

SCALE 1:100
0 1 2 3 4 5 10m

GENERAL NOTES:

CONTOURS ARE APPROXIMATE ONLY, PREFERENCE TO BE GIVEN TO SPOT HEIGHTS.

ONLY MAJOR TREES ARE SHOWN ON THIS PLAN, AND THEIR POSITIONS ARE DIAGRAMMATIC ONLY. ADDITIONAL SURVEY IS SUGGESTED WHERE CRITICAL TO DESIGN.

PROJECT CO-ORDINATES ARE MGA2020 (ZONE56)

THIS PLAN HAS BEEN PREPARED FOR THE SOLE PURPOSE OF LODGING A DEVELOPMENT APPLICATION WITH THE LOCAL COUNCIL. THIS PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE EXPRESS PERMISSION OF BOXALL SURVEYORS PTY LTD.

SERVICES NOTES:

ONLY SERVICES WHICH WERE VISIBLE & ACCESSIBLE AT THE TIME OF THE SURVEY ARE SHOWN. FULL DETAILS OF SEWER AND OTHER SERVICES SHOULD BE OBTAINED FROM THE RELEVANT AUTHORITIES. UNDERGROUND SERVICES INFORMATION CAN BE OBTAINED FROM BEFORE YOU DIG AUSTRALIA www.byda.com.au



BOUNDARY NOTES:

THE BOUNDARIES SHOWN ON THIS PLAN HAVE BEEN SURVEYED. THE POSITION OF FEATURES SHOWN ON THIS PLAN ARE DIAGRAMMATIC ONLY, UNLESS SHOWN BY OFFSETS.

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- LEGEND:
- HYDRANT
 - STOP VALVE
 - WATER VALVE
 - WATER METER
 - ELECTRICAL BOX
 - LIGHT POLE
 - POWER POLE
 - COMMS PIT
 - COMMS PILLAR
 - GAS MARKER
 - GAS VALVE
 - GAS METER
 - SEWER/SEPTIC IP
 - SEWER MAN HOLE
 - SEWER VENT
 - STREET SIGN
 - TRAFFIC LIGHT
 - TRAFFIC CONTROL BOX
 - TRAFFIC SIGNAL BOX
 - BOUNDARY LINE
 - BITUMEN LINE
 - TOP OF BANK
 - BOTTOM OF BANK
 - CONCRETE LINE
 - EASEMENT LINE
 - FENCE LINE
 - GARDEN
 - PAVERS LINE
 - KERB LINE
 - POOL
 - ROCK
 - ROOF LINE
 - TREE

EASEMENTS AFFECTING LOT 2 AT LOWER GROUND FLOOR

- (A) EASEMENT TO DRAIN WATER 2.4 & 3.5 WIDE (DP1146740)
(F) EASEMENT FOR PEDESTRIAN ACCESS (WHOLE OF LOT AT LOWER GROUND) (DP1146740)
(X) EASEMENT FOR SUPPORT & SHELTER (WHOLE OF LOT) (DP1146740)
(Y) EASEMENT FOR SERVICES (WHOLE OF LOT) (DP1146740)

CAUTION

THE SURVEYING AND SPATIAL INFORMATION ACT 2002, SECTION 24, PROHIBITS THE DESTRUCTION, REMOVAL OR ALTERATION OF ANY SURVEY MARK UNLESS AUTHORISED BY THE SURVEYOR-GENERAL OF NSW. SIGNIFICANT PENALTIES APPLY, INCLUDING FINANCIAL COMPENSATION TOWARDS LOSS OR DAMAGE SUFFERED AND THE COSTS OF REINSTATING DESTROYED SURVEY INFRASTRUCTURE.

Survey Certificate

I, Shawn LeClerc, a surveyor registered under the Surveying and Spatial Information Act 2002, certify that this plan, report or diagram has been prepared in accordance with the Surveying and Spatial Information Regulation 2024, section 45.

Shawn LeClerc

SHAWN LECLERC
Date: 1.10.2025
8/49-51 Elton St, Sutherland NSW 2232
BOXALL SURVEYORS PTY LTD
BSSSI No SU00115



Liability limited by a scheme approved under Professional Standards Legislation

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CLIENT:
MOSTYN COPPER

ADDRESS:

SHOP 1-3A 15-19 PACIFIC PARADE
DEE WHY
LOT 2 IN DP1146740

TITLE:
PLAN OF PARTIAL SITE DETAIL &
LEVELS - LOWER GROUND FLOOR

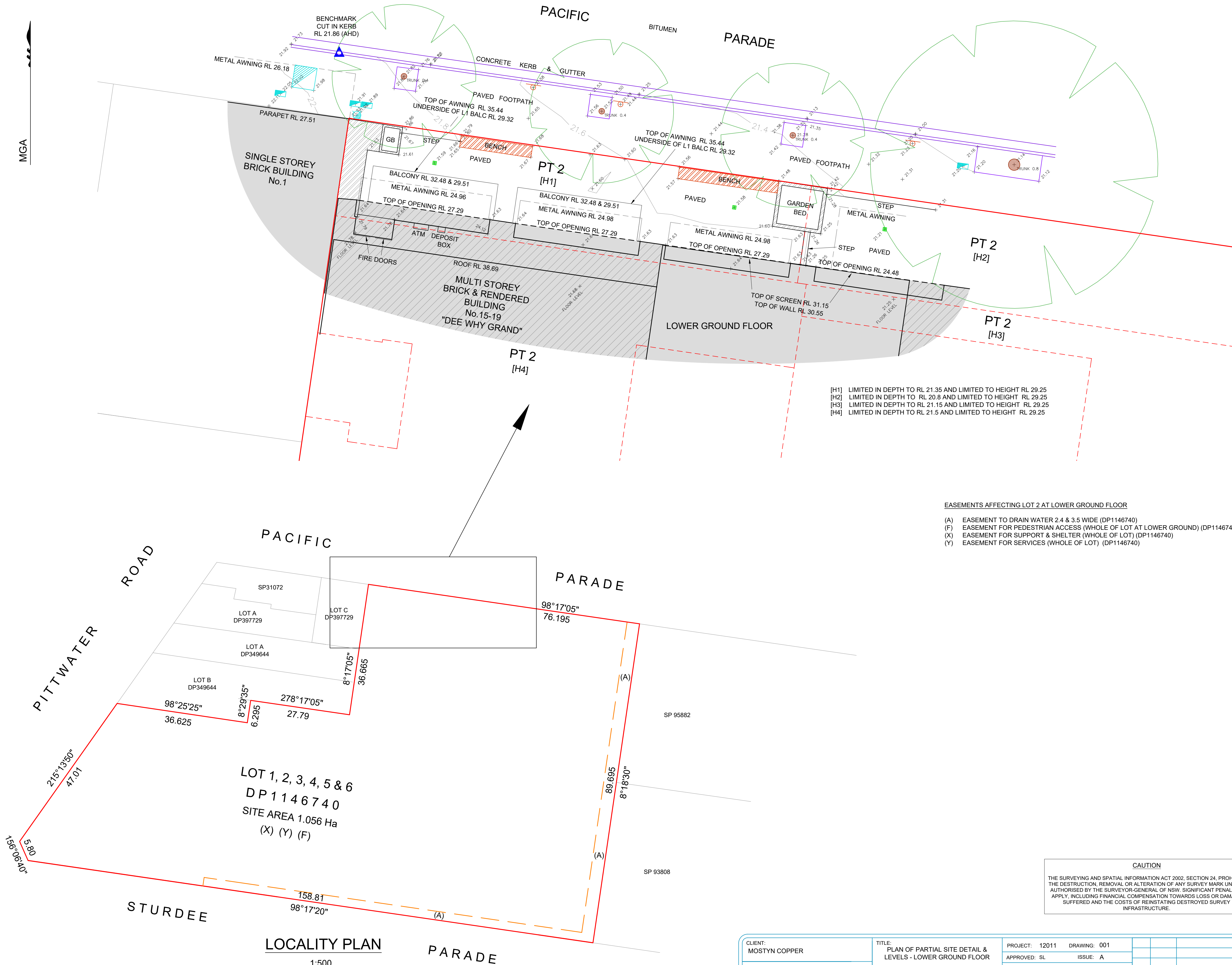
ORIGIN LEVELS: SSM18989 21.932
AZIMUTH: MGA20 DATUM: AHD
SCALE: 1:100 @ A1 SHEET 1 OF 1

PROJECT: 12011 DRAWING: 001

APPROVED: SL ISSUE: A
SURVEY: BC DATE: 26.09.2025
DRAWN: EL DATE: 1.10.2025



ISSUE	DATE	REVISION DETAILS
A	1.10.2025	FIRST ISSUE



LOCALITY PLAN

1:500

PACIFIC PARADE