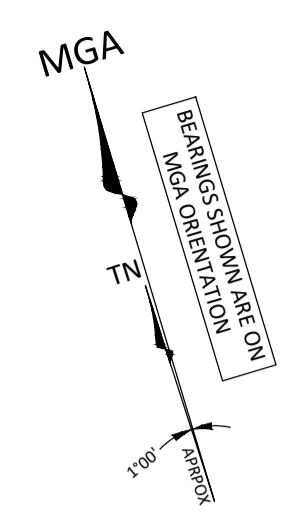
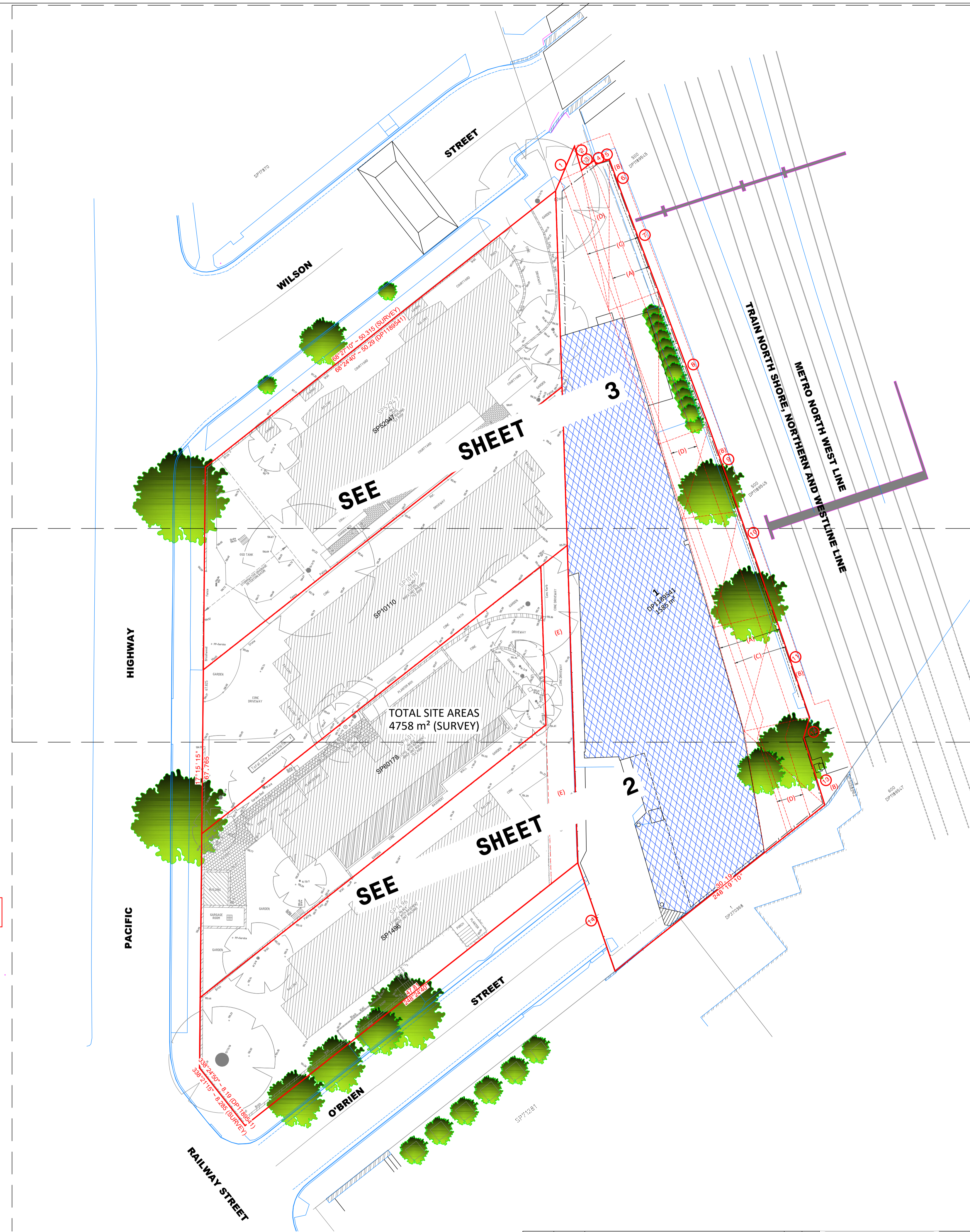
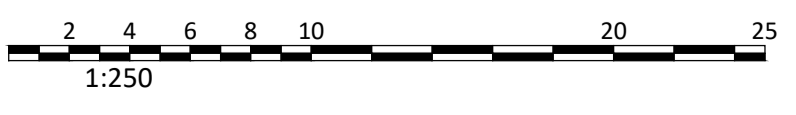


A1



SEE SHEETS 2 & 3 FOR UNDERGROUND SERVICE LINES, TREE INFORMATION & EASEMENT DETAILS
SEE SHEET 4 FOR UNDERGROUND SERVICE TABLES

No.	BEARING	DISTANCE
1	39°37'10"	5.455
2	180°30'50"	2.835
3	68°25'10"	1.88
4	178°31'50"	0.485
5	87°13'30"	1.62
6	176°43'10"	4.93
7	176°06'	11
8	176°15'10"	16.155
9	177°13'40"	10.205
10	177°31'40"	12.19
11	177°55'	12.365
12	212°50'20"	2.39
13	179°18'50"	7.955
14	357°41'50"	12.91



Schedule of Easements & Restrictions	
No	Description
(A)	EASEMENT FOR GROUND SUPPORT (SOIL) VARIABLE WIDTH (LIMITED IN STRATUM) (DP1189541)
(B)	EASEMENT FOR SUPPORT 1 WIDE & VARIABLE WIDTH (DP1189541)
(C)	EASEMENT FOR GROUND SUPPORT (REINFORCING SYSTEMS IN SOIL) 6 WIDE & VARIABLE WIDTH (LIMITED IN STRATUM) (DP1189541)
(D)	EASEMENT FOR ACCESS 3 WIDE (AR288094)
(E)	RIGHT OF WAY 3.05 WIDE (550481)
NOTE:	
UL107.3	DENOTES UPPER LIMIT RL FOR STRATUM OF EASEMENTS SHOWN (4) AND (C)

WARNING
THE SURVEY INFORMATION RELATING TO SP52947, SP10110, SP60178 & SP1496 (SHOWN GREY) WAS TAKEN FROM THE DETAIL AND LEVEL PLAN PREPARED BY BURTON & FIELD DRAWING REF. E5380-78240 DATED 08/10/2020. THIS SURVEY HAS NOT BEEN VERIFIED SDG TAKES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION TAKEN FROM THIS PLAN.

GENERAL NOTES
ONLY TREES GREATER THAN 2 METRES IN HEIGHT ARE SHOWN ON THIS PLAN AND THEIR POSITIONS ARE DIAGRAMMATIC ONLY AND MAY REQUIRE ADDITIONAL SURVEY WHERE CRITICAL TO DESIGN.
CONTOURS ARE INDICATIVE AT GROUND FORM ONLY. SPOT LEVELS ONLY SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.
LEVELS ARE ON AUSTRALIAN HEIGHT DATUM (AHD).
ALL SETOUT LEVELS MUST BE REFERRED TO THE BENCH MARK SHOWN ON THIS PLAN.

BOUNDARY NOTES
A BASIC BOUNDARY SURVEY HAS BEEN DONE SUITABLE FOR DA LODGEMENT PURPOSES.
BOUNDARIES HAVE NOT BEEN MARKED.

SURVEY INFORMATION NOTES
THE ORIGIN OF COORDINATES COMES FROM PM290 RL031528.198 NG259353.120 CLASS B POSITIONAL UNCERTAINTY (PU) 0.02 (MGA2020) ADOPTED FROM SCIMS DATED 02/11/2023.
THE ORIGIN OF LEVELS COMES FROM PM290 RL107.323 CLASS LA POSITIONAL UNCERTAINTY (PU) 0.02 ADOPTED FROM SCIMS DATED 02/11/2023.
THE ORIENTATION OF THIS PLAN IS MGA NORTH WHICH HAS BEEN DETERMINED BY DP1189451.

CERTIFICATE OF TITLE NOTES
THE FOLLOWING INFORMATION RELATES TO THE RESPECTIVE CERTIFICATE OF TITLE OF EACH LOT:
- LOT 1 IN DP1189541 (CT EDITION 7 DATED 16/10/2023 SEARCH DATE 07/11/2023)
- AFFECTED BY:
- EASEMENT FOR GROUND SUPPORT (SOIL) VARIABLE WIDTH (LIMITED IN STRATUM) SHOWN AS (A) (DP1189541)
- EASEMENT FOR GROUND SUPPORT (REINFORCING SYSTEMS IN SOIL) 6 METRES WIDE AND VARIABLE WIDTH (LIMITED IN STRATUM) SHOWN AS (C) (DP1189541)
- EASEMENT FOR ACCESS 3 WIDE SHOWN AS (D) (AR288094)
- BENEFITED BY:
- EASEMENT FOR SUPPORT 1 METRE WIDE AND VARIABLE WIDTH SHOWN AS (B) (DP1189541)
- CP/SP1496 (CT EDITION 4 DATED 17/10/2023 SEARCH DATE 07/11/2023)
- AFFECTED BY:
- RIGHT OF WAY 3.05 WIDE SHOWN AS (E) (550481)
- CP/SP60178 (CT EDITION 6 DATED 17/10/2023 SEARCH DATE 07/11/2023)
- AFFECTED BY:
- RESTRICTION(S) ON THE USE OF LAND (SP60178)
- POSITIVE COVENANT (SP60178)
- BENEFITED BY:
- RIGHT OF WAY 3.05 WIDE SHOWN AS (E) (550481)
- CP/SP10110 (CT EDITION 6 DATED 17/10/2023 SEARCH DATE 07/11/2023)
- BENEFITED BY:
- RIGHT OF WAY 3.05 WIDE SHOWN AS (E) (550481)
- CP/SP52947 (CT EDITION 10 DATED 17/10/2023 SEARCH DATE 07/11/2023)
- AFFECTED BY:
- POSITIVE COVENANT (SP52947)
- RESTRICTION(S) ON THE USE OF LAND (SP52947)

COVENANTS AND RESTRICTIONS NOTED ON THE TITLE HAVE NOT BEEN INVESTIGATED. THESE SHOULD BE INVESTIGATED PRIOR TO DESIGN TO ENSURE ANY FUTURE DEVELOPMENT COMPLIES.
BY LAWS RELATING TO EACH OF THE SCHEMES HAVE NOT BEEN INVESTIGATED.

SERVICES NOTES
ONLY THOSE SERVICES VISIBLE AT THE TIME OF SURVEY HAVE BEEN LOCATED AND ARE QUALITY LEVEL A AS DEFINED BY AS 5488.1:2019.
UNDERGROUND SERVICES HAVE BEEN LOCATED FOR BY 'ON POINT LOCATING' ON 31/10/2023 AND 01/11/2023 USING EQUIPMENT AS NOTED ON REPORT PROVIDED DATED 31/10/2023 AND 01/11/2023. THE SERVICE POSITION IS SHOWN ON THE PLAN AND THEIR RESPECTIVE DEPTH AND QUALITY ARE AS STATED IN THE TABLE.
UNDERGROUND SERVICES HAVE BEEN PLOTTED FROM 'DIAL-BEFORE-YOU-DIG' PLANS, ARE QUALITY LEVEL D AS DEFINED BY AS 5488.1:2019 AND ARE ONLY CURRENT AT THE DATE OF SEARCH.
ALL RELEVANT AUTHORITIES MUST BE CONTACTED TO DETERMINE THE FULL EXTENT OF SERVICES PRIOR TO ANY PLANNING OR WORKS NEAR THE SITE.

© COPYRIGHT
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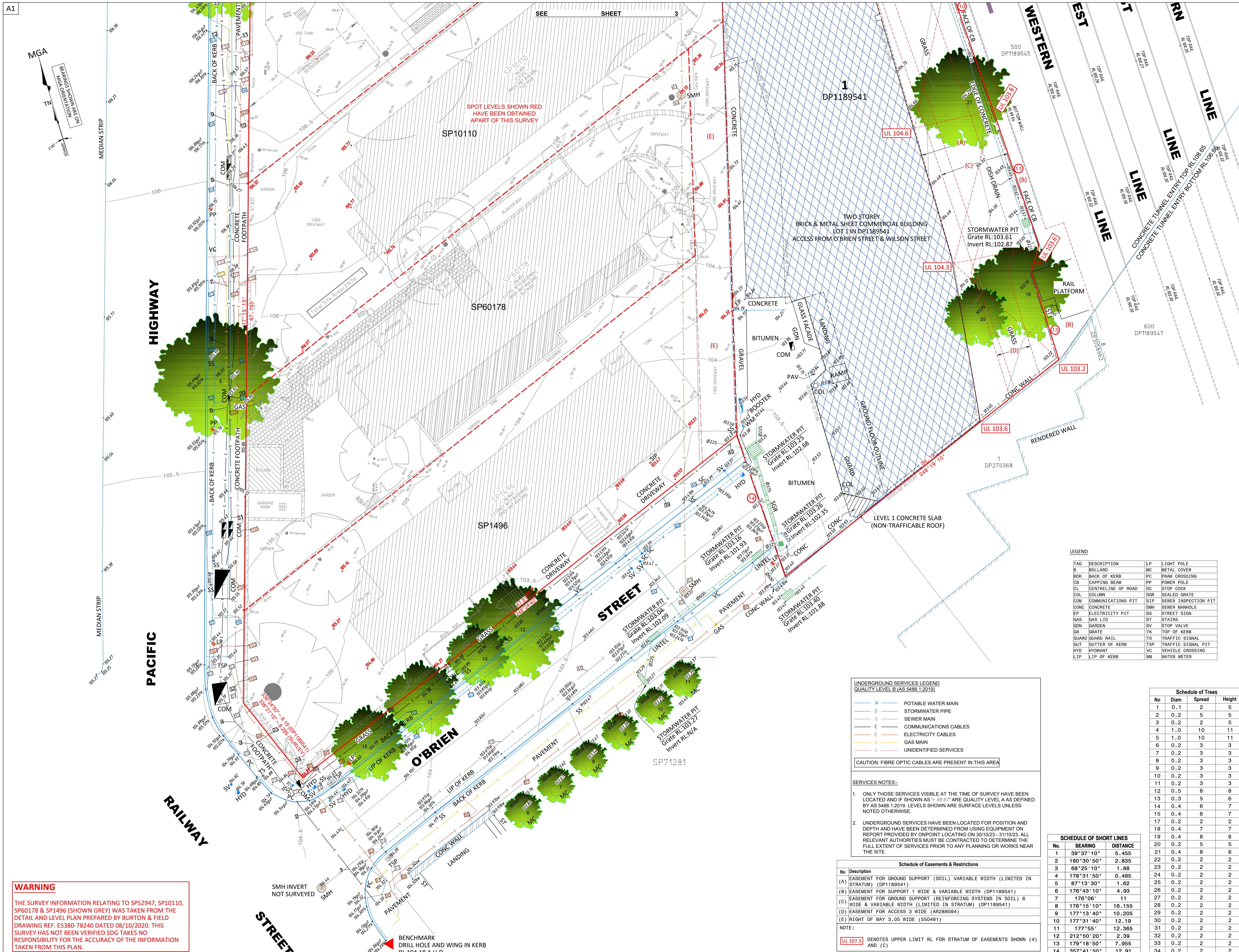
PROJECT:
DETAIL AND LEVEL SURVEY OF LOT 1 IN DP1189541, SP1496, SP60178, SP10110 AND PART OF SP52947
849-859 PACIFIC HIGHWAY, 2 WILSON STREET & LOT 1 O'BRIEN STREET CHATSWOOD

CLIENT: BB WILSON PROPERTY PTY LTD
FILE: 9062 - Detail & Level - Rev A - 849-859 Pacific Highway, 2 Wilson Street & Lot 1 O'Brien Street Chatswood
LGA: WILLOUGHBY
REF: 9062 **CONTOURS:** 0.5m
ISSUE: A **DATUM:** AHD
SURVEY DATE: 01/11/2023 **AZIMUTH:** MGA2020
SCALE: 1:250 **SHEET:** 1 OF 4 SHEETS

SDG Pty Ltd
abn 85 213 523 621
Suite 1, 3 Railway Street, Baulkham Hills NSW 2153
t: (02) 9630 7955 w: sdg.net.au
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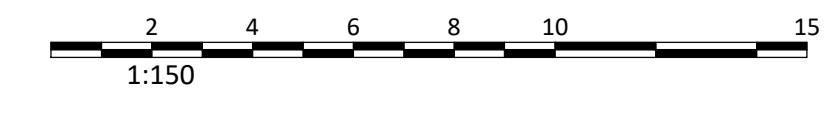
ISSUE	DATE	AMENDMENT	SURV	CHK
A	01/11/23	ORIGINAL ISSUE	PQ	MT

BEFORE YOU DIG www.byda.com.au
GDA2020
SDG
MICHAEL TRIFIRO ID: SU008624 REGISTERED LAND SURVEYOR



WARNING

THE SURVEY INFORMATION RELATING TO SP52947, SP10110, SP60178 & SP1496 (SHOWN GREY) WAS TAKEN FROM THE DETAIL AND LEVEL PLAN PREPARED BY BURTON & FIELD DRAWING REF. E5380-78240 DATED 08/10/2020. THIS SURVEY HAS NOT BEEN VERIFIED SDG TAKES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION TAKEN FROM THIS PLAN.



SPOT LEVELS SHOWN RED HAVE BEEN OBTAINED APART OF THIS SURVEY

UNDERGROUND SERVICES LEGEND
QUALITY LEVEL B (AS 5488.1:2019)

W	POTABLE WATER MAIN
D	STORMWATER PIPE
S	SEWER MAIN
C	COMMUNICATIONS CABLES
E	ELECTRICITY CABLES
G	GAS MAIN
U	UNIDENTIFIED SERVICES

CAUTION: FIBRE OPTIC CABLES ARE PRESENT IN THIS AREA

- SERVICES NOTES:-**
- ONLY THOSE SERVICES VISIBLE AT THE TIME OF SURVEY HAVE BEEN LOCATED AND IF SHOWN AS '---' ARE QUALITY LEVEL A AS DEFINED BY AS 5488.1:2019. LEVELS SHOWN ARE SURFACE LEVELS UNLESS NOTED OTHERWISE.
 - UNDERGROUND SERVICES HAVE BEEN LOCATED FOR POSITION AND DEPTH AND HAVE BEEN DETERMINED FROM USING EQUIPMENT ON REPORT PROVIDED BY ONPOINT LOCATING ON 30/10/23 - 31/10/23. ALL RELEVANT AUTHORITIES MUST BE CONTACTED TO DETERMINE THE FULL EXTENT OF SERVICES PRIOR TO ANY PLANNING OR WORKS NEAR THE SITE.

Schedule of Easements & Restrictions

No	Description
(A)	EASEMENT FOR GROUND SUPPORT (SOIL) VARIABLE WIDTH (LIMITED IN STRATUM) (DP1189541)
(B)	EASEMENT FOR SUPPORT 1 WIDE & VARIABLE WIDTH (DP1189541)
(C)	EASEMENT FOR GROUND SUPPORT (REINFORCING SYSTEMS IN SOIL) 6 WIDE & VARIABLE WIDTH (LIMITED IN STRATUM) (DP1189541)
(D)	EASEMENT FOR ACCESS 3 WIDE (AR288094)
(E)	RIGHT OF WAY 3.05 WIDE (550481)

NOTE:
UL 107.3 DENOTES UPPER LIMIT RL FOR STRATUM OF EASEMENTS SHOWN (4) AND (C)

LEGEND

TAG	DESCRIPTION	LP	LIGHT POLE
B	BOLLARD	MC	METAL COVER
BOK	BACK OF KERB	PC	PRISM CROSSING
CB	CAPPING BEAM	PP	POWER POLE
CL	CENTRELINE OF ROAD	SC	STOP COCK
COL	COLUMN	SGR	SEALED GRATE
COM	COMMUNICATIONS PIT	SIP	SEWER INSPECTION PIT
CONC	CONCRETE	SMH	SEWER MANHOLE
EP	ELECTRICITY PIT	SS	STREET SIGN
GAS	GAS LID	ST	STAIRS
GDN	GARDEN	SV	STOP VALVE
GR	GRATE	TK	TOP OF KERB
GUARD	GUARD RAIL	TS	TRAFFIC SIGNAL
GUT	GUTTER OF KERB	TSP	TRAFFIC SIGNAL PIT
HYD	HYDRANT	VC	VEHICLE CROSSING
LIP	LIP OF KERB	WM	WATER METER

SCHEDULE OF SHORT LINES

No.	BEARING	DISTANCE
1	39°37'10"	5.455
2	180°30'50"	2.835
3	68°25'10"	1.88
4	178°31'50"	0.485
5	87°13'30"	1.62
6	176°43'10"	4.93
7	176°06'	11
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11	177°55'	12.365
12	212°50'20"	2.39
13	179°18'50"	7.955
14	357°41'50"	12.91

Schedule of Trees

No	Diam	Spread	Height
1	0.1	2	5
2	0.2	5	5
3	0.2	2	5
4	1.0	10	11
5	1.0	10	11
6	0.2	3	3
7	0.2	3	3
8	0.2	3	3
9	0.2	3	3
10	0.2	3	3
11	0.2	3	3
12	0.5	8	8
13	0.3	5	6
14	0.4	6	7
15	0.4	6	7
17	0.2	2	2
18	0.4	7	7
19	0.4	8	8
20	0.2	5	5
21	0.4	8	8
22	0.2	2	2
23	0.2	2	2
24	0.2	2	2
25	0.2	2	2
26	0.2	2	2
27	0.2	2	2
28	0.2	2	2
29	0.2	2	2
30	0.2	2	2
31	0.2	2	2
32	0.2	2	2
33	0.2	2	2
34	0.2	2	2

GENERAL NOTES

ONLY TREES GREATER THAN 2 METRES IN HEIGHT ARE SHOWN ON THIS PLAN AND THEIR POSITIONS ARE DIAGRAMMATIC ONLY AND MAY REQUIRE ADDITIONAL SURVEY WHERE CRITICAL TO DESIGN.

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BOUNDARY NOTES

A BASIC BOUNDARY SURVEY HAS BEEN DONE SUITABLE FOR DA LODGEMENT PURPOSES.

BOUNDARIES HAVE NOT BEEN MARKED.

SURVEY INFORMATION NOTES

THE ORIGIN OF COORDINATES COMES FROM PM290 E331528.198 NG259353.120 CLASS B POSITIONAL UNCERTAINTY (PU) 0.02 (MGA2020) ADOPTED FROM SCIMS DATED 02/11/2023.

THE ORIGIN OF LEVELS COMES FROM PM290 RL107.323 CLASS LA POSITIONAL UNCERTAINTY (PU) 0.02 ADOPTED FROM SCIMS DATED 02/11/2023.

THE ORIENTATION OF THIS PLAN IS MGA NORTH WHICH HAS BEEN DETERMINED BY DP1189541.

CERTIFICATE OF TITLE NOTES

THE FOLLOWING INFORMATION RELATES TO THE RESPECTIVE CERTIFICATE OF TITLE OF EACH LOT:

- LOT 1 IN DP1189541 (CT EDITION 7 DATED 16/10/2023 SEARCH DATE 07/11/2023)
 - AFFECTED BY:
 - EASEMENT FOR GROUND SUPPORT (SOIL) VARIABLE WIDTH (LIMITED IN STRATUM) SHOWN AS (A) (DP1189541)
 - EASEMENT FOR GROUND SUPPORT (REINFORCING SYSTEMS IN SOIL) 6 METRES WIDE AND VARIABLE WIDTH (LIMITED IN STRATUM) SHOWN AS (C) (DP1189541)
 - EASEMENT FOR ACCESS 3 WIDE SHOWN AS (D) (AR288094)
 - BENEFITED BY:
 - EASEMENT FOR SUPPORT 1 METRE WIDE AND VARIABLE WIDTH SHOWN AS (B) (DP1189541)
- CP/SP1496 (CT EDITION 4 DATED 17/10/2023 SEARCH DATE 07/11/2023)
 - AFFECTED BY:
 - RIGHT OF WAY 3.05 WIDE SHOWN AS (E) (550481)
- CP/SP60178 (CT EDITION 6 DATED 17/10/2023 SEARCH DATE 07/11/2023)
 - AFFECTED BY:
 - RESTRICTION(S) ON THE USE OF LAND (SP60178)
 - POSITIVE COVENANT (SP60178)
 - BENEFITED BY:
 - RIGHT OF WAY 3.05 WIDE SHOWN AS (E) (550481)
- CP/SP10110 (CT EDITION 6 DATED 17/10/2023 SEARCH DATE 07/11/2023)
 - AFFECTED BY:
 - RIGHT OF WAY 3.05 WIDE SHOWN AS (E) (550481)
- CP/SP52947 (CT EDITION 10 DATED 17/10/2023 SEARCH DATE 07/11/2023)
 - AFFECTED BY:
 - POSITIVE COVENANT (SP52947)
 - RESTRICTION(S) ON THE USE OF LAND (SP52947)

COVENANTS AND RESTRICTIONS NOTED ON THE TITLE HAVE NOT BEEN INVESTIGATED. THESE SHOULD BE INVESTIGATED PRIOR TO DESIGN TO ENSURE ANY FUTURE DEVELOPMENT COMPLIES.

BY LAWS RELATING TO EACH OF THE SCHEMES HAVE NOT BEEN INVESTIGATED.

SERVICES NOTES

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UNDERGROUND SERVICES HAVE BEEN LOCATED FOR BY 'ON POINT LOCATING' ON 31/10/2023 AND 01/11/2023 USING EQUIPMENT AS NOTED ON REPORT PROVIDED DATED 31/10/2023 AND 01/11/2023. THE SERVICE POSITION IS SHOWN ON THE PLAN AND THEIR RESPECTIVE DEPTH AND QUALITY ARE AS STATED IN THE TABLE.

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PROJECT:

DETAIL AND LEVEL SURVEY OF LOT 1 IN DP1189541, SP1496, SP60178, SP10110 AND PART OF SP52947

849-859 PACIFIC HIGHWAY, 2 WILSON STREET & LOT 1 O'BRIEN STREET CHATSWOOD

CLIENT: BB WILSON PROPERTY PTY LTD

FILE: 9062 - Detail & Level - Rev A - 849-859 Pacific Highway, 2 Wilson Street & Lot 1 O'Brien Street Chatswood

LGA: WILLOUGHBY

REF: 9062 **CONTOURS:** 0.5m

ISSUE: A **DATUM:** AHD

SURVEY DATE: 01/11/2023 **AZIMUTH:** MGA2020

SCALE: 1:150 **SHEET** 2 OF 4 SHEETS

SDG

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abn 85 213 523 621
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MICHAEL TRIFIRO ID: SU008624
REGISTERED LAND SURVEYOR

ISSUE	DATE	AMENDMENT	SURV	CHK
A	01/11/23	ORIGINAL ISSUE	PQ	MT



UNDERGROUND SERVICES LEGEND
QUALITY LEVEL B (AS 5488.1:2019)

W	POTABLE WATER MAIN
S	SEWER MAIN
D	STORMWATER PIPE
C	COMMUNICATIONS CABLES
E	ELECTRICITY CABLES
G	GAS MAIN
U	UNIDENTIFIED SERVICES

CAUTION: FIBRE OPTIC CABLES ARE PRESENT IN THIS AREA

Schedule of Easements & Restrictions

No	Description
(A)	EASEMENT FOR GROUND SUPPORT (SOIL) VARIABLE WIDTH (LIMITED IN STRATUM) (DP1189541)
(B)	EASEMENT FOR SUPPORT 1 WIDE & VARIABLE WIDTH (DP1189541)
(C)	EASEMENT FOR GROUND SUPPORT (REINFORCING SYSTEMS IN SOIL) 6 WIDE & VARIABLE WIDTH (LIMITED IN STRATUM) (DP1189541)
(D)	EASEMENT FOR ACCESS 3 WIDE (AR288094)
(E)	RIGHT OF WAY 3.05 WIDE (550481)

NOTE:
UL 107.3 DENOTES UPPER LIMIT RL FOR STRATUM OF EASEMENTS SHOWN (4) AND (C)

WARNING

THE SURVEY INFORMATION RELATING TO SP52947, SP10110, SP60178 & SP1496 (SHOWN GREY) WAS TAKEN FROM THE DETAIL AND LEVEL PLAN PREPARED BY BURTON & FIELD DRAWING REF. E5380-78240 DATED 08/10/2020. THIS SURVEY HAS NOT BEEN VERIFIED SDG TAKES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION TAKEN FROM THIS PLAN.

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SCHEDULE OF SHORT LINES

No.	BEARING	DISTANCE
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5	87°13'30"	1.62
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Schedule of Trees

No	Diam	Spread	Height
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3	0.2	2	5
4	1.0	10	11
5	1.0	10	11
6	0.2	3	3
7	0.2	3	3
8	0.2	3	3
9	0.2	3	3
10	0.2	3	3
11	0.2	3	3
12	0.5	8	8
13	0.3	5	6
14	0.4	6	7
15	0.4	6	7
16	0.2	2	2
17	0.2	2	2
18	0.4	7	7
19	0.4	8	8
20	0.2	5	5
21	0.4	8	8
22	0.2	2	2
23	0.2	2	2
24	0.2	2	2
25	0.2	2	2
26	0.2	2	2
27	0.2	2	2
28	0.2	2	2
29	0.2	2	2
30	0.2	2	2
31	0.2	2	2
32	0.2	2	2
33	0.2	2	2
34	0.2	2	2

GENERAL NOTES

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A BASIC BOUNDARY SURVEY HAS BEEN DONE SUITABLE FOR DA LODGEMENT PURPOSES.

BOUNDARIES HAVE NOT BEEN MARKED.

SURVEY INFORMATION NOTES

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THE ORIGIN OF LEVELS COMES FROM PM290 RL107.323 CLASS LA POSITIONAL UNCERTAINTY (PU) 0.02 ADOPTED FROM SCIMS DATED 02/11/2023.

THE ORIENTATION OF THIS PLAN IS MGA 2015 WHICH HAS BEEN DETERMINED BY DP1189451.

CERTIFICATE OF TITLE NOTES

THE FOLLOWING INFORMATION RELATES TO THE RESPECTIVE CERTIFICATE OF TITLE OF EACH LOT:

- LOT 1 IN DP1189541 (CT EDITION 7 DATED 16/10/2023 SEARCH DATE 07/11/2023) - AFFECTED BY:
 - EASEMENT FOR GROUND SUPPORT (SOIL) VARIABLE WIDTH (LIMITED IN STRATUM) SHOWN AS (A) (DP1189541)
 - EASEMENT FOR GROUND SUPPORT (REINFORCING SYSTEMS IN SOIL) 6 METRES WIDE AND VARIABLE WIDTH (LIMITED IN STRATUM) SHOWN AS (C) (DP1189541)
 - EASEMENT FOR ACCESS 3 WIDE SHOWN AS (D) (AR288094)
- CP/SP1496 (CT EDITION 4 DATED 17/10/2023 SEARCH DATE 07/11/2023) - AFFECTED BY:
 - RIGHT OF WAY 3.05 WIDE SHOWN AS (E) (550481)
- CP/SP60178 (CT EDITION 6 DATED 17/10/2023 SEARCH DATE 07/11/2023) - AFFECTED BY:
 - RESTRICTION(S) ON THE USE OF LAND (SP60178)
 - POSITIVE COVENANT (SP60178)
- CP/SP10110 (CT EDITION 6 DATED 17/10/2023 SEARCH DATE 07/11/2023) - AFFECTED BY:
 - RIGHT OF WAY 3.05 WIDE SHOWN AS (E) (550481)
- CP/SP52947 (CT EDITION 10 DATED 17/10/2023 SEARCH DATE 07/11/2023) - AFFECTED BY:
 - POSITIVE COVENANT (SP52947)
 - RESTRICTION(S) ON THE USE OF LAND (SP52947)

COVENANTS AND RESTRICTIONS NOTED ON THE TITLE HAVE NOT BEEN INVESTIGATED. THESE SHOULD BE INVESTIGATED PRIOR TO DESIGN TO ENSURE ANY FUTURE DEVELOPMENT COMPLIES.

BY LAWS RELATING TO EACH OF THE SCHEMES HAVE NOT BEEN INVESTIGATED.

SERVICES NOTES

ONLY THOSE SERVICES VISIBLE AT THE TIME OF SURVEY HAVE BEEN LOCATED AND ARE QUALITY LEVEL A AS DEFINED BY AS 5488.1:2019.

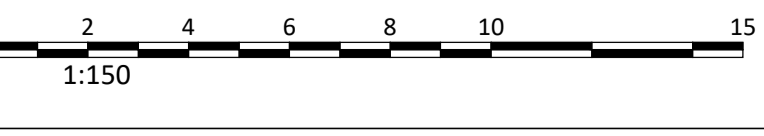
UNDERGROUND SERVICES HAVE BEEN LOCATED FOR BY 'ON POINT LOCATING' ON 31/10/2023 AND 01/11/2023 USING EQUIPMENT AS NOTED ON REPORT PROVIDED DATED 31/10/2023 AND 01/11/2023. THE SERVICE POSITION IS SHOWN ON THE PLAN AND THEIR RESPECTIVE DEPTH AND QUALITY ARE AS STATED IN THE TABLE.

UNDERGROUND SERVICES HAVE BEEN PLOTTED FROM 'DIAL-BEFORE-YOU-DIG' PLANS, ARE QUALITY LEVEL D AS DEFINED BY AS 5488.1:2019 AND ARE ONLY CURRENT AT THE DATE OF SEARCH.

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LEGEND

TAG	DESCRIPTION	LP	LIGHT POLE
B	BOLLARD	MC	METAL COVER
BOK	BACK OF KERB	PC	PRISM CROSSING
CB	CAPPING BEAM	PP	POWER POLE
CL	CENTRE LINE OF ROAD	SC	STOP COCK
COL	COLLUM	SGR	SEALED GRATE
COM	COMMUNICATIONS PIT	SIP	SEWER INSPECTION PIT
CONC	CONCRETE	SMH	SEWER MANHOLE
EP	ELECTRICITY PIT	SS	STREET SIGN
GAS	GAS LID	ST	STAIRS
GDN	GARDEN	SV	STOP VALVE
GR	GRATE	TK	TOP OF KERB
GUARD	GUARD RAIL	TSP	TRAFFIC SIGNAL
GUT	GUTTER OF KERB	TVP	TRAFFIC SIGNAL PIT
HYD	HYDRANT	VC	VEHICLE CROSSING
LIP	LIP OF KERB	VM	WATER METER



ISSUE

ISSUE	DATE	AMENDMENT	SURV	CHK
A	01/11/23	ORIGINAL ISSUE	PQ	MT



MICHAEL TRIFIRO ID: SU008624
REGISTERED LAND SURVEYOR

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PROJECT:
DETAIL AND LEVEL SURVEY OF
LOT 1 IN DP1189541, SP1496,
SP60178, SP10110 AND PART OF SP52947

849-859 PACIFIC HIGHWAY, 2 WILSON STREET
& LOT 1 O'BRIEN STREET
CHATSWOOD

CLIENT: BB WILSON PROPERTY PTY LTD

FILE: 9062 - Detail & Level - Rev A - 849-859 Pacific Highway, 2 Wilson Street & Lot 1 O'Brien Street Chatswood

LGA: WILLOUGHBY

REF: 9062	CONTOURS: 0.5m
ISSUE: A	DATUM: AHD
SURVEY DATE: 01/11/2023	AZIMUTH: MGA2020
SCALE: 1:150	SHEET 3 OF 4 SHEETS

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GENERAL NOTES

ONLY TREES GREATER THAN 2 METRES IN HEIGHT ARE SHOWN ON THIS PLAN AND THEIR POSITIONS ARE DIAGRAMMATIC ONLY AND MAY REQUIRE ADDITIONAL SURVEY WHERE CRITICAL TO DESIGN.

CONTOURS ARE INDICATIVE AT GROUND FORM ONLY. SPOT LEVELS ONLY SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.

LEVELS ARE ON AUSTRALIAN HEIGHT DATUM (AHD).

ALL SETOUT LEVELS MUST BE REFERRED TO THE BENCH MARK SHOWN ON THIS PLAN.

BOUNDARY NOTES

A BASIC BOUNDARY SURVEY HAS BEEN DONE SUITABLE FOR DA LODGEMENT PURPOSES.

BOUNDARIES HAVE NOT BEEN MARKED.

SURVEY INFORMATION NOTES

THE ORIGIN OF COORDINATES COMES FROM PM290 E331528.198 N6259353.120 CLASS B POSITIONAL UNCERTAINTY (PU) 0.02 (MGA2020) ADOPTED FROM SCIMS DATED 02/11/2023.

THE ORIGIN OF LEVELS COMES FROM PM290 RL107.323 CLASS LA POSITIONAL UNCERTAINTY (PU) 0.02 ADOPTED FROM SCIMS DATED 02/11/2023.

THE ORIENTATION OF THIS PLAN IS MGA NORTH WHICH HAS BEEN DETERMINED BY DP1189451.

CERTIFICATE OF TITLE NOTES

THE FOLLOWING INFORMATION RELATES TO THE RESPECTIVE CERTIFICATE OF TITLE OF EACH LOT:

- LOT 1 IN DP1189541 (CT EDITION 7 DATED 16/10/2023 SEARCH DATE 07/11/2023)
 - AFFECTED BY:
 - EASEMENT FOR GROUND SUPPORT (SOIL) VARIABLE WIDTH (LIMITED IN STRATUM) SHOWN AS (A) (DP1189541)
 - EASEMENT FOR GROUND SUPPORT (REINFORCING SYSTEMS IN SOIL) 6 METRES WIDE AND VARIABLE WIDTH (LIMITED IN STRATUM) SHOWN AS (C) (DP1189541)
 - EASEMENT FOR ACCESS 3 WIDE SHOWN AS (D) (AR288094)
 - BENEFITED BY:
 - EASEMENT FOR SUPPORT 1 METRE WIDE AND VARIABLE WIDTH SHOWN AS (B) (DP1189541)
- CP/SP1496 (CT EDITION 4 DATED 17/10/2023 SEARCH DATE 07/11/2023)
 - AFFECTED BY:
 - RIGHT OF WAY 3.05 WIDE SHOWN AS (E) (S50481)
- CP/SP60178 (CT EDITION 6 DATED 17/10/2023 SEARCH DATE 07/11/2023)
 - AFFECTED BY:
 - RESTRICTION(S) ON THE USE OF LAND (SP60178)
 - POSITIVE COVENANT (SP60178)
 - BENEFITED BY:
 - RIGHT OF WAY 3.05 WIDE SHOWN AS (E) (S50481)
- CP/SP10110 (CT EDITION 6 DATED 17/10/2023 SEARCH DATE 07/11/2023)
 - BENEFITED BY:
 - RIGHT OF WAY 3.05 WIDE SHOWN AS (E) (S50481)
- CP/SP52947 (CT EDITION 10 DATED 17/10/2023 SEARCH DATE 07/11/2023)
 - AFFECTED BY:
 - POSITIVE COVENANT (SP52947)
 - RESTRICTION(S) ON THE USE OF LAND (SP52947)

COVENANTS AND RESTRICTIONS NOTED ON THE TITLE HAVE NOT BEEN INVESTIGATED. THESE SHOULD BE INVESTIGATED PRIOR TO DESIGN TO ENSURE ANY FUTURE DEVELOPMENT COMPLIES.

BY LAWS RELATING TO EACH OF THE SCHEMES HAVE NOT BEEN INVESTIGATED.

SERVICES NOTES

ONLY THOSE SERVICES VISIBLE AT THE TIME OF SURVEY HAVE BEEN LOCATED AND ARE QUALITY LEVEL A AS DEFINED BY AS 5488.1:2019.

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PROJECT:

DETAIL AND LEVEL SURVEY OF
LOT 1 IN DP1189541, SP1496,
SP60178, SP10110 AND PART OF SP52947

849-859 PACIFIC HIGHWAY, 2 WILSON STREET
& LOT 1 O'BRIEN STREET
CHATSWOOD

CLIENT: BB WILSON PROPERTY PTY LTD

FILE: 9062 - Detail & Level - Rev A - 849-859 Pacific Highway,
2 Wilson Street & Lot 1 O'Brien Street Chatswood

LGA: WILLOUGHBY

REF: 9062 **CONTOURS:** 0.5m

ISSUE: A **DATUM:** AHD

SURVEY DATE: 01/11/2023 **AZIMUTH:** MGA2020

SCALE: N/A **SHEET** 4 OF 4 SHEETS



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SERVICES-COMMUNICATIONS			
No	Surface RL	Approx Depth	Service RL
1	104.30	0.90	103.40
2	104.54	0.90	103.64
3	105.04	0.70	104.34
4	105.15	0.60	104.55
5	105.85	0.50	105.35
6	106.01	0.40	105.61
7	106.07	0.40	105.67
8	106.26	0.50	105.76
9	106.42	0.30	106.12
10	106.48	0.60	105.88
11	106.61	0.60	106.01
12	106.56	0.30	106.26
13	106.86	0.40	106.46
14	106.86	0.60	106.26
15	107.48	0.80	106.68
16	107.53	0.80	106.73
17	107.46	0.30	107.16
18	107.53	0.30	107.23
19	107.55	0.60	106.95
20	107.52	0.50	107.02
21	107.56	0.60	106.96
22	107.61	0.80	106.81
23	107.64	0.80	106.84
24	107.62	0.30	107.32
25	107.70	0.20	107.50
26	107.66	0.70	106.96
27	107.62	0.60	107.02
28	107.55	0.50	107.05
29	107.44	0.60	106.84
30	105.90	0.40	105.50
31	105.64	0.30	105.34
32	105.34	0.40	104.94
33	105.06	0.40	104.66
34	104.84	0.40	104.44
35	104.74	0.30	104.44
36	104.44	0.40	104.04
37	104.10	0.40	103.70
38	103.74	0.40	103.34
39	103.51	0.40	103.11
40	103.42	0.60	102.82

SERVICES-SEWER			
No	Surface RL	Approx Depth	Service RL
41	105.14	2.80	102.34
42	107.38	4.10	103.28
43	103.23	2.61	100.62
44	105.13	2.90	102.23
45	103.21	2.63	100.58
46	103.33	1.50	101.83
47	103.65	1.90	101.75
138	107.38	0.98	106.40
139	107.37	3.94	103.43
140	107.36	3.83	103.53

SERVICES-GAS			
No	Surface RL	Approx Depth	Service RL
121	105.90	0.50	105.40
122	106.07	0.50	105.57
123	106.72	0.50	106.22
124	106.84	0.70	106.14
125	107.02	0.50	106.52

SERVICES-POTABLE WATER			
No	Surface RL	Approx Depth	Service RL
48	103.41	0.50	102.91
49	103.36	0.70	102.66
50	103.32	0.70	102.62
51	103.31	0.60	102.71
52	103.58	0.70	102.88
53	103.86	0.70	103.16
54	104.07	0.70	103.37
55	104.33	0.70	103.63
56	105.50	0.30	105.20
57	105.46	0.60	104.86
58	105.60	0.70	104.90
59	105.89	0.70	105.19
60	105.90	0.40	105.50
61	105.98	0.30	105.68
62	105.99	0.70	105.29
63	106.01	0.60	105.41
64	106.23	0.60	105.63
65	106.39	0.60	105.79
66	106.52	0.30	106.22
67	106.52	0.60	105.92
68	106.74	0.40	106.34
69	106.84	0.60	106.24
70	106.74	0.80	105.94
71	107.22	0.80	106.42
72	107.45	0.80	106.65

SERVICES-TRAFFIC			
No	Surface RL	Approx Depth	Service RL
73	104.32	0.60	103.72
74	104.17	0.50	103.67
75	104.40	0.50	103.90
76	104.58	0.40	104.18
77	104.59	0.30	104.29
78	104.84	0.30	104.54
79	104.99	0.50	104.49
80	105.19	0.60	104.59
81	105.31	0.50	104.81
82	105.36	0.45	104.91
83	105.31	0.45	104.86

SERVICES-UNIDENTIFIED			
No	Surface RL	Approx Depth	Service RL
126	107.29	0.60	106.69
127	107.34	0.60	106.74
128	107.23	0.60	106.63
129	107.30	0.60	106.70
130	106.57	0.50	106.07
131	106.61	0.50	106.11
132	106.50	0.50	106.00
133	106.53	0.50	106.03
134	106.15	0.40	105.75
135	106.07	0.40	105.67
136	106.12	0.30	105.82
137	106.09	0.30	105.79

WARNING

ALL SERVICES LEVELS ARE OBVERT LEVELS WITH THE EXCEPTION OF SEWER AND DRAINAGE

FOR PIPE SIZES REFER TO BYDA PLANS AND WHERE PIPE SIZING AND LEVELS ARE CRITICAL TO DESIGN, POTHOLES SHOULD BE UNDERTAKEN

ISSUE	DATE	AMENDMENT	SURV	CHK
A	01/11/23	ORIGINAL ISSUE	PQ	MT



MICHAEL TRIFIRO ID: SU008624
REGISTERED LAND SURVEYOR