

Attachment A4

Detailed Site Survey

- 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
- TP TOP OF GUTTER
- TP TOP OF PERGOLA
- TK TOP OF KERB
- TGG 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 BENEFITING THE SUBJECT LAND (VIDE DP778342)

CREATED BY DEALING AA9773313
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			

• 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.

DIAL 1100
BEFORE YOU DIG

CLIENT:
Charter Hall Holdings Pty Ltd

BW
Beveridge Williams
Land Development Consultants
Registered Surveyors
Sydney (02) 9283 6677
www.beveridgewilliams.com.au

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
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

SEE SHEET 7

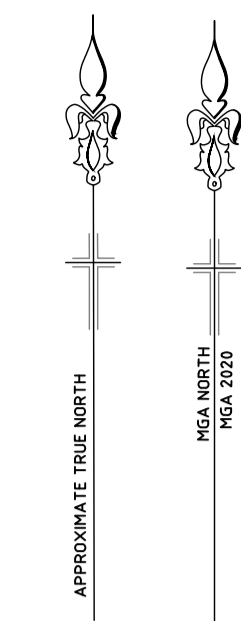
SEE SHEET 2

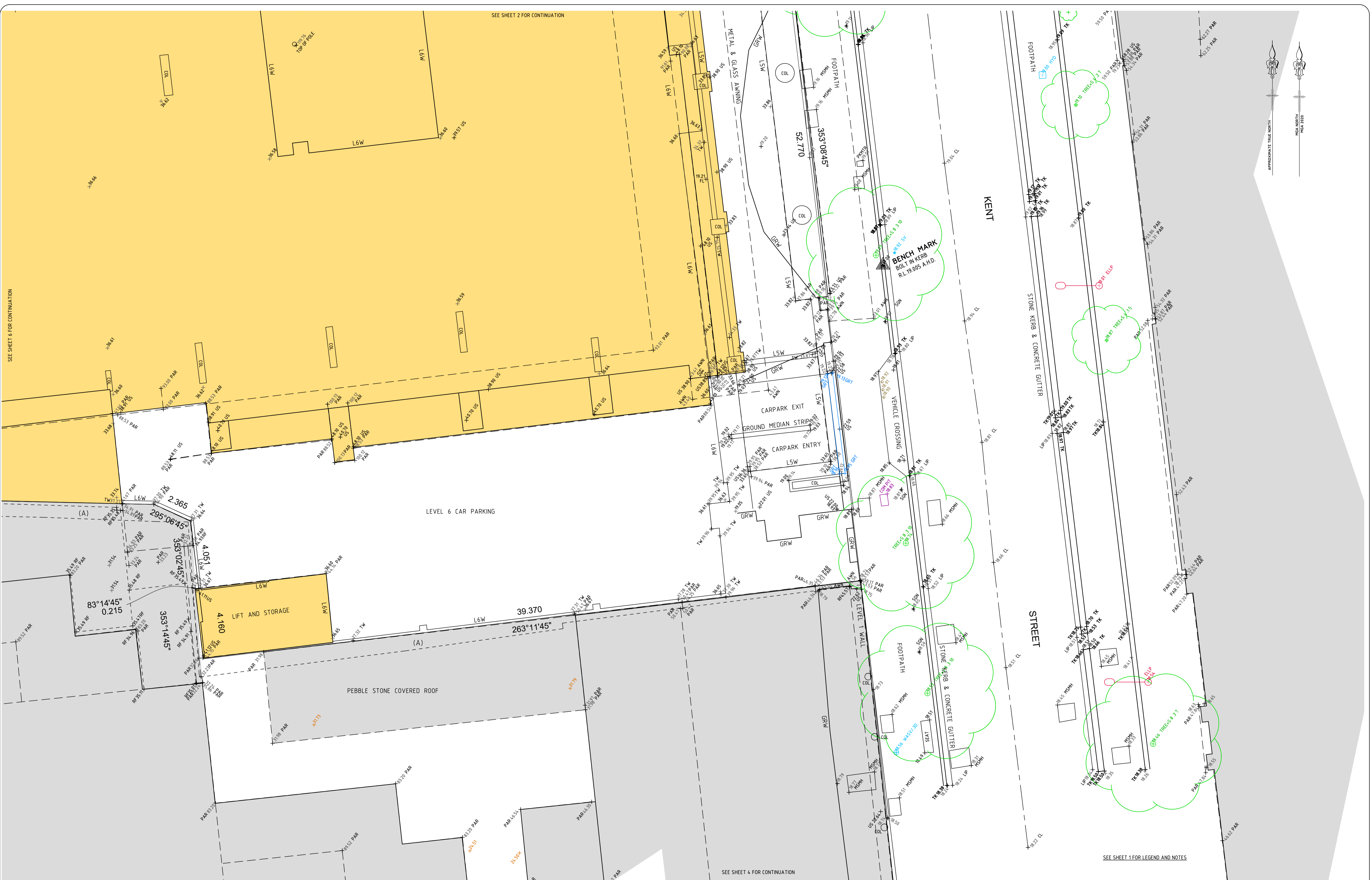
SEE SHEET 3

SEE SHEET 6

SEE SHEET 5

SEE SHEET 4





VER	BY	AMENDMENTS	DATE
A	V.M.	INITIAL ISSUE	30.09.22
B	V.M.	TRUE NORTH ADDED	07.10.22
C	D.W.	CG-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.

DIAL1100
BEFORE YOU DIG

CLIENT:
Charter Hall Holdings Pty Ltd

BW Beveridge Williams
Land Development Consultants
Registered Surveyors
Sydney (02) 9283 6677 www.beveridgewilliams.com.au

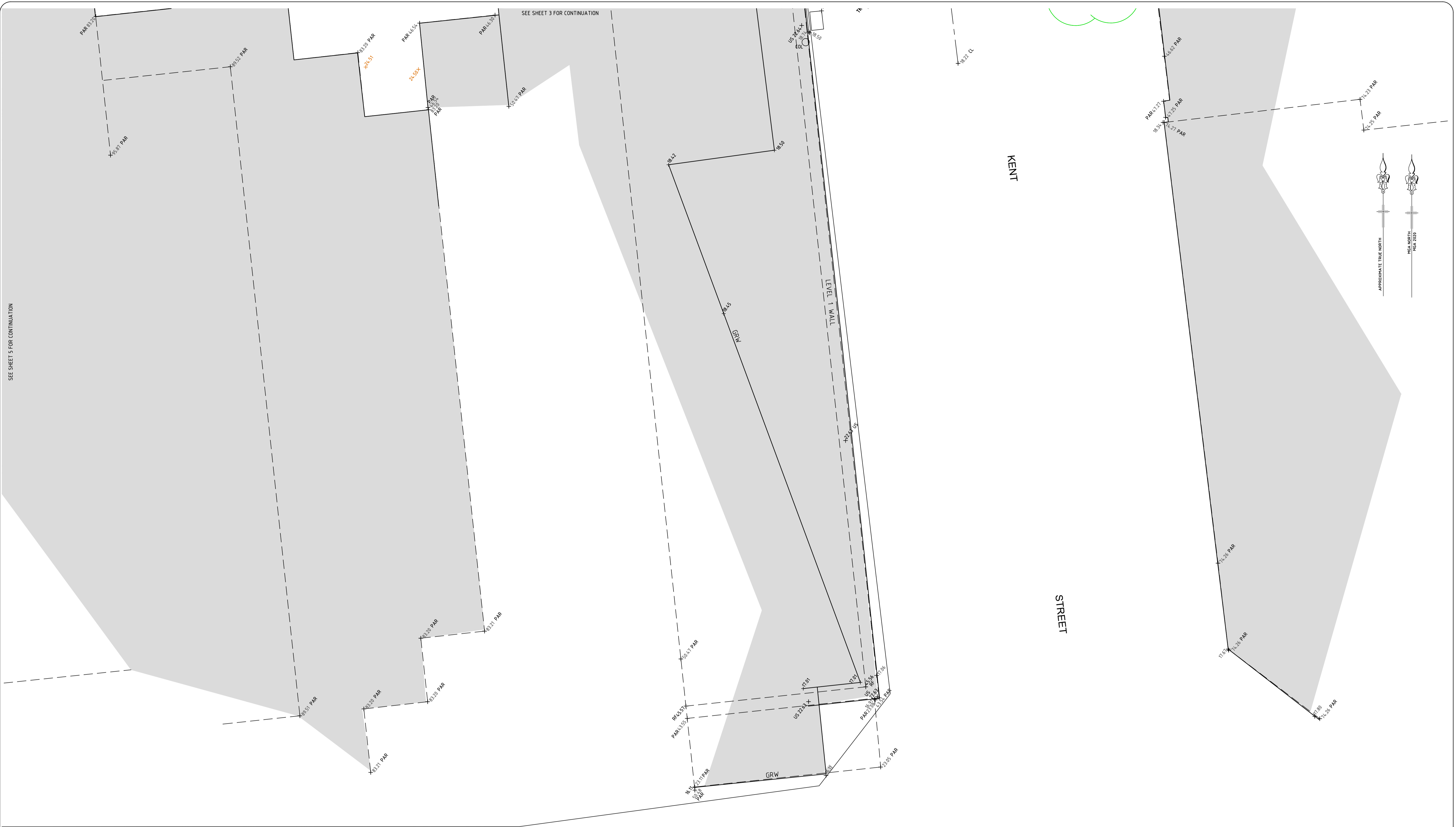
DETAILS:
DETAIL SURVEY PLAN FOR
DEVELOPMENT APPLICATION PURPOSES
LOT 1 DP 778342
383 KENT STREET SYDNEY

ORIGINAL SCALE 1:100
SHEET SIZE A1
CAD REFERENCE: 2201978_DET3D_221011

SCALE ON ORIGINAL DRAWING AT 1:100

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 3 OF 7



SEE SHEET 5 FOR CONTINUATION

SEE SHEET 3 FOR CONTINUATION

SEE SHEET 1 FOR LEGEND AND NOTES

VER	BY	AMENDMENTS	DATE
A	V.M.	INITIAL ISSUE	30.09.22
B	V.M.	TRUE NORTH ADDED	07.10.22
C	D.W.	CG-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.

www.dialbeforeyoudig.com.au

CLIENT:
Charter Hall Holdings Pty Ltd

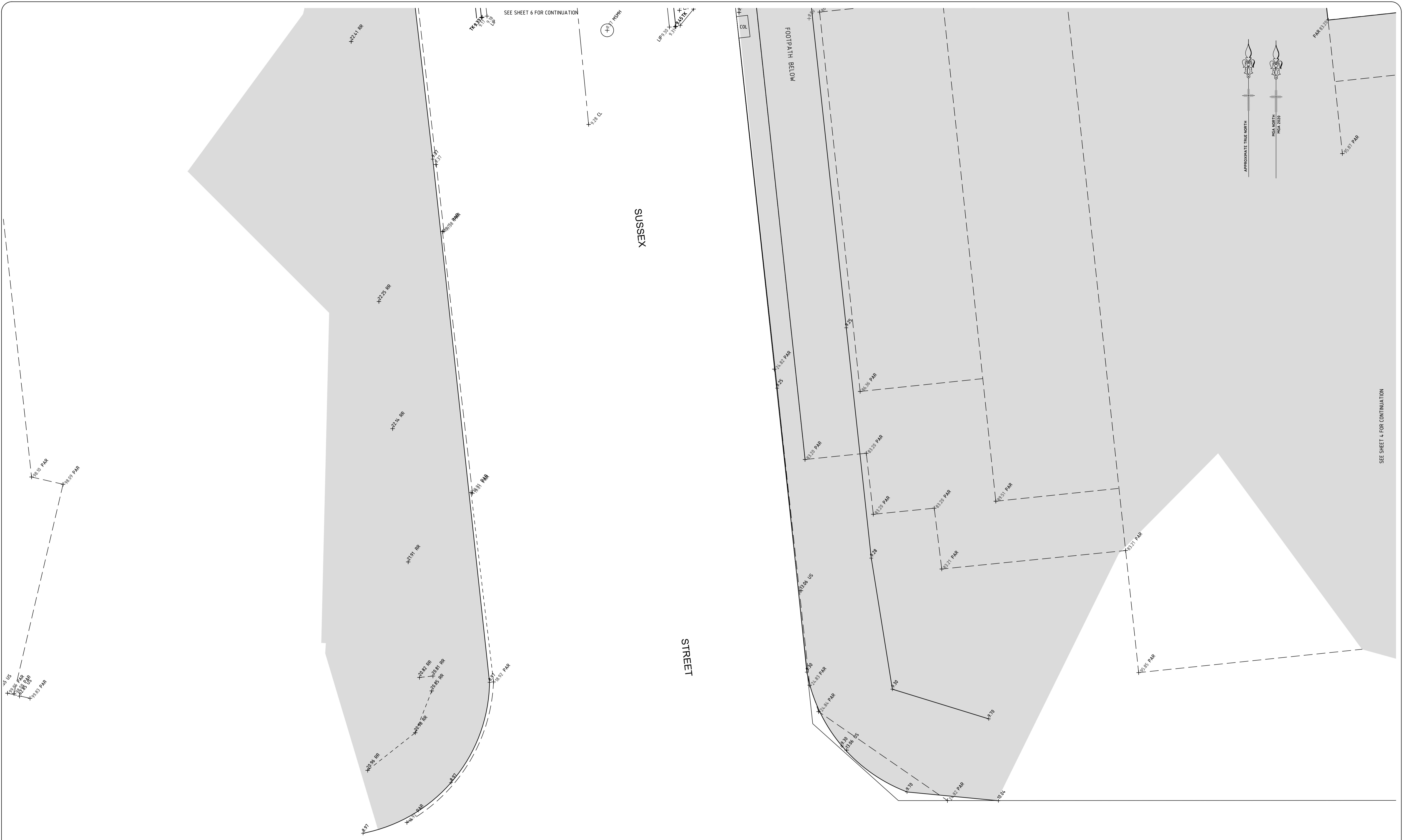
Beveridge Williams
Land Development Consultants
Registered Surveyors
Sydney (02) 9283 6677 www.beveridgewilliams.com.au

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

ORIGINAL SCALE: 1:100
SHEET SIZE: A1
CAD REFERENCE: 2201978_DET3D_221011
 SCALE ON ORIGINAL DRAWING AT 1:100

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 4 OF 7



SEE SHEET 1 FOR LEGEND AND NOTES

VER	BY	AMENDMENTS	DATE
A	V.M.	INITIAL ISSUE	30.09.22
B	V.M.	TRUE NORTH ADDED	07.10.22
C	D.W.	CG-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.

www.dial1100.com.au
DIAL 1100
 BEFORE YOU DIG

CLIENT:
 Charter Hall Holdings Pty Ltd

BW
Beveridge Williams
 Land Development Consultants
 Registered Surveyors
 Sydney (02) 9283 6677 www.beveridgewilliams.com.au

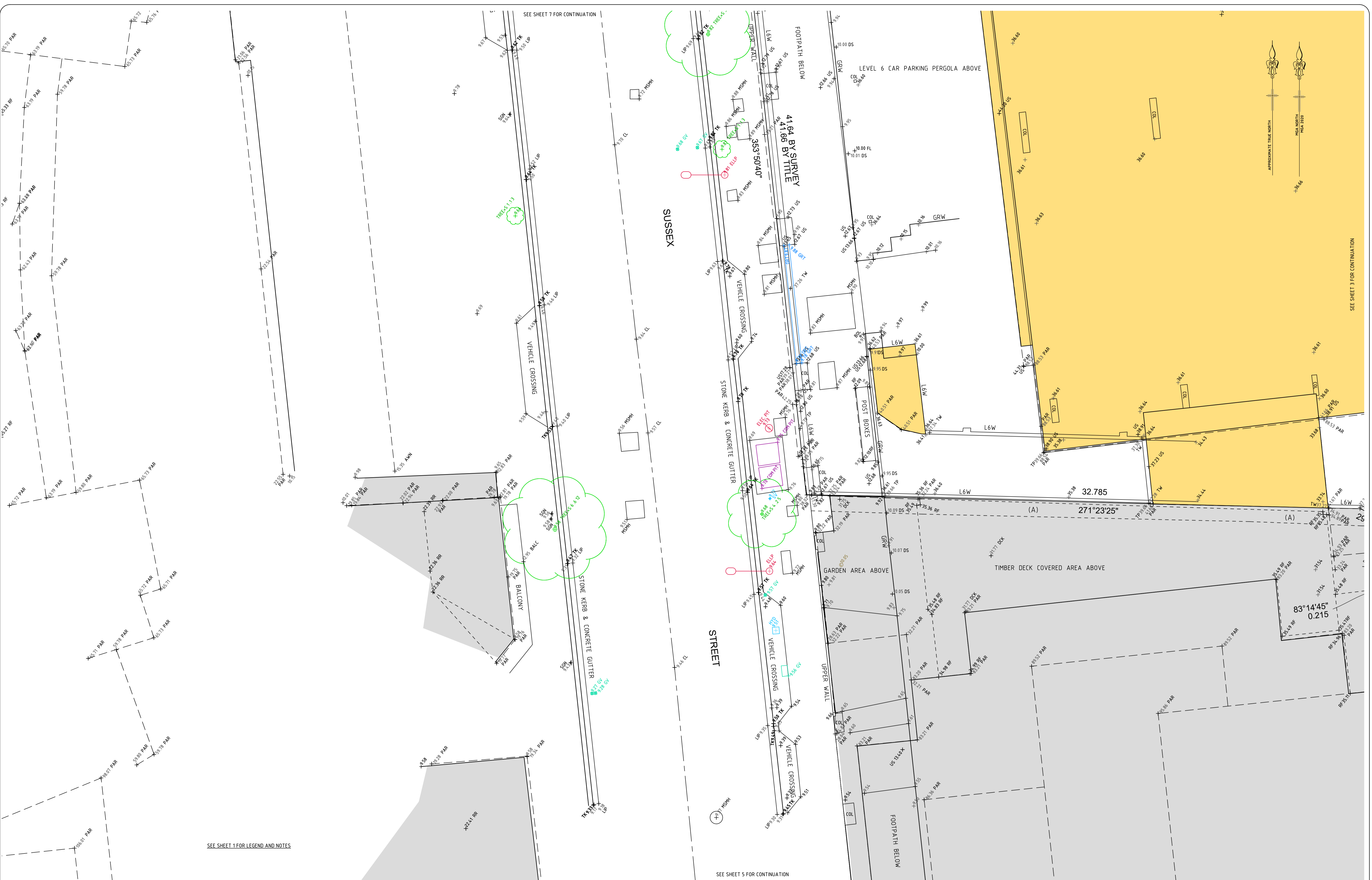
DETAILS:
DETAIL SURVEY PLAN FOR DEVELOPMENT APPLICATION PURPOSES
 LOT 1 DP 778342
 383 KENT STREET SYDNEY

ORIGINAL SCALE 1:100 SHEET SIZE A1
 CAD REFERENCE: 2201978_DET3D_221011

 SCALE ON ORIGINAL DRAWING AT 1:100

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	5 OF 7



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

SEE SHEET 1 FOR LEGEND AND NOTES

SEE SHEET 7 FOR CONTINUATION

SEE SHEET 5 FOR CONTINUATION

SEE SHEET 3 FOR CONTINUATION

SEE SHEET 1 FOR LEGEND AND NOTES

SEE SHEET 7 FOR CONTINUATION

SEE SHEET 5 FOR CONTINUATION

SEE SHEET 3 FOR CONTINUATION

• 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.

www.dialbeforeyoudig.com.au

DIAL 1100
BEFORE YOU DIG

CLIENT:
Charter Hall Holdings Pty Ltd

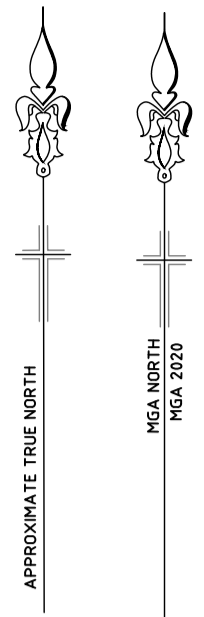
BW Beveridge Williams
Land Development Consultants
Registered Surveyors
Sydney (02) 9283 6677 www.beveridgewilliams.com.au

DETAILS:
DETAILED SURVEY PLAN FOR
DEVELOPMENT APPLICATION PURPOSES
LOT 1 DP 778342
383 KENT STREET SYDNEY

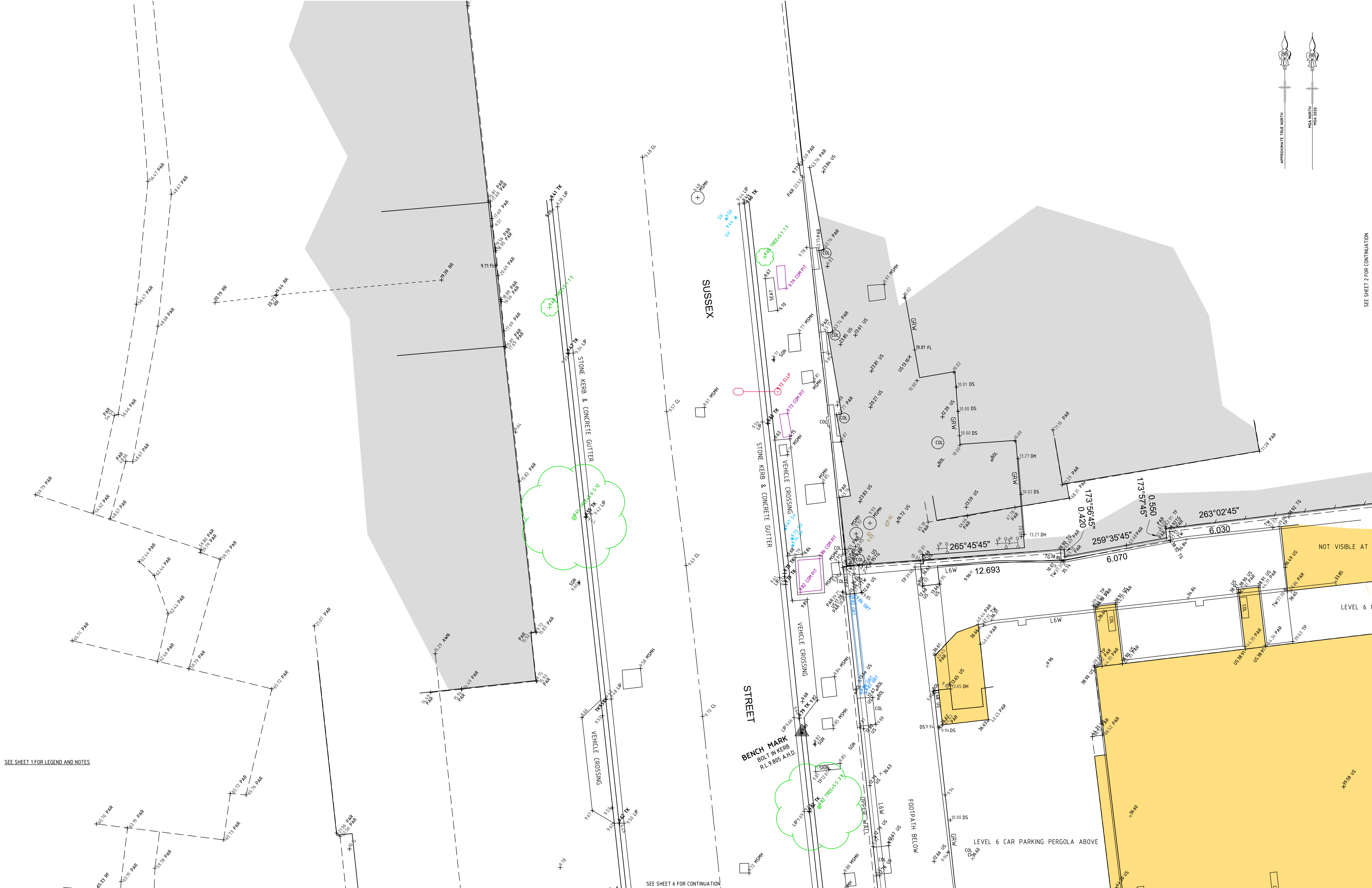
ORIGINAL SCALE 1:100
SHEET SIZE A1
CAD REFERENCE: 2201978_DET3D_221011
SCALE ON ORIGINAL DRAWING AT 1:100

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 6 OF 7



SEE SHEET 2 FOR CONTINUATION



SEE SHEET 1 FOR LEGEND AND NOTES

SEE SHEET 6 FOR CONTINUATION

VER	BY	AMENDMENTS	DATE
A	V.M.	INITIAL ISSUE	30.09.22
B	V.M.	TRUE NORTH ADDED	07.10.22
C	D.W.	CG-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 DEAL BEFORE YOU DO 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

BW Beveridge Williams
Land Development Consultants
Registered Surveyors
Sydney (02) 9283 6677
www.beveridgewilliams.com.au

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

ORIGINAL SCALE 1:100
SHEET SIZE A1
CAD REFERENCE: 2201978_DET3D_221011
SCALE ON ORIGINAL DRAWING AT 1:100

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 7 OF 7