

- 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.

ORIGIN OF LEVELS: PM 43307  
R.L. 16.752 (AHD)

ORIGIN OF MGA 2020 CO-ORDINATES  
E.333955.491  
N.6250722.208

LEGEND:

- FL FLOOR LEVEL  
DCK DECK  
DS DOOR SILL  
PAR PARAPET  
PP POWER POLE  
RF ROOF  
RDG RIDGE  
SGN ROAD SIGN  
SIC SEWER INSPECTION COVER  
TG TOP OF GUTTER  
TP TOP OF PERGOLA  
TK TOP OF KERB  
TOG TOP OF GRATE  
TRW TOP OF WALL  
TF TOP OF FENCE (GLASS)  
VER VERANDAH  
US UNDERSIDE OF BUILDING  
COL COLUMN  
SL DRAINAGE PIT SURFACE LEVEL  
INV DRAINAGE PIT INVERT LEVEL  
VER VERANDAH  
AWN AWNING  
GRW DENOTES GROUND LEVEL WALL  
LSW DENOTES LEVEL 5 WALL  
L6W DENOTES LEVEL 6 WALL

- Comms Pit/Manhole  
Drainage Manhole  
Electrical Power Pole  
Gas Meter  
Miscellaneous Manhole  
Sewer Vent  
Sewer Lamphole  
Sign Post  
Tree (Canopy spread, trunk diameter, Height)  
Water Meter  
Water Tap

NOTATIONS SHOWN ON CERTIFICATE OF TITLE  
LOT 1 D.P.778342

AFFECTING THE LAND:

- (A) EASEMENT FOR SUPPORT VARIABLE  
WIDTH BENEFITTING THE SUBJECT LAND  
(VIDE DP778342)

CREATED BY DEALING AA977313  
SUBSTATION PREMISES No 7901 IS LOCATED AT  
BASEMENT 3 & 4  
EASEMENTS FOR ELECTRICITY PURPOSES EXIST AT  
BASEMENT 1 & 4.  
RIGHTS OF WAY EXIST AT BASEMENT 1, 2 & 3  
EASEMENT FOR ELECTRICITY CABLE RISER EXISTS AT  
BASEMENT 1 & 2  
SITE OF SUBSTATION PREMISES, RIGHTS OF WAY  
AND EASEMENTS FOR ELECTRICITY HAVE NOT BEEN  
SHOWN FOR CLARITY PURPOSES

RESTRICTIONS AS312062, 7246097

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

*Daniel Williams*

DANIEL GERARD WILLIAMS  
REGISTERED SURVEYOR  
BEVERIDGE WILLIAMS  
447 KENT STREET, SYDNEY 2000

VER	BY	AMENDMENTS	DATE
A	V.M	INITIAL ISSUE	30.09.22
B	V.M	TRUE NORTH ADDED	07.10.22
C	D.W	CO-ORDINATES SHIFTED FROM GDA94 TO MGA2020	11.10.22
D			
E			
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.



CLIENT:  
Charter Hall Holdings Pty Ltd



**Beveridge Williams**  
Land Development Consultants  
Registered Surveyors

Sydney (02) 9283 6677

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DETAILS:

DETAIL SURVEY PLAN FOR  
DEVELOPMENT APPLICATION PURPOSES  
LOT 1 DP 778342  
383 KENT STREET SYDNEY

ORIGINAL SHEET SIZE  
SCALE 1:300  
A1  
CAD REFERENCE: 2201978\_DET3D\_221011  
0 6 12 18  
SCALE ON ORIGINAL DRAWING AT 1:300

SURVEYOR: V.M.  
DRAWN: J.T.  
CHECKED: V.M.  
SURVEY DATE: 07.09.2022  
VERTICAL DATUM: AHD  
HORIZONTAL DATUM: MGA 2020

PROJECT No.  
**2201978**  
DRAWING REF.  
**DETAIL 3D**  
VERSION **A**  
SHEET 1 OF 7