number 51043 001DT

scale 1:100

date of survey 01/06/2020

SHEET 3



SEE SHEET 1 FOR NOTES AND LEGEND



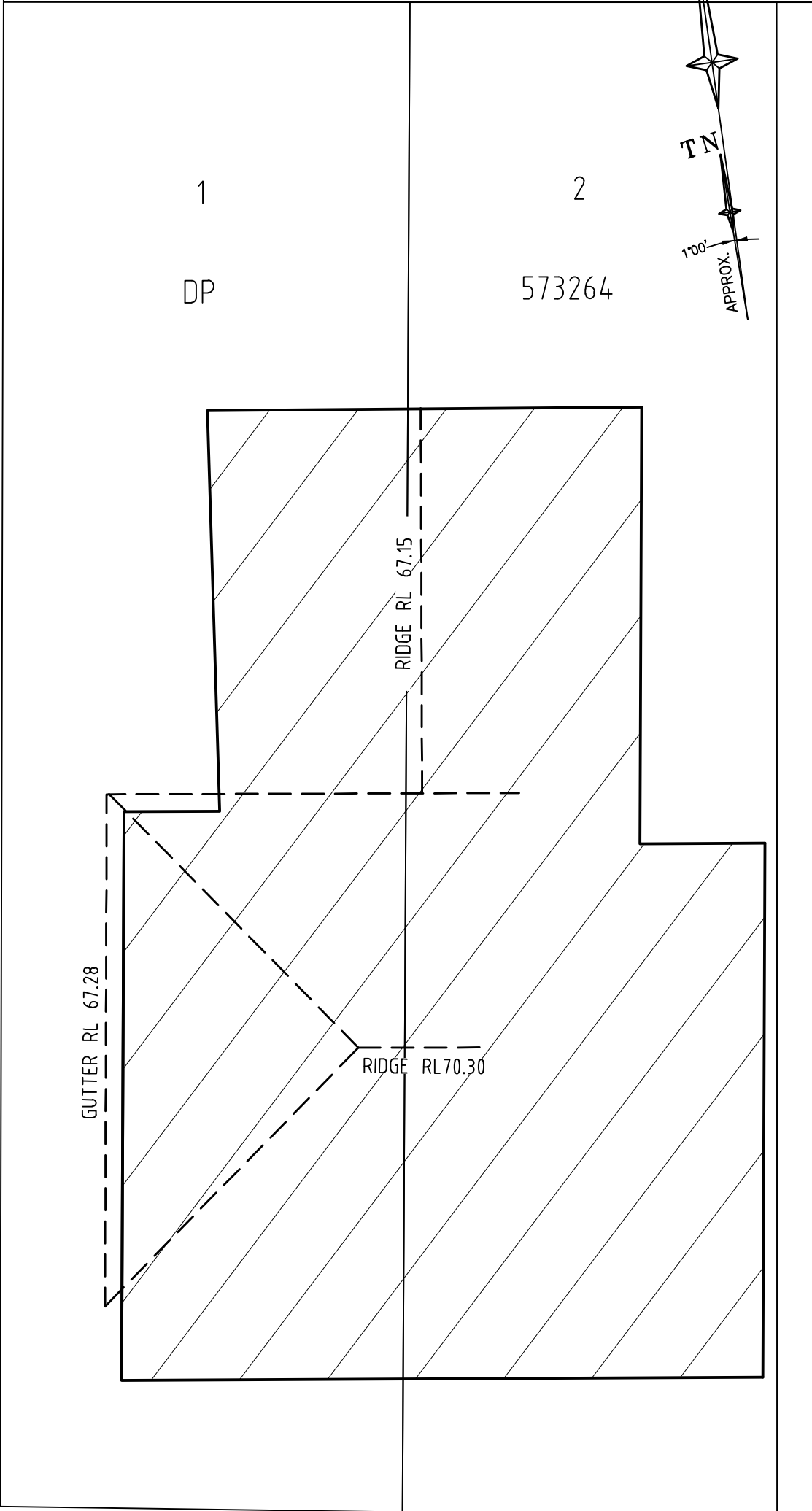
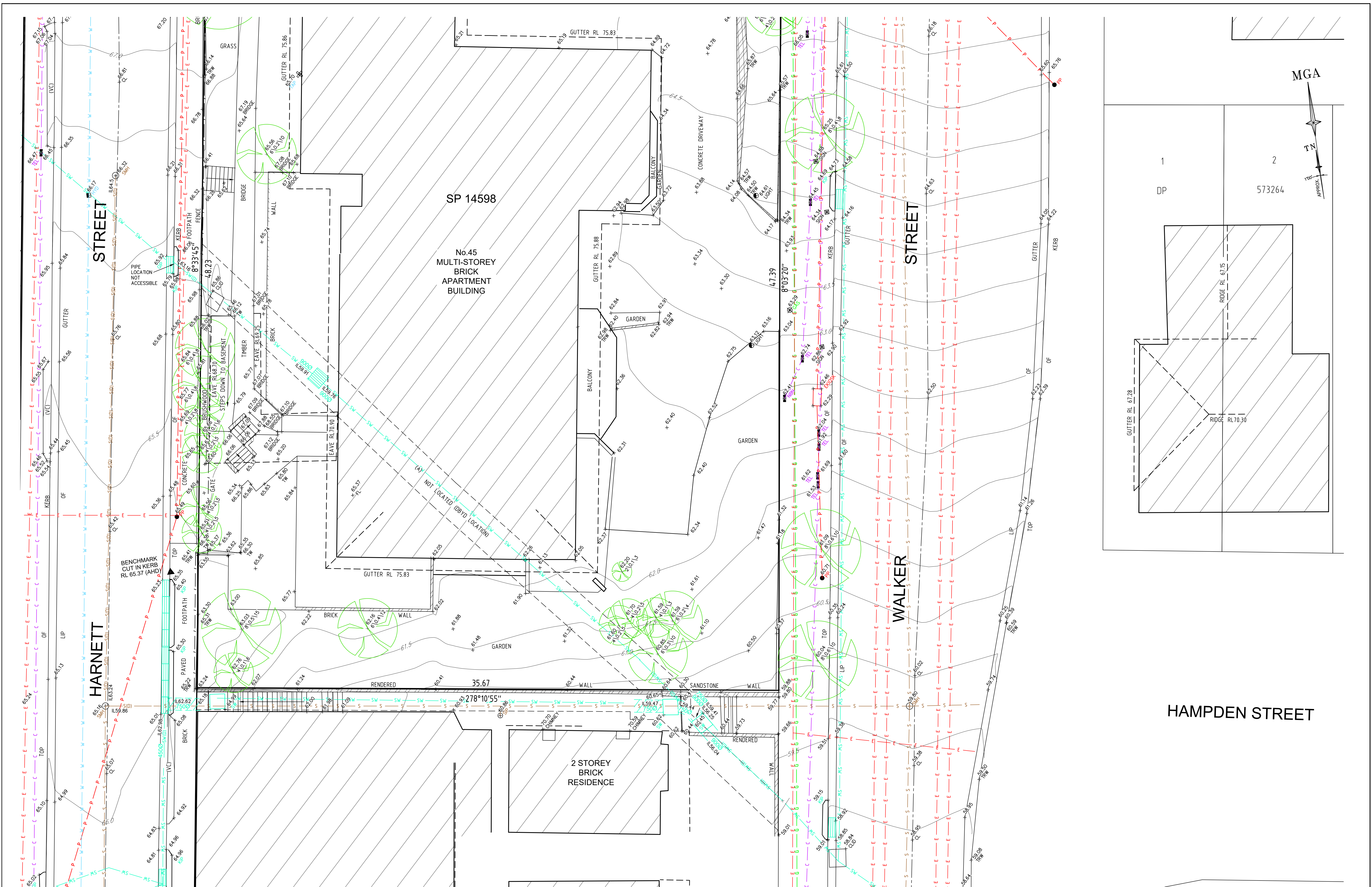
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LGA NORTH SYDNEY
reference number 51043 001DT
scale 1:100
date of survey 01/06/2020
SHEET 4





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Revision	Date	Description	Reference

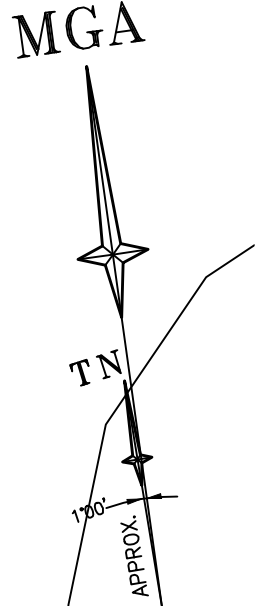
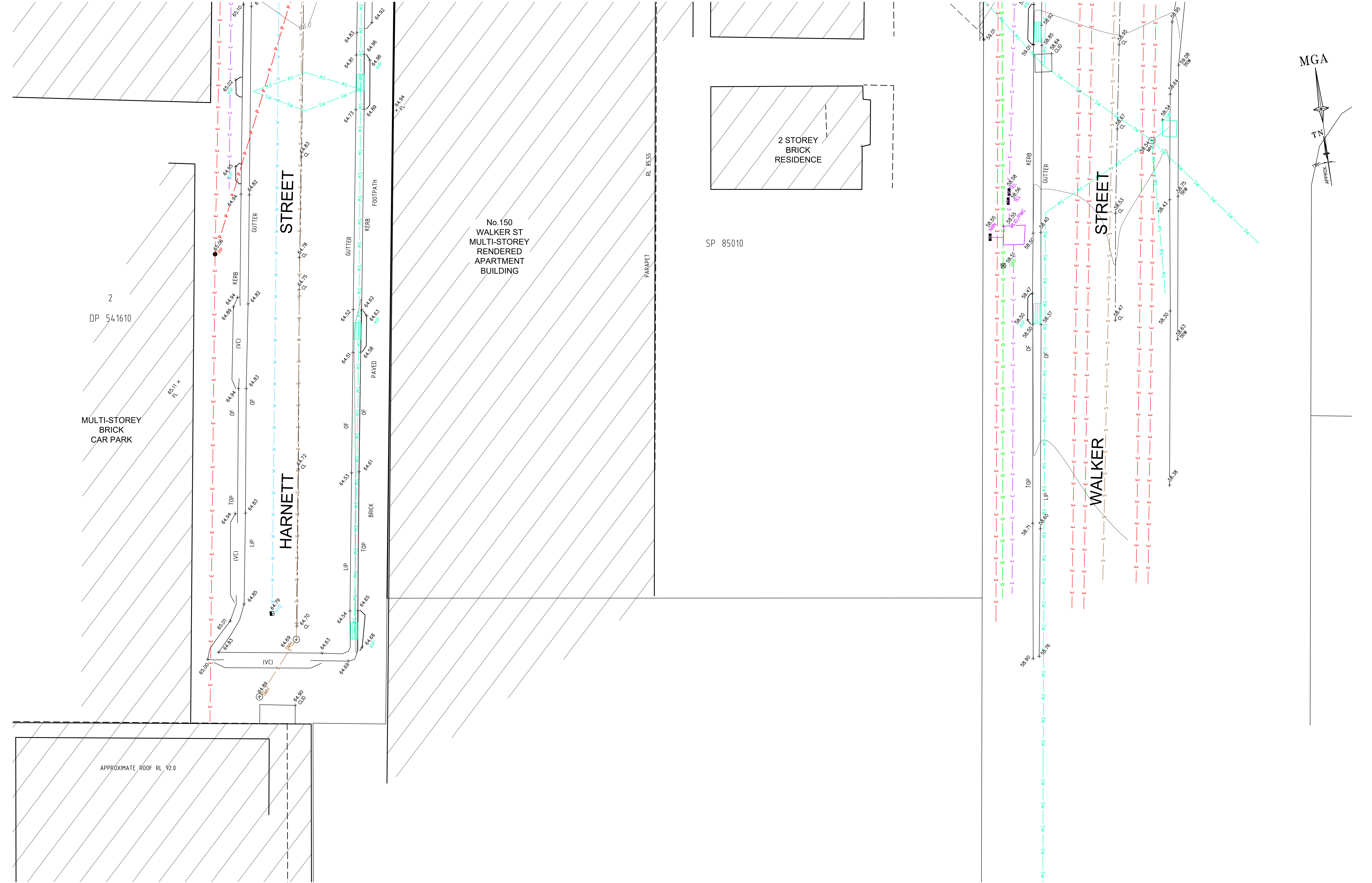
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A	00/00/00	-	00
Revision	Date	Description	Reference

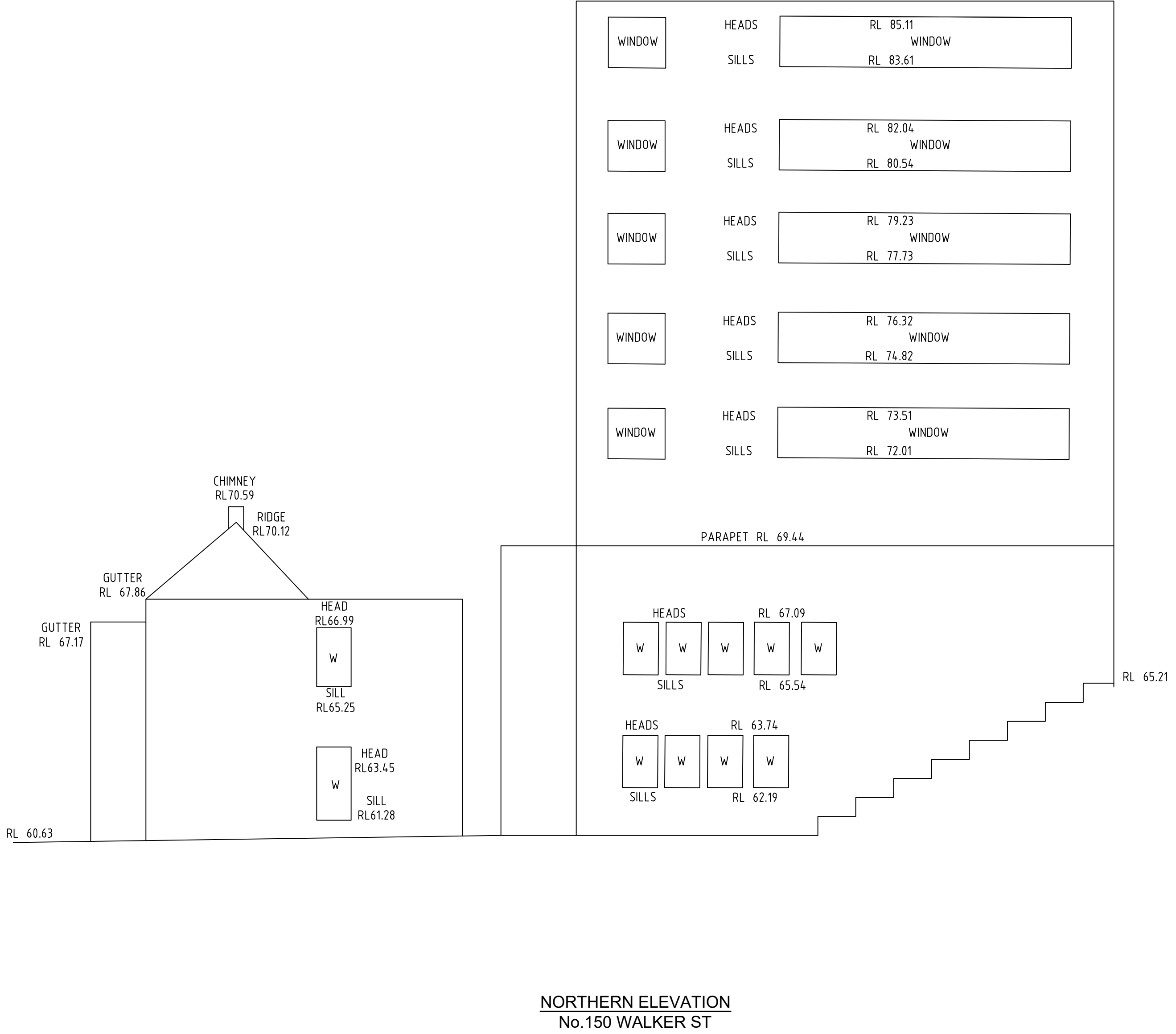
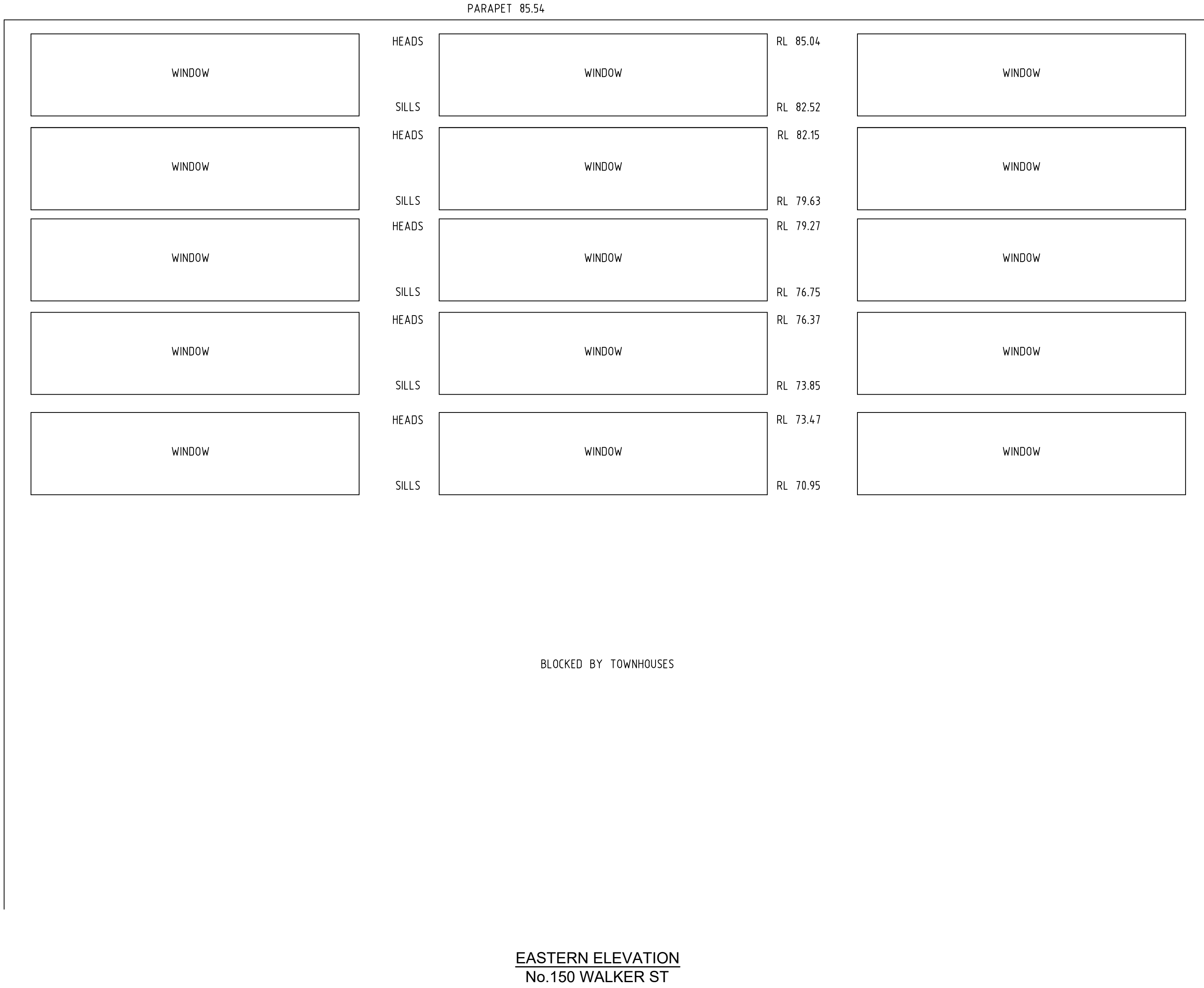


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McCLAREN STREET, NORTH SYDNEY

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site Area 1790m²
LGA NORTH SYDNEY
reference number 51043 001DT
scale 1:100 @A1
date of survey 01/06/2020
SHEET 6 OF 7





SEE SHEET 1 FOR NOTES AND LEGEND

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Revision	Date		Description	Reference	Revision	Date		Description	Reference