



NOTES:

INFORMATION SHOWN ON PLAN AND ELEVATIONS OF ADJOINING PROPERTIES HAS BEEN OBTAINED BY REMOTE SURVEY METHODS FROM WITHIN SUBJECT LAND AND STREET.

RESTRICTED VISIBILITY ALONG THE NORTHERN AND SOUTHERN BOUNDARIES OF THE SUBJECT LAND HAS PREVENTED DIRECT MEASUREMENTS TO THE ADJOINING BUILDINGS.

SYMBOLS REPRESENTING SERVICE PITS, POLES AND STREET FURNITURE ARE NOT TO SCALE.

TREE DETAILS SHOWN ARE AS PER REPORT PREPARED BY JACKSONS NATURE WORKS DATED 08/12/2023.

BEARINGS SHOWN RELATE TO M.G.A. NORTH.

ORIGIN OF CO-ORDINATES: S.S.M. 4919 FISHER STREET AND GEDDES STREET E 339 700.585 N 6 258 100.133

AZIMUTH IS ON M.G.A. NORTH DISTANCES ARE PLANE DISTANCES CENTRED ABOUT S.S.M. 4919 VISIBLE SURFACE PITS ONLY SHOWN. THE EXISTENCE AND POSITION OF UNDERGROUND SERVICES HAS NOT BEEN INVESTIGATED.

PIT SIZE IS SHOWN AT GROUND LEVEL. PITS MAY BE LARGER BELOW THE SURFACE.

INFORMATION SHOWN HAS BEEN EXTRACTED FROM REVIT MODEL CREATED FROM POINT CLOUD SURVEY. THE PRECISE POSITION OF OBJECTS ARE NOT SPECIFICALLY IDENTIFIED DURING DATA CAPTURE. POSITION AND SHAPE OF OBJECTS ARE OBTAINED BY INTERPOLATION.

CONSTRUCTION WORKS MUST BE RELATED TO THE SITE BENCH MARK AND NOT LEVELS OF STRUCTURES SHOWN ON THE PLAN.

IT IS THE RESPONSIBILITY OF EACH CONTRACTOR AND/OR CONSULTANT TO CONTACT THE RELEVANT AUTHORITY AND/OR "Before You Dig Australia" (Phone 1100) BEFORE COMMENCING ANY EXCAVATION.

THIS PLAN HAS BEEN CREATED AT A SCALE OF 1:150 AND MAY NOT BE SATISFACTORY FOR OTHER PURPOSES. THE ACCURACY OF ANY ENLARGEMENT OR OTHER REPRODUCTION MAY BE LESS THAN THAT OF THE ORIGINAL.

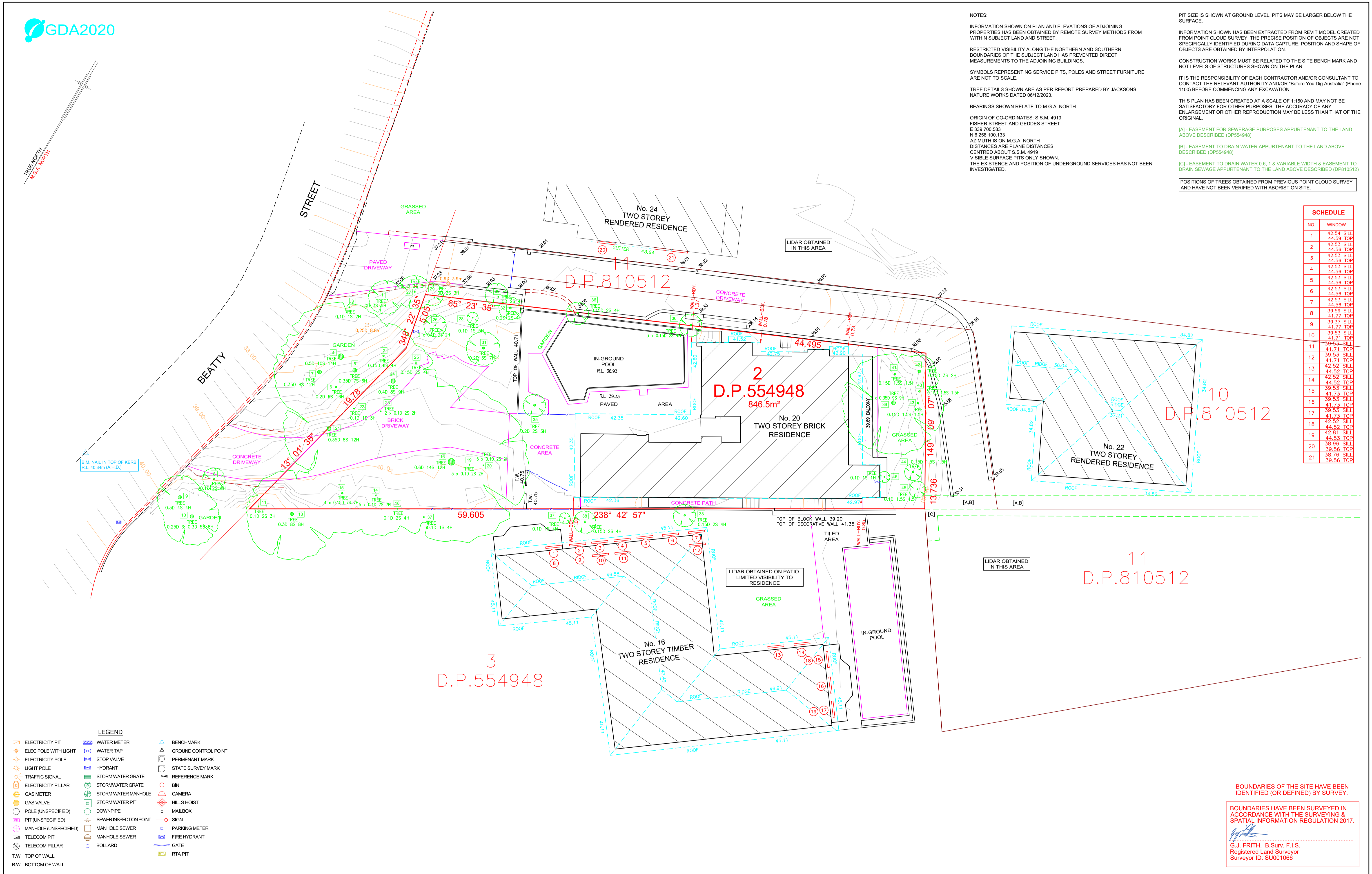
[A] - EASEMENT FOR SEWERAGE PURPOSES APPURTENANT TO THE LAND ABOVE DESCRIBED (DP554948)

[B] - EASEMENT TO DRAIN WATER APPURTENANT TO THE LAND ABOVE DESCRIBED (DP554948)

[C] - EASEMENT TO DRAIN WATER 0.6, 1 & VARIABLE WIDTH & EASEMENT TO DRAIN SEWAGE APPURTENANT TO THE LAND ABOVE DESCRIBED (DP810512)

POSITIONS OF TREES OBTAINED FROM PREVIOUS POINT CLOUD SURVEY AND HAVE NOT BEEN VERIFIED WITH ABORIS ON SITE.

SCHEDULE	
NO.	WINDOW
1	42.54 SILL 44.59 TOP
2	42.53 SILL 44.58 TOP
3	42.53 SILL 44.56 TOP
4	42.53 SILL 44.56 TOP
5	42.53 SILL 44.56 TOP
6	42.53 SILL 44.56 TOP
7	42.53 SILL 44.56 TOP
8	42.53 SILL 39.59 SILL 41.77 TOP
9	39.37 SILL 41.77 TOP
10	39.53 SILL 41.71 TOP
11	39.53 SILL 41.71 TOP
12	39.53 SILL 41.71 TOP
13	42.52 SILL 44.55 TOP
14	42.52 SILL 44.52 TOP
15	39.53 SILL 41.73 TOP
16	39.53 SILL 41.73 TOP
17	39.53 SILL 41.73 TOP
18	42.52 SILL 44.52 TOP
19	42.81 SILL 44.53 TOP
20	38.96 SILL 39.56 TOP
21	38.76 SILL 39.56 TOP



- LEGEND**
- ELECTRICITY PIT
  - ELEC POLE WITH LIGHT
  - ELECTRICITY POLE
  - LIGHT POLE
  - TRAFFIC SIGNAL
  - ELECTRICITY PILLAR
  - GAS METER
  - GAS VALVE
  - POLE (UNSPECIFIED)
  - PIT (UNSPECIFIED)
  - MANHOLE (UNSPECIFIED)
  - TELECOM PIT
  - TELECOM PILLAR
  - WATER METER
  - WATER TAP
  - STOP VALVE
  - HYDRANT
  - STORMWATER GRATE
  - STORMWATER MANHOLE
  - STORMWATER PIT
  - DOWNPIPE
  - SEWER INSPECTION POINT
  - MANHOLE SEWER
  - MANHOLE SEWER
  - TELECOM PILLAR
  - BENCHMARK
  - GROUND CONTROL POINT
  - PERMANENT MARK
  - STATE SURVEY MARK
  - REFERENCE MARK
  - BIN
  - CAMERA
  - HILLS HOIST
  - MAILBOX
  - SIGN
  - PARKING METER
  - FIRE HYDRANT
  - GATE
  - RTA PIT
- T.W. TOP OF WALL  
B.W. BOTTOM OF WALL

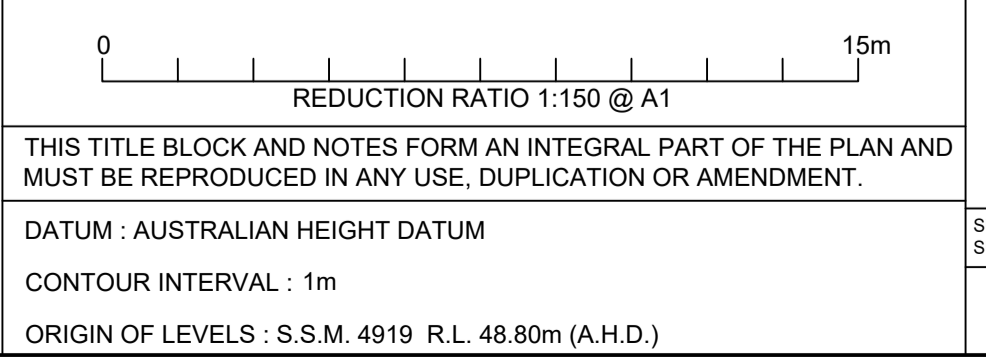
BOUNDARIES OF THE SITE HAVE BEEN IDENTIFIED (OR DEFINED) BY SURVEY.

BOUNDARIES HAVE BEEN SURVEYED IN ACCORDANCE WITH THE SURVEYING & SPATIAL INFORMATION REGULATION 2017.

*G.J. Frith*  
G.J. FRITH, B.Surv. F.I.S.  
Registered Land Surveyor  
Surveyor ID: SU001066

REV.	DATE	AMENDMENTS
E	06/05/2024	TREES AMENDED
D	19/04/2024	AERIAL AND APPURTENANT EASEMENTS ADDED
C	12/04/2024	LOCATION OF TREES
B	04/03/2024	CONTOURS INCLUDED
A	31/01/2024	ISSUED FOR INFORMATION

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**RYGATE SURVEYORS**  
Rygate & Company Pty Limited  
P.W. Rygate & West  
AS/NZS 61 001 204 897

SUBDIVISION | STRATA PLANS | STRATUM SUBDIVISION | LEASE PLANS | TOPOGRAPHIC SURVEYS | GPS SURVEYS | 3D MODELLING | RACECOURSE DESIGN | PROJECT MANAGEMENT | SUN SHADOW DIAGRAMS

SURVEYOR: G.L. / J.A.    DRAWN: T.O.    CHECKED: A.D.    APPROVED: S.B.

CLIENT: ALLEN

LOCALITY: BALGOWLAH HEIGHTS

L.G.A.: NORTHERN BEACHES

PLAN SHOWING DETAIL AND LEVELS 20 BEATTY STREET LOT 2 D.P.554948			
REFERENCE No.	PLAN No.	DATE	SHEET NO
80388	80388-E.DWG	31/01/2024	1 OF 1 SHEETS