

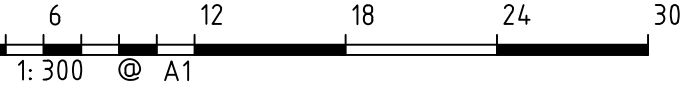
LEGEND	
BENCH MARK	▲
TELSTRA PIT	TEL
COMMS PIT	COM
ELECTRIC LIGHT POLE	ELP
ELECTRIC LIGHT BOLLARD	LB
ELECTRICITY PIT	EPIT
ELECTRICITY BOX	EL
POWER POLE	PP
DRAINAGE	DRN
GRATED INLET PIT	GIP
KERB INLET PIT	KIP
GRATED DRAIN	
SEWER INSPECTION POINT	SIP
SEWER MANHOLE	SMH
STOP VALVE	SV
HYDRANT	HYD
WATER VALVE	WV
GAS VALVE	GAS
GAS PLUG	PLQ
PIT WITH METAL LID	MLID
STREET SIGN	SS
BOLLARD	BOL
GATE	
VEHICLE CROSSING	(VC)
PRAM CROSSING	(PC)
TOP OF WALL	TW
COMMUNICATIONS (DBYD)	C
ELECTRICITY (U'GROUND DBYD)	E
ELECTRICITY (OVERHEAD)	P
SEWER (DBYD)	S
WATER (DBYD)	W
GAS (DBYD)	G

SCHEDULE OF SHORT LINES

No.	BEARING	DISTANCE
1	111°51'00"	1.95
2	110°20'00"	1.005
3	20°40'40"	1.81
4	20°31'40"	1.525
5	19°14'40"	1.385
6	19°05'40"	2.3
7	20°47'40"	1.83
8	199°31'40"	6.99

NOTES

- THE BOUNDARIES HAVE NOT BEEN MARKED ON GROUND
- THE BOUNDARY SURVEY (DIMENSIONS AND AREA) HAVE BEEN SURVEYED IN ACCORDANCE WITH SURVEYING AND SPATIAL INFORMATION REGULATION 2017 CLAUSE 10 "IDENTIFICATION SURVEYS" AND ARE SUBJECT TO FINAL SURVEY
- ORIGIN OF MGA2020/MGA94 COORDINATES IS TAKEN FROM PM 3146 - E:335609.130, N:624933.792 IN OXFORD STREET (27/05/2025)
- ORIGIN OF LEVELS ON A.H.D. IS TAKEN FROM PM 28899 R.L. 59.643 (A.H.D.) IN OXFORD STREET
- CONTOUR INTERVAL 0.5 m
- CONTOURS ARE INDICATIVE ONLY. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION
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- FLOOR LEVELS SHOWN ARE THRESHOLD LEVELS. NO INVESTIGATION OF INTERNAL FLOOR LEVELS HAS BEEN UNDERTAKEN
- NO INVESTIGATION OF UNDERGROUND SERVICES HAS BEEN MADE. SERVICES HAVE BEEN PLOTTED FROM RELEVANT AUTHORITIES INFORMATION AND HAVE NOT BEEN SURVEYED. ALL RELEVANT AUTHORITIES SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION ON OR NEAR THE SITE
- 8/4/77 DENOTES TREE SPREAD OF 8m, TRUNK DIAMETER OF 0.4m & APPROX HEIGHT OF 7m
- BEARINGS SHOWN ARE MGA (MAP GRID OF AUSTRALIA) ADD APPROX. 1°00' FOR TRUE NORTH



H	00/00/00	—	00	D	20/08/25	ADDITIONAL ELEVATION AND KEY PLAN ADDED	002
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E	22/08/25	ADDITIONAL DETAIL ADDED - TREES	002	A	28/07/25	ADDITIONAL DETAIL	002
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EASEMENTS

- (A) RIGHT OF CARRIAGEWAY VARIABLE WIDTH (DP263685)
- (B) RIGHT OF CARRIAGEWAY 6.5 WIDTH (DP263685)
- (C) EASEMENT FOR PARKING (DP263685)
- (D) EASEMENT FOR SERVICES VARIABLE WITH (DP263685)
- (E) RIGHT OF CARRIAGEWAY (T500947)
- EASEMENT FOR STORAGE (T500947)
- EASEMENT FOR DRAINAGE (T500947)
- EASEMENT FOR ELECTRICITY PURPOSES (T500947)

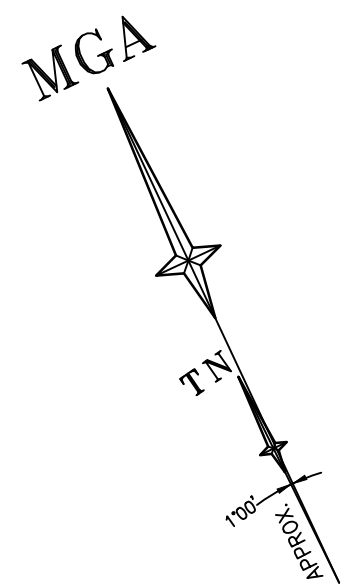
SEE SHEET 8 FOR ELEVATIONS



THIS IS THE PLAN REFERRED TO IN MY LETTER DATED:
.....
Registered Surveyor NSW

Client TOOHEY MILLER
Drawing title
PLAN OF DETAIL AND LEVELS OVER LOT 1 IN DP 70235, LOTS 1-5 IN DP 263685 & SP 13018 KNOWN AS No.142-160 OXFORD STREET, No. 13 GIPPS STREET & No. 6 SHADFORTH STREET

datum AHD
site Area 2170.9m²
LGA WOOLLAHRA
reference number 52557 002DT
scale 1:300 @A1
date of survey 06/08/2025
SHEET 11 OF 11



SEE SHEET 1 FOR LEGEND & NOTES

H	00/00/00	—	00
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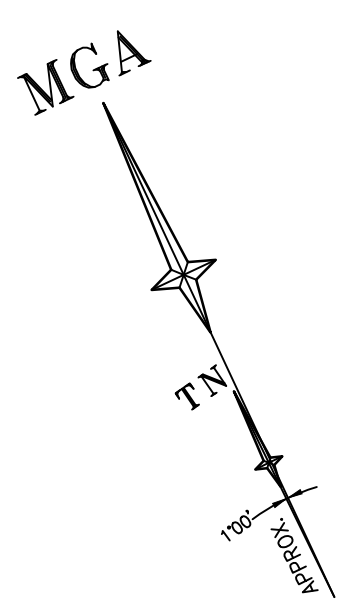
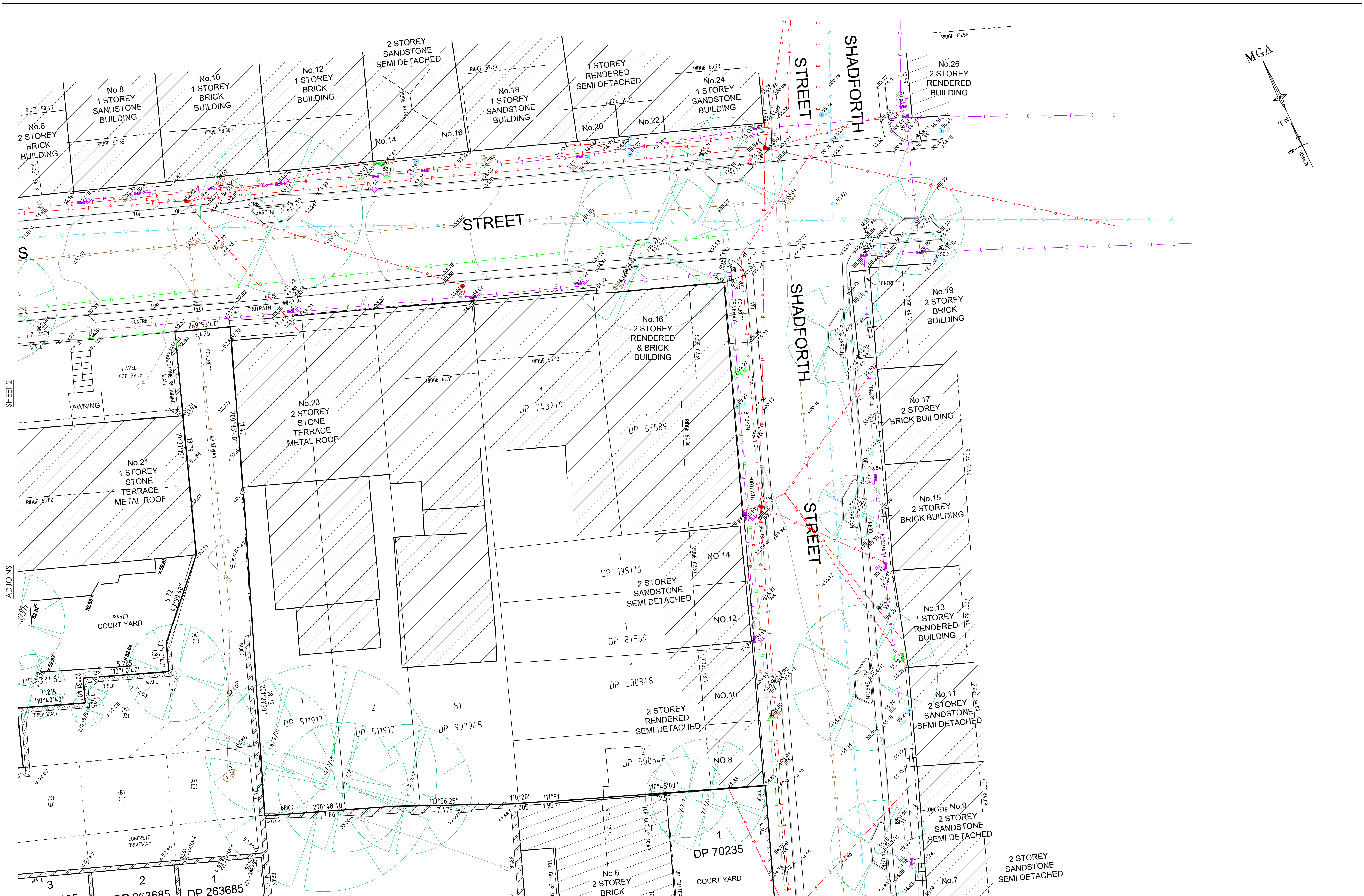
002	
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002	



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reference number 52557 002DT
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SHEET 2 OF 11



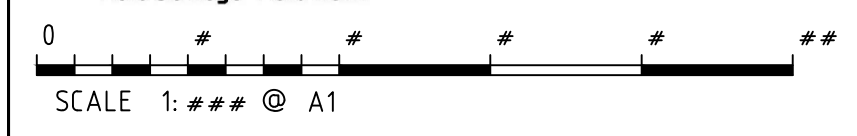
SHEET 2

ADJOINS

SHEET 5



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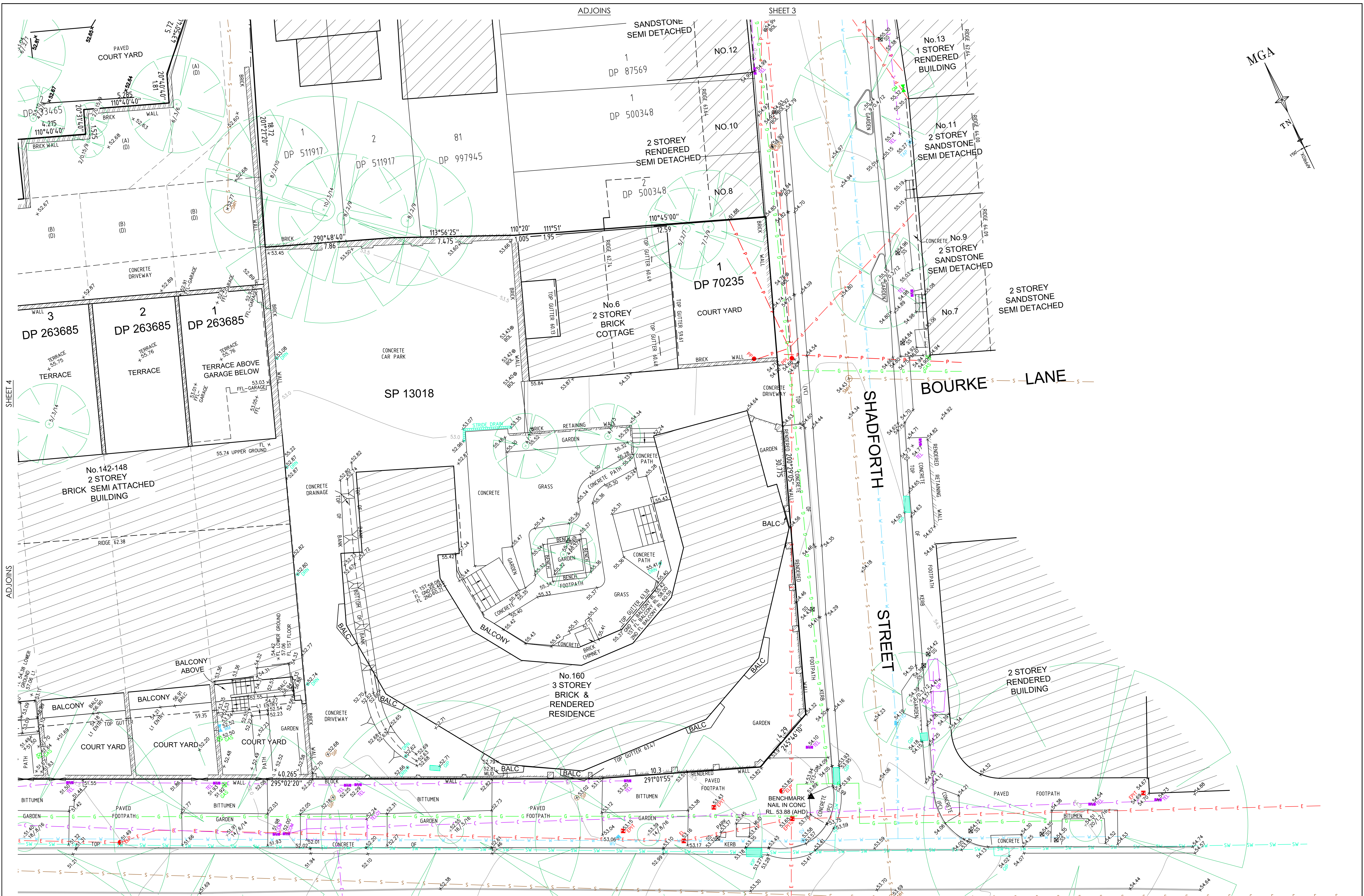
datum	AHD	reference number	52557 002DT
site Area	2170.9m ²	scale	1:100
LGA	WOOLLAHRA	date of survey	06/08/2025
SHEET	11	OF	3



CONFIDENCE TOGETHER

Client **TOOHEY MILLER**
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datum AHD	reference number	52557 002D
site Area 2170.9m ²	scale 1:100 @A1	date of survey 06/08/2025
LGA WOOLAHRA	SHEET 05 11	4



SEE SHEET 1 FOR LEGEND & NOTES

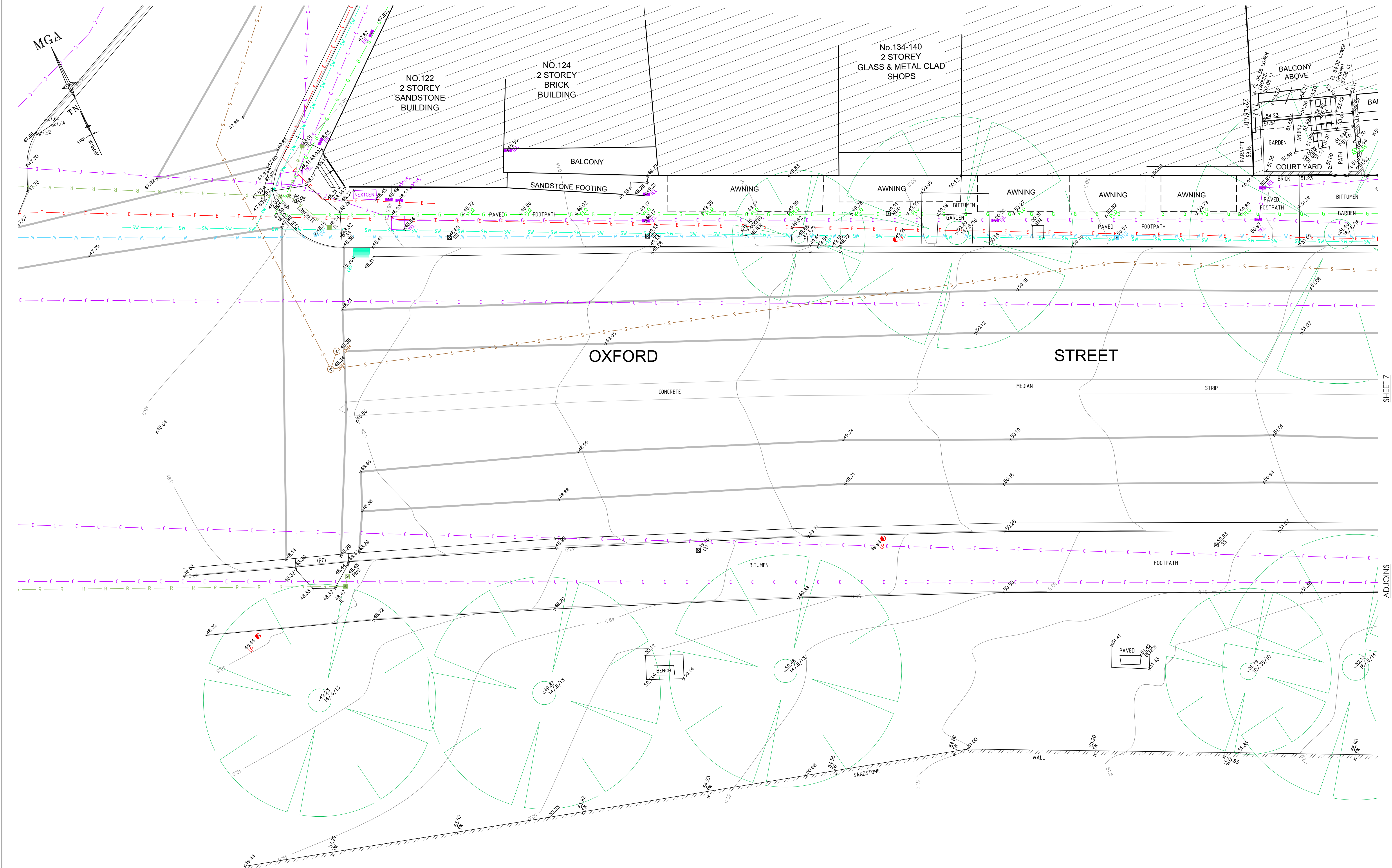
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site Area 2170.9m²
LGA WOOLLAHRA
reference number 52557 002DT
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date of survey 06/08/2025
SHEET 5 OF 11



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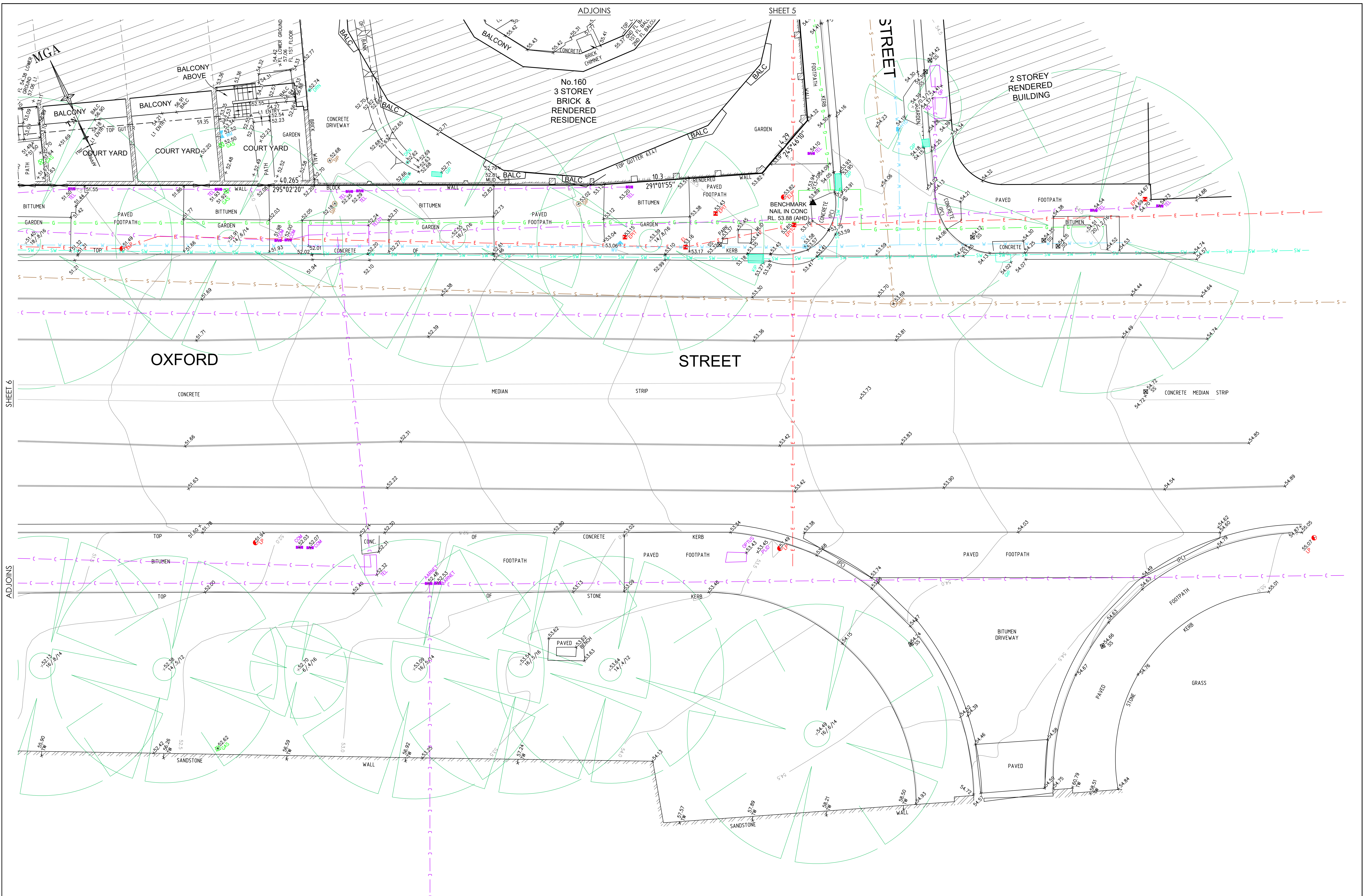
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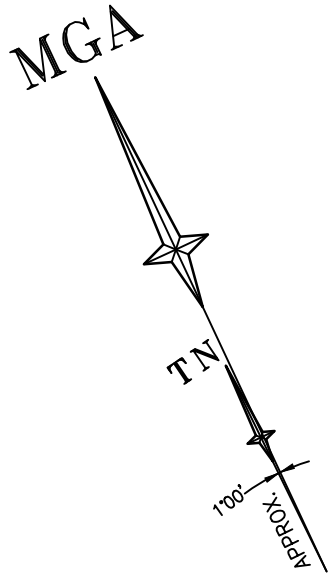
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06/08/2025
SHEET
OF 11
6



KEY PLAN



NOTE
1. KEY PLAN IS DIAGRAMITIC TO BE USED FOR REFERENCE TO ELEVATIONS ONLY



SEE SHEET 1 FOR LEGEND & NOTES

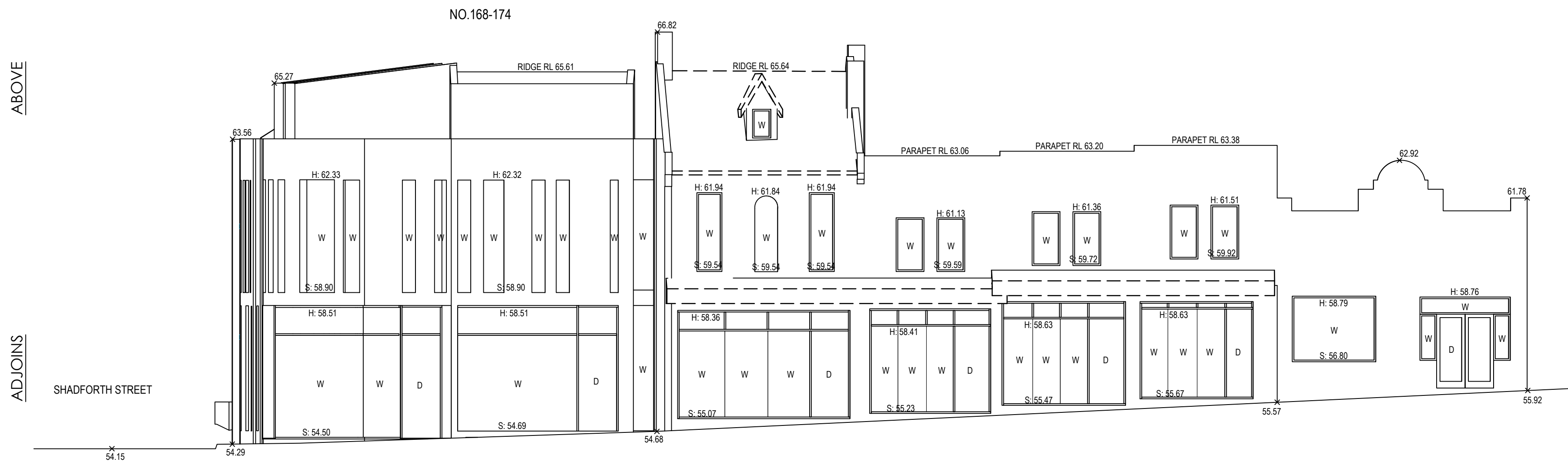
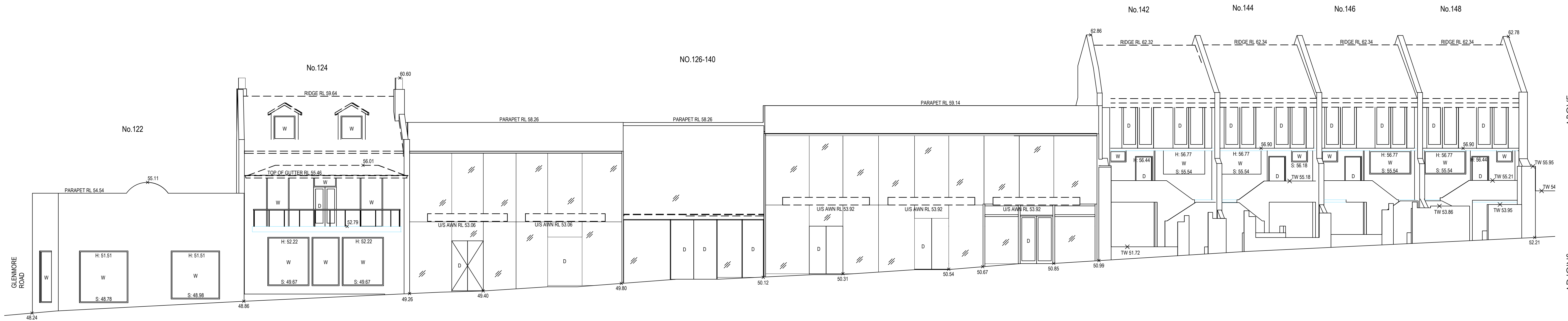
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datum AHD	reference number 52557 002DT
site Area 2170.9m ²	scale 1:200
LGA WOOLLAHRA	date of survey 06/08/2025
OF 11	SHEET 8



01 STREET ELEVATION - OXFORD ST NORTH
SCALE 1:100



SEE SHEET 1 FOR LEGEND & NOTES

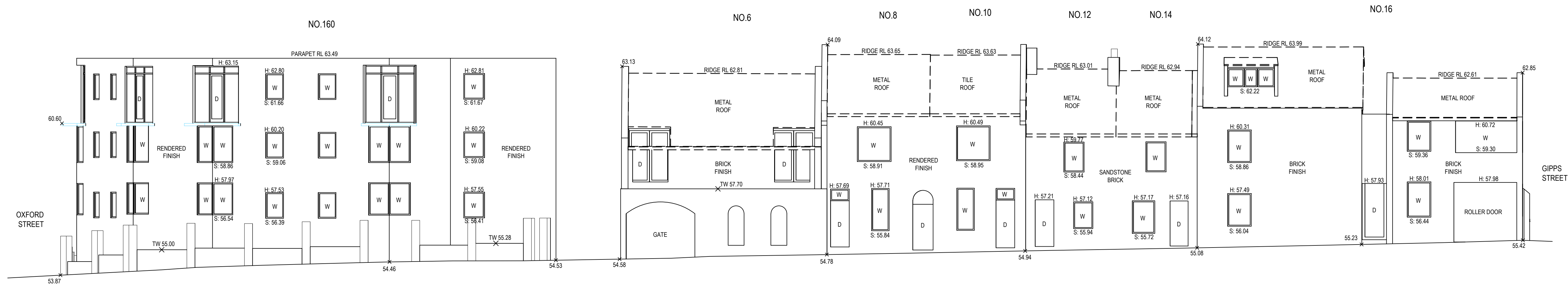
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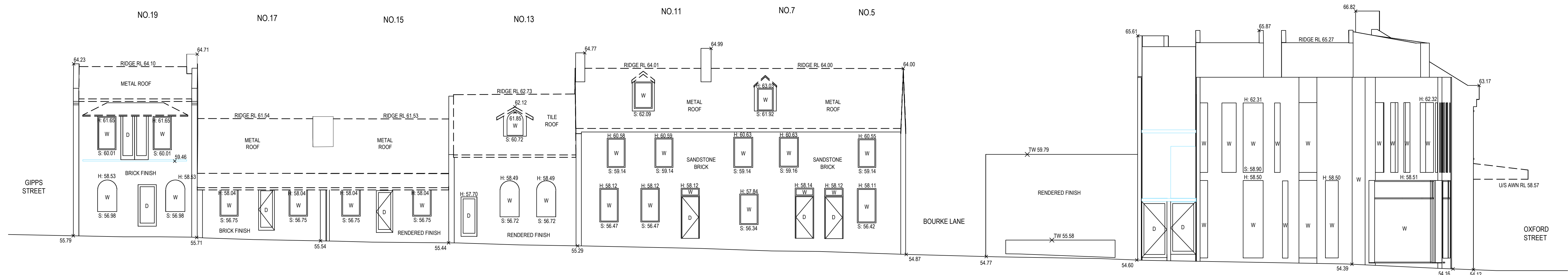
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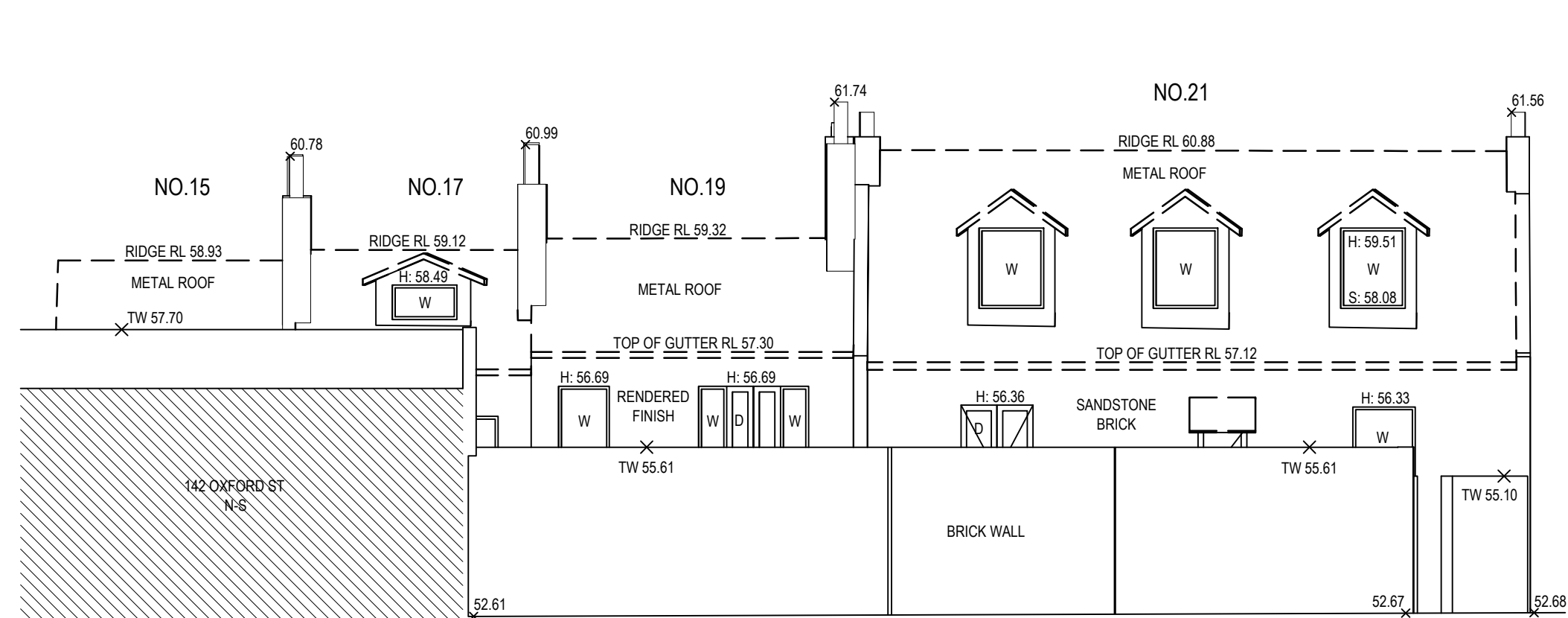
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SHEET
OF 11
9



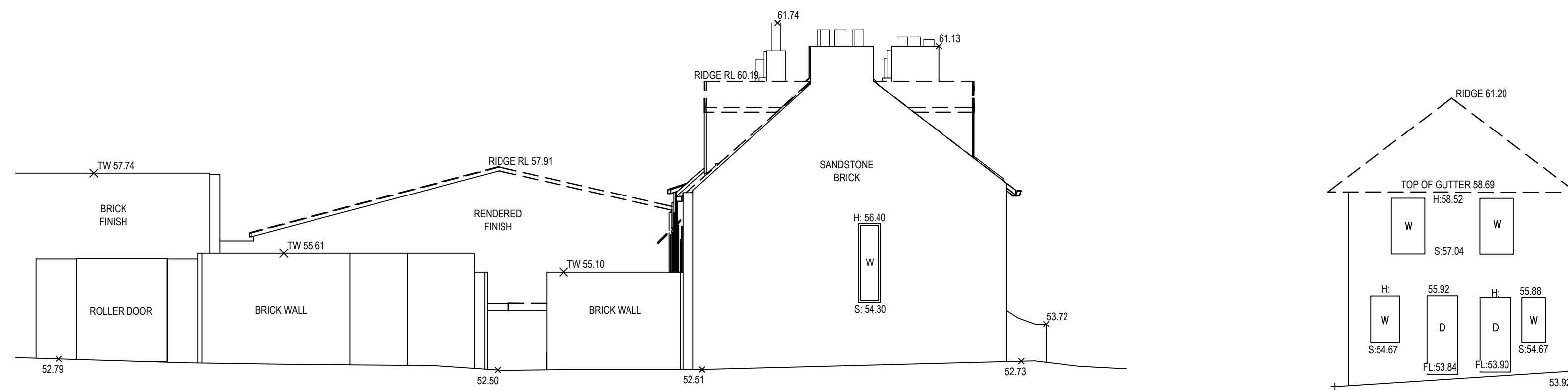
03 STREET ELEVATION - SHADFORTH ST WEST
SCALE 1:100



02 STREET ELEVATION - SHADFORTH ST EAST
SCALE 1:100



10 SOUTH ELEVATION - 15-21 GIPPS ST
SCALE 1:100



09 EAST ELEVATION - 21 GIPPS ST
SCALE 1:100

SOUTHERN ELEVATIONS - NO.16 GIPPS STREET
SCALE 1:100



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