

TOTAL SITE AREA 1.558ha

- LEGEND:**
- BIT = BITUMEN
  - CL = CENTRELINE
  - CON = CONCRETE
  - CPT = COMMUNICATIONS PIT
  - HYD = HYDRANT
  - PP = POWER POLE
  - SMH = SEWER MAN HOLE
  - SSM = STATE SURVEY MARK
  - SVA = STOP VALVE
  - TPH = TELSTRAPIT
  - TSP = TRAFFIC SIGNAL PIT
  - WV = WATER VALVE

PRELIMINARY TITLE INVESTIGATIONS INDICATE THAT THE SUBJECTS LOTS ARE SUBJECT TO THE FOLLOWING:

**LOT 2 IN DEPOSITED PLAN 205816**

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 689677 LAND EXCLUDES MINERALS

**LOT 31 IN DEPOSITED PLAN 597909**

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 689677 LAND EXCLUDES MINERALS
- DP597909 RIGHT OF CARRIAGEWAY AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- DP597909 EASEMENT FOR SERVICES AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- DP597909 EASEMENT TO DRAIN WATER APPURTENANT TO THE LAND ABOVE DESCRIBED
- DP597909 RESTRICTIONS(S) ON THE USE OF LAND

**LOT 1 IN DEPOSITED PLAN 205816**

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 689677 LAND EXCLUDES MINERALS
- H96509 COVENANT (NOT INVESTIGATED)

**LOT 1 IN DEPOSITED PLAN 530188**

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- LAND EXCLUDES MINERALS (S 141 PUBLIC WORKS ACT, 1912) AS REGARDS PART OF THE LAND ABOVE DESCRIBED FORMERLY IN VOL 5105 FOL 225
- 621149 LAND EXCLUDES MINERALS

**LOT 3 IN DEPOSITED PLAN 6620**

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 621149 LAND EXCLUDES MINERALS
- AT11908 CAVEAT BY WWA1 PTY LTD (NOT INVESTIGATED)

**LOT 4 IN DEPOSITED PLAN 6620**

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 621149 LAND EXCLUDES MINERALS
- AT119094 CAVEAT BY WWA1 PTY LTD (NOT INVESTIGATED)

**LOT 7 IN DEPOSITED PLAN 6620**

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 621149 LAND EXCLUDES MINERALS AND IS SUBJECT TO RIGHTS TO MINE

**LOT 9 IN DEPOSITED PLAN 6620**

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 621149 LAND EXCLUDES MINERALS
- M234279 EASEMENT FOR DRAINAGE AFFECTING THAT PART OF THE LAND ABOVE DESCRIBED SHOWN AS 6 FEET WIDE IN PLAN WITH M234279

**LOT 18 IN DEPOSITED PLAN 665517**

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 621149 LAND EXCLUDES MINERALS AND IS SUBJECT TO RIGHTS TO MINE

**LOT 19 IN DEPOSITED PLAN 6620**

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 621149 LAND EXCLUDES MINERALS
- AT119097 CAVEAT BY WWA1 PTY LTD (NOT INVESTIGATED)

**LOT 20 IN DEPOSITED PLAN 6620**

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 621149 LAND EXCLUDES MINERALS
- C485389 COVENANT (NOT INVESTIGATED)
- AT119145 CAVEAT BY WWA1 PTY LTD (NOT INVESTIGATED)

**LOT 32 IN DEPOSITED PLAN 597909**

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 689677 LAND EXCLUDES MINERALS
- DP597909 RIGHT OF CARRIAGEWAY APPURTENANT TO THE LAND ABOVE DESCRIBED
- DP597909 EASEMENT FOR SERVICES APPURTENANT TO THE LAND ABOVE DESCRIBED
- DP597909 EASEMENT TO DRAIN WATER AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- DP597909 RESTRICTIONS(S) ON THE USE OF LAND

**LOT 51 IN DEPOSITED PLAN 562006**

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 621149 LAND EXCLUDES MINERALS AND IS SUBJECT TO RIGHTS TO MINE
- DP562006 RIGHT OF CARRIAGEWAY AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- DP562006 EASEMENT FOR SERVICES AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- DP562006 RIGHT OF CARRIAGEWAY APPURTENANT TO THE LAND ABOVE DESCRIBED
- DP562006 EASEMENT FOR SERVICES APPURTENANT TO THE LAND ABOVE DESCRIBED
- DP562006 EASEMENT FOR SEWERAGE APPURTENANT TO THE LAND ABOVE DESCRIBED
- AS89224 CAVEAT BY ELEVARE PAY EASY PTY LTD (NOT INVESTIGATED)

**LOT 52 IN DEPOSITED PLAN 562**

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 621149 LAND EXCLUDES MINERALS AND IS SUBJECT TO RIGHTS TO MINE
- DP562006 RIGHT OF CARRIAGEWAY AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- DP562006 EASEMENT FOR SERVICES AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- DP562006 RIGHT OF CARRIAGEWAY APPURTENANT TO THE LAND ABOVE DESCRIBED
- DP562006 EASEMENT FOR SERVICES APPURTENANT TO THE LAND ABOVE DESCRIBED
- DP562006 EASEMENT FOR SEWERAGE AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN AS EASEMENT FOR SEWERAGE PURPOSES OVER EXISTING LINE OF PIPES IN THE TITLE DIAGRAM
- DP562006 RESTRICTIONS(S) ON THE USE OF LAND

**LOT 61 IN DEPOSITED PLAN 234976**

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- DP234976 RIGHT OF CARRIAGEWAY AND EASEMENT FOR SERVICES AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- DP234976 EASEMENT TO DRAIN SEWAGE APPURTENANT TO THE LAND ABOVE DESCRIBED
- 621149 LAND EXCLUDES MINERALS
- DP562006 RIGHT OF CARRIAGEWAY AFFECTING THE PART OF THE LAND ABOVE DESCRIBED 9 FEET WIDE SHOWN IN DP562006
- DP562006 EASEMENT FOR SERVICES AFFECTING THE PART OF THE LAND WITHIN DESCRIBED 9 FEET WIDE SHOWN IN DP562006

**LOT 62 IN DEPOSITED PLAN 234976**

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- DP234976 EASEMENT TO DRAIN SEWAGE AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN AS EASEMENT TO DRAIN SEWAGE OVER THE SITE OF EXISTING A SEWAGE PIPELINE IN DP234976
- DP234976 RIGHT OF CARRIAGEWAY AND EASEMENT FOR SERVICES APPURTENANT TO THE LAND ABOVE DESCRIBED
- 621149 LAND EXCLUDES MINERALS
- DP562006 RIGHT OF CARRIAGEWAY AFFECTING THE PART OF THE LAND WITHIN DESCRIBED 9 FEET WIDE SHOWN IN DP562006
- DP562006 EASEMENT FOR SERVICES AFFECTING THE PART OF THE LAND WITHIN DESCRIBED 9 FEET WIDE SHOWN IN DP562006

**LOT A IN DEPOSITED PLAN 404998**

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 621149 LAND EXCLUDES MINERALS
- H141353 COVENANT (NOT INVESTIGATED)

**LOT B IN DEPOSITED PLAN 404998**

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 621149 LAND EXCLUDES MINERALS
- AA477523 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA
- AT119143 CAVEAT BY WWA1 PTY LTD (NOT INVESTIGATED)

**LOT C IN DEPOSITED PLAN 404998**

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- AT119144 CAVEAT BY WWA1 PTY LTD (NOT INVESTIGATED)

**STRATA PLAN NO. 78046**

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- ATTENTION IS DIRECTED TO THE RETIREMENT VILLAGE SCHEMES MODEL BYLAWS CONTAINED IN THE STRATA SCHEMES MANAGEMENT REGULATION APPLICABLE AT THE DATE OF REGISTRATION OF THE SCHEME
- 621149 LAND EXCLUDES MINERALS
- AA565147 EASEMENT FOR DRAINAGE 1.83 WIDE AFFECTING THE PART SHOWN AS DRAINAGE EASEMENT 6 FT WIDE IN THE TITLE DIAGRAM
- SP78046 POSITIVE COVENANT REFERRED TO AND NUMBERED 1 IN S.888 INSTRUMENT (NOT INVESTIGATED)
- SP78046 RESTRICTIONS(S) ON THE USE OF LAND REFERRED TO AND NUMBERED 2 IN S.888 INSTRUMENT

**NOTES:**

- CONTOUR INFORMATION DERIVED FROM LIDAR DATA CAPTURED BETWEEN 12-04-2020, OBTAINED FROM NSW SPATIAL SERVICES.
- SPOT LEVELS SHOWN BY FIELD SURVEY - THESE ARE PRIMARILY TO VERIFY LIDAR CONTOURS AND OBTAIN LEVELS AT SPECIFIC CRITICAL LOCATIONS.
- AERIAL IMAGERY VIDE NEARMAP DATED 04/04/2024.
- ALL BYDA SERVICES SHOWN ARE APPROXIMATE POSITION ONLY.
- A BASIC BOUNDARY SURVEY HAS BEEN UNDERTAKEN SUITABLE FOR COUNCIL DA SUBMISSION
- (TITLE DIMENSIONS ONLY) - BOUNDARY DEFINITION IS SUBJECT TO FURTHER SURVEY.
- IF CONSTRUCTION IS INTENDED TO BE UNDERTAKEN ON OR ADJACENT TO PROPERTY BOUNDARIES THE BOUNDARIES OF THE LAND MUST BE MARKED ON THE BUILDING SETOUT.
- THIS SURVEY IS FOR DESIGN PURPOSES OF THE SUBJECT LAND ONLY. THIS PLAN MUST NOT BE USED FOR ANY OTHER MATTER, PURPOSE OR CONSTRUCTION SETOUT.
- THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF PACIFIC PLANNING PTY LTD.
- RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY. WHERE OFFSETS ARE CRITICAL, THEY SHOULD BE CONFIRMED BY FURTHER SURVEY.
- EXCEPT WHERE SHOWN BY DIMENSION LOCATION OF DETAIL WITH RESPECT TO BOUNDARIES IS INDICATIVE ONLY.
- VISIBL AND UNDERGROUND SERVICES HAVE NOT BEEN LOCATED. BEFORE YOU DIG AUSTRALIA (www.beyda.com.au) SHOULD BE USED AND A FULL UTILITY INVESTIGATION, INCLUDING A UTILITY LOCATION SURVEY, SHOULD BE UNDERTAKEN BEFORE CARRYING OUT ANY CONSTRUCTION ACTIVITY IN OR NEAR THE SURVEYED AREA.
- THE INFORMATION IS ONLY TO BE USED AT A SCALE ACCURACY OF 1:250 OR AS NOTED.
- DO NOT SCALE OFF THIS PLAN / FIGURED DIMENSIONS TO BE TAKEN IN REFERENCE TO SCALE READINGS.
- COPYRIGHT © CMS SURVEYORS 2024.
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- THIS NOTICE MUST NOT BE ERASED.

**LEGEND 2: (SEE NOTES 2)**

- PLOTTED FROM BEFORE YOU DIG AUSTRALIA (BYDA) PLANS
- C\* = COMMUNICATIONS LINES (UNDERGROUND) PLOTTED FROM TELSTRA & NBN DIAGRAMS, APPROXIMATE POSITION ONLY.
  - EL\* = ELECTRICITY LINES (UNDERGROUND) PLOTTED FROM SERVICE DIAGRAMS, APPROXIMATE POSITION ONLY.
  - EO\* = ELECTRICITY LINES (OVERHEAD), APPROXIMATE POSITION ONLY.
  - G\* = GAS LINES (UNDERGROUND) PLOTTED FROM SERVICE DIAGRAMS, APPROXIMATE POSITION ONLY.
  - SD\* = TRAFFIC SIGNAL LINES (UNDERGROUND) PLOTTED FROM SERVICE DIAGRAMS, APPROXIMATE POSITION ONLY.
  - S\* = SEWER LINES (UNDERGROUND) PLOTTED FROM SERVICE DIAGRAMS, APPROXIMATE POSITION ONLY.
  - SW\* = STORMWATER LINES (UNDERGROUND), APPROXIMATE POSITION ONLY.
  - W\* = WATER MAIN (UNDERGROUND) PLOTTED FROM SERVICE DIAGRAMS, APPROXIMATE POSITION ONLY.

**NOTES 2**

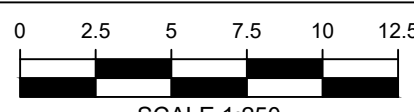
- THE PURPOSE OF THIS PLAN IS FOR DESIGN ONLY. CURRENT PLANS ISSUED BY SERVICE PROVIDERS THROUGH 'BEFORE YOU DIG AUSTRALIA' ARE STILL REQUIRED. CONTRACTORS AND SUBCONTRACTORS WILL NEED TO EXERCISE THEIR OWN 'DUTY OF CARE' AND SHOULD MAKE THEIR OWN BEFORE YOU DIG AUSTRALIA ENQUIRY BEFORE EXCAVATION/CONSTRUCTION. YOU MUST ENSURE 'BEFORE YOU DIG AUSTRALIA' ARE CURRENT AS THEY HAVE VARYING EXPIRATION DATES, AND MAY REQUIRE RE-ISSUE OTHERWISE THE INFORMATION ON THIS PLAN MAY NO LONGER BE CURRENT.
- WARNING: THE DIAGRAMS OF THE SERVICE PROVIDER MAY NOT DEPICT ALL ASSETS WITHIN THEIR NETWORK AND SERVICE PROVIDERS MAY SHARE CONDUITS AND/OR TRENCHES. SINGLE MARKED LINES MAY REPRESENT MULTIPLE CONDUITS, PIPES AND/OR CABLES AT THIS LOCATION. WE RECOMMEND NON-DESTRUCTIVE DIGGING/POTHOLING TO ENSURE SERVICES FOR ACCURATE IDENTIFICATION AND DEPTH. CAUTION: UTILITIES PLOTTED ON THE PLAN THAT TERMINATE IN THE SPECIFIED AREA MAY GO TO FEATURES THAT HAVE NOT BEEN SHOWN ON THE BYDA DIAGRAMS. THE RISK REMAINS WITH THE CLIENT AND/OR SUB CONTRACTOR AND THEIR RESPONSIBILITY TO EXERCISE CAUTION AT ALL TIMES.

**SUBSURFACE UTILITY INFORMATION**

SUBSURFACE UTILITY INFORMATION (SUI) ASS488 CLASSIFICATION  
QUALITY LABELLING UTILITY INFORMATION BY A CLASSIFICATION CODE ALLOWS THE USER OF THIS INFORMATION TO UNDERSTAND CLEARLY HOW THE INFORMATION WAS COLLECTED AND THEN PLACE AN APPROPRIATE AMOUNT OF RELIANCE ON IT. PROJECT RISKS RELATED TO UNDERGROUND UTILITIES CAN THEN BE PROPERLY MANAGED.

QUALITY D:  
INFORMATION IS THE MOST BASIC LEVEL OF UTILITY LOCATIONS USING ONLY INFORMATION BASED ON EXISTING BEFORE YOU DIG AUSTRALIA PLANS OR OTHER RECORDS AND BY MEASURING BOUNDARY OFFSETS ETC. THIS METHOD OF UTILITY LOCATION SHOULD ALWAYS BE TREATED AS AN INDICATION OF THE PRESENCE OF A SERVICE ONLY AND SHOULD NOT BE USED FOR DESIGN. TOLERANCE DOES NOT APPLY TO AN INDICATIVE LOCATION THAT IS ATTRIBUTED TO QUALITY LEVEL D.

1 FIRST ISSUE 17/04/2024



**HORIZONTAL DATUM:**  
CO-ORDINATE SYSTEM: MGA56 - GDA2020  
MARKS ADOPTED: GNSS VERIFIED AT SSM35767

**VERTICAL DATUM:**  
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)  
B.M. ADOPTED: SSM 35767  
R.L. 26.696 (CLASS L.C.)  
SOURCE: S.C.I.M.S. (27/03/2024)

**CLIENT:**

PACIFIC PLANNING PTY LTD

**LGA: SUTHERLAND SHIRE**

**DESKTOP SITE INVESTIGATION FOR  
CONCEPT PLANNING - CNR  
WOOLLOOWARE ROAD & KINGSWAY  
WOOLLOOWARE, NSW, 2230**

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SURVEYED	DRAWN	CHECKED	APPROVED
HC	ABS	CL	DL
SURVEY INSTRUCTION 23317	SCALE 1:1250@A1	DATE OF SURVEY 02/04/2024	
DRAWING NAME 23317detail		SHEET 2 OF 2	ISSUE 1
CAD FILE 23317desktop plan GDA2020.dwg			