

NOTES:

- THIS PLAN HAS BEEN PREPARED FOR SILVER POND INVESTMENTS PTY LTD ATF THE SILVER POND UNIT TRUST ON BEHALF OF URBAN POSSIBLE PTY LTD. FROM A COMBINATION OF FIELD SURVEY AND EXISTING RECORDS FOR THE PURPOSE OF SHOWING THE PHYSICAL FEATURES OF THE LAND TO ASSIST IN DESIGNING FUTURE DEVELOPMENT, AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.
- BOUNDARY DIMENSIONS AND AREAS ARE AS SURVEYED AT THE DATE INDICATED ON THE PLAN UNLESS OTHERWISE STATED.
- BOUNDARY POSITION HAS BEEN DETERMINED FROM PLANS MADE AVAILABLE AT NSW LAND AND PROPERTY INFORMATION AND AVAILABLE SURVEY MARKS AND MONUMENTS.
- POSITION OF BOUNDARIES MAY VARY TO SOME DEGREE OVER TIME.
- ONLY BOUNDARY LINE/S INDICATED BY A RED LINE HAVE BEEN SURVEYED.
- IF BOUNDARY POSITION IS CRITICAL, IT IS RECOMMENDED A FULL PLAN OF RE-DEFINITION IS CARRIED OUT AND LODGED WITH NSW LAND AND PROPERTY INFORMATION.
- LOT AREA SHOWN AS PER TITLE DIAGRAM UNLESS OTHERWISE STATED. CALCULATED AREA FROM BEARINGS AND DISTANCES SHOWN MAY DIFFER.
- CURRENT TITLE SEARCH SHOULD BE PERFORMED PRIOR TO ANY PLANNING OR WORKS BEING UNDERTAKEN TO CONFIRM EXISTENCE OR OTHERWISE OF EASEMENTS, RESTRICTIONS, COVENANTS OR ANY OTHER NOTIFICATIONS ON THE TITLE.
- DO NOT SCALE OFF THIS PLAN - RELATIONSHIP OF IMPROVEMENTS AND DETAIL TO BOUNDARIES IS DIAGRAMMATIC AND IF CRITICAL SHOULD BE CONFIRMED BY A FURTHER BOUNDARY SURVEY.
- THIS PLAN SHOULD NOT BE USED FOR ANY PURPOSE OTHER THAN TO IDENTIFY THE PARCEL OF LAND AND ITS ORIGINAL DIMENSIONS. THE DIMENSIONS SHOWN HEREON SHOULD NOT BE USED FOR BUILDING OR STRUCTURAL DESIGN PURPOSES WITHOUT FIRST VERIFYING WITH SUMMIT GEOMATIC PTY LTD THAT THE DIMENSIONS ARE SUITABLE FOR THAT PURPOSE.
- CONTOURS IF SHOWN ARE AN INDICATION OF THE TOPOGRAPHY AND SHOULD ONLY BE USED FOR PLANNING PURPOSES. IF DETAILED DESIGN IS TO BE UNDERTAKEN, SPOT LEVELS SHOULD BE USED.
- NO SERVICE SEARCH HAS BEEN UNDERTAKEN. SERVICES SHOWN ARE BASED ON SURFACE INDICATORS EVIDENT AT THE DATE OF SURVEY DURING FIELD SURVEY & CHARTED AS A GUIDE TO THE POSITION & NATURE OF THE SERVICE.
- BEFORE STARTING ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT PERSON SHOULD MAKE AN INDEPENDENT AND UPDATED ENQUIRY OF TIAL BEFORE YOU DIG (PHIND) AND ANY RELEVANT SERVICE PROVIDERS TO ASCERTAIN THE EXISTENCE OF FURTHER SERVICES (IF ANY) AND THE ACCURATE LOCATION OF THOSE NOT ABLE TO HAVE BEEN SURVEYED AT THE TIME OF PREPARING THIS PLAN (OR DATA).
- NO RESPONSIBILITY CAN BE ACCEPTED BY SUMMIT GEOMATIC PTY LTD FOR ANY DAMAGE CAUSED TO ANY UNDERGROUND SERVICE OR ANY LOSS OR INJURY SO SUFFERED IF ENQUIRY AND VERIFICATION HAVE NOT BEEN COMPLETED IN ACCORDANCE WITH THIS NOTE.
- ONLY VISIBLE SERVICES AND FEATURES EVIDENT AT THE DATE OF SURVEY HAVE BEEN OBSERVED.
- FLOOR LEVEL HAS BEEN TAKEN AT ACCESSIBLE POINT INDICATED. (see THRESHOLD) INTERNAL FLOOR LEVELS MAY DIFFER FROM INDICATED LEVEL AND SHOULD BE CONFIRMED IF CRITICAL.
- RIDGE, EAVE AND GUTTER HEIGHTS HAVE BEEN OBTAINED BY AN INDIRECT METHOD AND ARE ACCURATE FOR PLANNING PURPOSES ONLY.
- ADJOINING BUILDINGS AND DWELLINGS HAVE BEEN PLOTTED FOR DIAGRAMMATIC PURPOSES ONLY.
- THE SPREAD AND HEIGHT OF EACH TREE IS INDICATIVE ONLY.
- ORIENTATION IS ON MAP GRID OF AUSTRALIA (M.G.A.).
- AUSTRALIAN HEIGHT DATUM (AHD) HAS BEEN OBTAINED FROM GPS OBSERVATIONS UTILISING SMARTNET. IT AND HEIGHT IS CRITICAL ADDITIONAL SURVEY CONNECTION TO LOCAL CO-ORDINATE MARKS SHOULD BE MADE.
- THIS NOTE IS AN INTEGRAL PART OF THIS PLAN/DATA. REPRODUCTION OF THIS PLAN OR ANY PART OF IT WITHOUT THIS NOTE BEING INCLUDED IN FULL WILL RENDER THE INFORMATION SHOWN ON SUCH REPRODUCTION INVALID AND NOT SUITABLE FOR USE.

LEGEND:

TR/S/0.2/15 = TREE 'S' Radius Spread / 0.2m Dia Trunk / 15m High
DT: DOOR TOP
DS: DOOR SILL
DD: OPEN DRAIN/CHANNEL
WT: WINDOW TOP
WS: WINDOW SILL
AW: AWNING
GUT: TOP OF GUTTER
CL: CLOTHES LINE
RL: REDUCED LEVEL
FL: FLOOR LEVEL
PP: POWER POLE
SV: STOP VALVE
WM: WATER METER
GAS: GAS METER
GASV: GAS VALVE
HYD: HYDRANT
SLH: SEWER LAMP HOLE
SMH: SEWER MANHOLE
GRT: GRATED PIT
EBR: ELECTRICITY BOX
TPIL: TELECOMMUNICATION PILLAR
TPIT: TELECOMMUNICATION PIT
SVENT: SERVICE VENT
BRET: BOTTOM OF RETAINING WALL
TRET: TOP OF RETAINING WALL

--- APPROXIMATE BOUNDARY POSITION ONLY.
--- SURVEYED BOUNDARY POSITION.
--- DENOTES GAS LINE
--- DENOTES OVER HEAD WIRE
--- DENOTES ELECTRICITY CABLE (UNDER GROUND)
--- DENOTES SEWER LINE
--- DENOTES TELSTRA LINE
--- DENOTES WATER MAIN

Total Area 1.265 HA (By Survey)

Number	Chord Bearing	Chord Distance	Arc Length	Radius
①	19°48'20"	11.175	11.310	21.335
②	225°28'40"	11.095	11.155	30.48
③	265°33'10"	6.025	6.305	6.095

Scale: 1:300
0 5m 10m 15m 20m 30m

CLIENT: Silver Pond Investments Pty Ltd ATF The Silver Pond Unit Trust
C/O: Urban Possible Pty Ltd
L 9, 50 Carrington Street
Sydney, NSW 2000

Revisions:

ISSUE	DATE	AMENDMENT	BY
A	12/08/2016	Drawing Issued	PN
B			
C			
D			

LOT 15-34, 1-2 A-B-A-B SECTION: As Shown
BY DP 7259, 105732, 345135, 411375
TITLE: See Title Search
L.G.A.: LANE COVE
PARISH: WILLOUGHBY
COUNTY: CUMBERLAND

SURVEYOR: SS
DRAWN BY: SS
CHKD BY: PN
DATE OF SURVEY: July-Aug 2016
LEVEL DATUM: AHD
ORIGIN: SS 86104
ORIGIN RL: 51.845
SOURCE: SCIMS 22/07/2016
CONTOUR INTERVAL: 0.5m

PLAN OF DETAIL AND LEVELS Over Lots 15-34 of Section 3 in DP 7259, Lots 1-2 in DP 105732, Lots A-B in DP 345135 & Lots A-B in DP 411375
No's. 21-41 Canberra Ave. & No's. 18-32 Holdsworth Ave, St Leonards, NSW
ORIENTATION: M.G.A. (see note)
SCALE: 1:300 @ A0

summit GEOMATIC
REGISTERED CONSULTING SURVEYORS
LIABILITY LIMITED BY A SCHEME APPROVED UNDER PROFESSIONAL STANDARDS LEGISLATION

SUMMIT GEOMATIC PTY LTD
408/1108/16101
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PH: (02) 9638 3155 FAX: (02) 9638 3177
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http://www.summitgeo.com.au

JOB REF: 4718
REV No: A
SHEET 1 OF 4

20
Sec. 2
DP 7259

21
Sec. 2
DP 7259

26
Sec. 3
DP 7259

24
Sec. 3
DP 7259

23
Sec. 3
DP 7259

22
Sec. 3
DP 7259

1
DP 181797

Number	Chord Bearing	Chord Distance	Arc Length	Radius
①	19°48'20"	11.175	11.310	21.335
②	225°28'40"	11.095	11.155	30.48
③	265°35'10"	6.025	6.305	6.095

FOR NOTES
SEE SHEET 1
Scale: 1:100
0 1m 2m 3m 4m 5m 10m

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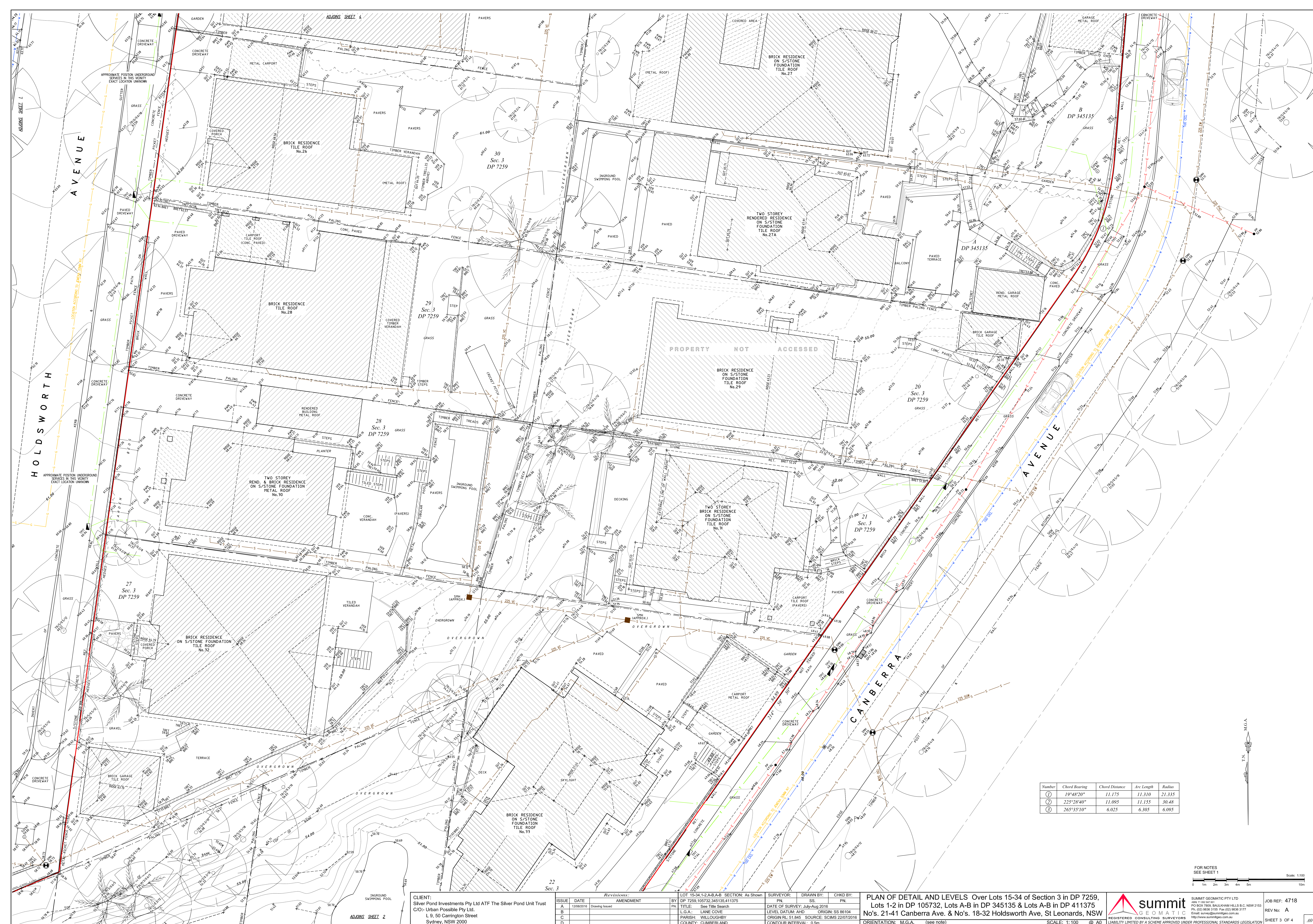
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LEVEL DATUM: AHD
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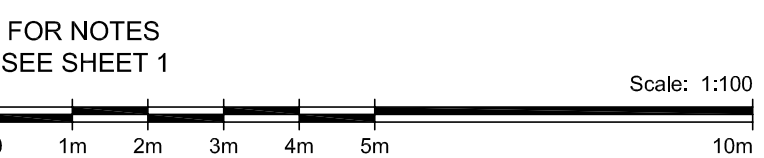
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JOB REF: 4718
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SHEET 2 OF 4



Number	Chord Bearing	Chord Distance	Arc Length	Radius
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COUNTY: CUMBERLAND

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CHKD BY: PN
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