

ADAM CLERKE SURVEYORS PTY LTD  
Incorporating PAUL KEEN & COMPANY  
LAND & ENGINEERING SURVEYORS  
38 KEVIN AVENUE, AVALON 2107  
TEL...9918 4111

PLAN OF PROPOSED SUBDIVISION OF  
LOT 1 IN D.P.

876 PITTWATER ROAD, DEE WHY

DATE... 25/03/21      REF... 7917  
SCALE... 1:250      DATUM... A.H.D

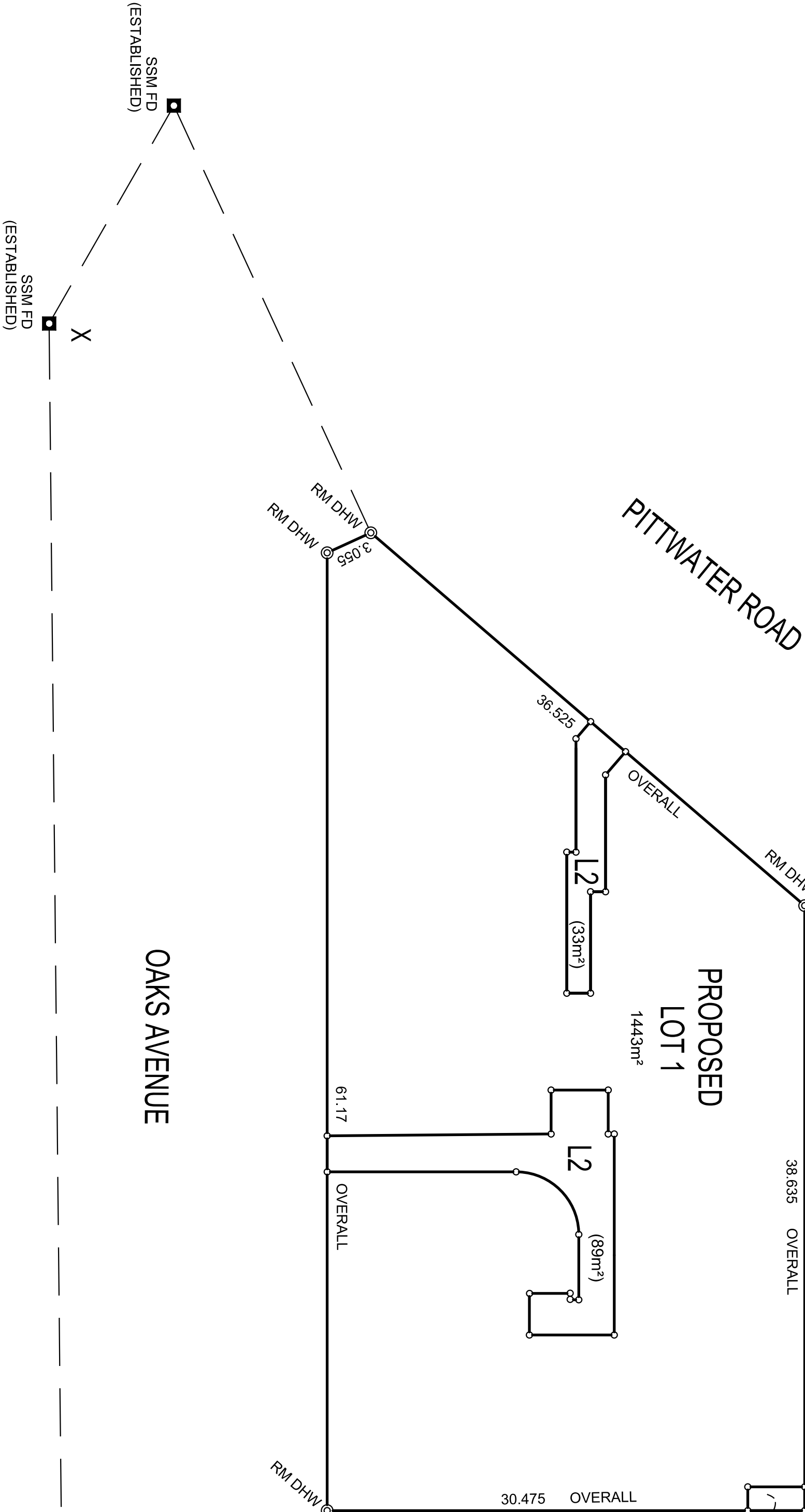
PLAN FOR DEVELOPMENT APPLICATION  
PLANS & AREAS SCALED FROM  
ARCHITECTS PLANS AND ARE  
SUBJECT TO FINAL DESIGN & SURVEY

| HEIGHT DIFFERENCE SCHEDULE |    |                   |                        |  |
|----------------------------|----|-------------------|------------------------|--|
| FROM                       | TO | HEIGHT DIFFERENCE | METHOD                 |  |
|                            |    |                   | DIFFERENTIAL LEVELLING |  |
|                            |    |                   | DIFFERENTIAL LEVELLING |  |
|                            |    |                   | DIFFERENTIAL LEVELLING |  |
|                            |    |                   | HEIGHT DATUM: AHD71    |  |

| HEIGHT SCHEDULE                                  |           |       |       |                         |
|--|-----------|-------|-------|-------------------------|
| MARK   | AHD VALUE | CLASS | ORDER | HEIGHT DATUM VALIDATION |
|  |           |       |       |                         |
|  |           |       |       |                         |
|  |           |       |       |                         |
| DATE OF SCIMS AHD VALUES:<br>HEIGHT DATUM: AHD71 |           |       |       |                         |

S.P. 76355

| CO-ORDINATE SCHEDULE   |                     |          |       |    |        |
|--|---------------------|----------|-------|----|--------|
| MARK   | M.G.A. CO-ORDINATES |          | CLASS | PU | METHOD |
|  | EASTING             | NORTHING |       |    |        |
|  |                     |          |       |    |        |
|  |                     |          |       |    |        |
| MGA CO-ORDINATES ADOPTED FROM SCIMS AS AT<br>COMBINED SCALE FACTOR =      ZONE :<br>MGA DATUM: GDA2020 |                     |          |       |    |        |



STREET LEVEL PLAN

GROUND FLOOR

Surveyor : Adam Clerke  
Date of Survey : 25/03/21  
Surveyor's Ref : 7917\_STRATUM

PLAN OF SUBDIVISION OF LOT 1 IN D.P.

LGA: NORTHERN BEACHES  
Locality : DEE WHY  
Subdivision No:  
Lengths are in metres. Reduction Ratio 1:250

S.P.76355

PITTWATER ROAD



PROPOSED  
LOT 2

OAKS AVENUE

BASEMENT LEVEL 3

S.P.76355

PITTWATER ROAD

PROPOSED  
LOT 2

OAKS AVENUE

BASEMENT LEVEL 4

NOTES:

L1... DENOTES PROPOSED LOT 1

- (A)... RIGHT OF CARRIAGEWAY VARIABLE WIDTH (LIMITED IN STRATUM)  
- DRIVEWAY
- (B)... EASEMENT FOR ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)  
- LOBBYS, FIRESTAIRS & LIFTS
- (C)... EASEMENT FOR SERVICES VARIABLE WIDTH (LIMITED IN STRATUM)  
- PRESSURISATION , EXHAUST , MECHANICAL & SERVICE RISERS
- (D)... EASEMENT FOR PARKING VARIABLE WIDTH (LIMITED IN STRATUM)
- (E)... EASEMENT FOR SERVICES VARIABLE WIDTH (LIMITED IN STRATUM)

VARIOUS EASEMENT FOR ACCESS, PRESSURISATION , EXHAUST,  
MECHANICAL, SERVICE RISERS & LIGHT WITHIN LOT 2 (FIRST TO EIGHTH  
FLOORS) (NOT SHOWN ON PLAN OR DRAFT SECTION 88B INSTRUMENT)

THE STRATUMS OF THE PROPOSED LOT 1 IS LIMITED IN HEIGHT AND  
UNLIMITED IN DEPTH

THE STRATUMS OF THE PROPOSED LOT 2 IS LIMITED IN DEPTH AND  
UNLIMITED IN HEIGHT

BASEMENT 4 - WHOLLY LOT 2  
BASEMENT 3 - PART OF LOTS 1 & 2

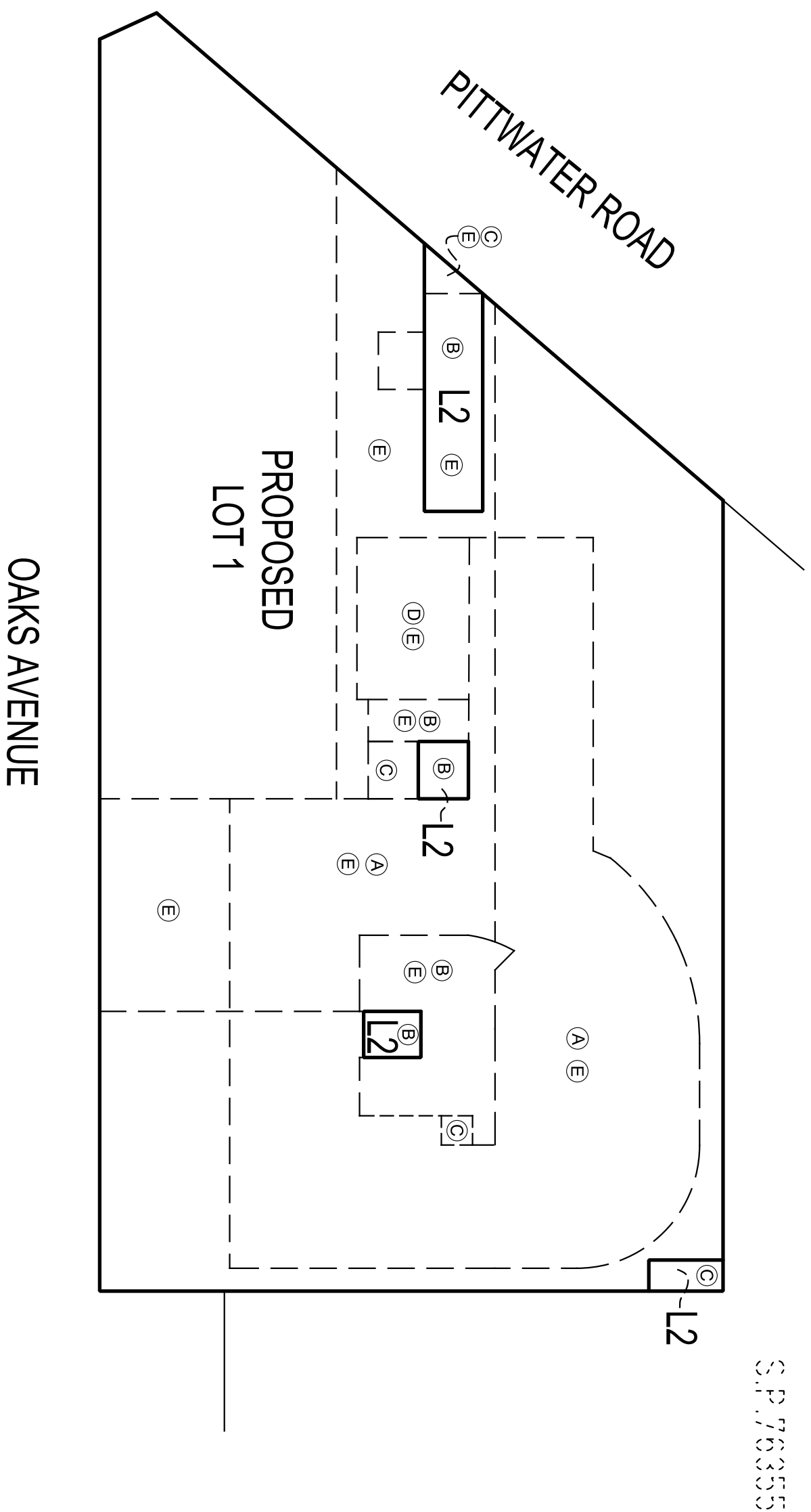
| TOTAL FOOT PRINT AREA<br>(BASEMENT LEVEL 3) |      | TOTAL FOOT PRINT AREA<br>(BASEMENT LEVEL 4) |        |
|---|------|---|--------|
| LOT   | AREA | LOT   | AREA   |
| 1   |      | 2   | 1571m² |
| 2   |      |   |        |

PLAN FOR DEVELOPMENT APPLICATION  
PLANS & AREAS SCALED FROM  
ARCHITECTS PLANS AND ARE  
SUBJECT TO FINAL DESIGN & SURVEY

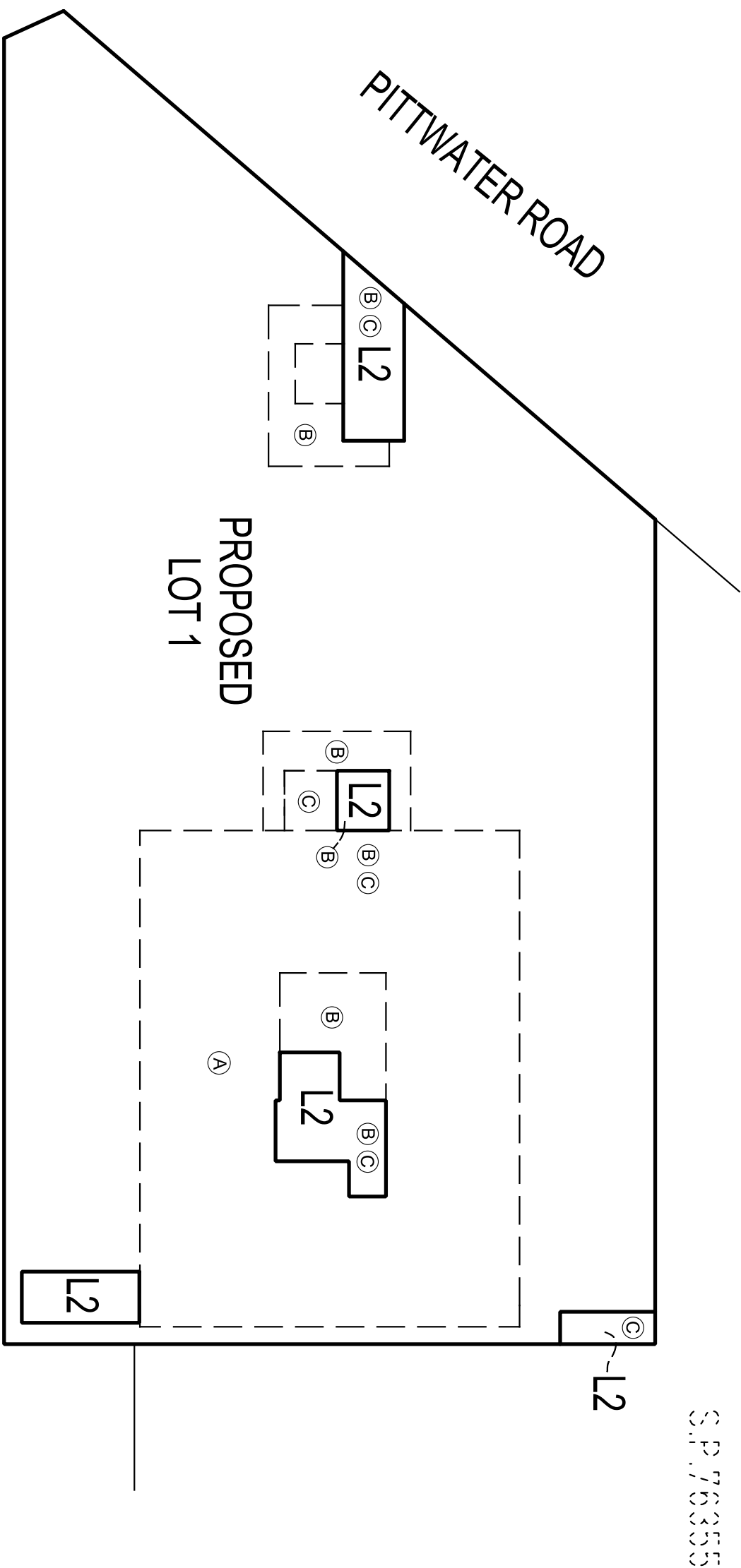
Surveyor : Adam Clerk  
Date of Survey : 25/03/21  
Surveyor's Ref : 7917\_STRATUM

PLAN OF SUBDIVISION OF LOT 1 IN D.P.

LGA: NORTHERN BEACHES  
Locality : DEE WHY  
Subdivision No:  
Lengths are in metres. Reduction Ratio 1:250



BASEMENT LEVEL 1



BASEMENT LEVEL 2

S.P. 76355

NOTES:

L2 ... DENOTES PROPOSED LOT 2

- (A)... RIGHT OF CARRIAGEWAY VARIABLE WIDTH (LIMITED IN STRATUM) - DRIVEWAY
- (B)... EASEMENT FOR ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) - LOBBYS, FIRESTAIRS & LIFTS
- (C)... EASEMENT FOR SERVICES VARIABLE WIDTH (LIMITED IN STRATUM) - PRESSURISATION, EXHAUST, MECHANICAL & SERVICE RISERS
- (D)... EASEMENT FOR PARKING VARIABLE WIDTH (LIMITED IN STRATUM)
- (E)... EASEMENT FOR SERVICES VARIABLE WIDTH (LIMITED IN STRATUM)

VARIOUS EASEMENT FOR ACCESS, PRESSURISATION, EXHAUST, MECHANICAL, SERVICE RISERS & LIGHT WITHIN LOT 2. (FIRST TO EIGHTH FLOORS) (NOT SHOWN ON PLAN OR DRAFT SECTION 888 INSTRUMENT)

THE STRATUMS OF THE PROPOSED LOT 1 IS LIMITED IN HEIGHT AND UNLIMITED IN DEPTH

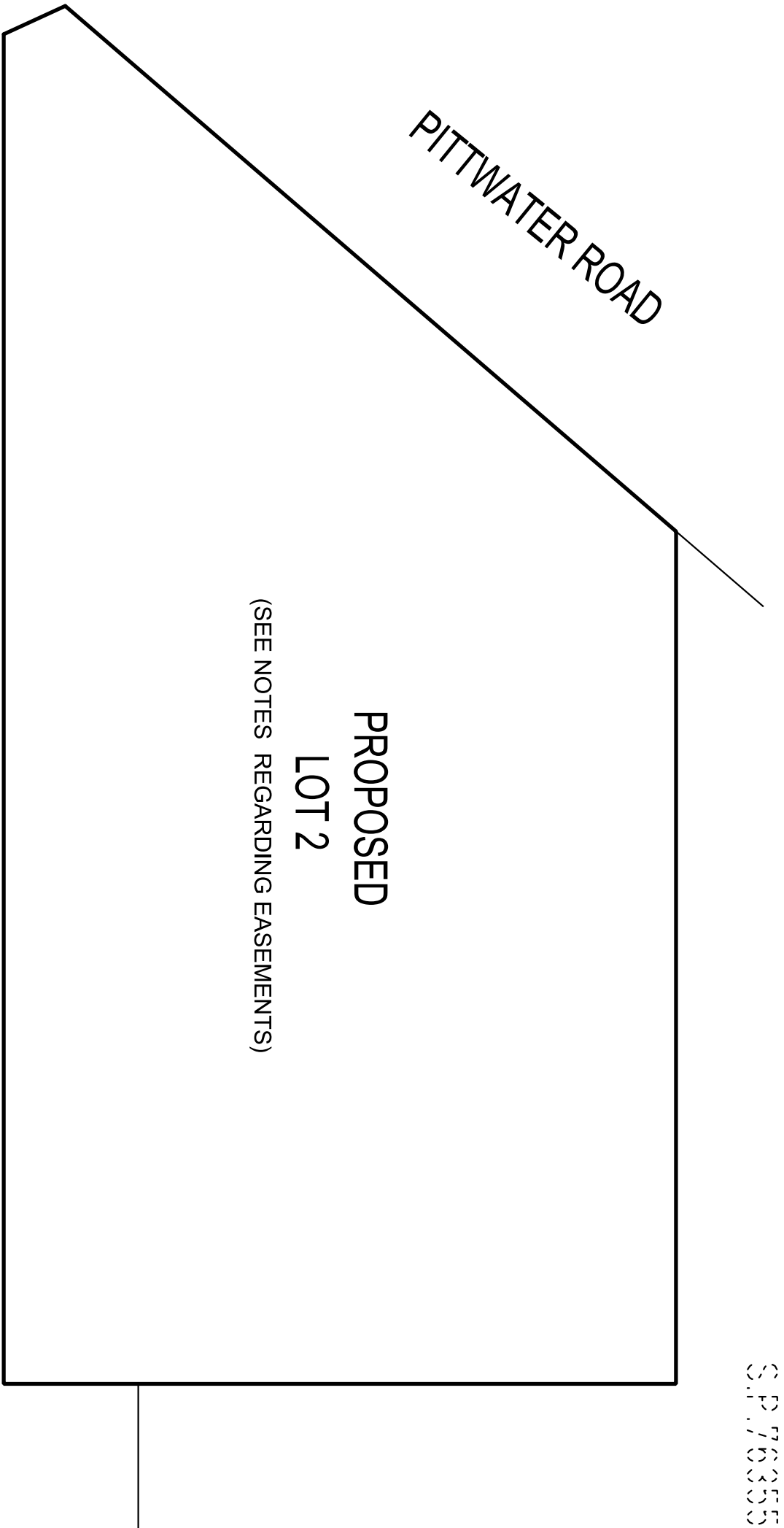
THE STRATUMS OF THE PROPOSED LOT 2 IS LIMITED IN DEPTH AND UNLIMITED IN HEIGHT

BASEMENT 2 - PART OF LOTS 1 & 2  
BASEMENT 1 - PART OF LOTS 1 & 2

| TOTAL FOOT PRINT AREA<br>(BASEMENT LEVEL 1) |      |  | TOTAL FOOT PRINT AREA<br>(BASEMENT LEVEL 2) |      |  |
|---|------|--|---|------|--|
| LOT   | AREA |  | LOT   | AREA |  |
| 1   |      |  | 1   |      |  |
| 2   |      |  | 2   |      |  |

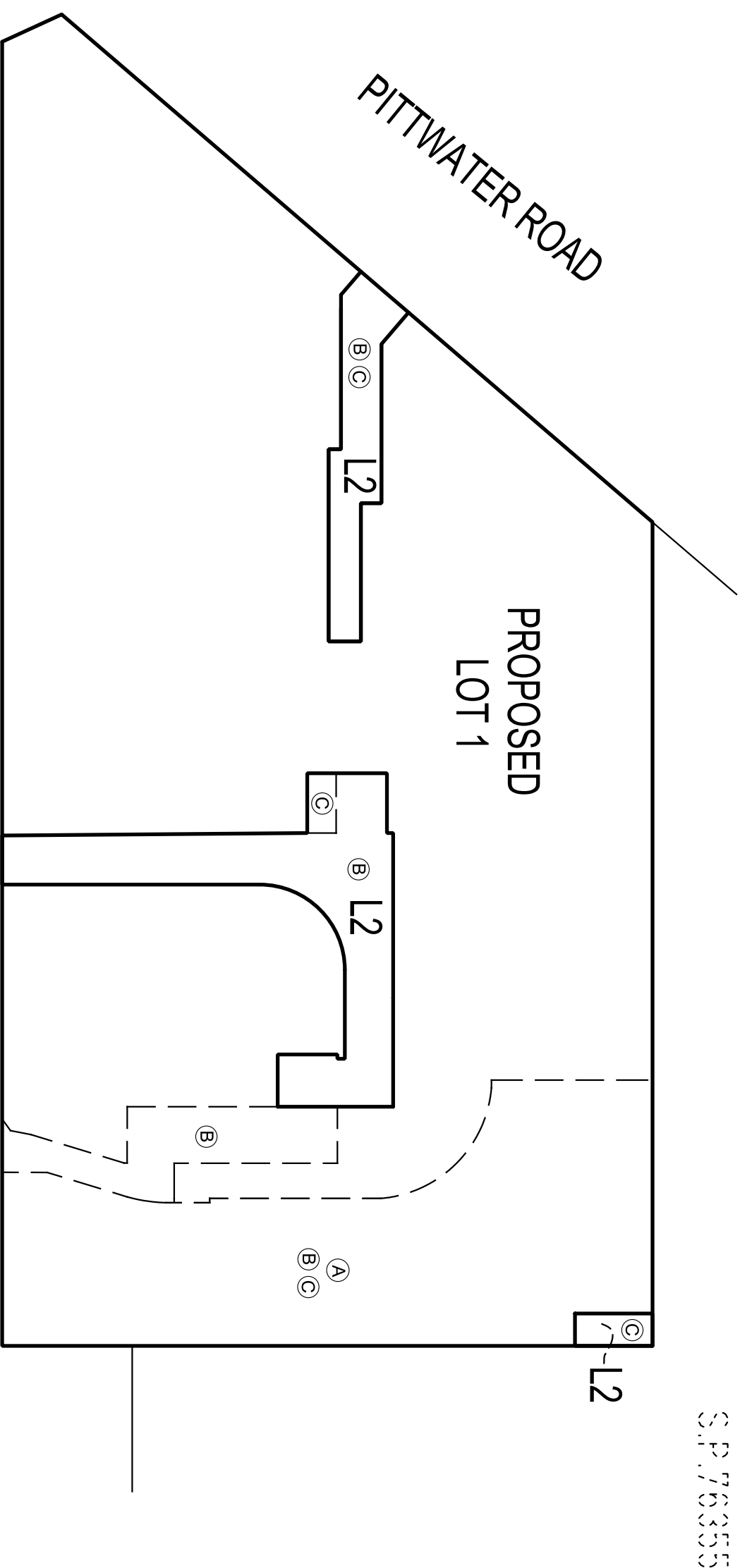
PLAN FOR DEVELOPMENT APPLICATION  
PLANS & AREAS SCALED FROM  
ARCHITECTS PLANS AND ARE  
SUBJECT TO FINAL DESIGN & SURVEY

|  |                                      |  |  |  |
|--|--------------------------------------|--|--|--|
| Surveyor : Adam Clarke<br>Date of Survey : 25/03/21<br>Surveyor's Ref : 7917_STRATUM | PLAN OF SUBDIVISION OF LOT 1 IN D.P. | LGA: NORTHERN BEACHES<br>Locality : DEE WHY<br>Subdivision No:<br>Lengths are in metres. Reduction Ratio 1:250 |  |  |
|--|--------------------------------------|--|--|--|



S.P. 76855

FIRST FLOOR



S.P. 76855

| TOTAL FOOT PRINT AREA<br>(GROUND FLOOR) |      |  | TOTAL FOOT PRINT AREA<br>(FIRST FLOOR) |        |  |
|---|------|--|--|--------|--|
| LOT                                     | AREA |  | LOT                                    | AREA   |  |
| 1                                       |      |  | 2                                      | 1571m² |  |
| 2                                       |      |  |  |        |  |

NOTES:

L2 ... DENOTES PROPOSED LOT 2

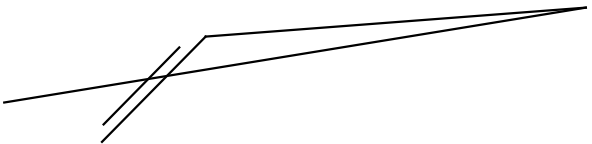
- (A)... RIGHT OF CARRIAGEWAY VARIABLE WIDTH (LIMITED IN STRATUM) - DRIVEWAY
- (B)... EASEMENT FOR ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) - LOBBYS, FIRESTAIRS & LIFTS
- (C)... EASEMENT FOR SERVICES VARIABLE WIDTH (LIMITED IN STRATUM) - PRESSURISATION , EXHAUST, MECHANICAL & SERVICE RISERS
- (D)... EASEMENT FOR PARKING VARIABLE WIDTH (LIMITED IN STRATUM)
- (E)... EASEMENT FOR SERVICES VARIABLE WIDTH (LIMITED IN STRATUM)

VARIOUS EASEMENT FOR ACCESS, PRESSURISATION , EXHAUST, MECHANICAL, SERVICE RISERS & LIGHT WITHIN LOT 2 (FIRST TO EIGHTH FLOORS) (NOT SHOWN ON PLAN OR DRAFT SECTION 88B INSTRUMENT)

THE STRATUMS OF THE PROPOSED LOT 1 IS LIMITED IN HEIGHT AND UNLIMITED IN DEPTH

THE STRATUMS OF THE PROPOSED LOT 2 IS LIMITED IN DEPTH AND UNLIMITED IN HEIGHT

GROUND FLOOR - PART OF LOTS 1 & 2  
FIRST TO SEVENTH FLOORS - WHOLLY LOT 2



GROUND FLOOR

OAKS AVENUE

PLAN FOR DEVELOPMENT APPLICATION  
PLANS & AREAS SCALED FROM  
ARCHITECTS PLANS AND ARE  
SUBJECT TO FINAL DESIGN & SURVEY

|  |                                      |  |  |  |
|--|--------------------------------------|--|--|--|
| Surveyor : Adam Clarke<br>Date of Survey : 25/03/21<br>Surveyor's Ref : 7917_STRATUM | PLAN OF SUBDIVISION OF LOT 1 IN D.P. | LGA: NORTHERN BEACHES<br>Locality : DEE WHY<br>Subdivision No:<br>Lengths are in metres. Reduction Ratio 1:250 |  |  |
|--|--------------------------------------|--|--|--|