



LOCATION DIAGRAM

1129-1131 PITTWATER ROAD COLLAROY

LIST OF DRAWINGS

- A01A LOCATION DIAGRAM
- A02A BASEMENT FLOOR PLAN
- A03A GROUND FLOOR PLAN
- A04A FIRST FLOOR PLAN
- A05A SECOND FLOOR PLAN
- A06A THIRD FLOOR PLAN
- A07A ROOF PLAN
- A08A ELEVATIONS EAST & NORTH
- A09A ELEVATIONS WEST & SOUTH
- A10A SECTIONS A-A & B-B
- A11 DEMOLITION PLAN
- A12 EXTERNAL COLOUR SCHEDULE
- A13 SITE ANALYSIS PLAN
- A14 DRIVEWAY RAMP SECTION
- A15 SHADOW DIAGRAMS MID WINTER

SURVEY  
3120 SHEET 1 DP SURVEYING 23 MAY 2018  
3120 SHEET 2 DP SURVEYING 23 MAY 2018

LEGEND

A		18/9/20	REVISIONS TO ADDRESS COUNCIL
			ISSUES LETTER (16Sept2020)
ISSUE	DATE	AMENDMENTS	



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Client  
**LOTUS PROJECTS**

Project  
**1129-1131 PITTWATER ROAD  
COLLAROY**

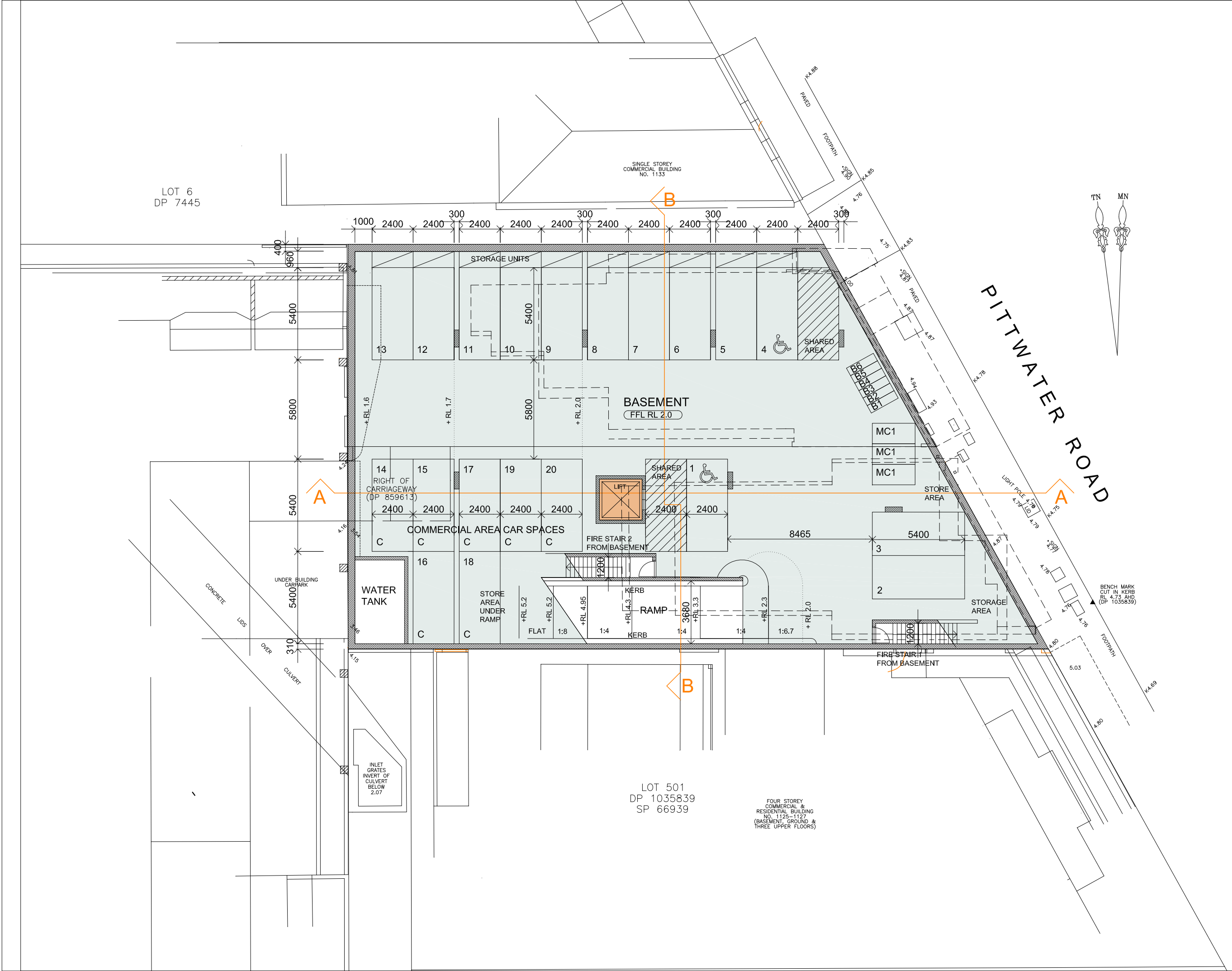
LOT 4 IN DP 7445 &  
LOT 1 IN DP 859613

Drawing  
**LOCATION DIAGRAM**

Scale	1:100	Drawn	BR
File	DAG PITTWATER ROAD COLLAROY.dwg		
Plotted	16/09/2020 3:57 PM		
Job No	1812		
Version	DA	Drawing No:	<b>A01A</b>

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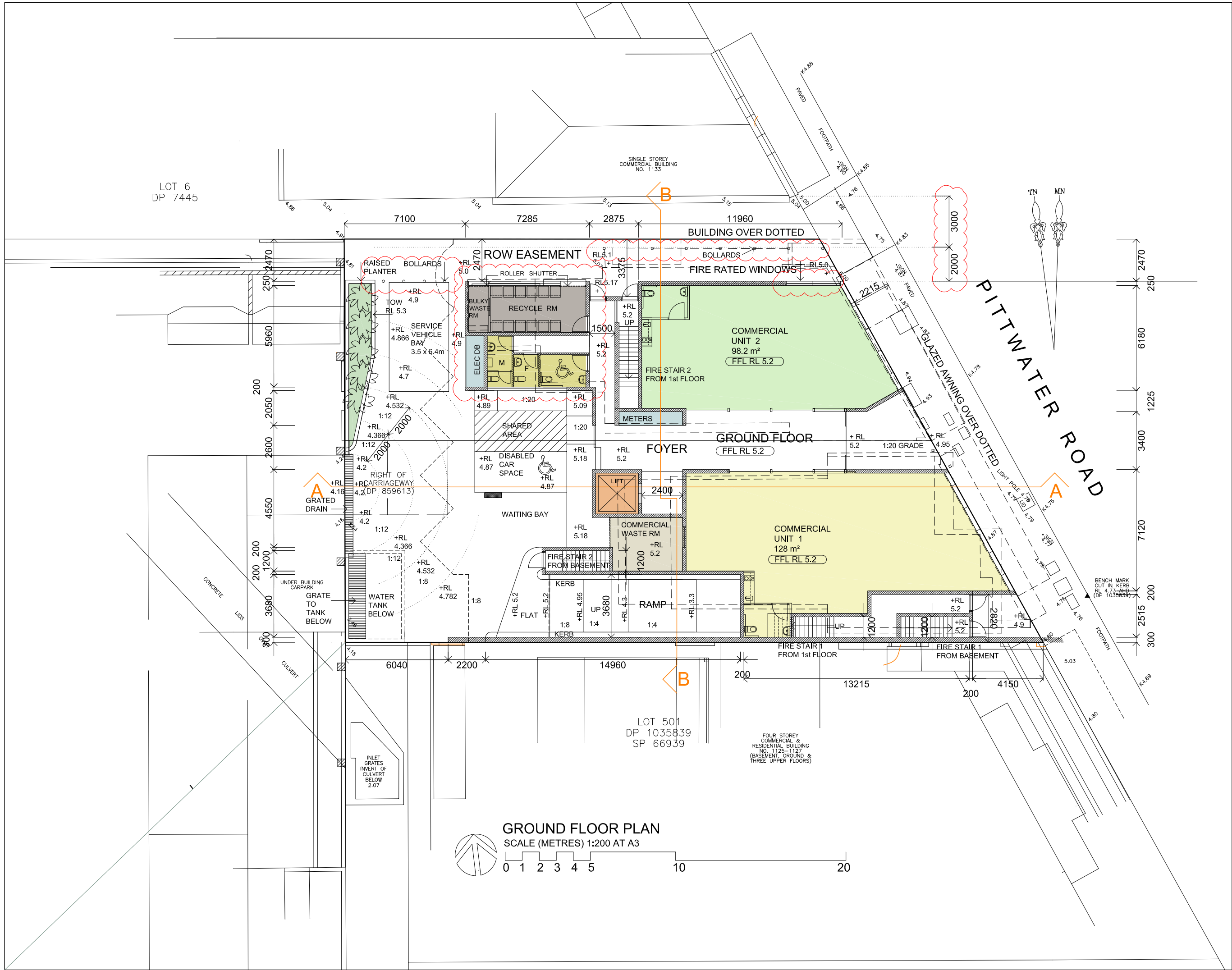
Project  
**1129-1131 PITTWATER ROAD  
COLLAROY**

LOT 4 IN DP 7445 &  
LOT 1 IN DP 859613

Drawing  
**BASEMENT FLOOR PLAN**

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Plotted	16/09/2020 3:57 PM		
Job No	1812		
Version	DA	Drawing No:	<b>A02A</b>

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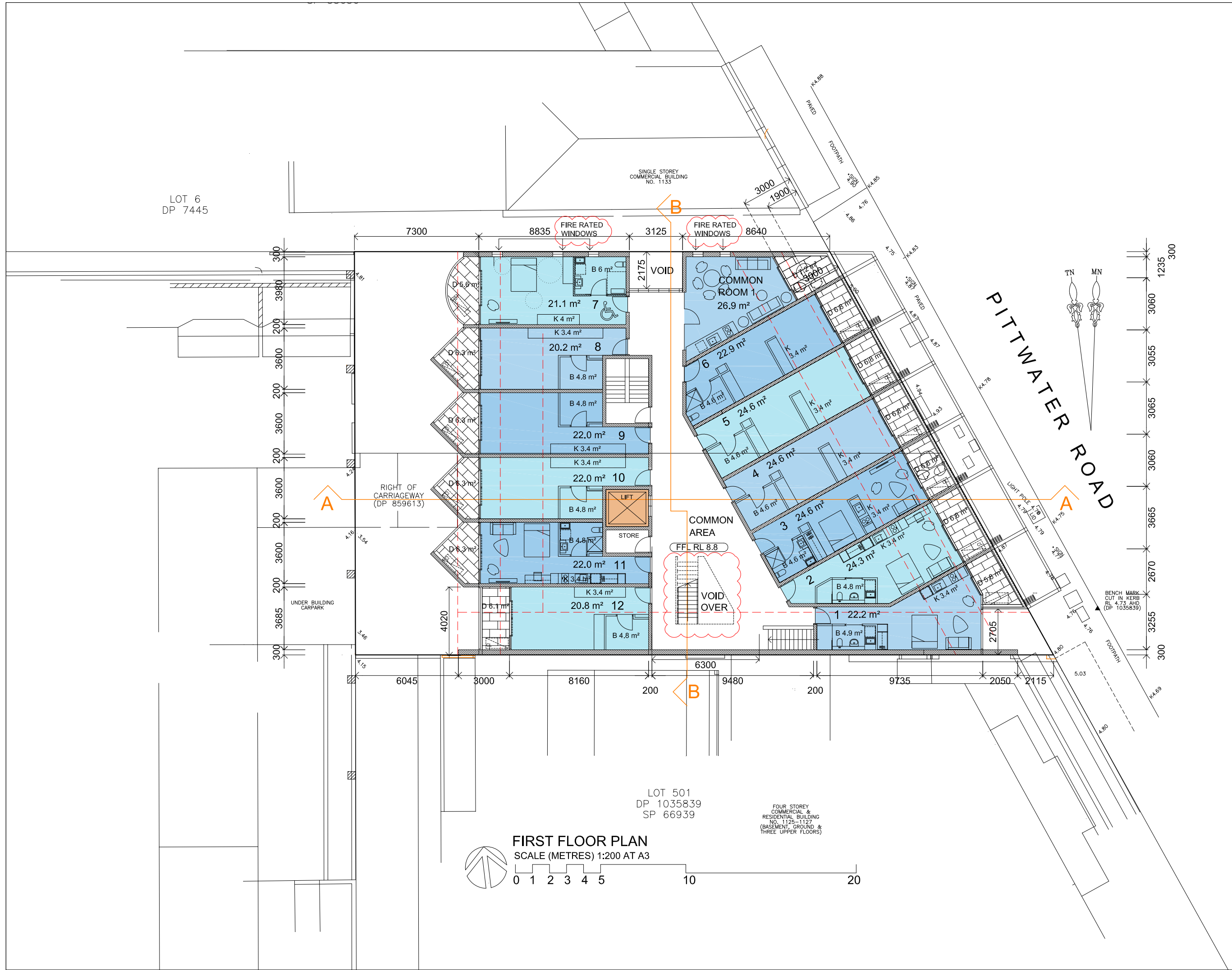
Project  
**1129-1131 PITTWATER ROAD  
COLLARROY**

Lot 4 in DP 7445 &  
Lot 1 in DP 859613

Drawing  
**GROUND FLOOR PLAN**

Scale	1:100	Drawn	BR
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Job No	1812		
Version	DA	Drawing No:	<b>A03A</b>

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Project  
**1129-1131 PITTWATER ROAD  
COLLARROY**

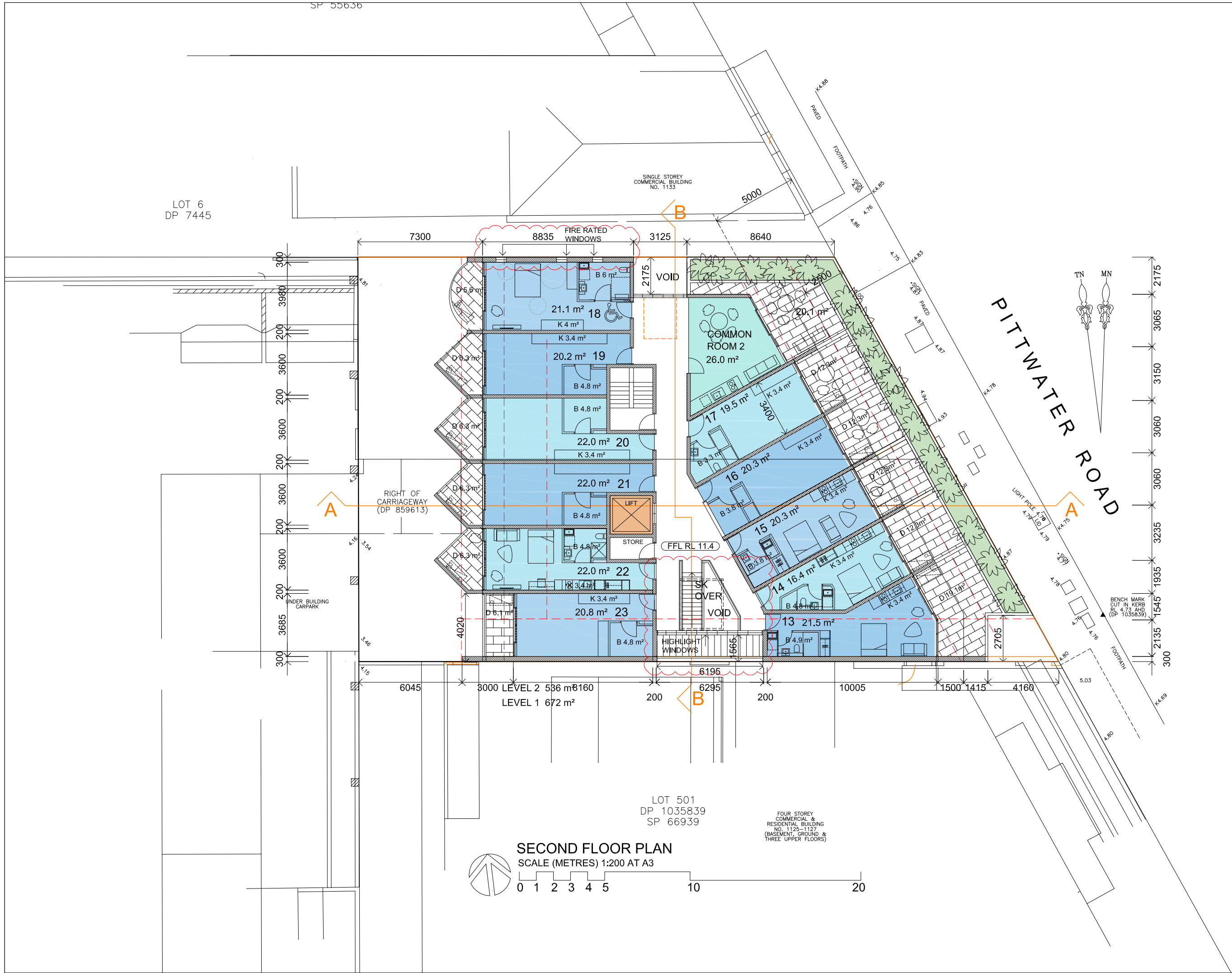
LOT 4 IN DP 7445 &  
LOT 1 IN DP 859613

Drawing  
**FIRST FLOOR PLAN**

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Job No	1812		
Version	DA	Drawing No:	<b>A04A</b>

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**LOTUS PROJECTS**

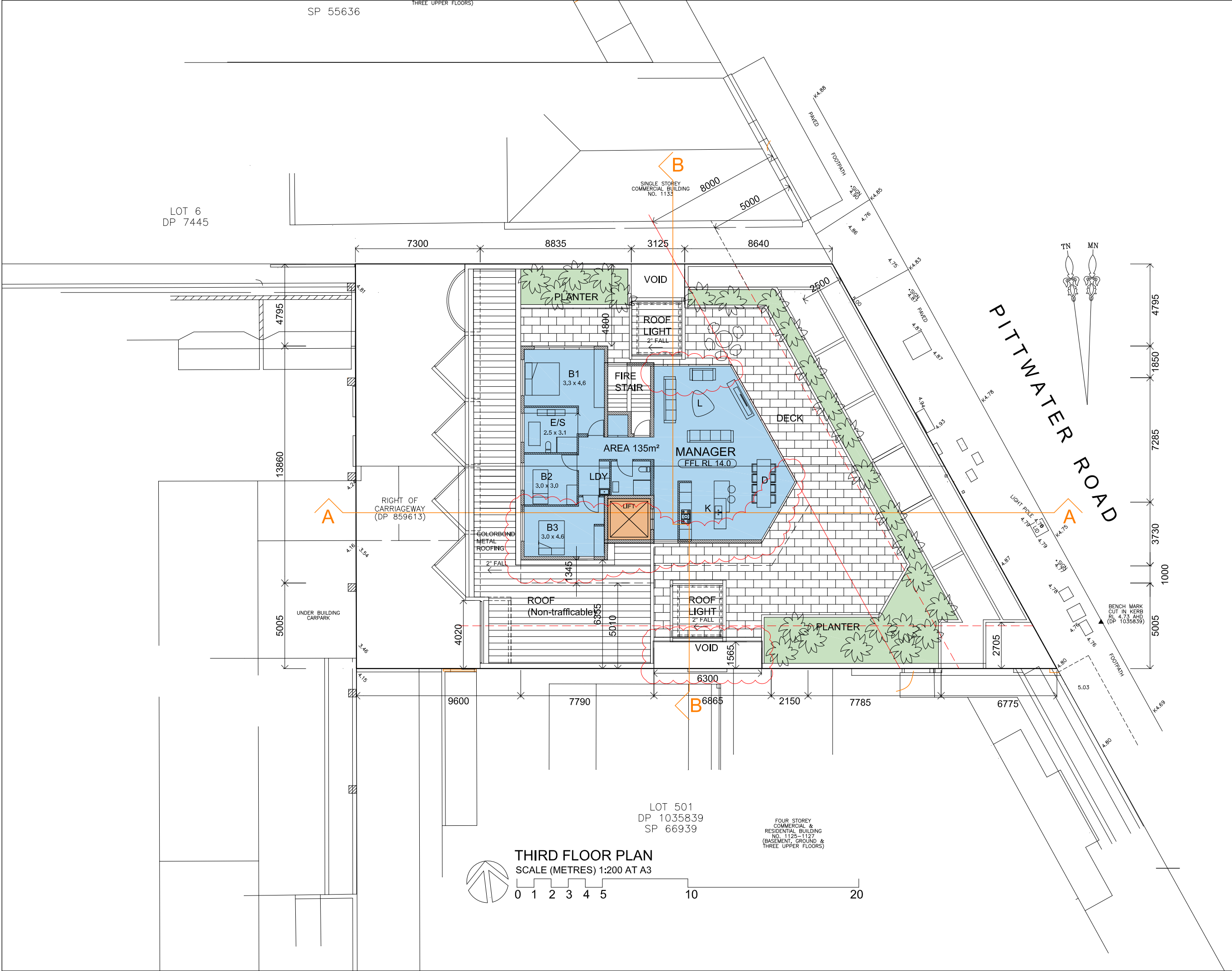
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**1129-1131 PITTWATER ROAD  
COLLAROY**

LOT 4 IN DP 7445 &  
LOT 1 IN DP 859613

Drawing  
**SECOND FLOOR PLAN**

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**LOTUS PROJECTS**

Project  
**1129-1131 PITTWATER ROAD  
COLLARROY**

LOT 4 IN DP 7445 &  
LOT 1 IN DP 859613

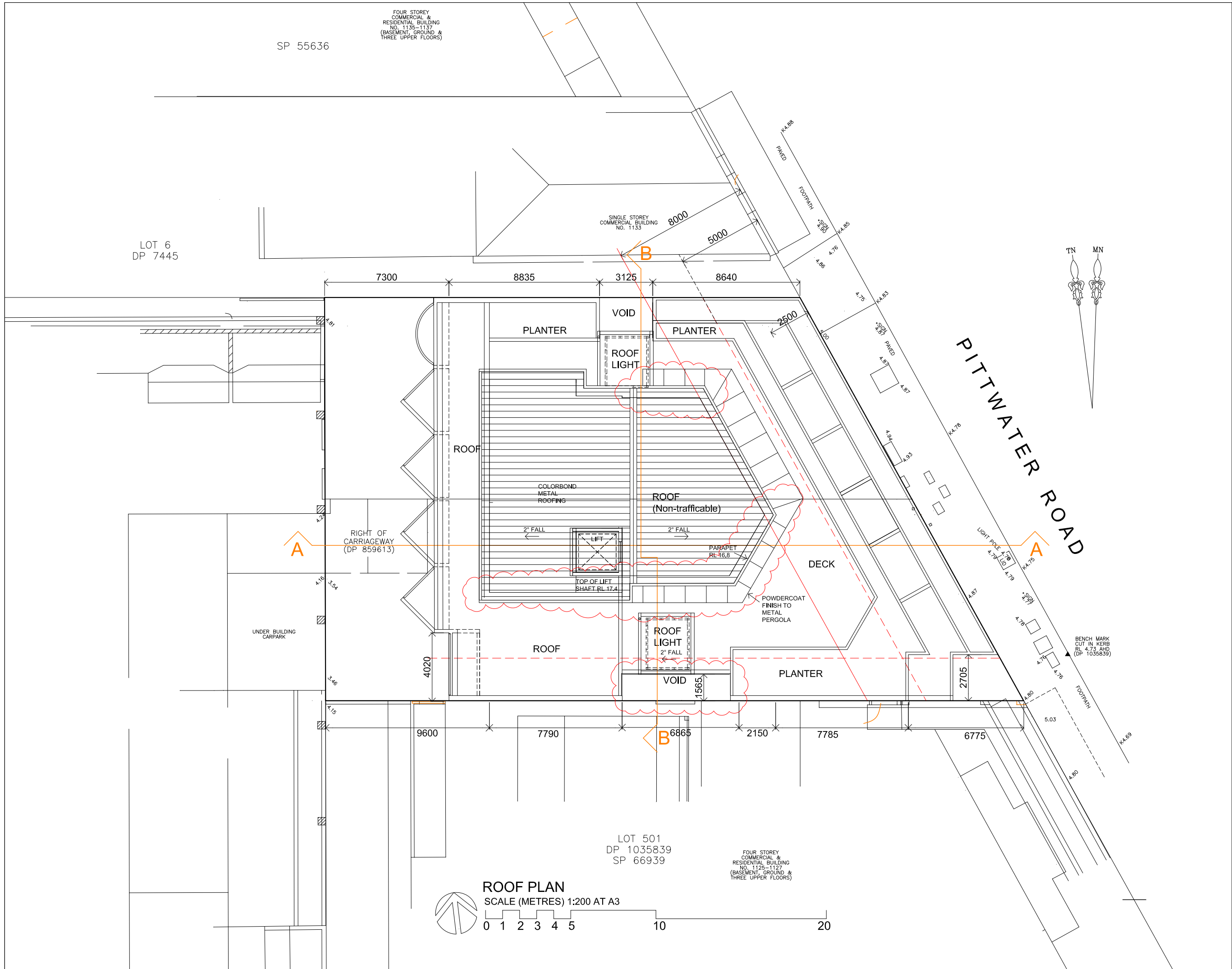
Drawing

**THIRD FLOOR PLAN**

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Job No	1812		
Version	DA	Drawing No:	<b>A06A</b>

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**LOTUS PROJECTS**

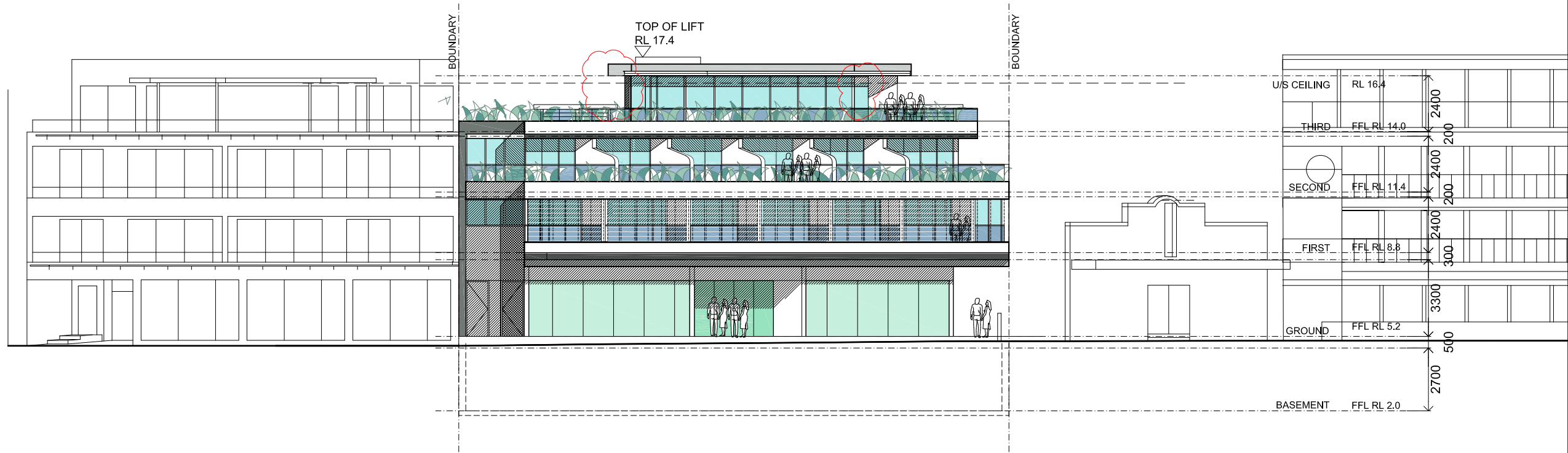
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**1129-1131 PITTWATER ROAD  
COLLAROY**

LOT 4 IN DP 7445 &  
LOT 1 IN DP 859613

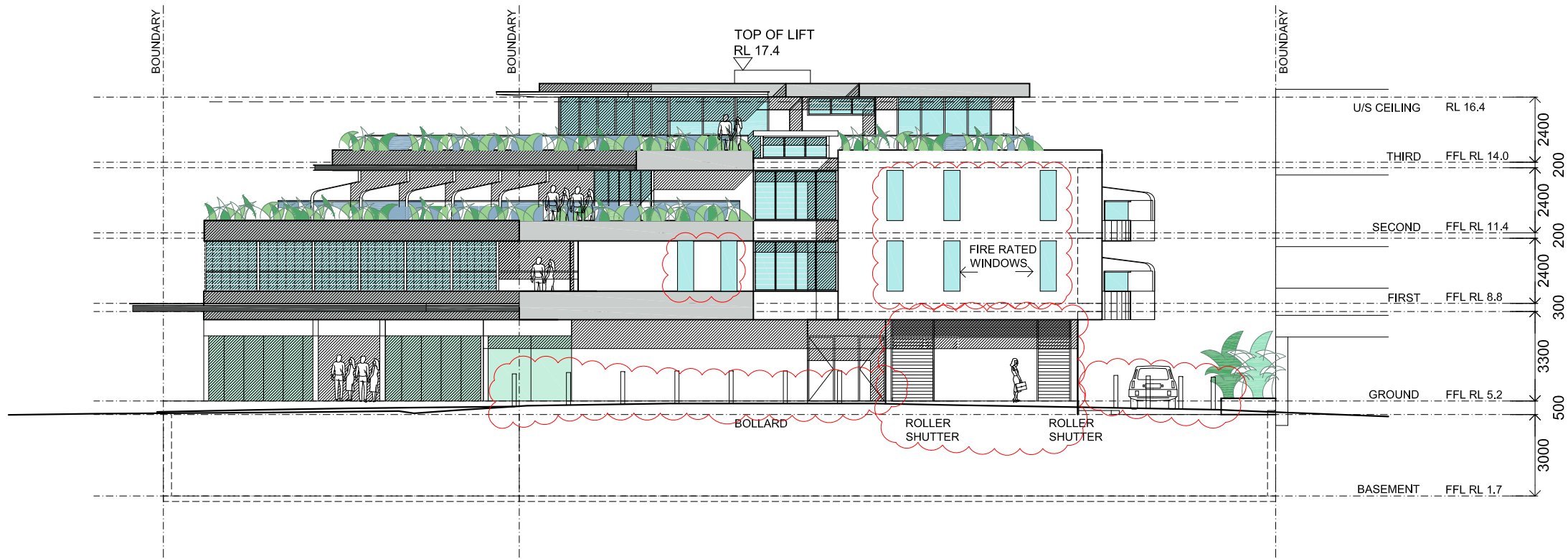
Drawing  
**ROOF PLAN**

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Plotted	16/09/2020 3:57 PM		
Job No	1812		
Version	DA	Drawing No:	<b>A07</b>

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EAST ELEVATION (FACING PITTWATER ROAD)



NORTH ELEVATION

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**LOTUS PROJECTS**

Project  
**1129-1131 PITTWATER ROAD  
COLLARROY**

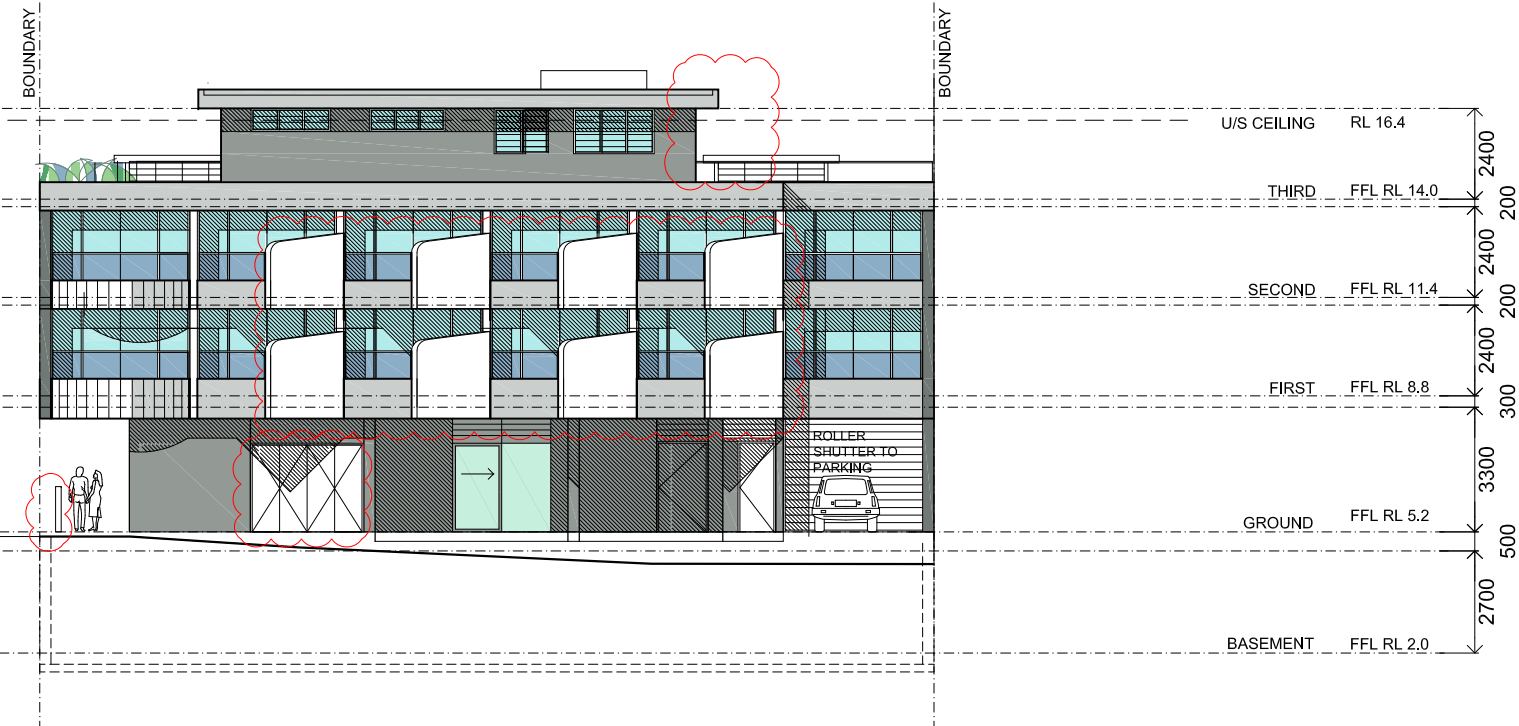
LOT 4 IN DP 7445 &  
LOT 1 IN DP 859613

Drawing  
**ELEVATIONS  
EAST & NORTH**

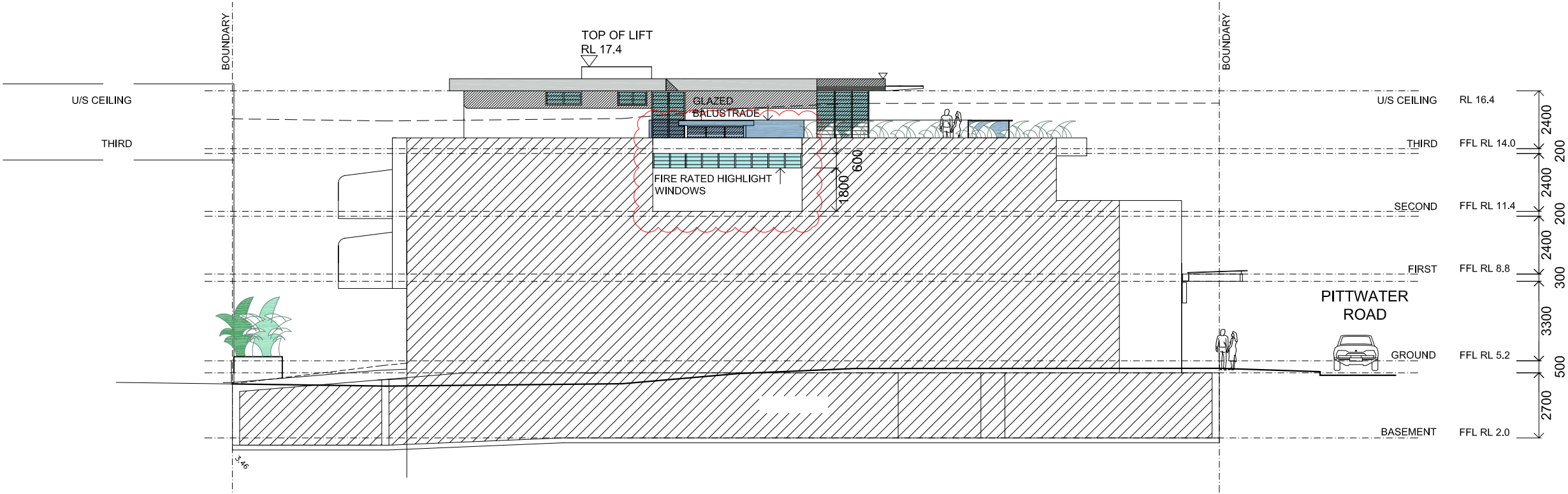
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Job No	1812		
Version	DA	Drawing No:	<b>A08A</b>

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## WEST ELEVATION



## SOUTH ELEVATION

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## Client

## LOTUS PROJECTS

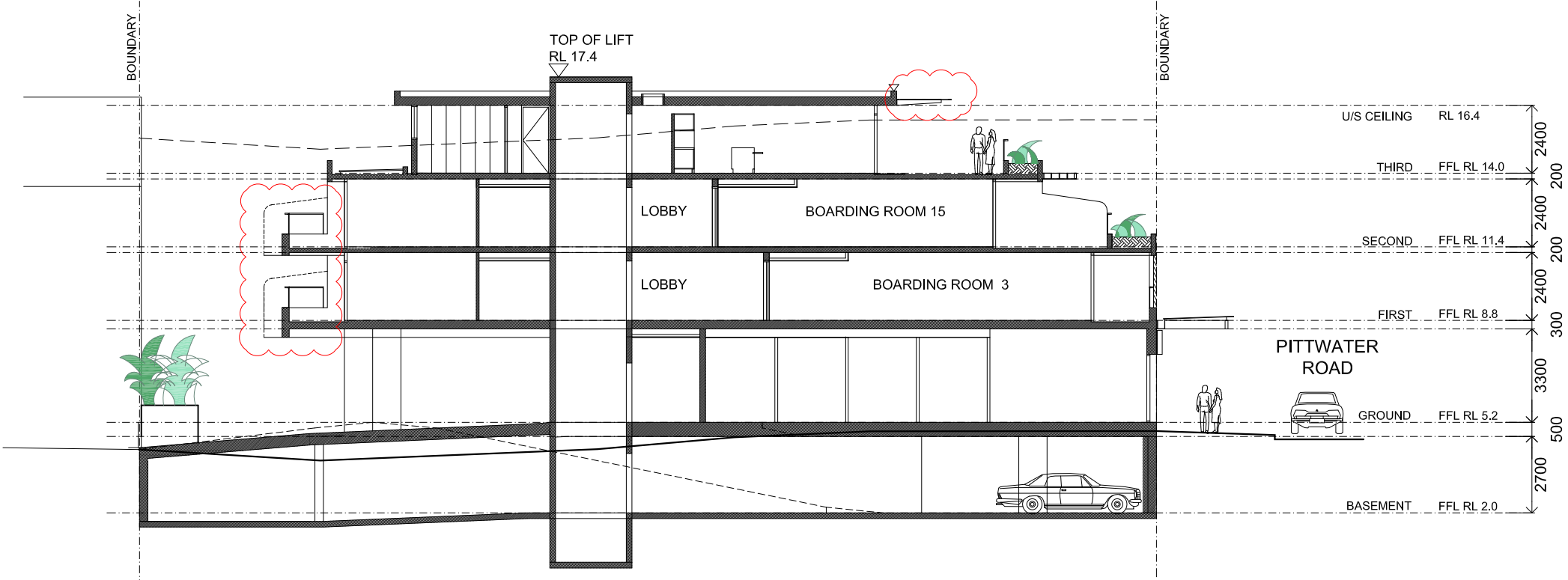
Project  
**1129-1131 PITTWATER ROAD**  
**COLLAROY**

LOT 4 IN DP 7445 &  
LOT 1 IN DP 859613

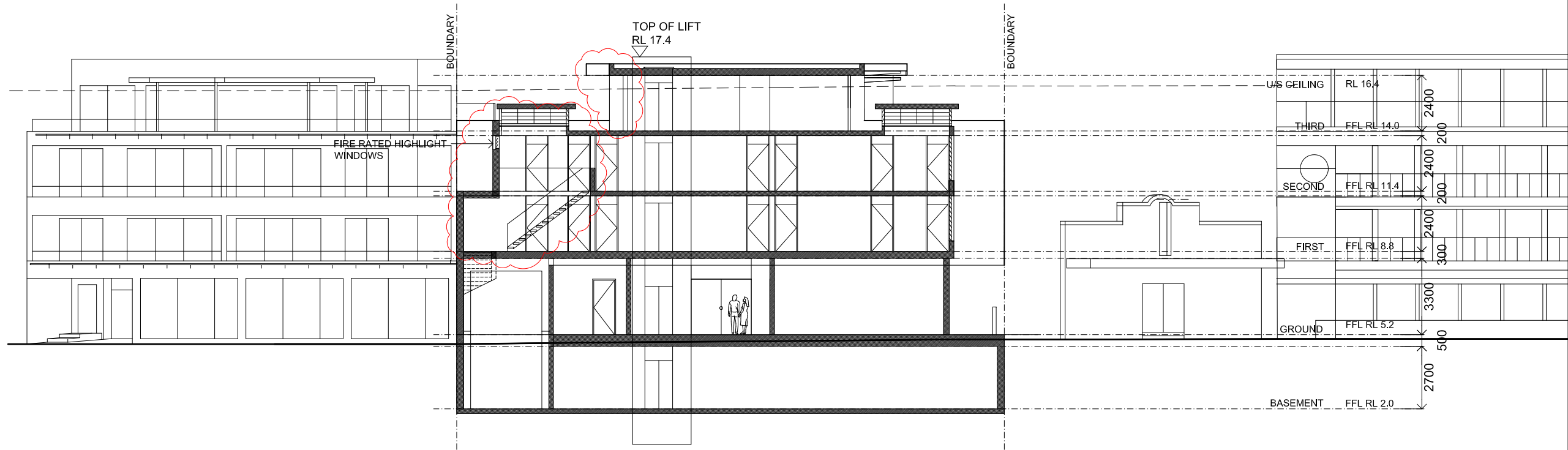
Drawing  
**ELEVATIONS  
WEST & SOUTH**

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Job No	1812		
Version	DA	Drawing No:	A09A

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SECTION A-A



SECTION B-B

A	18/9/20	REVISIONS TO ADDRESS COUNCIL
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1	16/9/2020	ISSUES LETTER (16/9/2020)



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Client

**LOTUS PROJECTS**

Project  
**1129-1131 PITTWATER ROAD  
COLLARROY**

LOT 4 IN DP 7445 &  
LOT 1 IN DP 859613

Drawing

**SECTIONS A-A & B-B**

Scale	1:100	Drawn	BR
File	DAG PITTWATER ROAD COLLARROY.dwg		
Plotted	16/09/2020 3:57 PM		
Job No	1812		
Version	DA	Drawing No:	<b>A10A</b>

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7. SRW, BRW, BLKRW, LRW, SLRW - DENOTE STONE, BRICK, BLOCK, LOG OR SLEEPER RETAINING WALL.
8. TOG, TOR DENOTE TOP OF GUTTER OR ROOF, K DENOTES TOP OF KERB, G DENOTES ROAD GUTTER.

CONCRETE  
PARKING

LOT 6  
DP 7445

LOT 2  
DP 859613  
SP 58961

BRICK & CONCRETE  
COMMERCIAL &  
RESIDENTIAL BUILDING  
NO. 1-5  
(GROUND & THREE  
RESIDENTIAL LEVELS)

LOT 1  
DP 859613

LINE OF EXISTING  
BUILDINGS TO  
BE DEMOLISHED  
SHOWN DASHED

NO. 1131  
SINGLE STOREY  
COMMERCIAL BUILDING

LOT 4  
DP 7445

LINE OF EXISTING  
BUILDINGS TO  
BE DEMOLISHED  
SHOWN DASHED

NO. 1129  
TWO STOREY  
COMMERCIAL BUILDING

RIGHT OF  
CARRIAGEWAY  
6, 5.8, 3.5 &  
VARIABLE WIDTH  
LIMITED IN HEIGHT &  
DEPTH BETWEEN THE  
REGULAR HORIZONTAL  
& INCLINED PLANES  
AS DEFINED BY THE  
LEVELS IN THE LIMITS  
TABLE

LOT 2  
DP 859613  
SP 58961

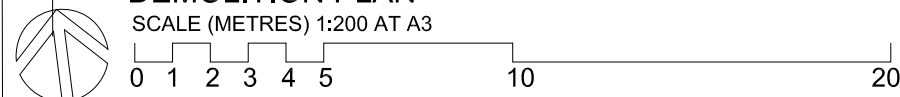
BRICK & CONCRETE  
COMMERCIAL &  
RESIDENTIAL BUILDING  
NO. 1-5  
(GROUND & THREE  
RESIDENTIAL LEVELS)

LOT 501  
DP 1035839  
SP 66939

FOUR STOREY  
COMMERCIAL &  
RESIDENTIAL BUILDING  
NO. 1125-1127  
(BASEMENT, GROUND &  
THREE UPPER FLOORS)

(E1) EASEMENT FOR SUPPORT, 0.4 WIDE  
LIMITED IN DEPTH TO RL 2.25 &  
IN HEIGHT TO RL 4.97 IN FAVOUR  
OF LOT 4 DP 7445

SCALE (METRES) 1:200 AT A3



NOTES:

1. CAUTION: SHOULD ANY DEVELOPMENT OR CONSTRUCTION BE PLANNED ON OR NEAR THE BOUNDARIES, THE BOUNDARIES SHOULD BE CLEARLY MARKED ON SITE.
2. SERVICES SHOWN HEREON HAVE BEEN DETERMINED FROM VISUAL EVIDENCE ONLY. PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE THE RELEVANT AUTHORITY SHOULD BE CONTACTED TO ESTABLISH DETAILED LOCATION AND DEPTH. MINIMISE YOUR RISK AND DIAL 1100 BEFORE YOU DIG.
3. THE BEARINGS ON THESE PLAN PARALLELS ARE FROM LAND TITLES OFFICE PLANS AND ARE SUBJECT TO FINAL SURVEY. BEARINGS SHOWN ARE BASED ON A TRUE MERIDIAN.
4. W DENOTES WINDOW. D DENOTES DOOR. WINDOW AND DOOR DEPTHS SHOWN ARE INDICATIVE ONLY.
5. ALL NEW WORKS MUST REFER TO THE BENCHMARK FOR LEVEL CONTROL.
6. TREE SPREADS ARE DIAGRAMMATIC ONLY AND MAY NOT BE SYMMETRICAL.
7. SRW, BRW, BLKRW, LRW, SLRW – DENOTE STONE, BRICK, BLOCK, LOG OR SLEEPER RETAINING WALL.
8. TOG, TOR DENOTE TOP OF GUTTER OR ROOF, K DENOTES TOP OF KERB, G DENOTES ROAD GUTTER.

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**Client**

## LOTUS PROJECTS

Project  
**1129-1131 PITTWATER ROAD**  
**COLLARROY**

LOT 4 IN DP 7445 &  
LOT 1 IN DP 859613

Drawing  
**DEMOLITION PLAN**

Scale 1:200 Drawn BR

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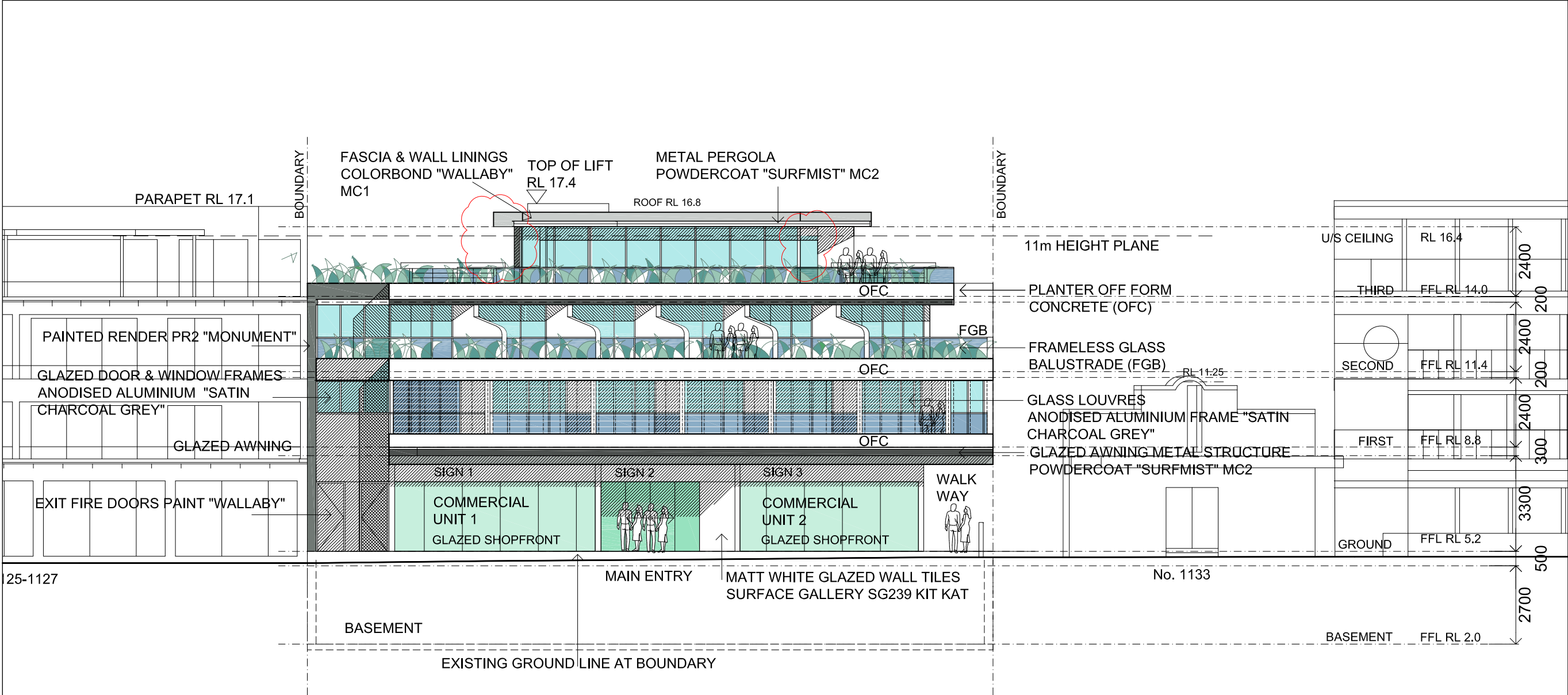
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Job No 1812

Version DA                      Drawing No: **A11**

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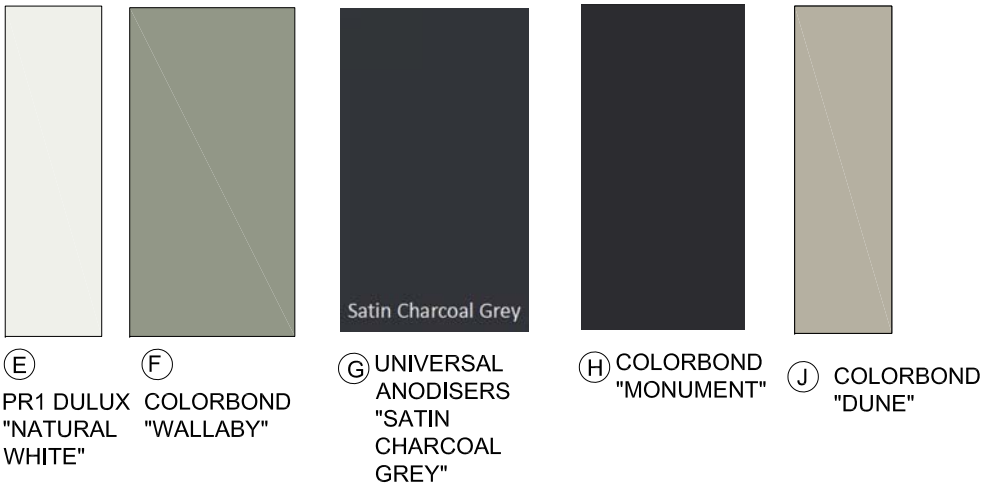
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EAST ELEVATION (FACING PITTWATER ROAD)

EXTERNAL FINISHES & COLOURS SCHEDULE

(A)	ROOFING	COLORBOND "WALLABY"
(B)	FASCIA & WALL LININGS LEVEL 3	COLORBOND "WALLABY"
(C)	BALUSTRADE	FRAMELESS TOUGHENED GLASS
(D)	METAL CLADDING	COLORBOND "WALLABY"
(E)	BALCONY DIVIDING WALLS	DULUX "NATURAL WHITE"
(F)	GUTTERS, DOWNPIPES, AWNINGS	COLORBOND "WALLABY"
(G)	DOOR & WINDOW FRAMES	UNIVERSAL ANODISERS "SATIN CHARCOAL GREY"
(H)	WALL TILES TO ENTRY AREA	MATT WHITE SURFACE GALLERY SG239
(I)	HANDRAILS, BALUSTRADE	SATIN STAINLESS STEEL
(J)	GARAGE ROLLER DOOR	COLORBOND "DUNE"



LEGEND

ISSUE DATE AMENDMENTS

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**LOTUS PROJECTS**

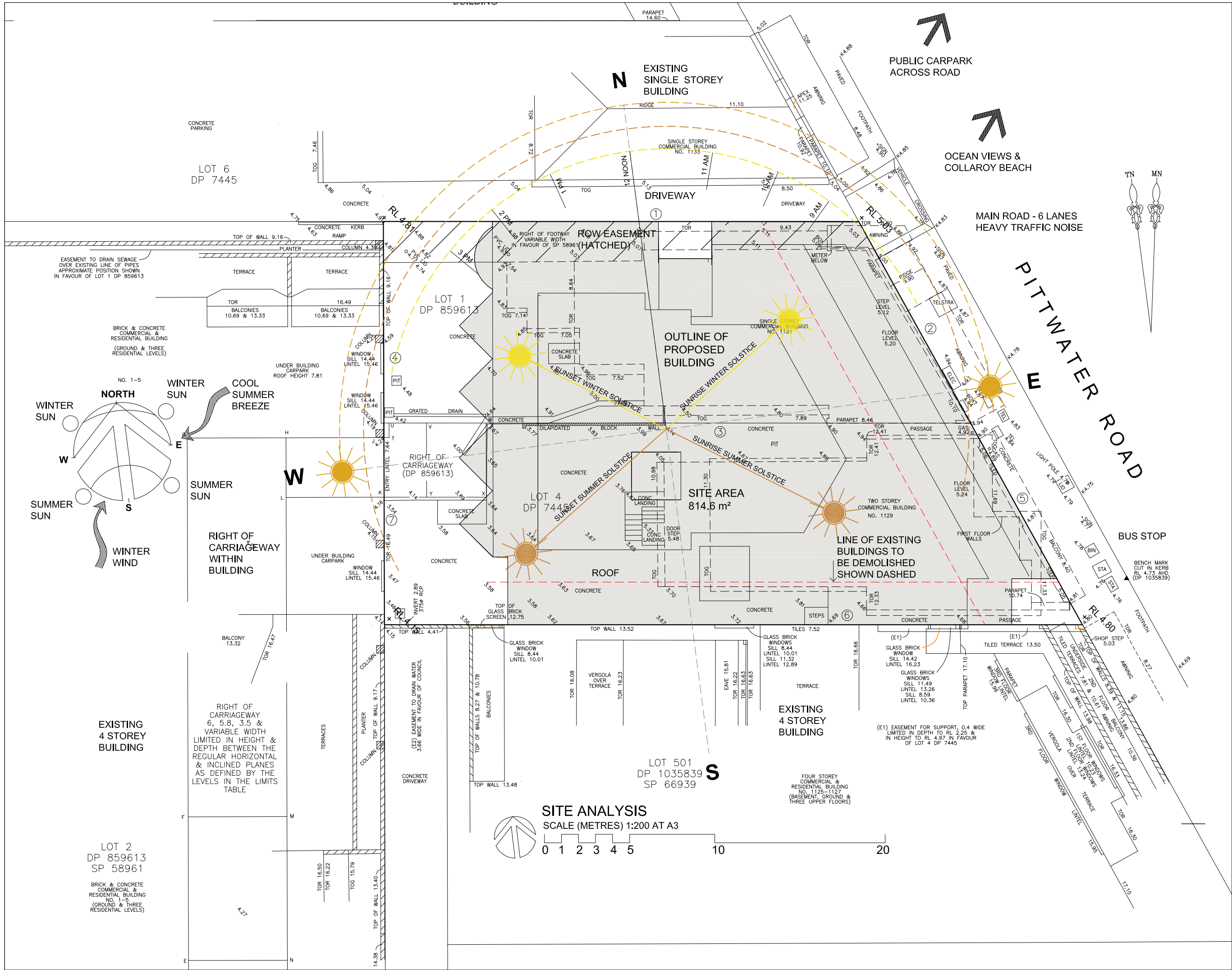
Project  
**1129-1131 PITTWATER ROAD  
COLLAROY**

LOT 4 IN DP 7445 &  
LOT 1 IN DP 859613

Drawing  
**EXTERNAL COLOUR  
SCHEDULE**

Scale 1:75 Drawn BR  
File DAG PITTWATER COLLAROY.dwg  
Plotted 16/09/2020 3:57 PM  
Job No 1812  
Version DA Drawing No: **A12**

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**LOTUS PROJECTS**

Project  
**1129-1131 PITTWATER ROAD  
COLLARROY**

Lot 4 in DP 7445 &  
Lot 1 in DP 859613

Drawing  
**SITE ANALYSIS**

Scale 1:200 Drawn BR

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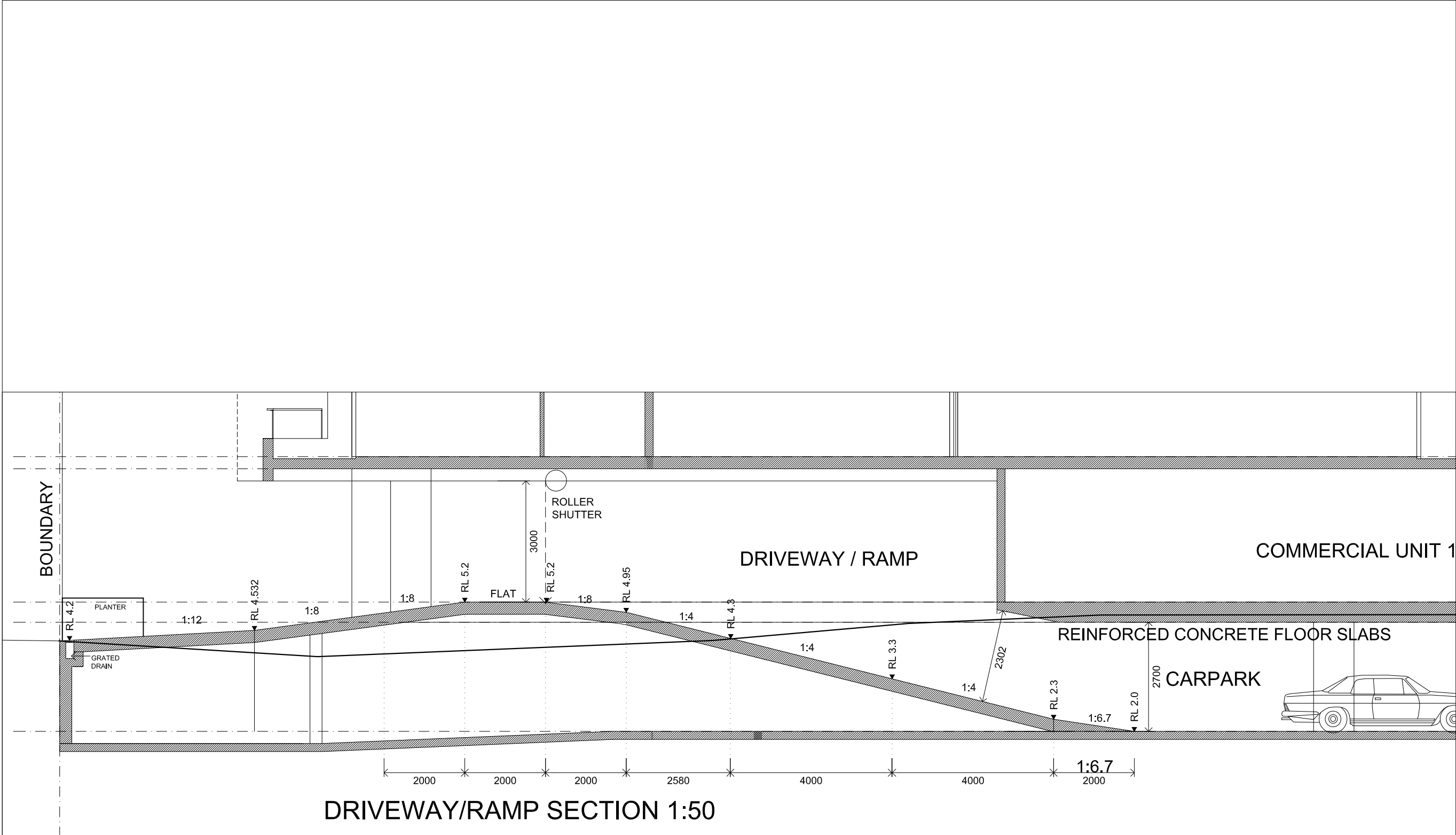
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Job No 1812

Version DA Drawing No: **A13**

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DRIVEWAY/RAMP SECTION 1:50

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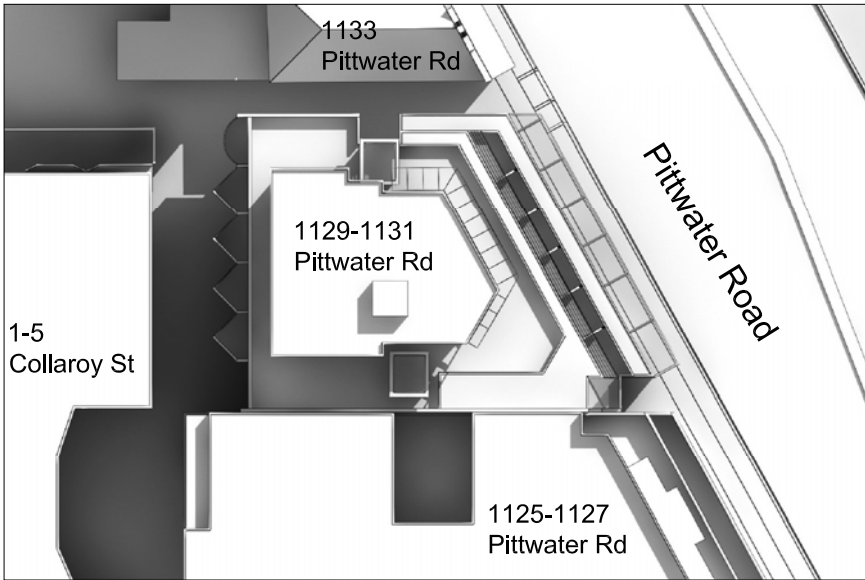
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LOT 1 IN DP 859613

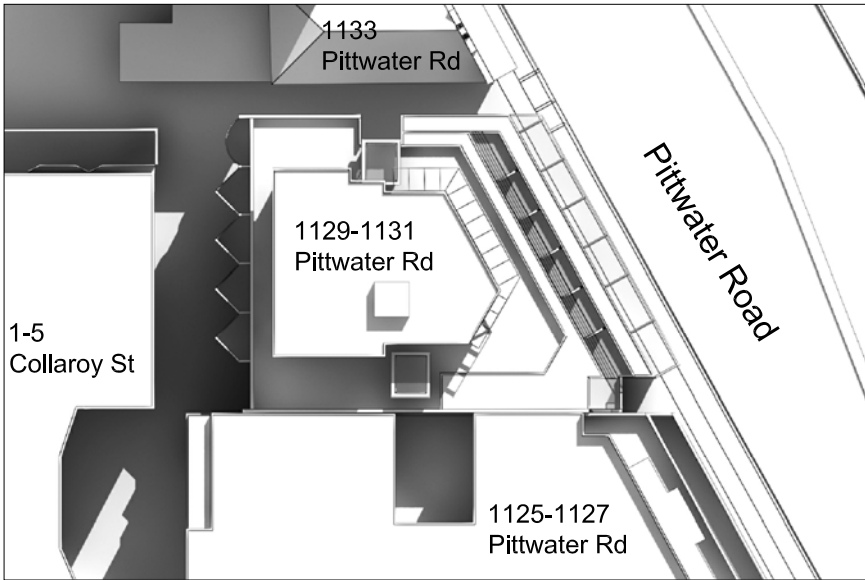
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**DRIVEWAY RAMP  
SECTION**

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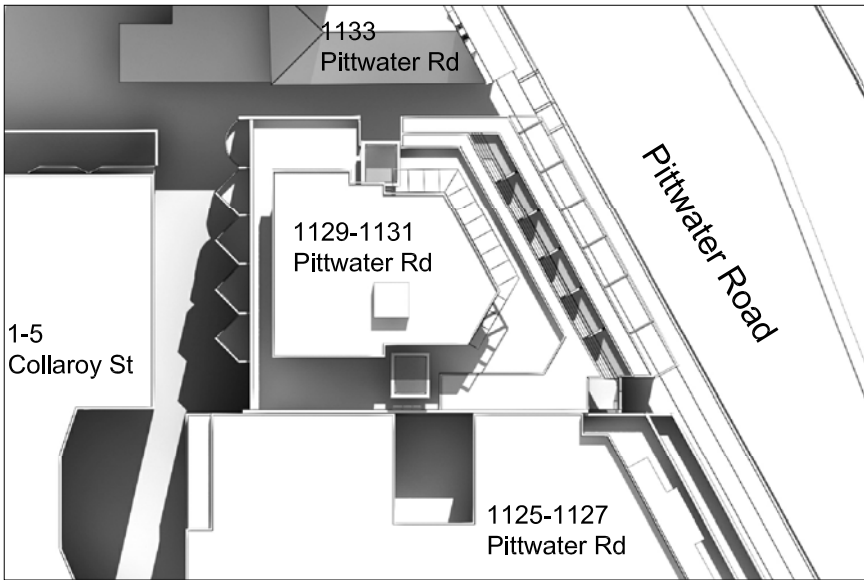
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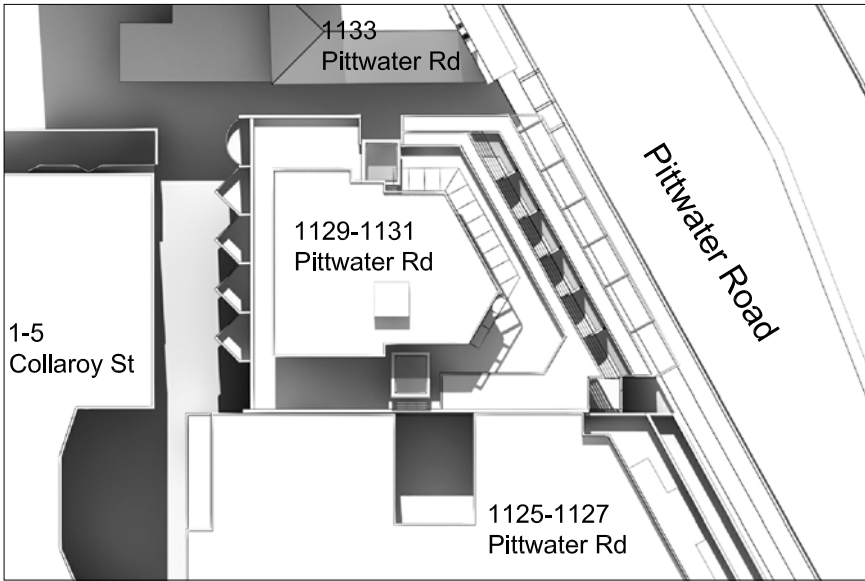
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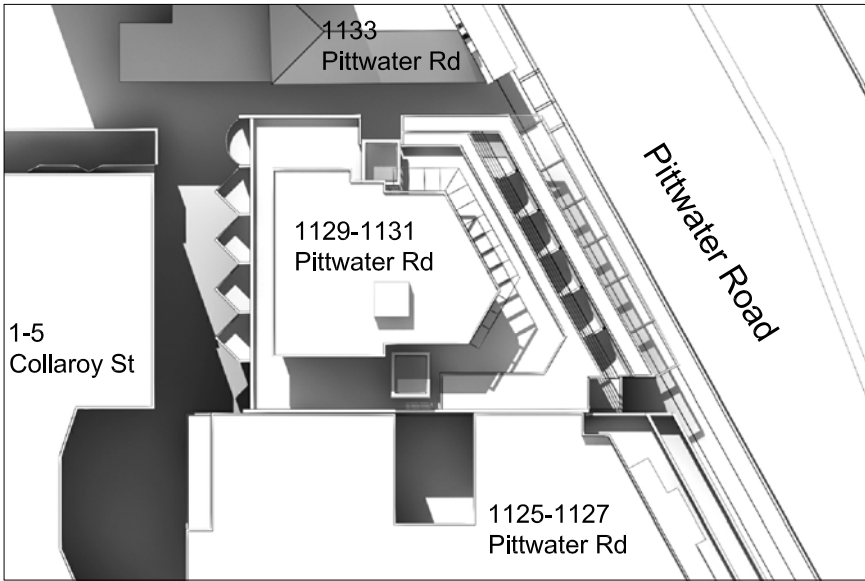
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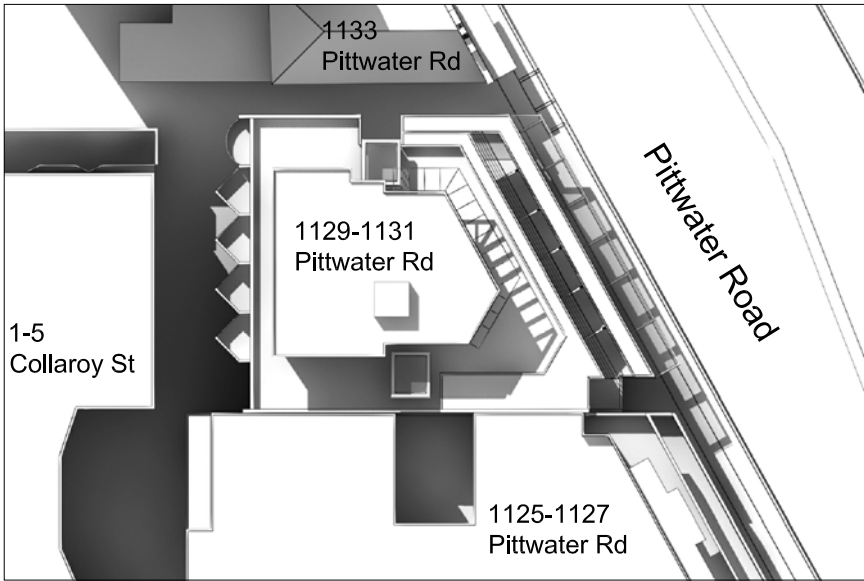
11am



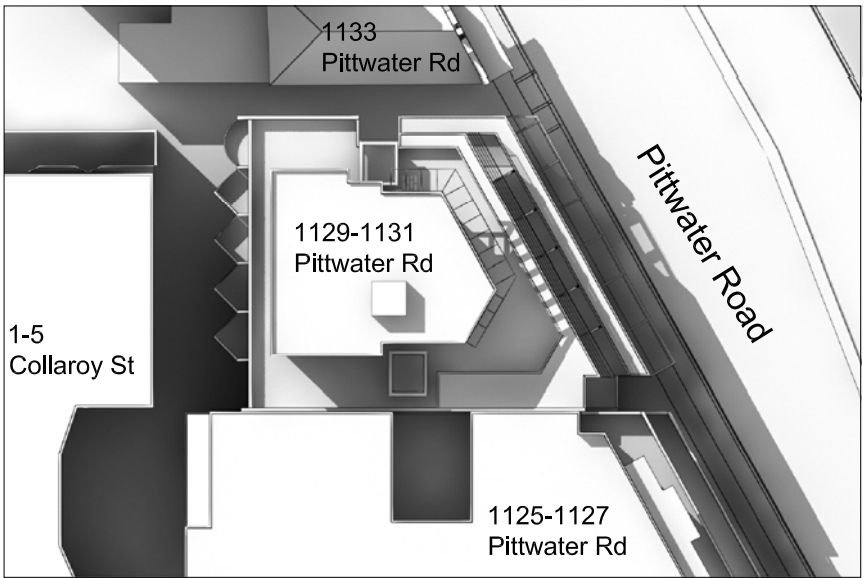
12 noon



1pm



2pm



3pm

### Shadow Diagrams Mid winter (21st June)



LEGEND

ISSUE	DATE	AMENDMENTS



**Barry Rush & Associates Pty Ltd**  
Architects  
Suite 25A, 2 Beattie Street, Balmain,  
NSW, Australia, 2041  
Phone: (612) 9555 8028 Fax: (612) 9810 0161  
Email: [info@barryrush.com.au](mailto:info@barryrush.com.au)  
[www.barryrush.com.au](http://www.barryrush.com.au)

Client

**LOTUS PROJECTS**

Project  
**1129-1131 PITTWATER ROAD  
COLLARROY**

LOT 4 IN DP 7445 &  
LOT 1 IN DP 859613

Drawing  
**SHADOW DIAGRAMS  
MID WINTER (21st JUNE)**

Scale 1:200 Drawn BR

File D:\PITTWATER RD\COLLARROY.dwg

Plotted 19/03/2020 3:17 PM

Job No 1812

Version DA Drawing No: **A15**

© COPYRIGHT BR&A P/L  
Do not scale off this drawing. Use figured dimensions only.  
Verify all dimensions on site.



LEGEND & SCHEDULE

NOTES:

1. ALL FINAL PLANT QUANTITIES INDICATED ON PLANS SHALL BE CHECKED AND VERIFIED BY SUCCESSFUL LANDSCAPE CONTRACTOR.

2. ANY PLANT SUBSTITUTES REQUIRED DUE TO UNAVAILABILITY SHALL BE RECOMMENDED BY THE LANDSCAPE CONTRACTOR TO BEST MATCH SUBSTITUTED PLANTS AND APPROVED PRIOR TO PURCHASING BY THE LANDSCAPE ARCHITECT.

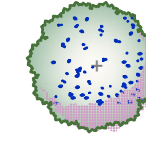
3. WORKS CERTIFIED FOR FINAL OCCUPANCY CERTIFICATE ARE TO MATCH APPROVED LANDSCAPE PLANS.

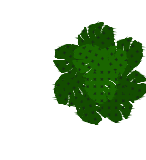
4. LANDSCAPE CONTRACTOR SHALL LOCATE AND AVOID SITE STORM WATER & DRAINAGE SERVICES. LOCATE TREES A MINIMUM 1.25M FROM PITS

5. ALL PLANTING AROUND EXISTING TREES SHALL BE ADJUSTED TO AVOID DAMAGE AND CLASHING WITH SURFACE ROOTS

6. THE NATURE STRIP (STREET FRONTAGE) FOR THE SITE IS PUBLIC LAND, AND ONLY AUTHORIZED WORKS MAY OCCUR HERE. EXISTING CONDITIONS SUCH AS STREET TREES, COUNCIL PLANTING ETC SHALL BE RETAINED AND PROTECTED DURING CONSTRUCTION, UNLESS SPECIFIC APPROVAL HAS BEEN GRANTED FOR NEW WORK IN THIS AREA.

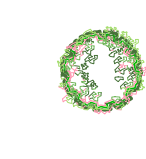
TREES

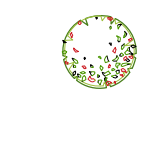
- 


**Botanical Name:** *Elaeocarpus reticulatus*  
**Common Name:** Blueberry Ash (Native)  
**Pot size:** 75L  
**Mature H x S:** 8-10m x 6-7m  
**Qty Required:** 1
- 

**Botanical Name:** *Ficus lyrata*  
**Common Name:** Fiddle Leaf Fig tree (Native)  
**Pot size:** 45L  
**Mature H x S:** 1-3m x 0.4-0.5m  
**Qty Required:** 6

SHRUBS AND HEDGES

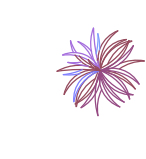
- 


**Botanical Name:** *Syzygium 'Cascade'*  
**Common Name:** Cascade Lilly Pilly (Native)  
**Pot size:** 300mm  
**Mature H x S:** 2.5m x 1.8m  
**Qty Required:** 4
- 

**Botanical Name:** *Callistemon 'Better John'*  
**Common Name:** Better John Bottlebrush (Native)  
**Pot size:** 200mm  
**Mature H x S:** 1m x 0.9m  
**Qty Required:** 15
- 

**Botanical Name:** *Metrosideros 'Tahiti'*  
**Common Name:** NZ Christmas Bush (Exotic)  
**Pot size:** 150mm  
**Mature H x S:** 1m x 1m  
**Qty Required:** 15

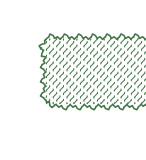
ACCENT PLANTS

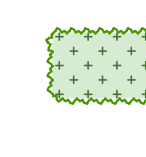
- 

**Botanical Name:** *Phormium tenax 'Purpureum'*  
**Common Name:** New Zealand Flax (Exotic)  
**Pot size:** 300mm  
**Mature H x S:** 0.9m x 0.9m  
**Qty Required:** 5
- 

**Botanical Name:** *Alcantarea imperialis 'Rubra'*  
**Common Name:** Ruby Imperial Bromeliad (Exotic)  
**Pot size:** 300mm  
**Mature H x S:** 0.8m x 0.9m  
**Qty Required:** 4


GRASSES + GROUNDCOVERS


- 

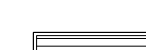
**Botanical Name:** *Casuarina glauca 'Cousin It'*  
**Common Name:** Cousin It *Casuarina* (Native)  
**Pot size:** 140mm  
**Mature H x S:** 0.1m x 1.5m  
**Qty Required:** 5m2 (**13.7m2 total**)
- 


**Botanical Name:** *Myoporum parvifolium 'Yareena'*  
**Common Name:** Creeping Boobialla (Native)  
**Pot size:** 140mm  
**Mature H x S:** 0.15m x spreading  
**Qty Required:** 7m2 (**7.7m2 total**)

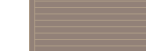
OTHER LANDSCAPE ITEMS

- 

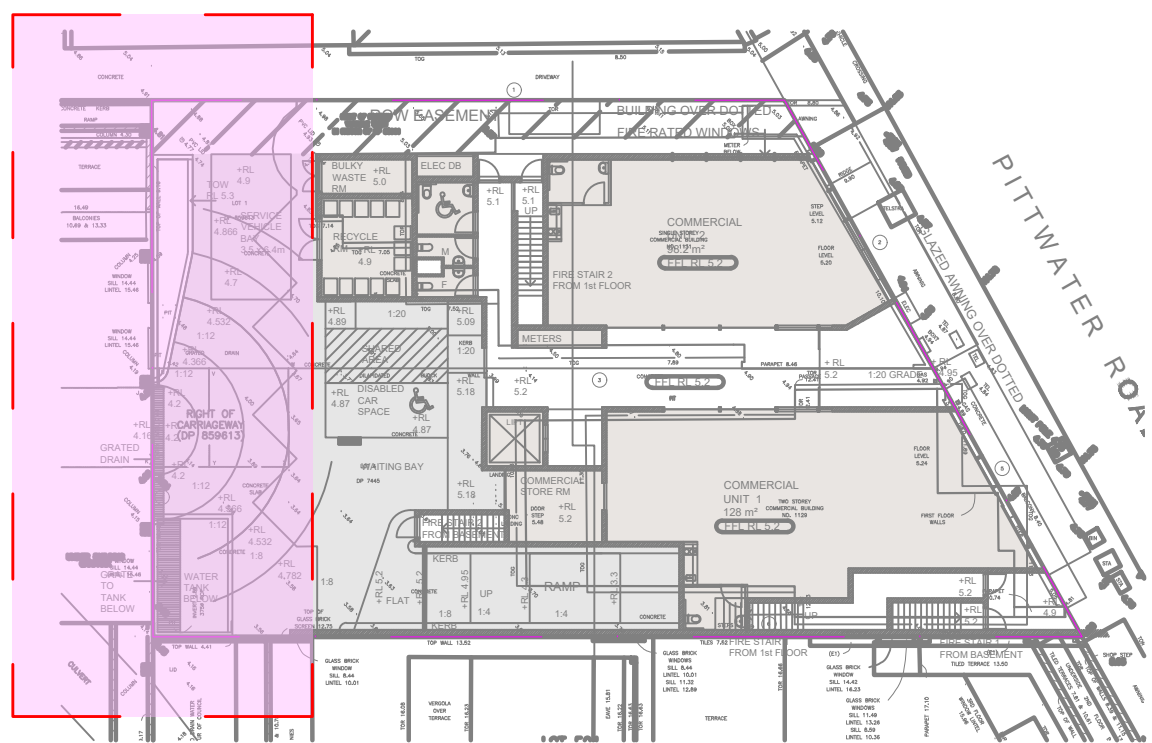
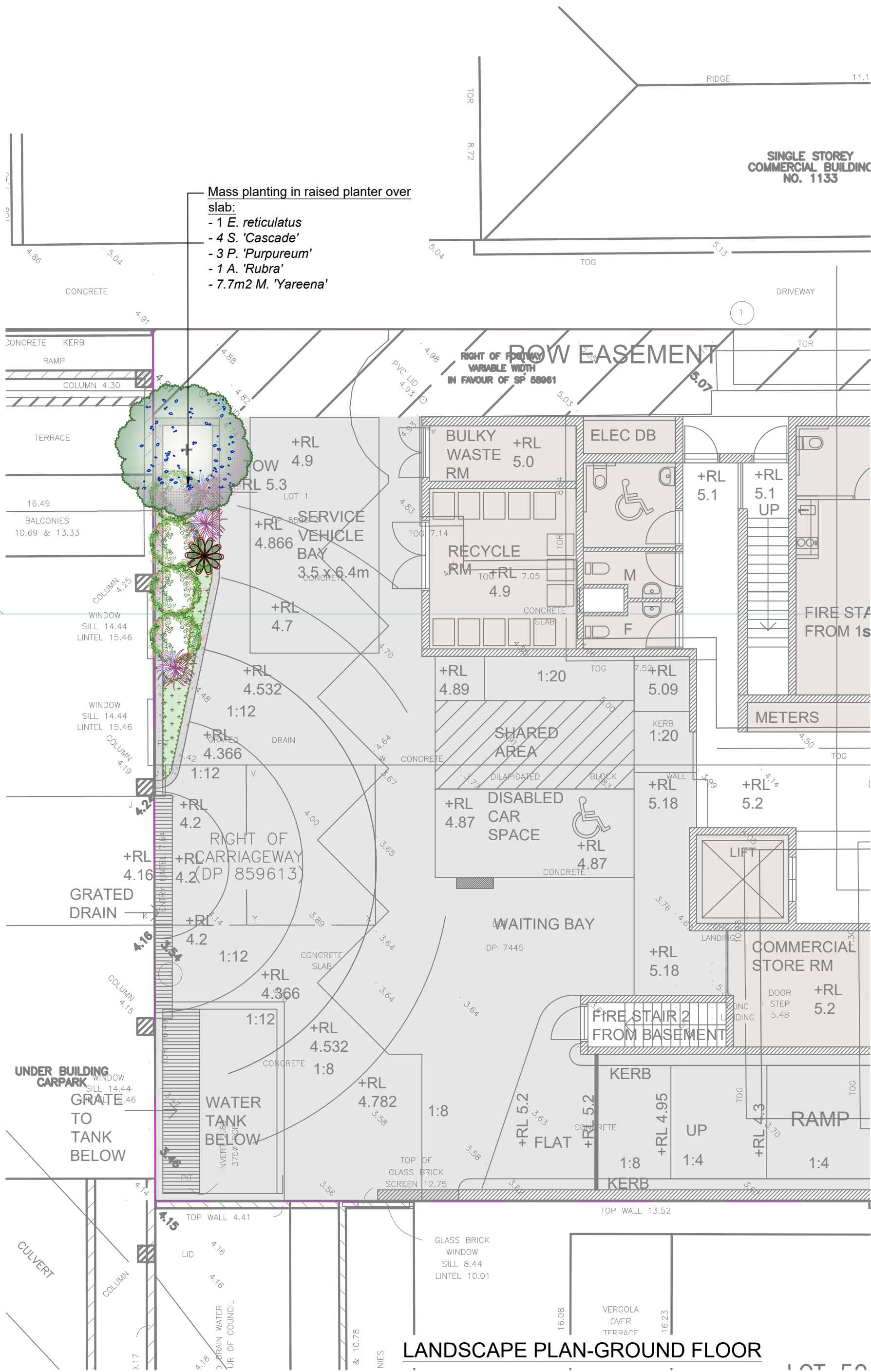
Retaining / raised planter wall - refer detail
- 

Composite timber decking- refer detail
- 

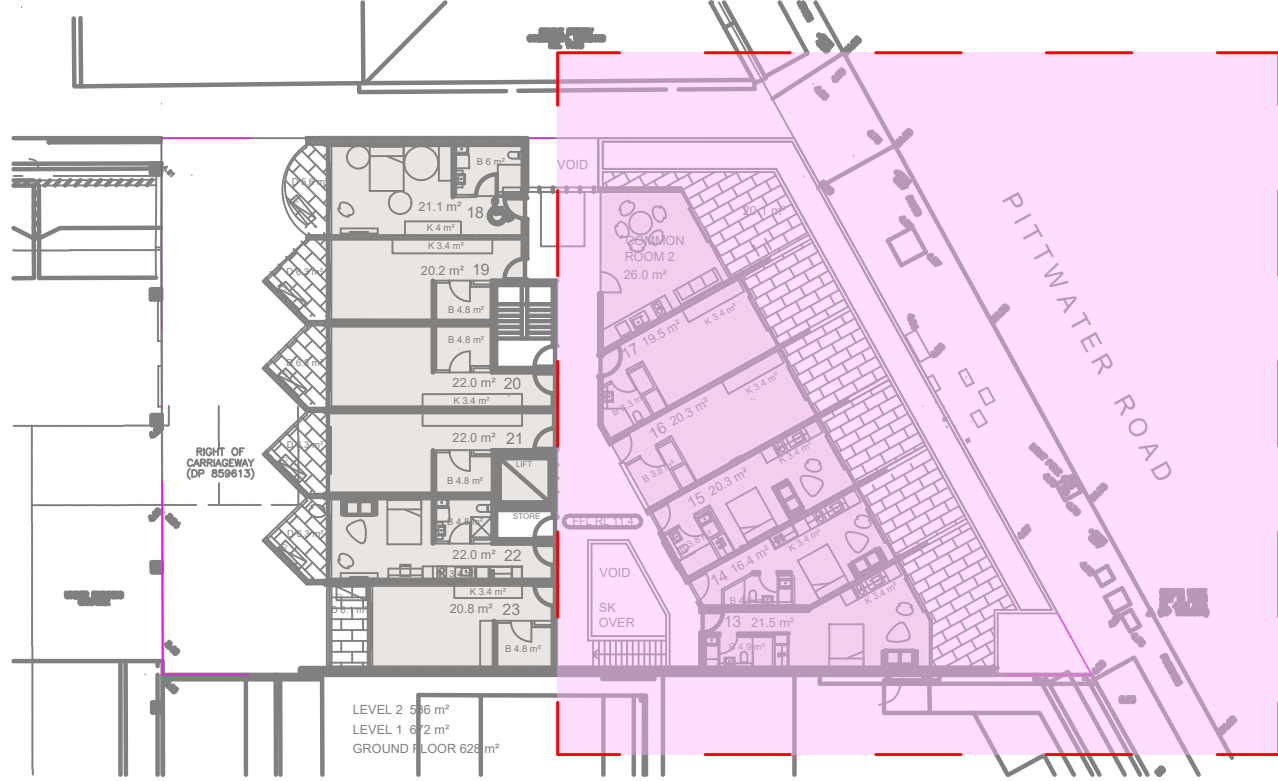
Retractable clothesline- Style & color to be nom. by client
- 

Proprietary item to be nom. by client- refer sample image
- 

Applied balustrades to planters where is needed to comply with BCA and AS safety requirements



LOCATION MAP -GROUND FLOOR



LOCATION MAP -2F

FIXED OUTDOOR FURNITURE FOR ROOFTOP COMMUNAL OPEN SPACE SHALL BE LOCATED A MINIMUM 1M AWAY FROM PLANTER WALL, WHEREVER EXTERNAL HANDRAIL IS OMITTED. WHERE BENCHES OR FURNITURE IS FIXED OR LOCATED ADJACENT THE ROOFTOP PLANTER WALL, AN EXTERNAL BALUSTRADE MUST BE INSTALLED TO COMPLY WITH BCA AND AUSTRALIAN STANDARDS.

NON-FIXED FURNITURE ADDED BY STRATA SHALL BE LOCATED A MINIMUM 1M AWAY FROM PLANTER WALL, AND SHALL BE THE RESPONSIBILITY OF THE BODY CORPORATE.

AN AUTOMATED COMMERCIAL GRADE IRRIGATION SYSTEM SHALL BE PROFESSIONALLY INSTALLED TO ALL GARDEN AREAS, INCLUDING RAISED PLANTERS, UPPER FLOOR PLANTERS AND GARDENS IN NATURAL GROUND. THE SYSTEM SHALL BE DESIGNED AND INSTALLED IN LINE WITH THE IRRIGATION PERFORMANCE SPECIFICATION, BY A LICENCED CONTRACTOR OR LANDSCAPER. THE LICENCED CONTRACTOR SHALL PREPARE AN 'AS BUILT' PLAN OF THE SYSTEM TO THE SUPERINTENDENT FOR STRATA RECORDS, FOR FUTURE MAINTENANCE.

LANDSCAPE PLAN NOTES

This plan should be read in conjunction with the architectural and hydraulics plans. Work specific to these plans should be prepared in accordance to these plans, including specification and details prior to the installation of landscaping, and should not be altered or compromised during landscape construction. **Retaining wall details to engineers design.**

Elements such as drainage swales may be incorporated in garden bed areas (using non-floatable mulch) without compromising the capacity or form.

**This plan has been prepared for Development Application approval only, not for construction.**

This plan has been prepared with reference to **Northern Beaches Councils** Landscaping Guidelines & requirements. Planting proposed using commercially available plant species selected from local planting lists and the BASIX local plant list and from Sydney Waters "Plant Selector" web site one-drip rated native plants (**acceptable for Basix planting**).

The Design & location of new letter boxes shall be in accordance with Australia Post's "Requirements for Delivery of Mail to Residential Premises" published Feb '97. All noxious weeds listed in Councils weed lists & located on the site shall be continually removed & suppressed. Reinstatement all boundary fencing in poor condition with Council approved 1.8m fencing to rear of building line, rake to 1m forward of BL. Pollution, sediment & erosion control devices as specified shall be in place, and maintained for the duration of the construction period. Proposed excavation near existing established trees to be supervised by arborist.

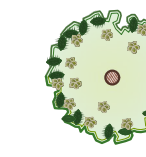
D.A approved landscape plan's are required to be constructed as approved to obtain occupancy certificate. **Permeable areas may be indicated to achieve site coverage restrictions & should be constructed as drawn on this plan.**

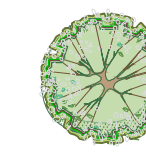


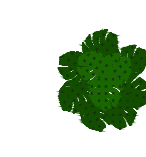
LEGEND & SCHEDULE

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TREES


- 

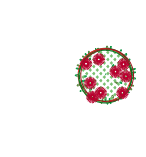
**Botanical Name:** *Plumeria acutifolia*  
**Common Name:** Frangipani (Exotic)  
**Pot size:** 75Lt  
**Mature H x S:** 5m x 4m  
**Qty Required:** 3
- 

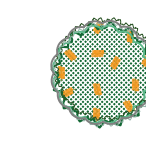
**Botanical Name:** *Lagerstroemia 'Natchez'*  
**Common Name:** Crepe Myrtle (Exotic)  
**Pot size:** 100Lt  
**Mature H x S:** 6m x 4m  
**Qty Required:** 1
- 

**Botanical Name:** *Ficus lyrata*  
**Common Name:** Fiddle Leaf Fig tree (Native)  
**Pot size:** 45Lt  
**Mature H x S:** 1-3m x 0.4-0.5m  
**Qty Required:** 7

SHRUBS AND HEDGES

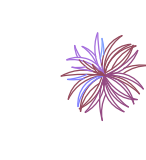
- 


**Botanical Name:** *Callistemon 'Better John'*  
**Common Name:** Better John Bottlebrush (Native)  
**Pot size:** 200mm  
**Mature H x S:** 1m x 0.9m  
**Qty Required:** 24
- 

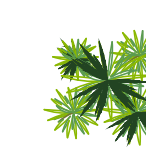
**Botanical Name:** *Metrosideros 'Tahiti'*  
**Common Name:** NZ Christmas Bush (Exotic)  
**Pot size:** 150mm  
**Mature H x S:** 1m x 1m  
**Qty Required:** 19
- 

**Botanical Name:** *Banksia ericifolia 'Little Eric'*  
**Common Name:** Heath Banksia (Native)  
**Pot size:** 300mm  
**Mature H x S:** 1.4m x 1.4m  
**Qty Required:** 4

ACCENT PLANTS

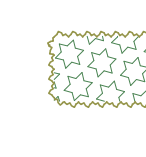
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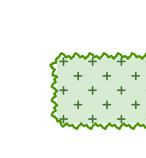
**Botanical Name:** *Phormium tenax 'Purpureum'*  
**Common Name:** New Zealand Flax (Exotic)  
**Pot size:** 300mm  
**Mature H x S:** 0.9m x 0.9m  
**Qty Required:** 11
- 

**Botanical Name:** *Alcantarea imperialis 'Rubra'*  
**Common Name:** Ruby Imperial Bromeliad (Exotic)  
**Pot size:** 300mm  
**Mature H x S:** 0.8m x 0.9m  
**Qty Required:** 9
- 

**Botanical Name:** *Cordyline australis*  
**Common Name:** Cabbage tree (Native)  
**Pot size:** 45L  
**Mature H x S:** 1.5-2.5m x 1-2.5m  
**Qty Required:** 1

GRASSES + GROUNDCOVERS

- 

**Botanical Name:** *Carpobrotus 'Aussie Rambler'*  
**Common Name:** Aussie Rambler Pigface (Native)  
**Pot size:** 140mm  
**Mature H x S:** 0.25m x spreading  
**Qty Required:** 7/m2 (4.0m2 total)
- 

**Botanical Name:** *Myoporum parvifolium 'Yareena'*  
**Common Name:** Creeping Boobialla (Native)  
**Pot size:** 140mm  
**Mature H x S:** 0.15m x spreading  
**Qty Required:** 7/m2 (9.2m2 total)

LOT 6  
DP 7445



Cordyline australis



Waterhousia floribunda



Elaeocarpus reticulatus



Myoporum parvifolium 'Yareena'



Pot sample image



Picnic table setting sample image



Syzygium 'Cascade'



Alcantarea imperialis 'Rubra'



Metrosideros 'Tahiti'



Carpobrotus 'Aussie Rambler'

'FOR ADVANCED TREE PLANTING IN HIGH WIND AND ROOFTOP LOCATIONS, IT IS RECOMMENDED THAT AN APPROVED ROOT BALL ANCHORING SYSTEM EQUAL TO 'PLATIPUS ANCHORS' SHALL BE USED. INSTALL AS PER THE MANUFACTURERS SPECIFICATION'









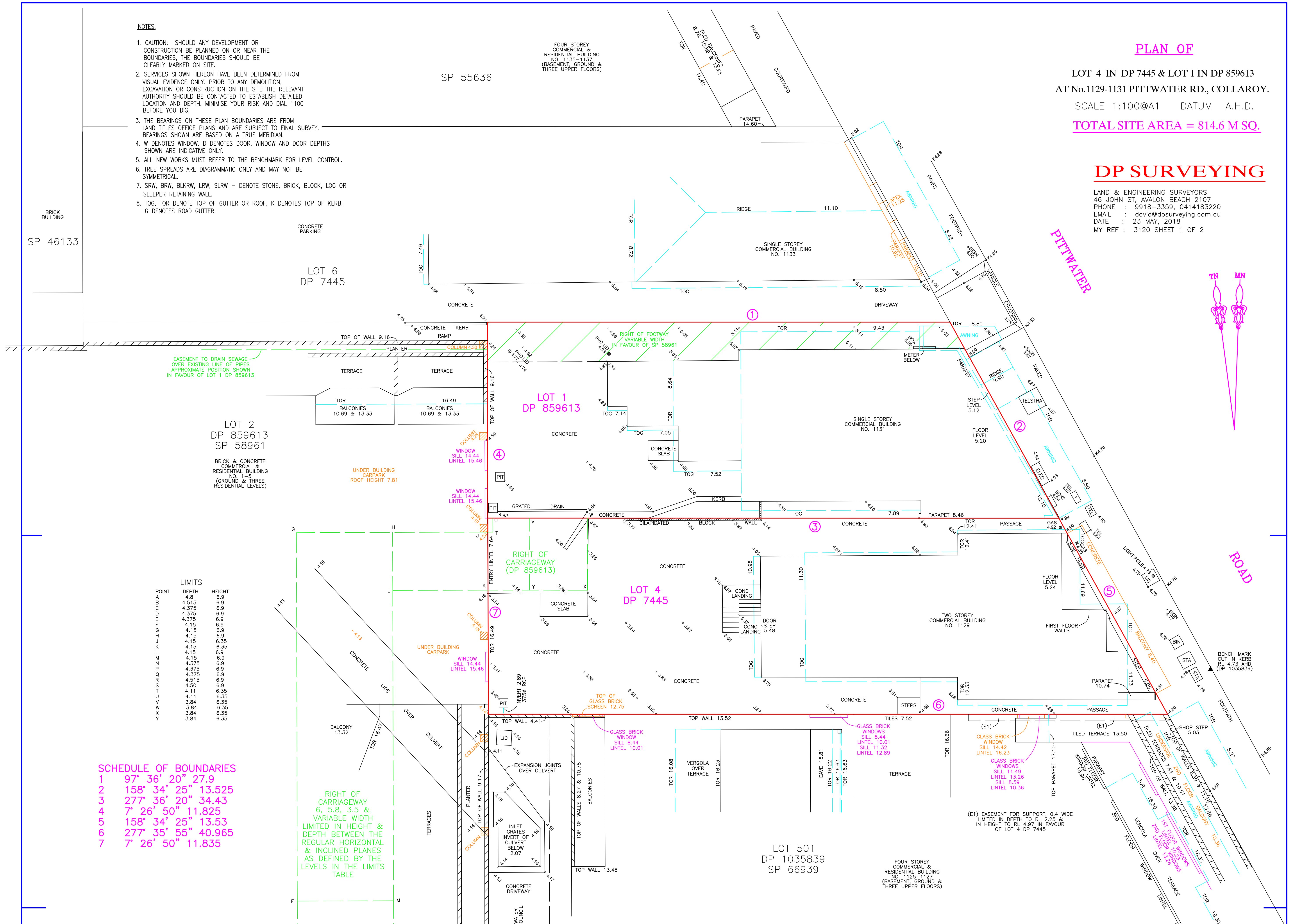


1. CAUTION: SHOULD ANY DEVELOPMENT OR CONSTRUCTION BE PLANNED ON OR NEAR THE BOUNDARIES, THE BOUNDARIES SHOULD BE CLEARLY MARKED ON SITE.
2. SERVICES SHOWN HEREON HAVE BEEN DETERMINED FROM VISUAL EVIDENCE ONLY. PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE THE RELEVANT AUTHORITY SHOULD BE CONTACTED TO ESTABLISH DETAILED LOCATION AND DEPTH. MINIMISE YOUR RISK AND DIAL 1100 BEFORE YOU DIG.
3. THE BEARINGS ON THESE PLAN BOUNDARIES ARE FROM LAND TITLES OFFICE PLANS AND ARE SUBJECT TO FINAL SURVEY. BEARINGS SHOWN ARE BASED ON A TRUE MERIDIAN.
4. W DENOTES WINDOW. D DENOTES DOOR. WINDOW AND DOOR DEPTHS SHOWN ARE INDICATIVE ONLY.
5. ALL NEW WORKS MUST REFER TO THE BENCHMARK FOR LEVEL CONTROL.
6. TREE SPREADS ARE DIAGRAMMATIC ONLY AND MAY NOT BE SYMMETRICAL.
7. SRW, BRW, BLKRW, LRW, SLRW – DENOTE STONE, BRICK, BLOCK, LOG OR SLEEPER RETAINING WALL.
8. TOG, TOR DENOTE TOP OF GUTTER OR ROOF, K DENOTES TOP OF KERB, G DENOTES ROOF GUTTER.

FOUR STOREY  
COMMERCIAL &  
RESIDENTIAL BUILDING  
NO. 1135-1137  
(BASEMENT, GROUND &  
THREE UPPER FLOORS)

TOTAL SITE AREA = 814.6 M SQ.

LAND & ENGINEERING SURVEYORS  
46 JOHN ST, AVALON BEACH 2107  
PHONE : 9918-3359, 0414183220  
EMAIL : david@dpsurveying.com.au  
DATE : 23 MAY, 2018  
MY REF : 3120 SHEET 1 OF 2





**SCHEDULE OF BOUNDARIES**

1	97° 36' 20"	27.9
2	158° 34' 25"	13.525
3	277° 36' 20"	34.43
4	7° 26' 50"	11.825
5	158° 34' 25"	13.53
6	277° 35' 55"	40.965
7	7° 26' 50"	11.835

BRICK & CONCRETE  
COMMERCIAL &  
RESIDENTIAL BUILDING  
NO. 1-5  
(GROUND & THREE  
RESIDENTIAL LEVELS)

TOTAL SITE AREA = 814.6 M SQ.



STREET

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8. TOG, TOR DENOTE TOP OF GUTTER OR ROOF, K DENOTES TOP OF KERB, G DENOTES ROAD GUTTER.

