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NOTES: 1. ONLY VISIBLE UTILITY SERVICES HAVE BEEN LOCATED. RELEVANT AUTHORITIES SHOULD BE NOTIFIED PRIOR TO EXCAVATION ON OR NEAR THE SITE.  
2. NO BOUNDARY DEFINITION HAS BEEN CREATED. IF ANY CONSTRUCTION IS PROPOSED IN PROXIMITY OF BOUNDARIES, IT IS RECOMMENDED THAT A FURTHER SURVEY BE REQUESTED FOR MARKING OF RELEVANT BOUNDARIES.  
3. COVENANTS, RESTRICTIONS ON LAND USE (IF ANY) NOT INVESTIGATED.  
4. ROOF LINES SHOWN ARE APPROXIMATE. ONLY SIGNIFICANT TREES SHOWN.  
5. APPROX. SEWER LINE (IF SHOWN) MUST BE VERIFIED BY SYDNEY WATER.

2 SELBY AVENUE DEE WHY

DETAILED SURVEYS  
(A.B.N. 36 233 529 164)  
CONSULTING SURVEYORS  
87 ELANORA ROAD, ELANORA HEIGHTS, 2101  
PHONE: 9913-9525  
Email: jsurveyor@live.com.au

J. MCCLURE  
SURVEYOR REGISTERED UNDER  
THE SURVEYING AND SPATIAL  
INFORMATION ACT, 2002

HONG LIN

LOT 89 DP 11884  
LEVELS TO AHD

A1 REDUCTION RATIO: 1:100

SURVEY	J.McC
DRAWN	A1 J.McC
REFERENCE	001/20

3 FEB 2020

DRAWING No.

1

## DETAILED SURVEYS

ABN 36 233 529 164

CONSULTING SURVEYORS

87 ELANORA ROAD,  
ELANORA HEIGHTS 2101

Telephone: (02) 99139525

Email: jsurveyor@live.com.au

Address

Re: 2 Selby Avenue,  
Dee Why

Re. Hong Lin



Members of the Institution  
of Surveyors

Our ref: 001/20  
Date: 3/02/2020

### DESCRIPTION:

As instructed, I have surveyed for identification purposes and for use only associated with this particular transaction, the whole of the land comprised in Folio Identifier 89/11884, being Lot 89 in Deposited Plan No.11884, having an area of 484.4 square metres and a frontage of 13.25 to Selby Avenue and a frontage of 27.43 metres to Little Street, Dee Why, in the Local Government Area of Northern Beaches, Parish of Manly Cove, County of Cumberland.

### IMPROVEMENTS:

I find that upon and wholly and partially within the boundaries of the above described land is erected a brick and weatherboard dwelling with a tile roof, a brick garage and a pergola known as 2 Selby Avenue, Dee Why.

### CLEARANCES:

The relevant clearances of the walls of the dwelling and the overhangs attached thereto relative to the boundaries are as indicated on the sketch.

### COVENANTS:

The subject land is not affected by any covenants.

### ENCROACHMENTS:

The gutter attached to the brick studio overhangs Lot 72 DP 11884 by 0.05 to 0.12 metres respectively. The wall of the pergola stands upon Lot 72 by 0.01 to 0.08 metres respectively. The roof of the pergola overhangs the same Lot 72 by 0.2 to 0.28 metres respectively. The wall of the pergola stands upon Lot 88 DP 11884 by 0.03 to 0.05 metres respectively.

### FENCES:

Fencing has been located at its extremities only and internal irregularities have not been surveyed.

Other than the above and minor fencing encroachments I find no visible encroachments by or upon the subject property.

The accompanying sketch dated 3/02/2020 form part of this report.

J. McClure

Surveyor registered under

The Surveying and Spatial Information Act 2002.

2 SELBY AVENUE  
DEE WHY

[illegible]

STREET

LITTLE

72  
DP 11884

TWO STOREY  
W/BOARD  
DWELLING  
METAL ROOF  
No.17

J. MCCLURE

87 ELANORA ROAD  
ELANORA HEIGHTS

DATE: 3/02/2020

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THIS SKETCH PLAN FORMS PART OF SURVEYOR'S REPORT DATED 3/02/2020