

- NOTES:
1. THESE NOTES AND LEGEND (IF SHOWN) FORM PART OF THE PLAN AND SURVEY AND MUST REMAIN WITH THE PLAN IN ANY REPRODUCTION IN WHOLE OR PART.
 2. THE CAD FILE USES METRES AS ITS BASE UNIT AND IS IN A "GROUND" COORDINATE SYSTEM. IF THE SURVEY IS STATED AS MGA, ANY POINT IN THE FILE WILL BE AN APPROXIMATE MGA COORDINATE.
 3. SOME SYMBOLS REPRESENTING PHYSICAL STRUCTURES SUCH AS POWER POLES AND PITS ARE DIAGRAMMATIC ONLY AND DO NOT NECESSARILY REPRESENT THE ACTUAL SIZE AND EXTENT OF THESE FEATURES.
 4. THE SURVEY INFORMATION SHOWN HERE WAS PREPARED FOR A SPECIFIC PURPOSE FOR THE CLIENT SHOWN. THIS INFORMATION IS NOT INTENDED TO BE USED FOR ANY OTHER PURPOSE OR BY ANYONE NOT AUTHORISED BY THIS CLIENT.
 5. BOUNDARY DIMENSIONS AND AREAS HAVE BEEN DETERMINED BY CURRENT CADASTRAL SURVEY AND THE BOUNDARY AND EASEMENT LINES IN THE ELECTRONIC FILE HAVE BEEN INCLUDED USING THOSE SURVEYED DIMENSIONS. THE TITLE DIMENSIONS SHOWN ON THE HARD COPY PLAN TAKE PRECEDENCE OVER THE LINES IN THE ELECTRONIC FILE.
 6. THE TITLE/S TO THE SUBJECT LAND HAS BEEN REVIEWED AND THE POSITION OF ALL EASEMENTS AFFECTING THE LAND ARE SHOWN. THE TERMS OF ANY EASEMENT, RESTRICTION ON THE USE OF LAND OR COVENANT AFFECTING THE LAND HAVE NOT BEEN INVESTIGATED. LEASES AND OTHER NOTATIONS MAY ALSO EXIST WHICH AFFECT THE LAND.
 7. UNDERGROUND SERVICES OTHER THAN THOSE SHOWN HAVE NOT BEEN INVESTIGATED. PRIOR TO DEMOLITION, EXCAVATION OR CONSTRUCTION WORK ON THE SITE, THE RELEVANT SERVICE AUTHORITY SHOULD BE CONTACTED TO ESTABLISH DETAILED LOCATION AND DEPTH.
 8. THIS SURVEY IS LIMITED TO IMPROVEMENTS AND OTHER DETAIL WHICH WERE VISIBLE AND ACCESSIBLE AT THE TIME OF SURVEY. THE LOCATION OF DETAIL SUCH AS PRIVATE UNDERGROUND SERVICE LINES AND BUILDING FOUNDATIONS WITHIN THE SITE IS UNKNOWN.
 9. THE COORDINATES WITHIN THIS DRAWING RELATE TO THE DATUM SHOWN IN THE TITLE BLOCK. REFER TO A REGISTERED LAND SURVEYOR FOR FURTHER CLARIFICATION. CAUTION SHOULD BE TAKEN WHEN IMPORTING INFORMATION OBTAINED FROM OTHER SUB-CONSULTANTS OR SOURCES TO ENSURE THAT THE DATA IS ON A MATCHING COORDINATE SYSTEM.
 10. CONTOURS SHOWN HEREON DEPICT THE GENERAL TOPOGRAPHY ONLY. EXCEPT AT SPOT LEVELS SHOWN, THEY DO NOT NECESSARILY REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT.
 11. CONTOUR INTERVAL 0.5m
 12. ANY GUTTER, RIDGE, ROOF AND WINDOW DETAILS AND LEVELS SHOWN HAVE BEEN OBTAINED VIA INDIRECT SURVEY METHODS WHERE VISIBLE FROM GROUND LEVEL AND ARE SHOWN ON THIS PLAN IN THEIR APPROXIMATE LOCATION FOR THE PURPOSE OF GENERAL SITE ANALYSIS ONLY.
 13. ANY TREE CANOPIES, TRUNK DIAMETERS AND HEIGHTS SHOWN ARE APPROXIMATE ONLY AND SHOULD BE VERIFIED BY FURTHER SURVEY WORKS IF CRITICAL TO DESIGN OR SITE ANALYSIS.
 14. SMALL TREES, SHRUBS, GARDEN FEATURES, PATHWAYS AND OTHER MINOR DETAIL MAY NOT BE SHOWN ON THIS PLAN, FOR THE PURPOSES OF THIS SURVEY.
 15. PRIOR TO ANY CONSTRUCTION WORKS BEING UNDERTAKEN, BOUNDARIES SHOULD BE MARKED

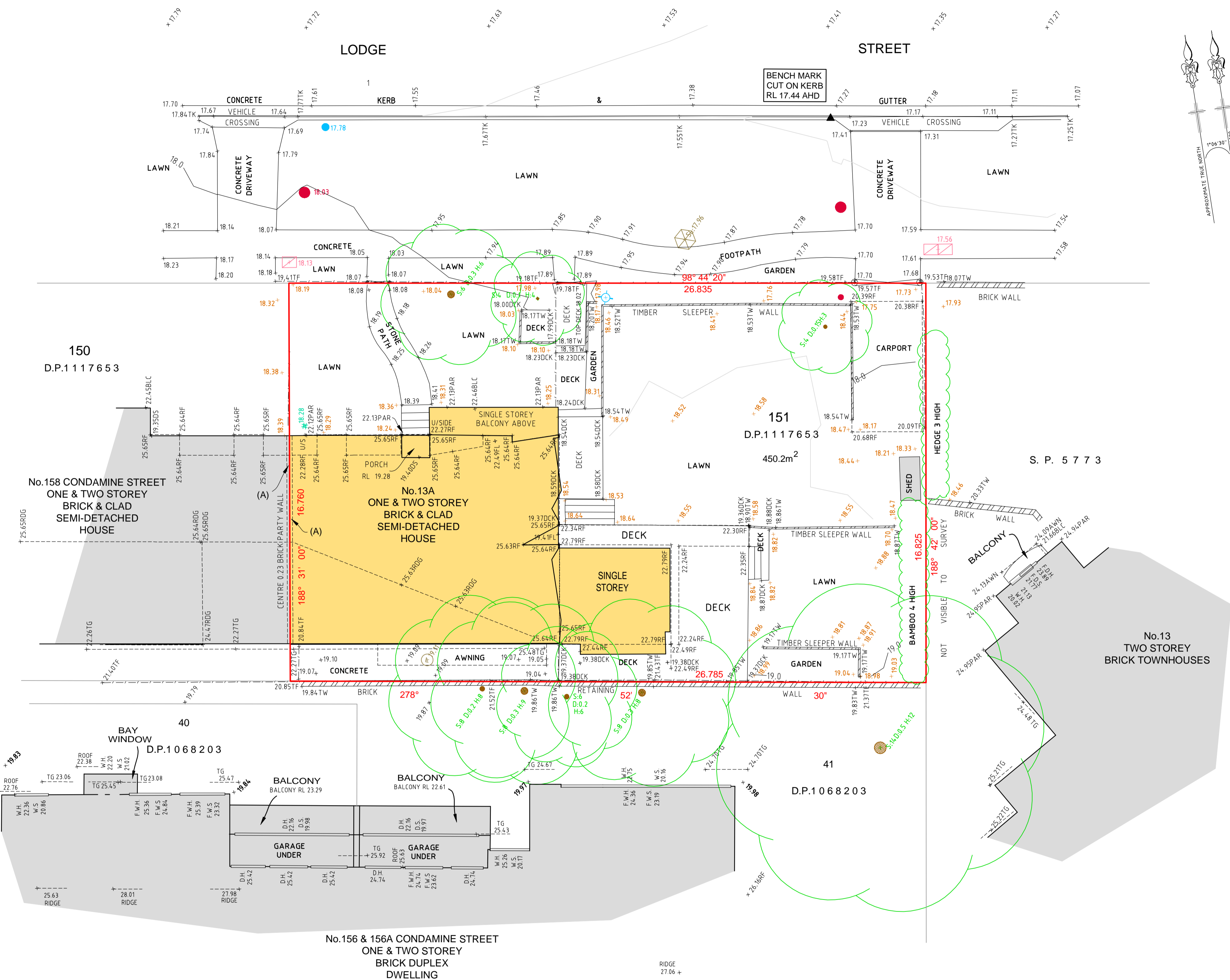
ORIGIN OF LEVELS: PM 990
R.L. 24.826 (AHD)

NOTATIONS SHOWN ON CERTIFICATE OF TITLE LOT 151 D.P. 1117653	
AFFECTING THE LAND:	
(A)	CROSS EASEMENTS FOR PARTY WALLS (DP01117653)
THE TERMS AND LOCATIONS OF COVENANTS & RESTRICTIONS HAVE NOT BEEN INVESTIGATED.	

LEGEND

- BLC BALCONY
- FL FLOOR LEVEL
- DCK DECK
- RF ROOF
- RDG RIDGE
- TG TOP OF GUTTER
- TK TOP OF KERB
- TW TOP OF WALL
- TF TOP OF FENCE
- D.H. DOOR HEAD
- D.S. DOOR SILL
- F.W.H. FIRST FLOOR WINDOW HEAD
- F.W.S. FIRST FLOOR WINDOW SILL
- U/SIDE UNDERSIDE
- W.H. WINDOW HEAD
- W.S. WINDOW SILL
- Bench Mark
- Comms Pit/Manhole
- Electrical Power Pole
- Gas Meter
- Tree (Height, Trunk Diameter, Spread)
- Water Meter
- Water Hydrant

Daniel Williams
DANIEL GERARD WILLIAMS
REGISTERED SURVEYOR
BEVERIDGE WILLIAMS
65 - 69 KENT STREET, SYDNEY 2000



VER	BY	AMENDMENTS	DATE
A	R.D.	INITIAL ISSUE	16.10.24
B			
C			
D			
E			
F			
G			

• THE POSITION OF SERVICES SHOWN ON THIS DRAWING ARE INDICATIVE ONLY AND HAVE BEEN PLOTTED FROM PLANS AND DRAWINGS SUPPLIED BY RELEVANT AUTHORITIES.
• SERVICE AUTHORITY PITS, MANHOLES, POLES, MARKER POSTS, ETC. WHERE SIGHTED AT TIME OF SURVEY, HAVE BEEN LOCATED. THE SURVEY DOES NOT INCLUDE INVESTIGATION OR LOCATION OF UNDERGROUND INFRASTRUCTURE.
• SERVICES INFORMATION SHOWN ON THIS DRAWING HAS BEEN OBTAINED THROUGH A BEFORE YOU DIG AUSTRALIA SEARCH AND IS VALID FOR THE PERIOD OF TIME FROM THE DATE OF ISSUE NOMINATED BY THE AUTHORITY.
• PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON OR ADJACENT TO THE SITE IT IS THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTORS TO APPLY FOR AND OBTAIN UP TO DATE PLANS THROUGH A NEW BEFORE YOU DIG AUSTRALIA SEARCH AND TO CONTACT ALL THE RELEVANT AUTHORITIES TO ESTABLISH AND CONFIRM THE DETAILED LOCATION AND DEPTH OF ALL UNDERGROUND SERVICES.

CLIENT:
DAVID JAGGERS

BW Beveridge Williams
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Registered Surveyors
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DETAILS:
DETAIL SURVEY PLAN FOR
DEVELOPMENT APPLICATION PURPOSES
LOT 151 DP 1117653
13A LODGE STREET, BALGOWLAH

ORIGINAL SCALE	1:100
SHEET SIZE	A1
CAD REFERENCE:	2402566-DET-001-A
SCALE ON ORIGINAL DRAWING AT 1:100	

SURVEYOR:	R.O.
DRAWN:	D.W.
CHECKED:	J.G.
SURVEY DATE:	11.10.2024
VERTICAL DATUM:	AHD
HORIZONTAL DATUM:	MGA

PROJECT No.	2402566
DRAWING REF.	SUR-001
VERSION	A
SHEET	1 OF 1