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**From:** Robert Bennett  
**Sent:** 16/07/2024 9:40:33 AM  
**To:** Council Northernbeaches Mailbox; Stephanie Gelder  
**Cc:** 'brian riggall'; 'Jane Riggall'; [REDACTED]  
**Subject:** TRIMMED: REV2024/0020 (DA 2023/1469): Review of Determination of Application DA2023/1469 - Objection / Submission  
**Attachments:** 2024 16 July 2024 submission FINAL incl Attachments v2.pdf;

**Attention:** Development Assessment / Stephanie Gelder

**REV2024/0020 (DA 2023/1469): Review of Determination of Application DA2023/1469 - Objection / Submission**

The attached letter is a formal objection to the above formal request for a review of the determination of development application DA2023/1469, seeking consent for proposed alterations and additions to a dwelling housing, including a swimming pool, at 955 Barrenjoey Road, Palm Beach (the Site).

The objection is lodged on behalf of **Brian and Jane Riggall**, who own and occupy the property at 953 Barrenjoey Road, Palm Beach – immediately adjoining the Site.

My clients would like to point out that the DA as lodged comprises a plan of survey which appears to contradict – to a significant degree - a plan of survey that they obtained for their own purposes. The level of error along the northern boundary appears to be between 0.5 – 0.75 metres– resulting in a potential total impact of up to **approximately 34 sqm of land**. Whilst acknowledging the differences between the two plans of survey could simply be the result of “*human error*”, the resulting impact on the ground is **very significant**, with major implications for the two property owners.

As a result, we request – in the **strongest possible terms** – that the Council:

1. make the applicant (and their surveyor) aware of this issue as a matter of urgency;
2. require the applicant (and their surveyor) to double check their survey data;
3. require the applicant (and their surveyor) and provide a “confirmation” survey, with reference to the existing survey markers located on-site (as identified in **Attachment 3** to the enclosed letter) .

It is **vital** that the boundary between the two properties at 955 and 953 Barrenjoey Road be accurately mapped, and appropriately resolved.

To avoid unnecessary expense and delay to any party, this should occur **before** any decision by Council on the review of determination of application DA2023/1469.

We request that this objection / submission be formally acknowledged by Council for our records.

Regards

Robert Bennett  
*Noble Planning*

ABN: 76 827 727 751

Mobile: [REDACTED]  
Email: [REDACTED]

2 Evans Street  
Balmain NSW 2041

**Our Ref:** 2024\_16 JULY\_Palm Beach  
**Proj Ref:** 24\_042: Riggalls, Barrenjoey Rd, Bronte

**Noble Planning**  
ABN 768 277 277 51

16 July 2024

2 Evans Street  
Balmain NSW 2041  
Phone: [REDACTED]

**Attention:** Development Assessment  
Northern Beaches Council  
PO Box 1336  
Dee Why NSW 2099

**By email:** [council@northernbeaches.nsw.gov.au](mailto:council@northernbeaches.nsw.gov.au)

**Attention:** Development Assessment / Ms Stephanie Gelder

**REV2024/0020 (DA 2023/1469): Review of Determination of Application DA2023/1469 for alterations and additions to a dwelling housing including a swimming pool (955 Barrenjoey Road, Palm Beach)**

## Introduction

This letter is a formal objection to the above formal request for a review of the determination of a development application (**DA2023/1469**), seeking consent for proposed alterations and additions to a dwelling housing, including a swimming pool, at **955 Barrenjoey Road, Palm Beach (the Site)**.

My name is Robert Bennett. I am a Director of Noble Planning and I have over 30 years of experience as a town planner. I have been instructed by **Brian and Jane Riggall**, who own and occupy the property at **953 Barrenjoey Road, Palm Beach** – immediately adjoining the Site. This objection letter has been made with reference to the letter received from Council, dated 28 June 2024, and other documentation made available on the Council website.

My clients would like to point out the following concerns:

1. The DA as lodged comprises a plan of survey which appears to contradict – to a significant degree - a plan of survey obtained by Brian and Jane Riggall – with substantial implications, for example:
  - a. The location of boundary fences between the two properties; and
  - b. The location of the rising sewer main, servicing 953 Barrenjoey Road;
  - c. The location of the septic pump out pit, servicing 953 Barrenjoey Road;
  - d. The location of the hot water heater, servicing 953 Barrenjoey Road.
2. As a result, the DA as lodged appears to encroach onto land owned by Brian and Jane Riggall; and
3. Notwithstanding, the DA as lodged proposes buildings and structures that do not respond properly or appropriately to the Site, its topography and/or its constraints and leaves insufficient room between the proposed buildings and the boundary for appropriate access or maintenance.

As a result of the above, the review of determination sought by the applicant appears to relate to a DA that is based on erroneous survey information. If – as we believe - the survey is in error, then many of the supporting documents (for example the architectural plans) would also be based on an incorrect foundation, and cannot be relied upon for an accurate assessment of impact, or be stamped as approved plans.

A copy of the survey plan undertaken by TSS Total Surveying Solutions and lodged with the DA can be found at [Attachment 1](#).

A copy of the survey undertaken for the Riggalls by Waterview Surveying Services can be found at [Attachment 2](#)

The surveyor (Michael Joyce) who undertook the survey for the Riggalls has confirmed that their survey was based on existing survey markers located on-site, as shown on the marked-up Deposited Plan 545616 (the Title Diagram). Refer [Attachment 3](#).

A set of annotated plans indicating the differences between the two plans of survey can be found at [Attachment 4](#).

These annotations suggest that the survey plan lodged with the DA may be **in error** and that all of the supporting documentation (for example the architectural plans) would therefore be based on an **incorrect premise**.

The level of error between the two boundaries appears to be **between 0.5 – 0.75 metres** – resulting in a potential total impact of up to approximately **34 sqm** of land. Whilst acknowledging the differences between the two plans of survey could simply be the result of “*human error*”, the resulting impact on the ground is **very significant**, with major implications for the two property owners.

As a result, we request – in the **strongest possible terms** – that the Council:

1. make the applicant (and their surveyor) aware of this issue **as a matter of urgency**;
2. require the applicant (and their surveyor) to **double check** their survey data;
3. require the applicant (and their surveyor) and provide a “**confirmation**” **survey**, with reference to the existing survey markers located on-site (as identified in **Attachment 3**) .

It is **vital** that the boundary between the two properties at 955 and 953 Barrenjoey Road be **accurately mapped**, and any issues and/or easements that may (or may not) be required to permit the continued use of the land (for **both** parties) be appropriately resolved. To avoid unnecessary expense and delay to any party, this should occur **before** any decision by Council on the review of determination of application DA2023/1469.

If the above request proves unsuccessful, we ask that a Council representative meet with the Riggalls’ surveyor **on-site** to confirm the situation on the ground, and agree the way forward.

Notwithstanding, my clients’ reserve their rights to seek a **formal audit** of the boundary by the Officer of the Registrar General, and potentially recover any out of pocket expenses associated with this process.

It should be noted that the above concerns over the accuracy of the boundary between 955 and 953 Barrenjoey Road are **not new**, and that this issue was included in a formal objection to the DA in April 2024.

If you require any additional information of clarification of the above, please do not hesitate to contact me at any time on [REDACTED]

Yours sincerely



Noble Planning

Mobile: [REDACTED]

Email: [REDACTED]

**Attachment 1:** Survey of 955 Barrenjoey Road by TSS Total Surveying Solutions, dated 10/11/2021

NOTE:

BOUNDARIES HAVE BEEN DETERMINED BY SURVEY ON 10/11/2021.

PRIOR TO ANY CONSTRUCTION WORK, SURVEY MARKS SHOULD BE PLACED TO DEFINE THE PROPERTY BOUNDARIES.

SERVICES SHOWN ARE INDICATIVE ONLY. POSITIONS ARE BASED ON SURFACE INDICATOR(S) LOCATED DURING FIELD SURVEY. CONFIRMATION OF THE EXACT POSITION SHOULD BE MADE PRIOR TO ANY EXCAVATION WORK. OTHER SERVICES MAY EXIST WHICH ARE NOT SHOWN.

LEVELS ARE BASED ON AUSTRALIAN HEIGHT DATUM (AHD) USING SSM 101517 WITH RL 21.959 (AHD).

RIDGE & GUTTER HEIGHTS HAVE BEEN OBTAINED BY INDIRECT METHOD AND ARE ACCURATE TO  $\pm 0.05m$ .

CONTOURS SHOWN DEPICT THE TOPOGRAPHY, EXCEPT AT SPOT LEVELS SHOWN THEY DO NOT REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT. THE SPOT LEVELS ARE TRUE FOR THEIR POSITION, AND ARE INTENDED TO BE USEFUL TO REPRESENT THE GENERAL TERRAIN. CARE SHOULD BE TAKEN IF EXTRAPOLATING.

THE LAND IS ENCUMBERED BY OTHER DEALINGS NOTED IN THE SECOND SCHEDULE OF THE TITLE. THEY HAVE NOT BEEN INVESTIGATED AS PART OF THIS DETAIL SURVEY.



LEGEND

|                      |   |
|----------------------|---|
| BENCHMARK            | ▲ |
| TELSTRA PIT          | ⊠ |
| ELECTRIC LIGHT POLE  | ⊕ |
| POWER POLE           | ⊖ |
| SIGN POST            | ⊙ |
| SEWER INSPECTION PIT | ⊗ |
| SEWER VENT           | ⊕ |
| MANHOLE              | ⊙ |
| SEWER MANHOLE        | ⊙ |
| STOP VALVE           | ⊕ |
| WATER HYDRANT        | ⊕ |
| WATER METER          | ⊕ |
| GAS METER            | ⊕ |
| STATE SURVEY MARK    | ⊕ |



NOTE:

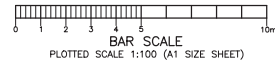
INFORMATION CONTAINED IN THIS PLAN IS THE COPYRIGHT OF TOTAL SURVEYING SOLUTIONS. THE USE OR DUPLICATION WITHOUT THE WRITTEN CONSENT OF TOTAL SURVEYING SOLUTIONS CONSTITUTES AN INFRINGEMENT OF COPYRIGHT.

REVISION No. REVISION DATE: COMMENT:

|          |  |  |
|----------|--|--|
| 23374420 |  |  |
|----------|--|--|

LEGEND:

|                       |                       |
|-----------------------|-----------------------|
| FW - FLOOR LEVEL      | TW - TOP OF WINDOW    |
| RL - ROOF LEVEL       | BW - BOTTOM OF WINDOW |
| TG - TOP OF GUTTER    | TG - TOP OF GUTTER    |
| OS - OODON STEP LEVEL | OS - OODON STEP LEVEL |
| STP - STEP            | STP - STEP            |
| TR - TOP OF FENCE     | TR - TOP OF FENCE     |
| TK - TOP OF KERB      | TK - TOP OF KERB      |



PLAN SHOWING DETAIL & LEVELS OVER LOT 8 IN DP 545616

|          |                                |
|----------|--------------------------------|
| CLIENT:  | CADENCE & CO DESIGN PTY LTD    |
| PROJECT: | PALM BEACH                     |
| ADDRESS: | 955 BARENJOEY ROAD, PALM BEACH |

|           |            |                       |
|-----------|------------|-----------------------|
| JOB No.:  | 211680     | LGA: NORTHERN BEACHES |
| PLAN No.: | 211680-1   | DATUM: AHD            |
| DATE:     | 10/11/2021 | SCALE: 1:100@A1       |
| DRAWN:    | AP         | CONT. INTERVAL: 0.5m  |
| CHK:      | JH         | SHEET 1 OF 1          |

**Attachment 2:** Survey of 953 Barrenjoey Road by Waterview Surveying Services, dated 30/11/2021



BARRENJOEY

ROAD

Magnetic North (PLAN)  
Approx. True North

TITLE INDICATES THAT LOT 9 IN D.P.545616 IS SUBJECT TO:  
- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)  
- C15456 COVENANT (NOT INVESTIGATED)  
- 3 P101536 CAVEAT BY THE COMMISSIONER FOR MAIN ROADS  
AR551322 CAVEATOR CONSENTED

8  
D.P.545616

6  
D.P.541797

9  
D.P.545616  
923.2 m<sup>2</sup> By Title

- LEGEND
- |     |                             |
|-----|-----------------------------|
| BIT | BITUMEN                     |
| BL  | BALCONY                     |
| CL  | CENTERLINE                  |
| CON | CONCRETE                    |
| DK  | DECK                        |
| EB  | EDGE OF BITUMEN             |
| ELO | ELECTRICITY OVERHEAD        |
| FL  | FLOOR LEVEL                 |
| GAR | GARAGE                      |
| GM  | GAS METER                   |
| HL  | HOOD LEVEL                  |
| LAN | LANDING                     |
| NS  | NATURAL SURFACE             |
| PAR | PARAPET                     |
| PLM | TREE PALM DIA SPREAD HEIGHT |
| PP  | POWER POLE NETWORK          |
| RF  | ROOF                        |
| RR  | ROOF RIDGE                  |
| SB  | SEABED LEVEL                |
| SIP | SEWER INSPECTION PIT        |
| SL  | SILL LEVEL                  |
| STR | STAIRS                      |
| TER | TERRACE                     |
| TG  | TOP OF GUTTER               |
| TR  | TREE DIA SPREAD HEIGHT      |
| TRK | TOP OF ROCK                 |
| TRW | TOP OF RETAINING WALL       |
| TW  | TOP OF WALL                 |

- A FIELD SURVEY OF THE BOUNDARIES HAS BEEN UNDERTAKEN. OFFSETS FROM STRUCTURES TO BOUNDARY SHOULD NOT BE USED FOR CONSTRUCTION SETOUT.  
- IF CONSTRUCTION ON OR NEAR BOUNDARIES IS UNDERTAKEN THE BOUNDARIES OF THE LAND SHOULD BE MARKED OR THE WORKS SETOUT BY A REGISTERED SURVEYOR.

- TREE SIZES ARE ESTIMATES ONLY.
- THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF BRIAN & JANE RIGGALL.
- RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY. WHERE OFFSETS ARE CRITICAL THEY SHOULD BE CONFIRMED BY FURTHER SURVEY.
- EXCEPT WHERE SHOWN BY DIMENSION LOCATION OF DETAIL WITH RESPECT TO BOUNDARIES IS INDICATIVE ONLY.
- ONLY VISIBLE SERVICES HAVE BEEN LOCATED. UNDERGROUND SERVICES HAVE NOT BEEN LOCATED. DIAL BEFORE YOU DIG SERVICES (ph 1100) SHOULD BE USED AND A FULL UTILITY INVESTIGATION, INCLUDING A UTILITY LOCATION SURVEY, SHOULD BE UNDERTAKEN BEFORE CARRYING OUT ANY CONSTRUCTION ACTIVITY IN OR NEAR THE SURVEYED AREA.
- CRITICAL SPOT LEVELS SHOULD BE CONFIRMED WITH SURVEYOR.
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- CONTOUR INTERVAL - 0.5 metre. - SPOT LEVELS SHOULD BE ADOPTED.
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MICHAEL K. JOYCE  
REGISTERED SURVEYOR I.D. 8268

**Waterview**  
SURVEYING SERVICES

1A Mona Street Mona Vale NSW 2103  
ACN 610 583 572  
michael@wvsurveying.com.au  
0474 843 180

Vertical Datum  
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)  
By GNSS NRTK Observation

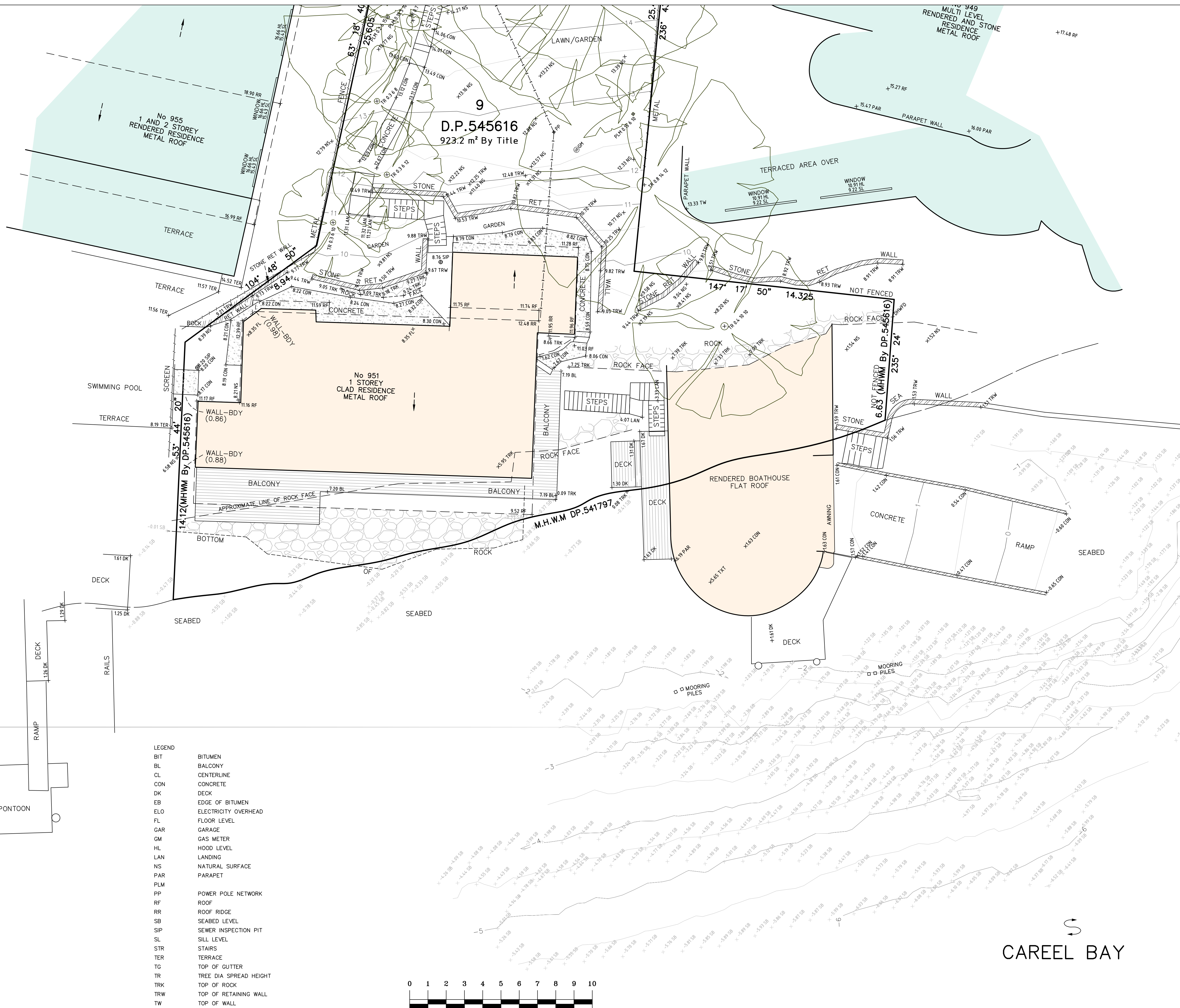
Client Details  
BRIAN & JANE RIGGALL  
951 BARRENJOEY ROAD  
PALM BEACH NSW 2108

Drawing Title  
DETAIL AND LEVELS OVER  
951 BARRENJOEY ROAD  
PALM BEACH NSW 2108  
BEING LOT 9 IN DP.545616

|                              |                             |
|------------------------------|-----------------------------|
| PROJECT: 1473                | PAGE 1 OF 1                 |
| Date of survey<br>30/11/2021 | Drawing No.<br>1473detail 1 |
| Scale<br>1:100 @ A1          | Rev.<br>B                   |

0 1 2 3 4 5 6 7 8 9 10  
SCALE 1:100





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|   |                     |          |
|   |                     |          |
| B | SEABED LEVELS ADDED | 16/05/22 |
| A | FIRST ISSUE         | 14/12/21 |

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**Waterview**  
SURVEYING SERVICES

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ACN 610 583 572  
michael@wvsurveying.com.au  
0474 843 180

Vertical Datum  
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)  
By GNSS NRTK Observation

Client Details  
BRIAN & JANE RIGGALL  
951 BARRENJOEY ROAD  
PALM BEACH NSW 2108

Drawing Title  
DETAIL AND LEVELS OVER  
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BEING LOT 9 IN D.P.545616

|                              |                             |
|------------------------------|-----------------------------|
| PROJECT: 1473                | PAGE 1 OF 1                 |
| Date of survey<br>30/11/2021 | Drawing No.<br>1473detail 1 |
| Scale<br>1:100 @ A1          | Rev.<br>B                   |



D.P.545616  
923.2 m<sup>2</sup> By Title

No. 951  
1 STOREY  
CLAD RESIDENCE  
METAL ROOF

RENDERED BOATHOUSE  
FLAT ROOF

CAREEL BAY



LEGEND

BIT BITUMEN  
BL BALCONY  
CL CENTERLINE  
CON CONCRETE  
DK DECK  
EB EDGE OF BITUMEN  
ELO ELECTRICITY OVERHEAD  
FL FLOOR LEVEL  
GAR GARAGE  
GM GAS METER  
HL HOOD LEVEL  
LAN LANDING  
NS NATURAL SURFACE  
PAR PARAPET  
PLM POWER POLE NETWORK  
PP ROOF  
RF ROOF RIDGE  
RR SEABED LEVEL  
SIP SEWER INSPECTION PIT  
SL SILL LEVEL  
STR STAIRS  
TER TERRACE  
TG TOP OF GUTTER  
TR TREE DIA SPREAD HEIGHT  
TRK TOP OF ROCK  
TRW TOP OF RETAINING WALL  
TW TOP OF WALL

|   |                     |          |
|---|---------------------|----------|
| B | SEABED LEVELS ADDED | 16/05/22 |
| A | FIRST ISSUE         | 14/12/21 |

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MICHAEL K. JOYCE  
REGISTERED SURVEYOR I.D. 82628

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SURVEYING SERVICES

1A Mona Street Mona Vale NSW 2103  
ACN 610 583 572  
michael@wvsurveying.com.au  
0474 843 180

Vertical Datum

DATUM: AUSTRALIAN HEIGHT DATUM (AHD)  
By GNSS NRTK Observation

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BRIAN & JANE RIGGALL  
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Drawing Title

DETAIL AND LEVELS OVER  
951 BARRENJOEY ROAD  
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BEING LOT 9 IN DP.545616

|                              |                             |
|------------------------------|-----------------------------|
| PROJECT: 1473                | PAGE 1 OF 1                 |
| Date of survey<br>30/11/2021 | Drawing No.<br>1473detail 1 |
| Scale<br>1:100 @ A1          | Rev.<br>B                   |



## Attachment 3: Certificate of Title for 953 Barrenjoey Road indicating markers found on-site by Michael Joyce (Waterview Surveying Services)

Req:R181488 /Doc:DP 0545616 P /Rev:28-Oct-1992 /Sta:OK.OK /Prt:24-Sep-2010 12:09 /Pgs:ALL /Seq:1 of 1  
Ref:5860A /Src:M



I, Jack Ingram, being a duly qualified and licensed Surveyor, do hereby certify that the above is a true and correct copy of the original plan as deposited in the office of the Registrar-General, and that the same is in accordance with the provisions of the Survey Act, 1981, and the Survey Regulations, 1981.



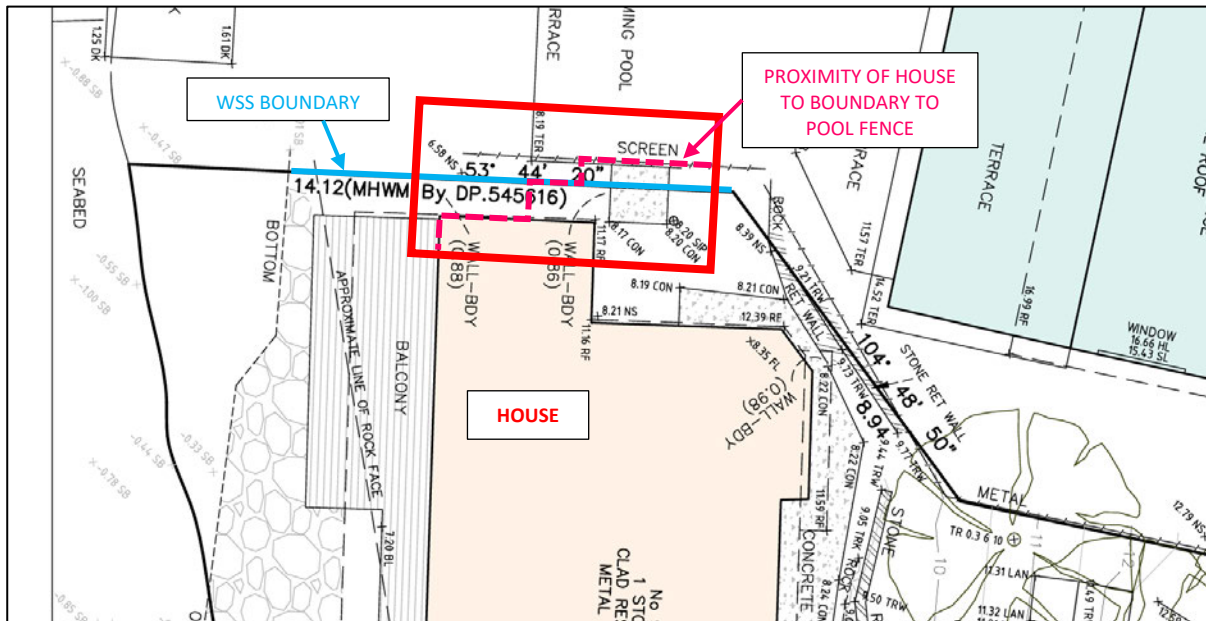
| CONVERSION TABLE | FEET INCHES | METRES |
|------------------|-------------|--------|
| 1                | 1 1/2       | 0.406  |
| 2                | 2 1/2       | 0.610  |
| 3                | 3 1/2       | 0.813  |
| 4                | 4 1/2       | 1.017  |
| 5                | 5 1/2       | 1.220  |
| 6                | 6 1/2       | 1.424  |
| 7                | 7 1/2       | 1.627  |
| 8                | 8 1/2       | 1.831  |
| 9                | 9 1/2       | 2.034  |
| 10               | 10 1/2      | 2.238  |
| 11               | 11 1/2      | 2.441  |
| 12               | 12 1/2      | 2.645  |
| 13               | 13 1/2      | 2.848  |
| 14               | 14 1/2      | 3.052  |
| 15               | 15 1/2      | 3.255  |
| 16               | 16 1/2      | 3.459  |
| 17               | 17 1/2      | 3.662  |
| 18               | 18 1/2      | 3.866  |
| 19               | 19 1/2      | 4.069  |
| 20               | 20 1/2      | 4.272  |
| 21               | 21 1/2      | 4.476  |
| 22               | 22 1/2      | 4.679  |
| 23               | 23 1/2      | 4.883  |
| 24               | 24 1/2      | 5.086  |
| 25               | 25 1/2      | 5.289  |
| 26               | 26 1/2      | 5.493  |
| 27               | 27 1/2      | 5.696  |
| 28               | 28 1/2      | 5.899  |
| 29               | 29 1/2      | 6.103  |
| 30               | 30 1/2      | 6.306  |
| 31               | 31 1/2      | 6.509  |
| 32               | 32 1/2      | 6.713  |
| 33               | 33 1/2      | 6.916  |
| 34               | 34 1/2      | 7.119  |
| 35               | 35 1/2      | 7.323  |
| 36               | 36 1/2      | 7.526  |
| 37               | 37 1/2      | 7.729  |
| 38               | 38 1/2      | 7.932  |
| 39               | 39 1/2      | 8.136  |
| 40               | 40 1/2      | 8.339  |
| 41               | 41 1/2      | 8.542  |
| 42               | 42 1/2      | 8.746  |
| 43               | 43 1/2      | 8.949  |
| 44               | 44 1/2      | 9.152  |
| 45               | 45 1/2      | 9.356  |
| 46               | 46 1/2      | 9.559  |
| 47               | 47 1/2      | 9.762  |
| 48               | 48 1/2      | 9.966  |
| 49               | 49 1/2      | 10.169 |
| 50               | 50 1/2      | 10.372 |
| 51               | 51 1/2      | 10.576 |
| 52               | 52 1/2      | 10.779 |
| 53               | 53 1/2      | 10.982 |
| 54               | 54 1/2      | 11.186 |
| 55               | 55 1/2      | 11.389 |
| 56               | 56 1/2      | 11.592 |
| 57               | 57 1/2      | 11.796 |
| 58               | 58 1/2      | 11.999 |
| 59               | 59 1/2      | 12.202 |
| 60               | 60 1/2      | 12.406 |
| 61               | 61 1/2      | 12.609 |
| 62               | 62 1/2      | 12.812 |
| 63               | 63 1/2      | 13.016 |
| 64               | 64 1/2      | 13.219 |
| 65               | 65 1/2      | 13.422 |
| 66               | 66 1/2      | 13.626 |
| 67               | 67 1/2      | 13.829 |
| 68               | 68 1/2      | 14.032 |
| 69               | 69 1/2      | 14.236 |
| 70               | 70 1/2      | 14.439 |
| 71               | 71 1/2      | 14.642 |
| 72               | 72 1/2      | 14.846 |
| 73               | 73 1/2      | 15.049 |
| 74               | 74 1/2      | 15.252 |
| 75               | 75 1/2      | 15.456 |
| 76               | 76 1/2      | 15.659 |
| 77               | 77 1/2      | 15.862 |
| 78               | 78 1/2      | 16.066 |
| 79               | 79 1/2      | 16.269 |
| 80               | 80 1/2      | 16.472 |
| 81               | 81 1/2      | 16.676 |
| 82               | 82 1/2      | 16.879 |
| 83               | 83 1/2      | 17.082 |
| 84               | 84 1/2      | 17.286 |
| 85               | 85 1/2      | 17.489 |
| 86               | 86 1/2      | 17.692 |
| 87               | 87 1/2      | 17.896 |
| 88               | 88 1/2      | 18.099 |
| 89               | 89 1/2      | 18.302 |
| 90               | 90 1/2      | 18.506 |
| 91               | 91 1/2      | 18.709 |
| 92               | 92 1/2      | 18.912 |
| 93               | 93 1/2      | 19.116 |
| 94               | 94 1/2      | 19.319 |
| 95               | 95 1/2      | 19.522 |
| 96               | 96 1/2      | 19.726 |
| 97               | 97 1/2      | 19.929 |
| 98               | 98 1/2      | 20.132 |
| 99               | 99 1/2      | 20.336 |
| 100              | 100 1/2     | 20.539 |

**Attachment 4:** Annotated plans (by Noble Planning July 2024) comparing the TSS and WSS surveys – suggesting significant anomalies between the two.



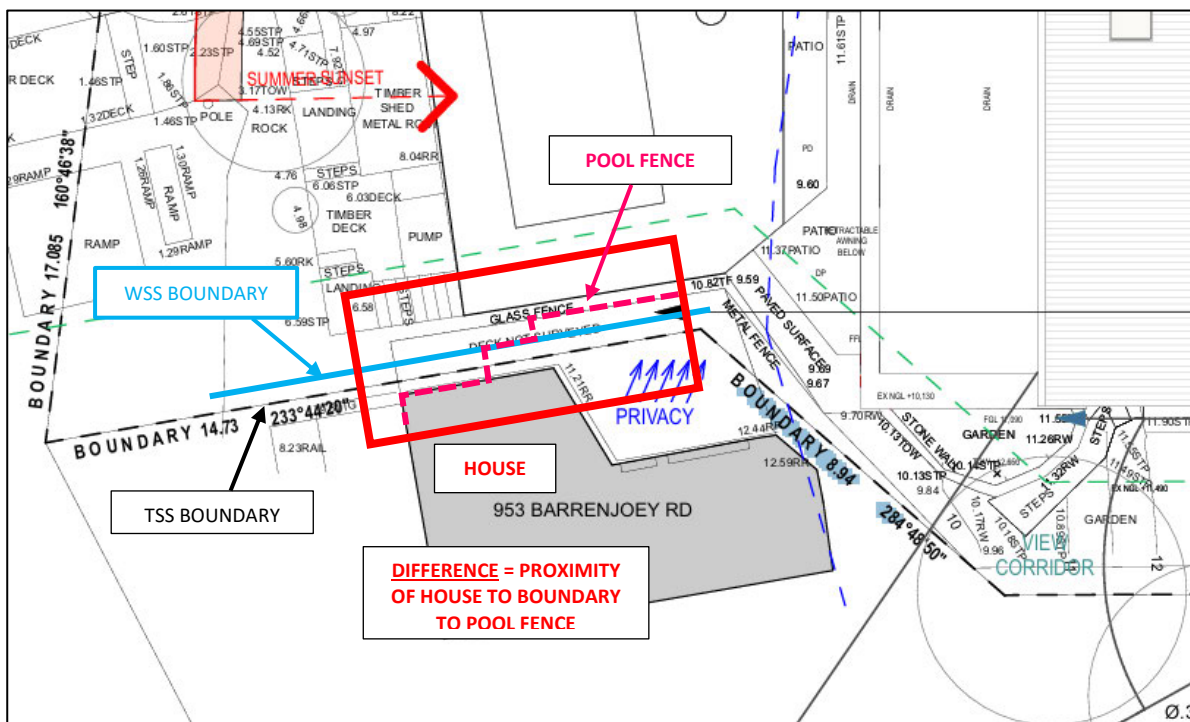
## Waterfront Surveying Servies (WSS) – Survey of 953 Barrenjoey Road - extract

Comparison of boundary alignment between House (at 953 Barrenjoey Rd) and Pool Fence (at 955 Barrenjoey Rd)



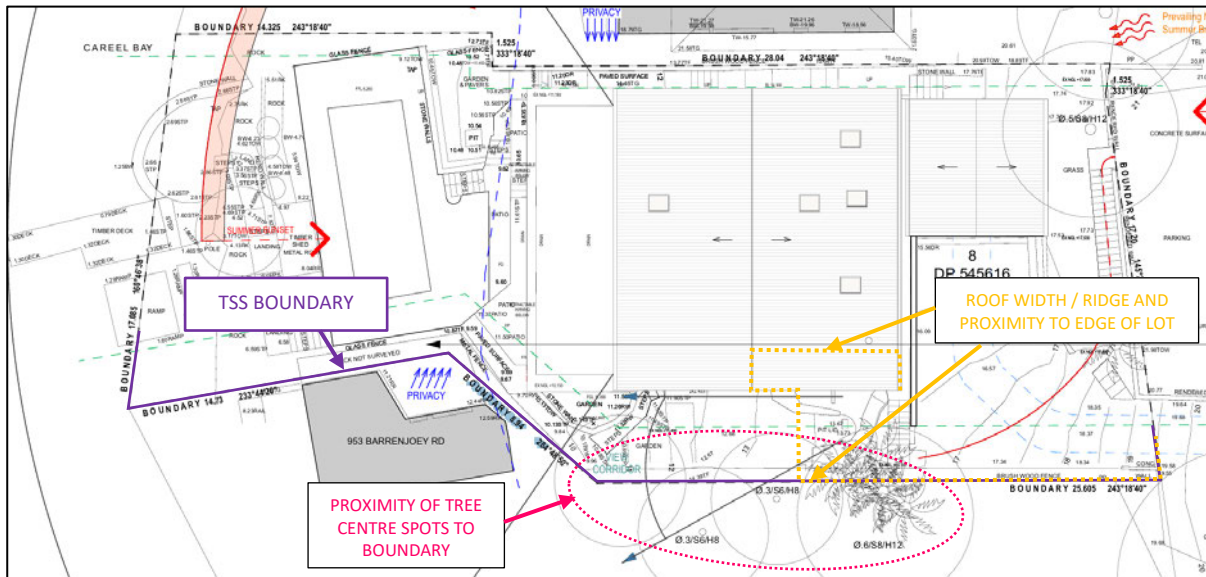
## TSS Total Surveying Solutions – Survey of 955 Barrenjoey Road - extract

Comparison of boundary alignment between House (at 953 Barrenjoey Rd) and Pool Fence (at 955 Barrenjoey Rd) – ASSUMING SAME DIMENSIONS



## TSS Total Surveying Solutions – Survey of 955 Barrenjoey Road - extract

Comparison of boundary alignment between House (roof width / ridge at 955 Barrenjoey Rd) and Fence and Trees (at 953 Barrenjoey Rd)



## Waterfront Surveying Servies (WSS) – Survey of 953 Barrenjoey Road - extract

Comparison of boundary alignment between House (roof width / ridge at 955 Barrenjoey Rd) and Fence and Trees (at 953 Barrenjoey Rd)

