Garth,

I provide the following commentary regarding site details, easements and services for the project.

SITE

Lot 8 DP 1191647 being 39-55 Oratava Ave West Pennant Hills
Lot 3 DP 1096405 being 570 Pennant Hills Rd West Pennant Hills

I refer to C&R plan 1675 T02 [02] for a description of existing easements over the site.

Lot 8 DP 1191647 is burdened by the following easements & services.

A – Easement for Water Supply 6.095 wide over existing 600mm dia water main across the site (to be relocated)

B – Easement to Drain Water Variable Width across original pipe system and driveways as construed adjacent to southern boundary as part of original subdivision (these easements will need to be modified as part of the over all development)

C – Easement to Drain Water 1 wide over existing inter allotment drainage on northern boundary.

D – Easement to Drain Water & Sewerage over the whole of Lot 8 to benefit Lot 21 DP 852577.

The site also contains existing Sydney Water sewer mains across the site that were constructed as part of the original subdivision. Refer attached Sydney Water plans.

These sewers will need to be modified as part of the development.

The other driveways & services currently on the site were constructed as part of the year 2000 subdivision. As these works were not completed and subject to a subdivision certificate easements for these works were not created at the LPI.

Again these works will need to be removed as part of the project redevelopment.

Regards,

Andrew Halmarick - Director

E ahalmarick@crhodes.com.au  D 02 8752 9204  M 0408 466 751  P 02 9869 1855  F 02 9869 2341
A Suite 400, Level 4, 16-18 Cambridge Street, Epping NSW 2121
PO Box 233, Epping NSW 1710  DX 4408 Epping  ABN 77 050 209 991
Survey Notes:-

Location of structures approximate only.
The levels and details on this plan have been determined by stadia methods and are within the general accepted accuracies for such surveys. All set out levels must be referred to the bench mark.

Bearings and Distances are by deed only and are subject to Final Survey. Except where shown by dimension, the relationship of improvements to boundaries is diagrammatic only. The true positions are subject to Final Survey.

Tree sizes are estimates and indicative only.

Services and utilities shown have been located by physical evidence and/or by reference to service plans from the relevant authorities. Subsurface utility information shown in accordance with AS5488-2013 QL-D. Pits may not have been opened to verify the type of utility. Excavation has not been carried out to confirm underground location. Service details should be confirmed with the relevant service authority during design and prior to commencement of construction.

As part of your duty of care, please contact the following where necessary:-

Ausgrid Ph. 131535
Dial Before You Dig Ph. 1100
Endeavour Energy Ph. 131081
Jemena Gas Company Ph. 131245
NBN Ph. 1800 881 816
Optus Communications Ph. 1800 505 777
Sydney Water Ph. 132092
Telstra Corporation Ph. 132203

This plan has been prepared for the exclusive use of the principal as listed in the title block. Any construction on or near the boundaries will require further survey so that marks defining boundaries can be placed. All set out levels must be referred to the bench mark.

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These notes must not be erased.

NOTE:

PRELIMINARY PLAN ONLY. DIMENSIONS SHOWN AS PER REGISTERED DEPOSITED PLAN. LOT DIMENSIONS AND AREAS SUBJECT TO SURVEY & REGISTRATION BY THE FINAL PLAN AT LPI NSW.

ORIGIN OF LEVELS:

SSM26694 R.L. 147.745 (A.H.D.) VIDE SCIMS DATED 02-12-1998
THE HILLS SHIRE COUNCIL

APPROVED DEVELOPMENT PLAN

DEVELOPMENT CONSENT NO.

249/2014/2A

NOTE:

ALL DIMENSIONS AND AREAS ARE APPROXIMATE AND SUBJECT TO FINAL SURVEY.

DISCLAIMER OF LIABILITIES TO ANY THIRD PARTIES: THIS PLAN IS MADE SOLELY FOR THE USE AND BENEFIT OF THE CLIENT NAMED ABOVE AND NO LIABILITY OR RESPONSIBILITY WHATSOEVER IS ACCEPTED TO ANY THIRD PARTY WHO MAY RELY ON THIS PLAN WHOLLY OR IN PART. ANY THIRD PARTIES ACTING OR RELYING OF THIS PLAN WHETHER WHOLLY OR IN PART ARE IN BREACH OF OUR COPYRIGHT AND DO SO AT THEIR OWN RISK.
'A' - EASEMENT FOR WATER SUPPLY PURPOSES 6.095 WIDE VIDE TRANSFER No's F16150 & D914994
'B' - EASEMENT TO DRAIN WATER 1 WIDE VIDE DP 852577
'C' - RIGHT OF CARRIAGEWAY & EASEMENT TO DRAIN WATER VARIABLE WIDTH
'D' - RIGHT OF CARRIAGEWAY & EASEMENT FOR SERVICES VARIABLE WIDTH
'E' - RIGHT OF CARRIAGEWAY, EASEMENT FOR SERVICES & EASEMENT TO DRAIN WATER VARIABLE WIDTH
'F' - RIGHT OF CARRIAGEWAY, EASEMENT FOR SERVICES & EASEMENT TO DRAIN WATER 8.2 WIDE
'G' - PROPOSED EASEMENT TO DRAIN WATER 1 WIDE
'H' - PROPOSED EASEMENT TO DRAIN WATER 1.5 WIDE
'I' - EASEMENT TO DRAIN WATER 3 WIDE & VARIABLE
'J' - PROPOSED EASEMENT FOR UNDERGROUND CABLES VARIABLE WIDTH
'K' - PROPOSED EASEMENT FOR UNDERGROUND CABLES 8.2 WIDE
'L' - EASEMENT TO DRAIN WATER 8.2 WIDE

THE HILLS SHIRE COUNCIL
APPROVED DEVELOPMENT PLAN
DEVELOPMENT CONSENT NO. 248/2014/ZA

Please refer to conditions of Development Consent for the details of the required inspections and other matters which must be complied with.

NOTE:
ALL DIMENSIONS AND AREAS ARE APPROXIMATE AND SUBJECT TO FINAL SURVEY.
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chadwickcheng
consulting surveyors

PENNANT HILLS ROAD

ORATAVA ROAD

STAGE 2

STAGE 2

PLAN OF SUBDIVISION OF LOT 6 IN DP 829694
AND LOT 18 IN DP 10149
AT 45-55 ORATAVA RD & 572 PENNANT HILLS RD,
WEST PENNANT HILLS
AS AMENDED FROM DA 55070

REFERENCE
33042 / DS

DATE: 20.08.2013
J & M PAPALUCA
PRINCIPAL:

SKILL: 1.800

M S FINE ARTS

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