

SEE SHEET 4 FOR DETAIL

**LEGEND**

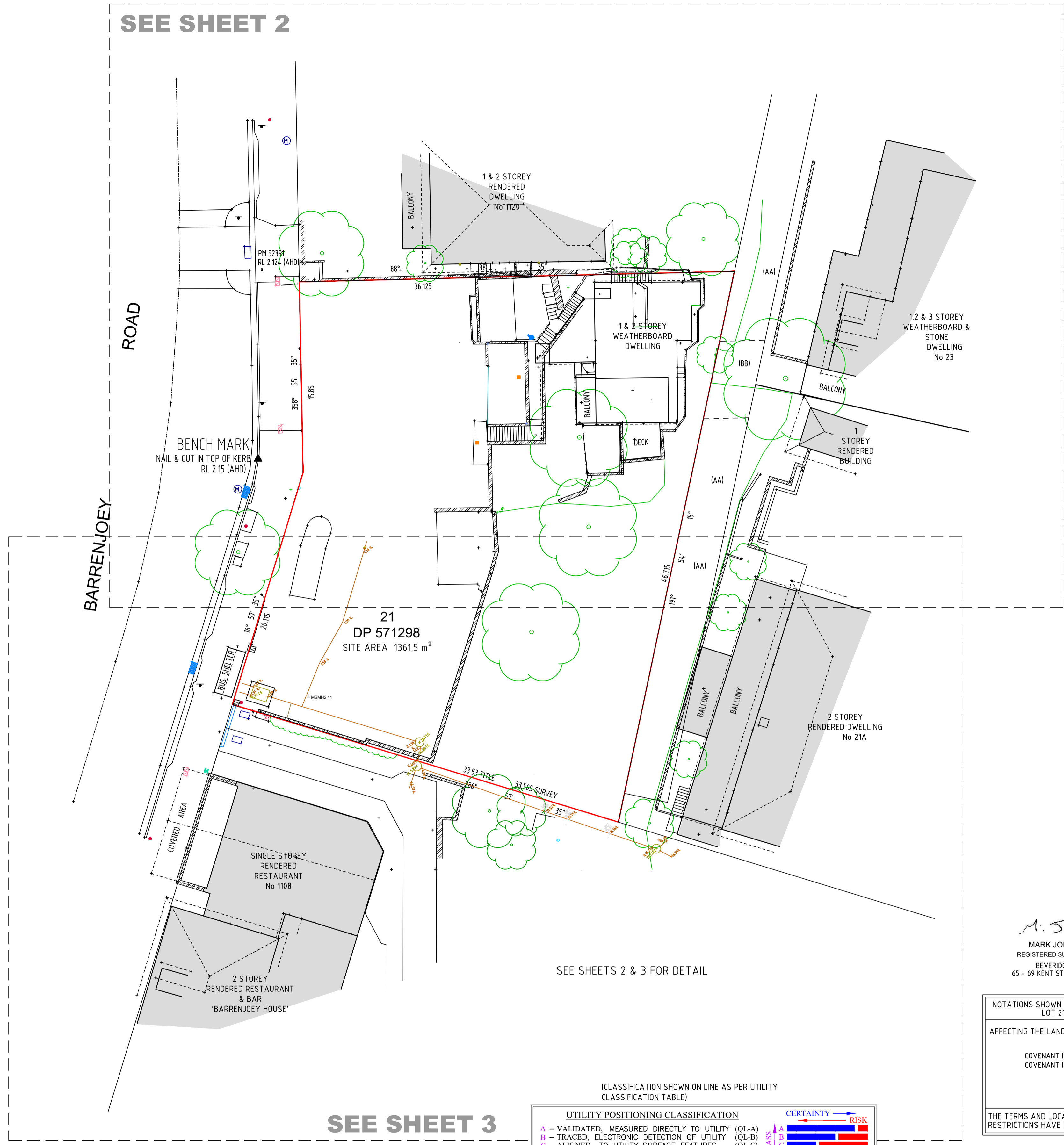
- Bench Mark
- Comms Pit/Manhole
- Drainage Grated Pit
- Drainage Kerb Inlet Pit
- Electrical Power Pole
- Electrical Light Pole
- Electrical Pit
- Fence
- Gas Valve
- Miscellaneous Manhole
- Sewer Manhole
- Sign Post
- Tree (Trunk diameter, Height, Canopy spread)
- Water Meter
- Water Tap
- Drainage Pipe Invert Level
- Drainage Pipe Obvert Level
- Top Wall
- Floor Level
- Top of Kerb
- Roof
- Lip of Kerb
- Roof Ridge
- Chimney
- Top of Fence
- Sewer Vent Pipe
- Parapet
- Window Head
- Window Sill
- Door Head
- Door Sill
- Top of Grate
- Top of Gutter
- Sewer Inspection Cover
- Top of Sewer Lid

- IL
- OBV
- TW
- FL
- TK
- RF
- LIP
- RR
- CHY
- TF
- SEVT
- PARA
- WH
- WS
- DH
- DS
- TOG
- TG
- SIC
- TS

**NOTES:**

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- CONTOUR INTERVAL 0.5m
- 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.
- 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.
- SMALL TREES, SHRUBS, GARDEN FEATURES, PATHWAYS AND OTHER MINOR DETAIL MAY NOT BE SHOWN ON THIS PLAN, FOR THE PURPOSES OF THIS SURVEY.

SEE SHEET 2



BARRENJOEY ROAD

SEE SHEET 3

SEE SHEETS 2 & 3 FOR DETAIL

21  
DP 571298  
SITE AREA 13615 m<sup>2</sup>

(CLASSIFICATION SHOWN ON LINE AS PER UTILITY CLASSIFICATION TABLE)

UTILITY POSITIONING CLASSIFICATION		CERTAINTY → RISK	
A	VALIDATED, MEASURED DIRECTLY TO UTILITY (QL-A)	High	Low
B	TRACED, ELECTRONIC DETECTION OF UTILITY (QL-B)	Medium	Medium
C	ALIGNED, TO UTILITY SURFACE FEATURES (QL-C)	Low	High
D	INDICATIVE, AS PER DIAGRAMS/FEATURES (QL-D)	Very Low	Very High

SERVICE LOCATION PERFORMED BY DURKIN CONSTRUCTION- DATE 06/09/2021

(AA) - RIGHT OF WAY 3.66 WIDE (B566414)  
(BB) - RIGHT OF WAY 3.66 WIDE (B587671)

*M. S. Andrew*  
MARK JOHN ANDREW  
REGISTERED SURVEYOR SU000342  
BEVERIDGE WILLIAMS  
65 - 69 KENT STREET, SYDNEY 2000

NOTATIONS SHOWN ON CERTIFICATE OF TITLE  
LOT 21 DP 571298

AFFECTING THE LAND:

COVENANT (B566414)  
COVENANT (B687671)

THE TERMS AND LOCATIONS OF COVENANTS & RESTRICTIONS HAVE NOT BEEN INVESTIGATED.

VER	BY	AMENDMENTS	DATE
A	V.M.	ORIGINAL DETAIL	22.06.21
B	V.M.	UPDATE SEWER LOCATION	06.09.21
C	PM	MGA COORDS ADDED TO FRONT CORNERS	28.11.22
D	V.M.	ADDITIONAL LEVELS UPDATED	24.08.23
E	V.M.	UPDATE OF WESTERN SECTION FOLLOWING DEMOLITION	03.06.24
F			
G			

• 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. 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 DIAL BEFORE YOU DIG SEARCH AND TO CONTACT ALL THE RELEVANT AUTHORITIES TO ESTABLISH AND CONFIRM THE DETAILED LOCATION AND DEPTH OF ALL UNDERGROUND SERVICES.

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CLIENT:  
IPM PTY LTD

**BW** Beveridge Williams  
Land Development Consultants  
Registered Surveyors  
Sydney (02) 9283 6677 [www.beveridgewilliams.com.au](http://www.beveridgewilliams.com.au)

DETAILS:  
DETAIL SURVEY PLAN FOR  
LOT 21 IN DP 571298  
1112-1118 BARRENJOEY ROAD  
PALM BEACH

ORIGINAL SCALE 1:200  
SHEET SIZE A1  
CAD REFERENCE: 2101343\_DET\_REV E  
SCALE ON ORIGINAL DRAWING AT 1:200

SURVEYOR: V.M.  
DRAWN: P.H.  
CHECKED: V.M.  
SURVEY DATE: 07.06.21  
VERTICAL DATUM: AHD  
HORIZONTAL DATUM: MGA

PROJECT No. 2101343  
DRAWING REF. 2101343  
VERSION E  
SHEET 1 OF 5



(AA) - RIGHT OF WAY 3.66 WIDE (B566414)  
 (BB) - RIGHT OF WAY 3.66 WIDE (B587671)

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 LOT 21 IN DP 571298  
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 PALM BEACH

ORIGINAL SHEET SIZE  
 SCALE 1:100  
 CAD REFERENCE: 2101343\_DET\_REV E  
  
 SCALE: ON ORIGINAL DRAWING AT 1:100

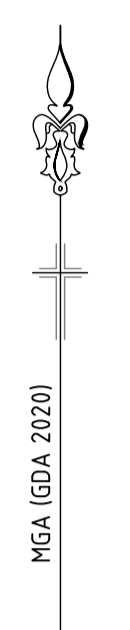
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CHECKED:	V.M.
SURVEY DATE:	07.06.21
VERTICAL DATUM:	AHD
HORIZONTAL DATUM:	MGA

PROJECT No.	2101343
DRAWING REF.	2101343
VERSION	E
SHEET	2 OF 5



(AA) - RIGHT OF WAY 3.66 WIDE (B566414)  
 (BB) - RIGHT OF WAY 3.66 WIDE (B587671)

(AA) - RIGHT OF WAY 3.66 WIDE (B566414)  
 (BB) - RIGHT OF WAY 3.66 WIDE (B587671)



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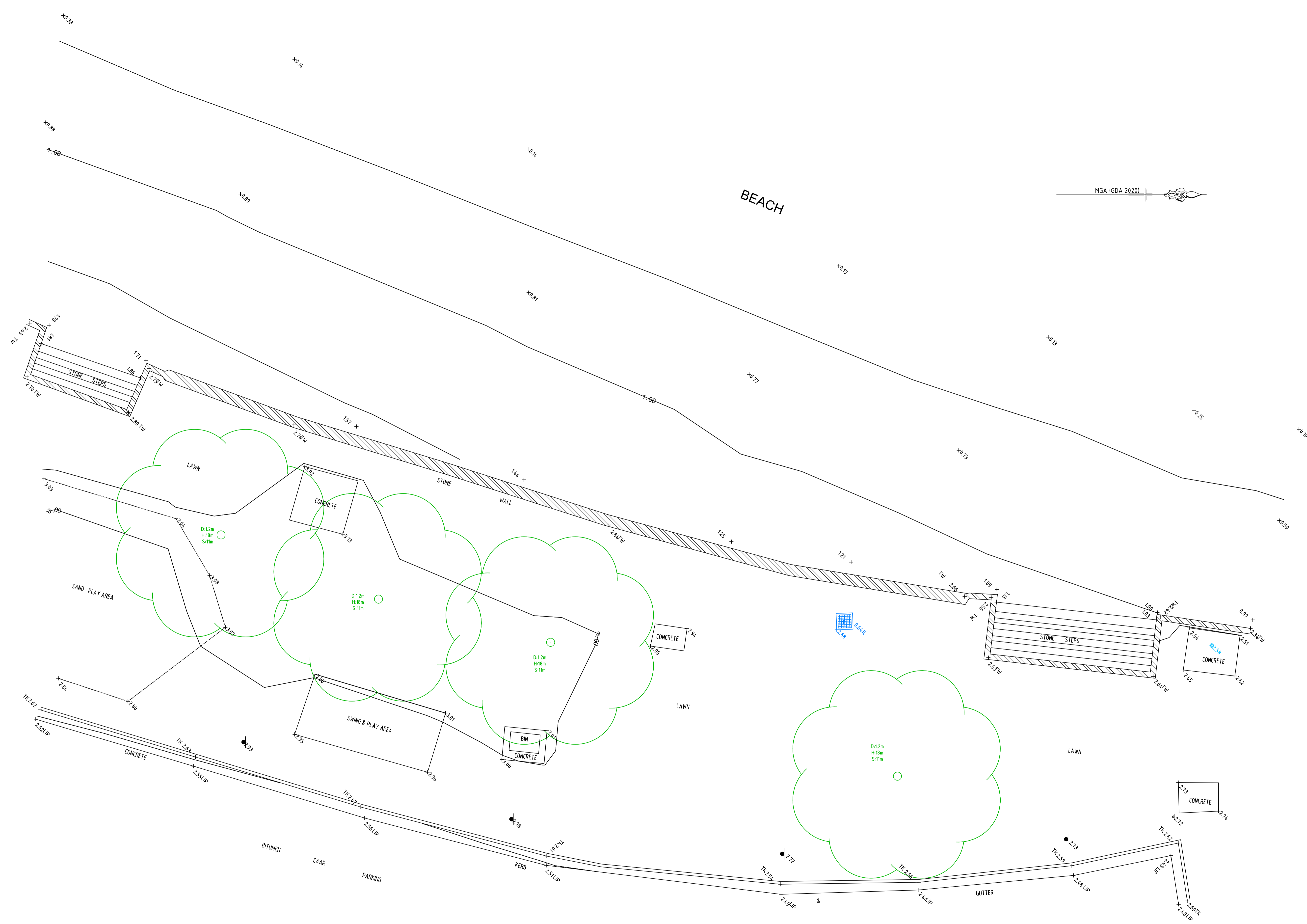
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**LOT 21 IN DP 571298**  
**1112-1118 BARRENJOEY ROAD**  
**PALM BEACH**

ORIGINAL SHEET SIZE	A1
SCALE	1:100
CAD REFERENCE:	2101343_DET_REV E
SCALE ON ORIGINAL DRAWING AT 1:100	

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DRAWN:	P.H.
CHECKED:	V.M.
SURVEY DATE:	07.06.21
VERTICAL DATUM:	AHD
HORIZONTAL DATUM:	MGA

PROJECT No.	<b>2101343</b>
DRAWING REF.	<b>2101343</b>
VERSION	<b>E</b>
SHEET	<b>3 OF 5</b>



MGA (GDA 2020)

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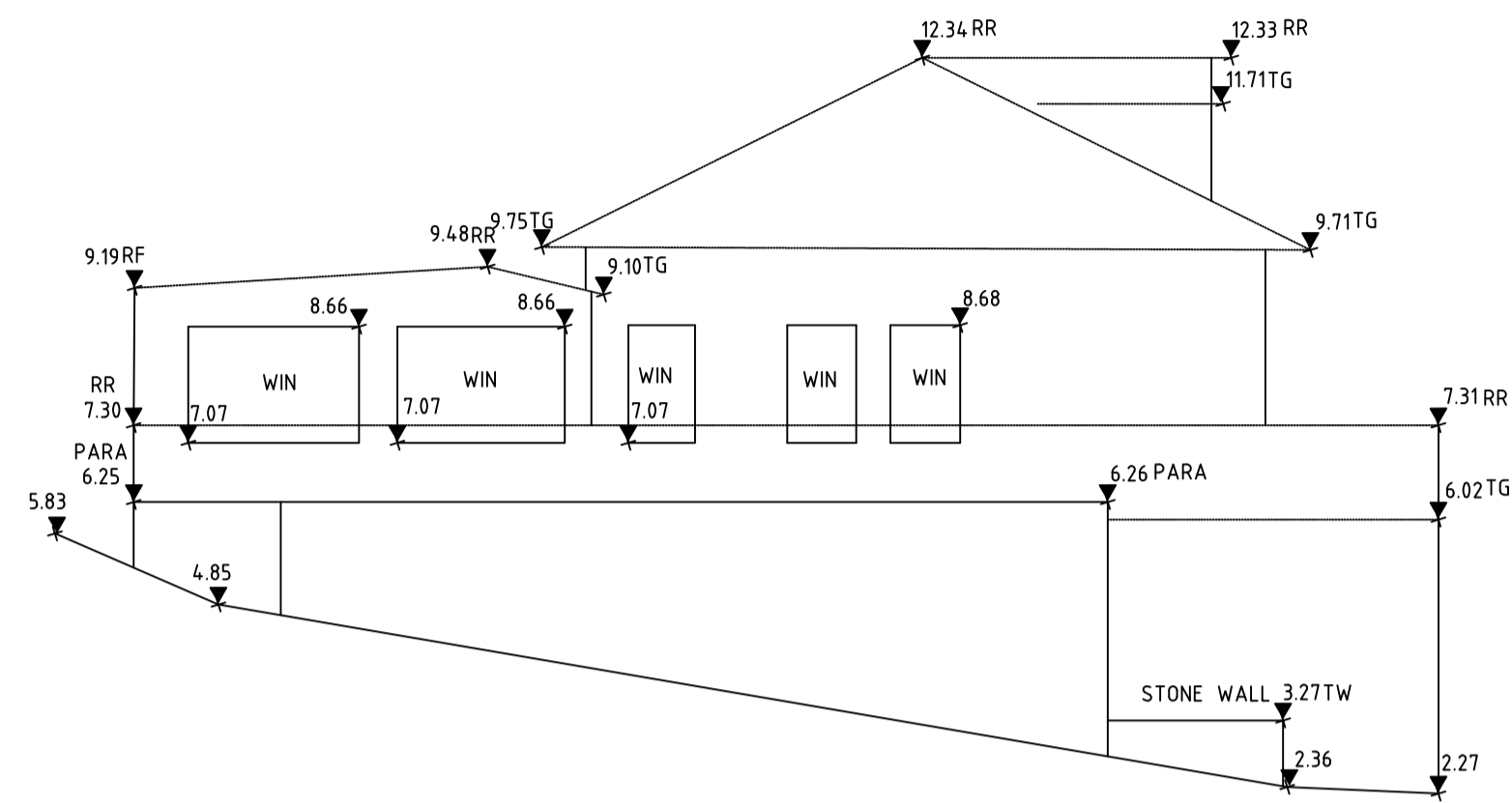
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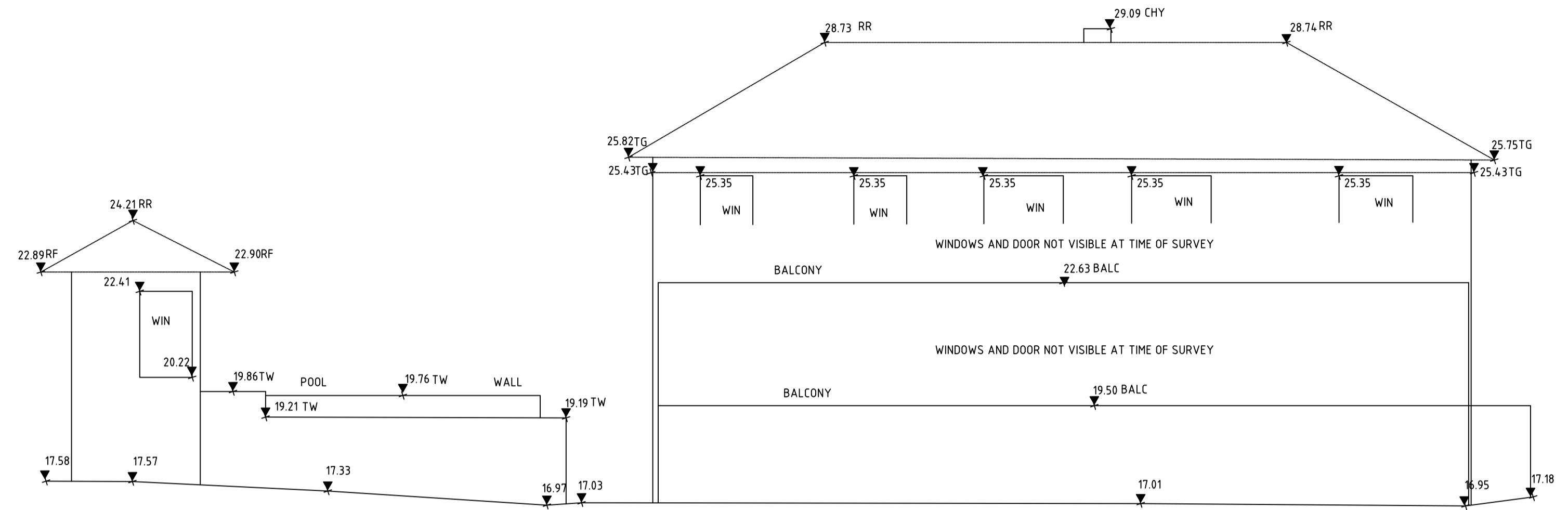
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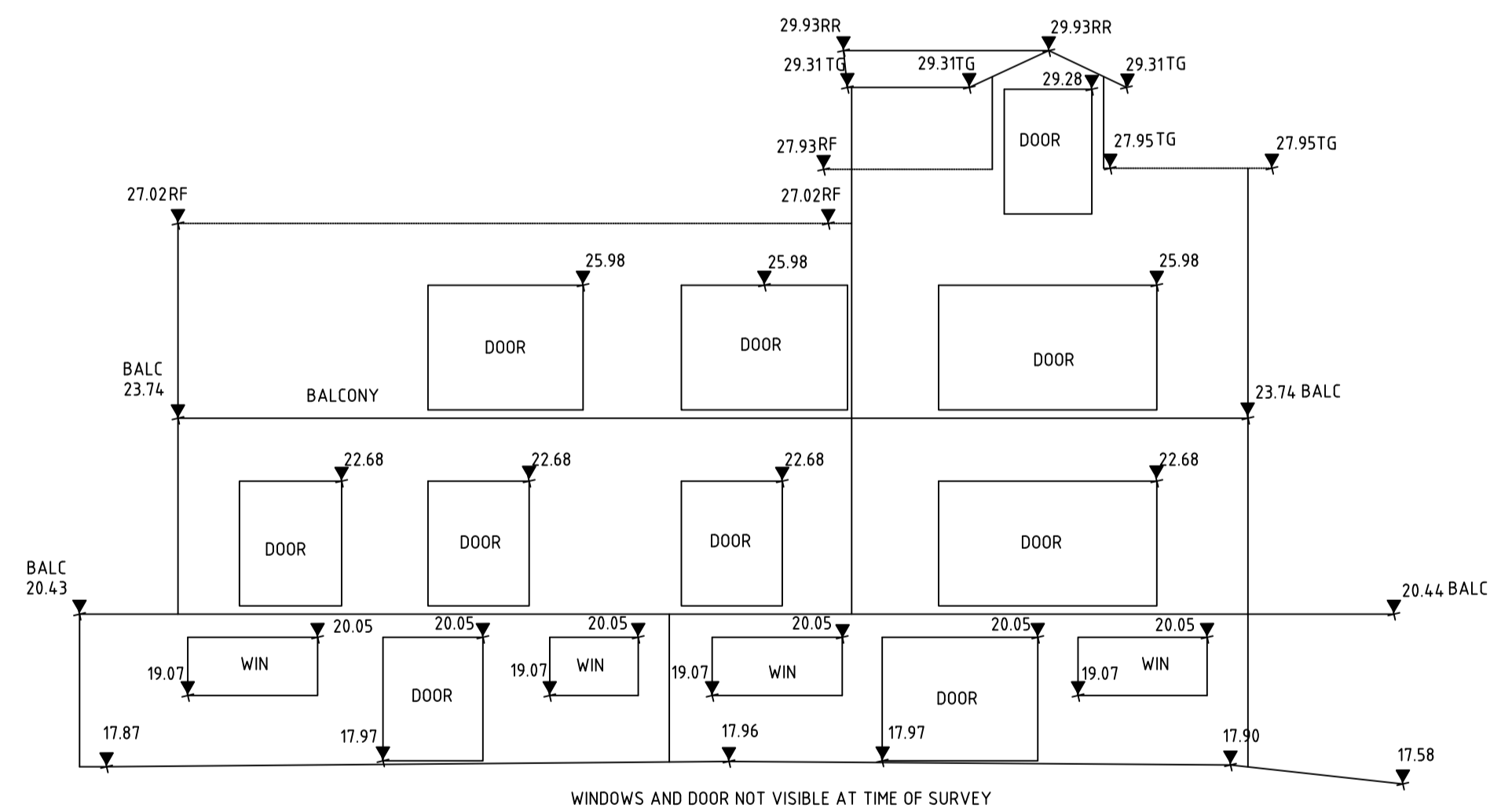
PROJECT No. 2101343  
DRAWING REF. 2101343  
VERSION E  
SHEET 4 OF 5



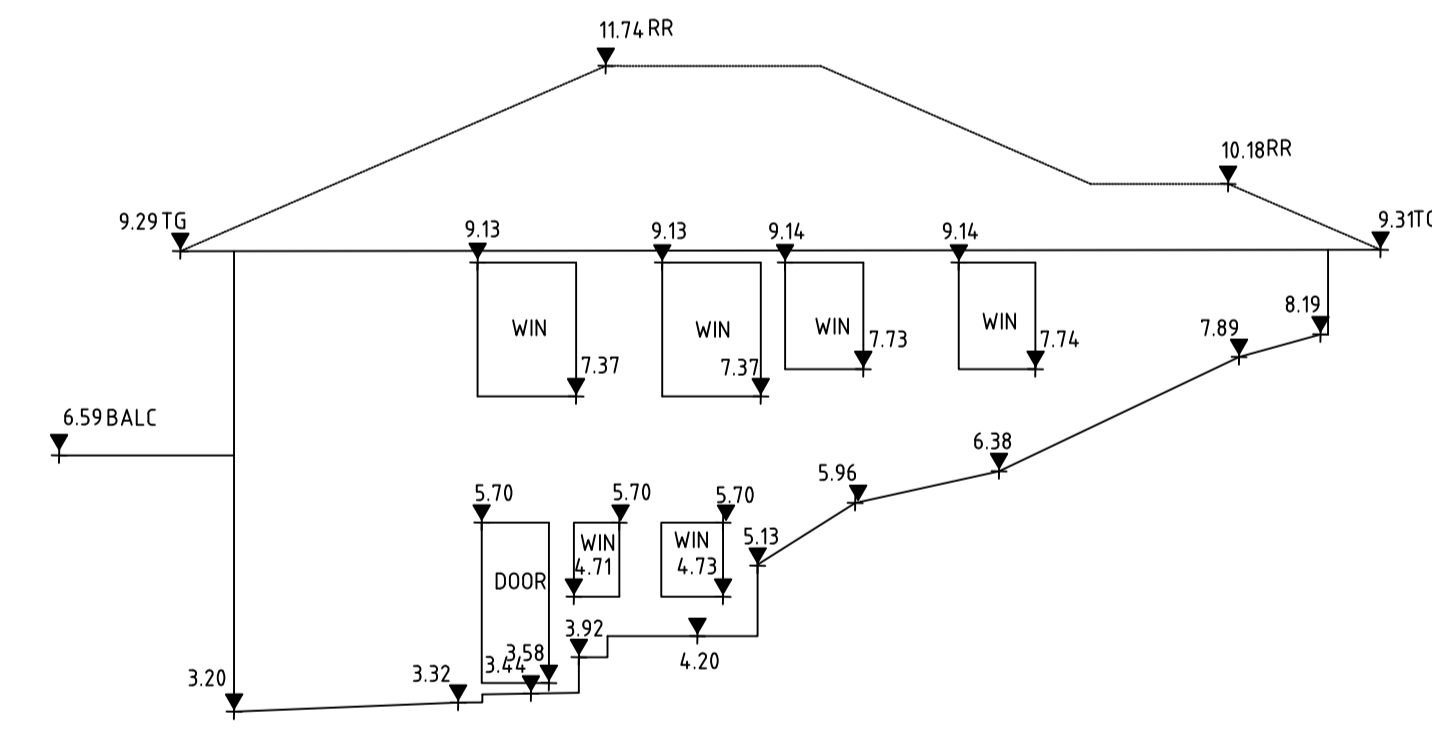
NORTHERN ELEVATION No 1108 BARRENJOEY ROAD



WESTERN ELEVATION No 21A PALM BEACH ROAD



WESTERN ELEVATION No 23 PALM BEACH ROAD



SOUTHERN ELEVATION No 1120 BARRENJOEY ROAD

LEGEND  
WINDOW WIN

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