

- 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 TITLES 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.
 - PRIOR TO ANY CONSTRUCTION WORKS BEING UNDERTAKEN, BOUNDARIES SHOULD BE MARKED

<p>NOTATIONS SHOWN ON CERTIFICATE OF TITLE SEC A 10 DP4244</p> <p>AFFECTING THE LAND: (A) RIGHT OF DRAINAGE (DP4244) 403643 COVENANT A0871748 CAVEAT BY DOVER STREET (ROSE BAY) DEVELOPMENTS PTY. LIMITED</p> <p>THE TERMS AND LOCATIONS OF COVENANTS & RESTRICTIONS HAVE NOT BEEN INVESTIGATED.</p>
<p>NOTATIONS SHOWN ON CERTIFICATE OF TITLE SEC A 11 DP4244</p> <p>AFFECTING THE LAND: (A) RIGHT OF DRAINAGE (DP4244) A0884904 CAVEAT BY DOVER STREET (ROSE BAY) DEVELOPMENTS PTY. LIMITED</p> <p>THE TERMS AND LOCATIONS OF COVENANTS & RESTRICTIONS HAVE NOT BEEN INVESTIGATED.</p>
<p>NOTATIONS SHOWN ON CERTIFICATE OF TITLE SEC A 12 DP4244</p> <p>AFFECTING THE LAND: A0884904 CAVEAT BY DOVER STREET (ROSE BAY) DEVELOPMENTS PTY. LIMITED</p> <p>THE TERMS AND LOCATIONS OF COVENANTS & RESTRICTIONS HAVE NOT BEEN INVESTIGATED.</p>
<p>NOTATIONS SHOWN ON CERTIFICATE OF TITLE LOT 13 DP663078</p> <p>AFFECTING THE LAND: 515633 COVENANT A0871747 CAVEAT BY DOVER STREET (ROSE BAY) DEVELOPMENTS PTY. LIMITED</p> <p>THE TERMS AND LOCATIONS OF COVENANTS & RESTRICTIONS HAVE NOT BEEN INVESTIGATED.</p>
<p>NOTATIONS SHOWN ON CERTIFICATE OF TITLE LOT 1 DP105598</p> <p>AFFECTING THE LAND: A0885479 CAVEAT BY DOVER STREET (ROSE BAY) DEVELOPMENTS PTY. LIMITED</p> <p>THE TERMS AND LOCATIONS OF COVENANTS & RESTRICTIONS HAVE NOT BEEN INVESTIGATED.</p>

CAUTION:
WE RECOMMEND A PLAN OF REDEFINITION IS PREPARED AND REGISTERED AT NSW LRS PRIOR TO ANY DESIGN WORKS BEING UNDERTAKEN THAT INVOLVES CONSTRUCTION WORKS ON OR NEAR BOUNDARIES. OUR SURVEY DISCOVERED IRREGULARITIES IN THE REGISTERED PLANS HELD AT NSW LRS, WHICH MAY AFFECT THE BOUNDARY LOCATIONS OF THE SUBJECT LOT. A REGISTERED PLAN OF REDEFINITION WILL PLACE ON PUBLIC RECORD ACCURATE BOUNDARY DIMENSIONS FOR THE PROPERTY AS THE CURRENT TITLE PLAN WAS DONE IN 1904 AND NO ORIGINAL MARKS REMAIN.

UNDERGROUND SERVICES NOTES:
ALIGNED WITH THE QUALITY LEVELS (QL) DEFINED IN AS5488 'CLASSIFICATION OF SUBSURFACE UTILITY INFORMATION (SUUI)', LOCATORS 'UTILITY POSITIONING CLASSIFICATION' (UPC) PROVIDES A GUIDE TO THE CERTAINTY OF A UTILITIES' POSITION BASED ON THE POSITIONING METHOD USED. AS THE CERTAINTY OF A UTILITY'S POSITION INCREASES THE RISK OF CONFLICT DECREASES HOWEVER IT CAN NOT BE ELIMINATED. WE CANNOT ACCEPT RESPONSIBILITY FOR DAMAGES AS WE ARE ENGAGED TO HELP MINIMISE YOUR RISK. **ALL RISK REMAINS WITH THE CUSTOMER.**

UTILITIES INDICATED AS CLASS "B", "C" & "D" MAY BE INACCURATE IN BOTH VERTICAL & HORIZONTAL ALIGNMENTS.

UTILITY LINES PLOTTED ARE INTERPOLATED BETWEEN POINTS THAT HAVE BEEN GENERATED DURING THE UTILITY INVESTIGATION PROCESS. THE UPC IS SPECIFIC TO THE POINT AT WHICH IT IS INSERTED ON A LINE AND IS NOT A CLASSIFICATION OF THE LINE ITSELF.

ALL SERVICES ARE CLASS 'D' UNLESS OTHERWISE SHOWN

UNDERGROUND SERVICE LINES:

DRAINAGE	D
SEWERMAIN	S
WATERMAIN	W
TELECOMMUNICATION LINE	UC
ELECTRICITY CABLES	UE

(CLASSIFICATION SHOWN ON LINE AS PER UTILITY CLASSIFICATION TABLE)

UTILITY POSITIONING CLASSIFICATION

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

ORIGIN OF LEVELS & COORDINATES:
PM 1922
E 340 113.514
N 6 250 785.324
RL 13.341 (AHD)

DAVID A SMITH
REGISTERED SURVEYOR
BEVERIDGE WILLIAMS
65 - 69 KENT STREET, SYDNEY 2000

LEGEND:

- BLC BALCONY
- FL FLOOR LEVEL
- CHM CHIMNEY
- DCK DECK
- DH DOOR HEAD
- DS DOOR SILL
- OH OPEN HEAD
- OS OPEN SILL
- PAR PARAPET
- PP POWER POLE
- RF ROOF
- RDG RIDGE
- SIC SEWER INSPECTION COVER
- TG TOP OF GUTTER
- TK TOP OF KERB
- TW TOP OF WALL
- TF TOP OF FENCE
- VER VERANDAH
- WH WINDOW HEAD
- WS WINDOW SILL
- US UNDERSIDE OF BUILDING
- C/COL COLUMN
- SL DRAINAGE PIT SURFACE LEVEL
- INV DRAINAGE PIT INVERT LEVEL

- Comms Pit/Manhole
- Drainage Manhole
- Drainage Grated Pit
- Drainage Kerb Inlet Pit
- Electrical Power Pole
- Gas Meter
- Miscellaneous Manhole
- Sewer Vent
- Sewer Manhole
- Sign Post
- Tree (Canopy spread, trunk diameter, Height)
- Water Meter
- Water Tap
- Water Hydrant
- Water Stop Valve
- Brick Walls
- Stone Walls

VER	BY	AMENDMENTS	DATE
A	V M R O	INITIAL ISSUE	24.03.25
B	JL	ELEVATIONS ADDED	21.05.25
C			
D			
E			
F			
G			

THE POSITION OF SERVICES SHOWN ON THIS DRAWING ARE INDICATIVE ONLY AND HAVE BEEN PLOTTED FROM PLANS AND DRAWINGS SUPPLIED BY RELEVANT AUTHORITIES.

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.

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CLIENT:
FORTIS

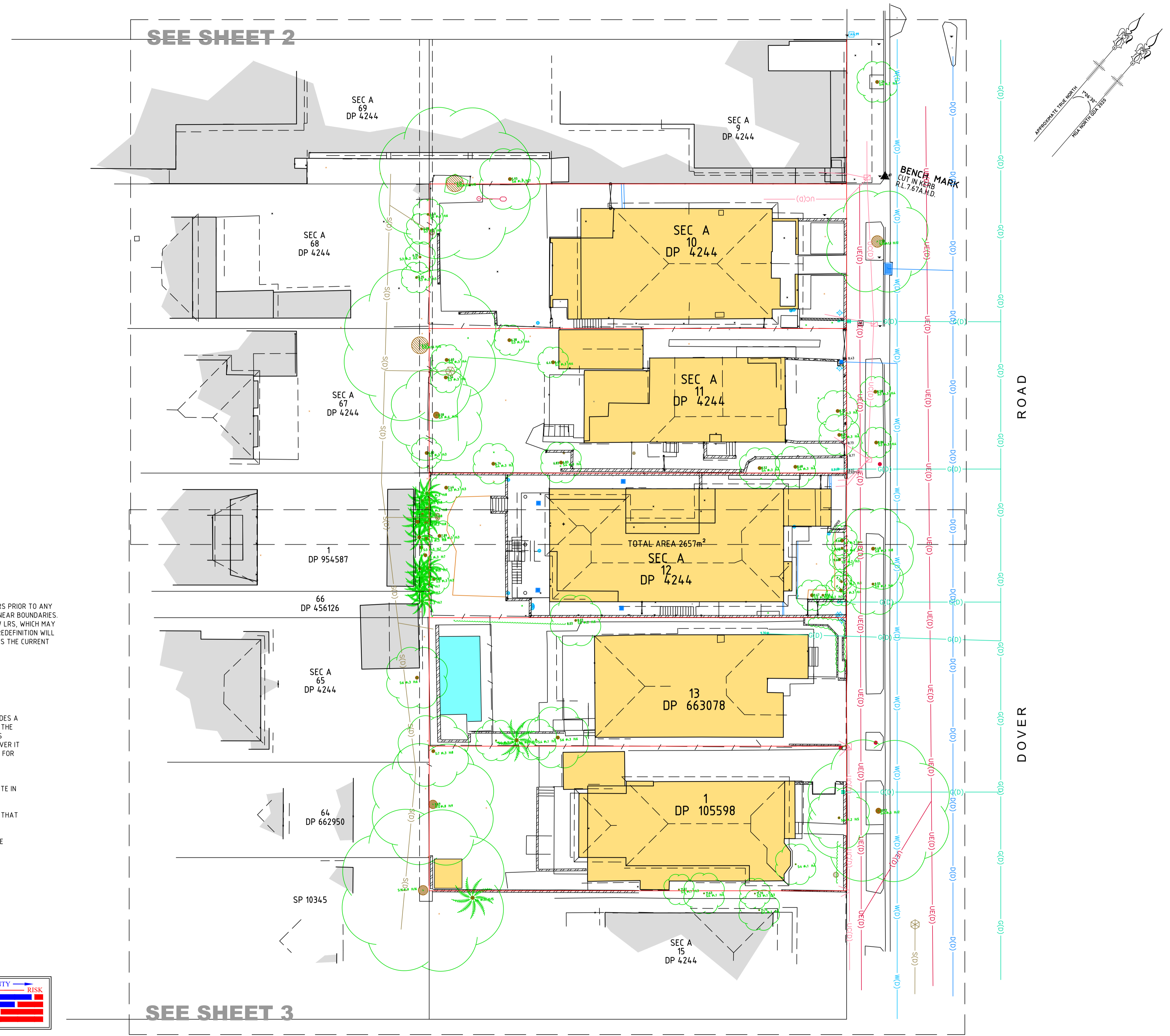
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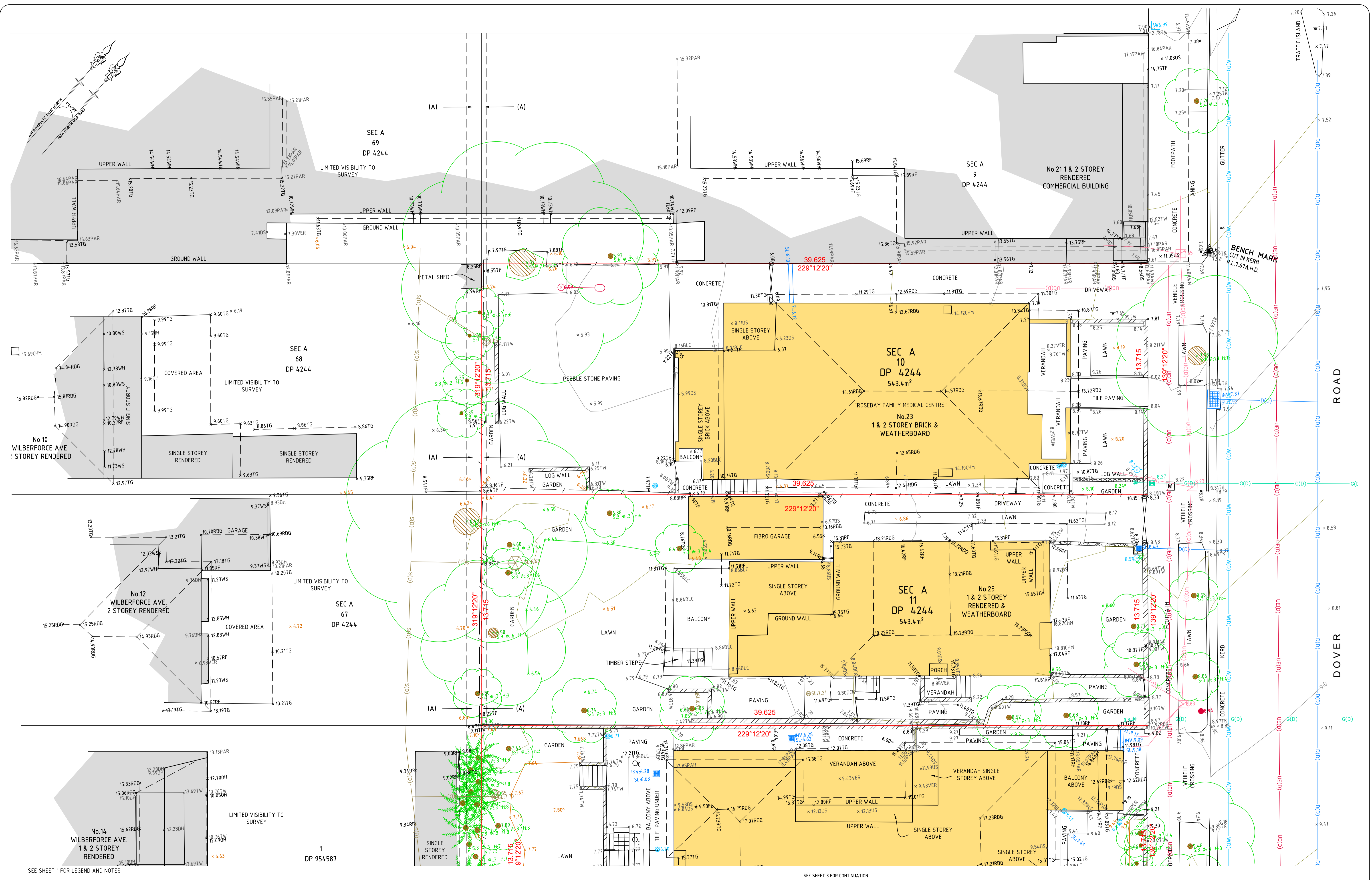
DETAILS:
DETAILED SURVEY PLAN FOR
DEVELOPMENT APPLICATION PURPOSES
23-31 DOVER ROAD
ROSE BAY

ORIGINAL SHEET SIZE SCALE 1:200 A1	CAD REFERENCE: 2500621-DET-001-B
SCALE ON ORIGINAL DRAWING AT 1:200	

SURVEYOR:	V.M. R.O.
DRAWN:	J.T.
CHECKED:	J.G.
SURVEY DATE:	13.03.2025
VERTICAL DATUM:	AHD
HORIZONTAL DATUM:	MGA 2020

PROJECT No.	2500621
DRAWING REF.	SUR-10
VERSION	B
SHEET	1 OF 4





VER	BY	AMENDMENTS	DATE
A	V.M.R.O.	INITIAL ISSUE	24.03.25
B	J.L.	ELEVATIONS ADDED	21.05.25
C			
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SEE SHEET 1 FOR LEGEND AND NOTES

1 DP 954587

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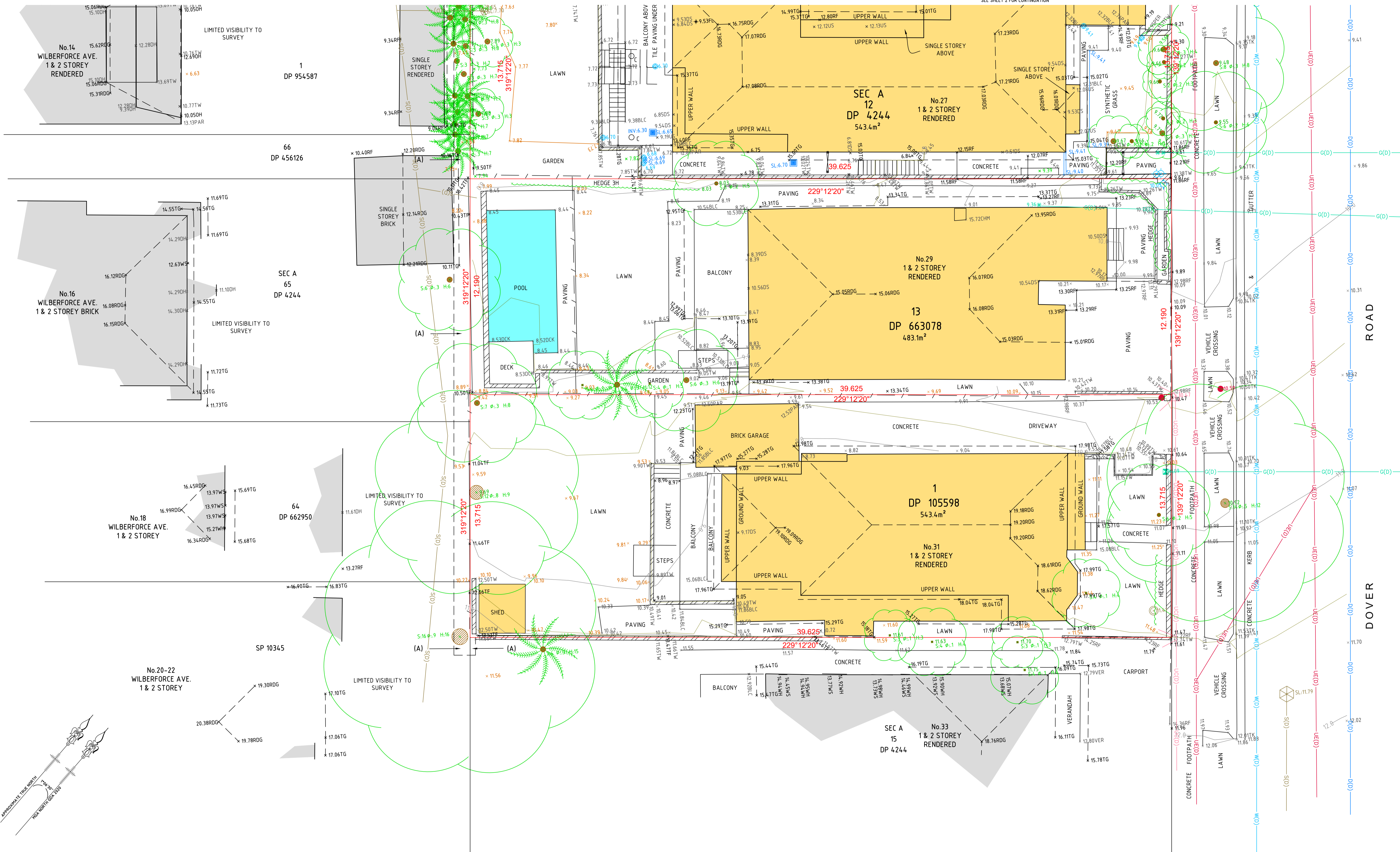
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DEVELOPMENT APPLICATION PURPOSES
23-31 DOVER ROAD
ROSE BAY

ORIGINAL SCALE 1:100
SHEET SIZE A1
CAD REFERENCE: 2500621-DET-001-B
SCALE ON ORIGINAL DRAWING AT 1:100

SURVEYOR: V.M.R.O.
DRAWN: J.T.
CHECKED: J.G.
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VERTICAL DATUM: AHD
HORIZONTAL DATUM: MGA 2020

PROJECT No. 2500621
DRAWING REF. SUR-10
VERSION B
SHEET 2 OF 4



SEE SHEET 1 FOR LEGEND AND NOTES

VER	BY	AMENDMENTS	DATE
A	V.M.R.O.	INITIAL ISSUE	24.03.25
B	J.L.	ELEVATIONS ADDED	21.05.25
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ROSE BAY

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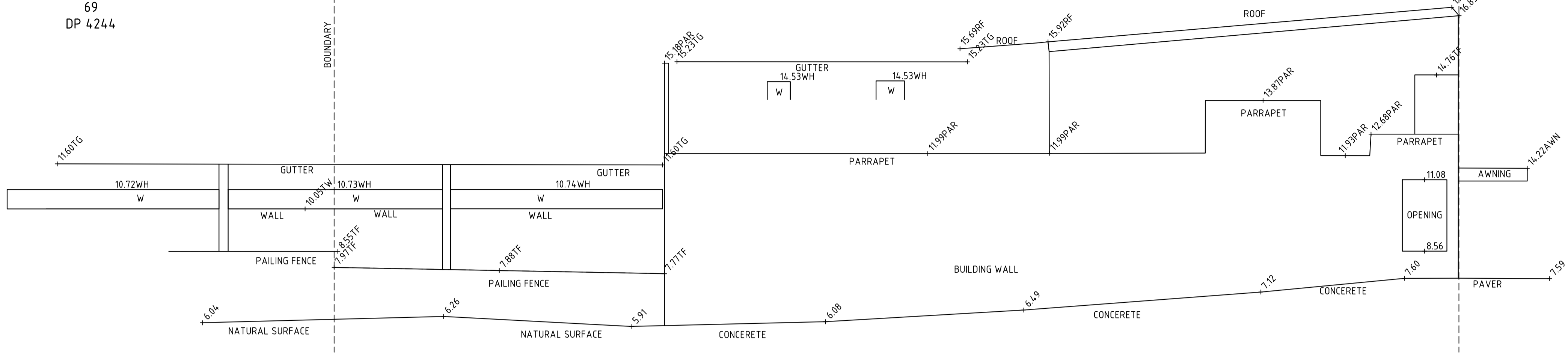
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PROJECT No. **2500621**
DRAWING REF: **SUR-10**
VERSION **B**
SHEET **3** OF **4**

No.21
1 & 2 STOREY RENDERED
COMMERCIAL BUILDING

SEC A
9
DP 4244

SEC A
69
DP 4244

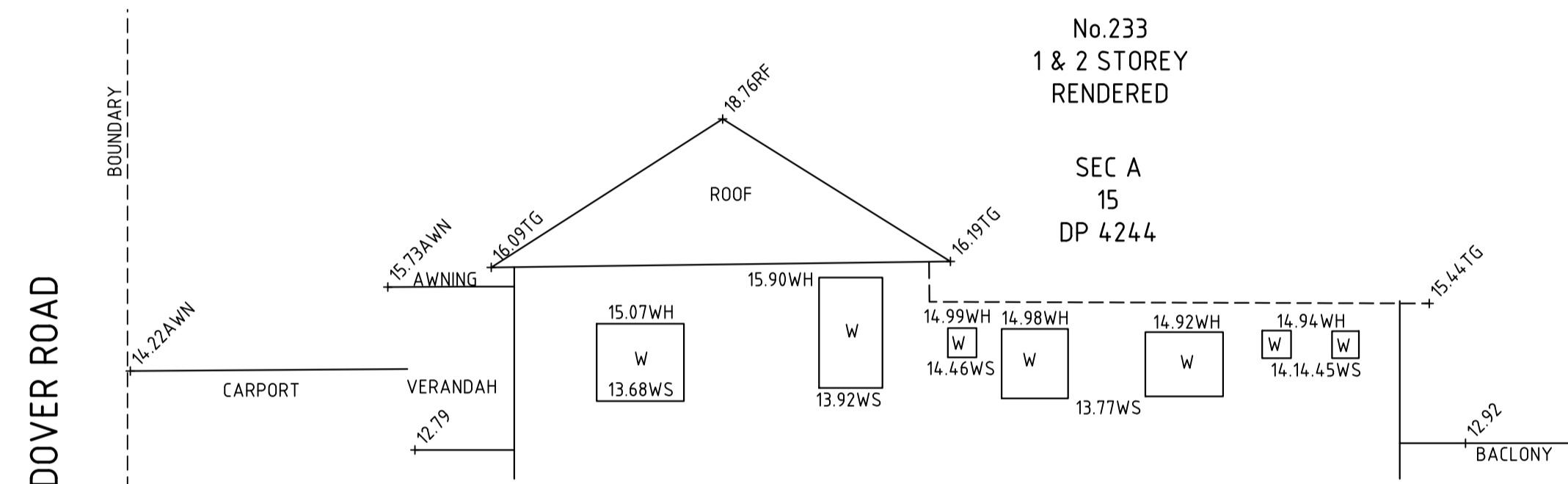


ELEVATION SHOWING SOUTH-EASTERN FACE OF No.21 DOVER ROAD

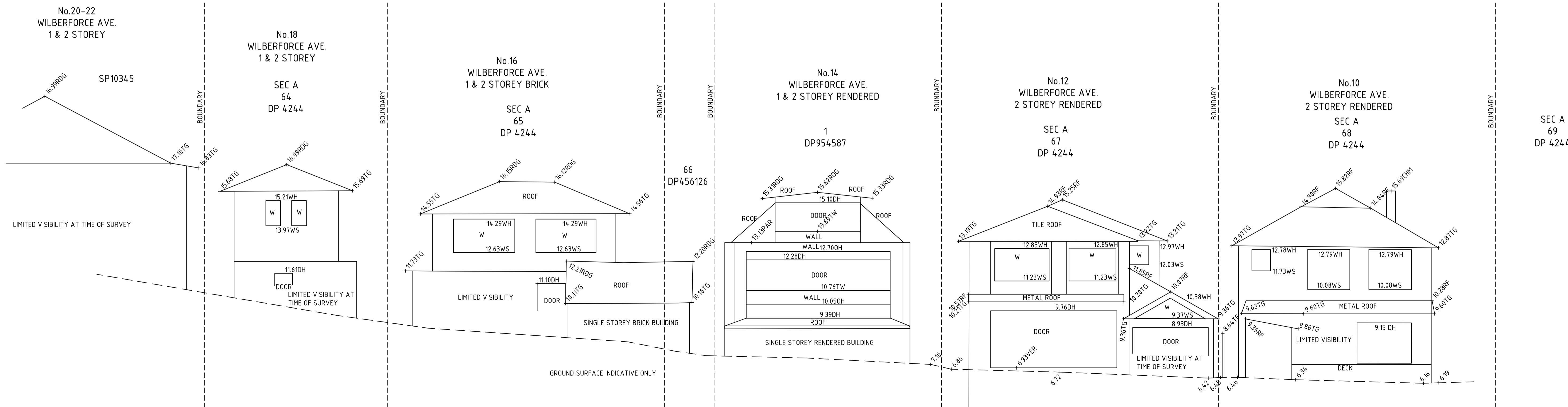
LEGEND:

- CL CEILING LEVEL
- DH DOOR HEAD
- DS DOOR SILL
- FL FLOOR LEVEL
- TW TOP OF WALL
- US UNDERSIDE OF ROOF
- VER VERANDAH
- WH WINDOW HEAD
- WS WINDOW SILL
- W WINDOW

ELEVATIONS SHOWN HAVE BEEN PREPARED TO INDICATE THE RELATIVE POSITIONS OF LEVELS AS SURVEYED. NOT ALL ARCHITECTURAL DETAIL IS SHOWN AND THE LEVELS WERE OBTAINED BY INDIRECT SURVEY METHODS. DIRECT MEASUREMENTS MAY RESULT IN MINOR DIFFERENCES TO THE LEVELS.



ELEVATION SHOWING NORTH-WESTERN FACE OF No. 33 DOVER ROAD



ELEVATION SHOWING NORTH-EASTERN FACE OF No's. 10-22 WILBERFORCE ROAD

VER	BY	AMENDMENTS	DATE
A	V.M.R.O.	INITIAL ISSUE	24.03.25
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PROJECT No. 2500621
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VERSION B
SHEET 4 OF 4