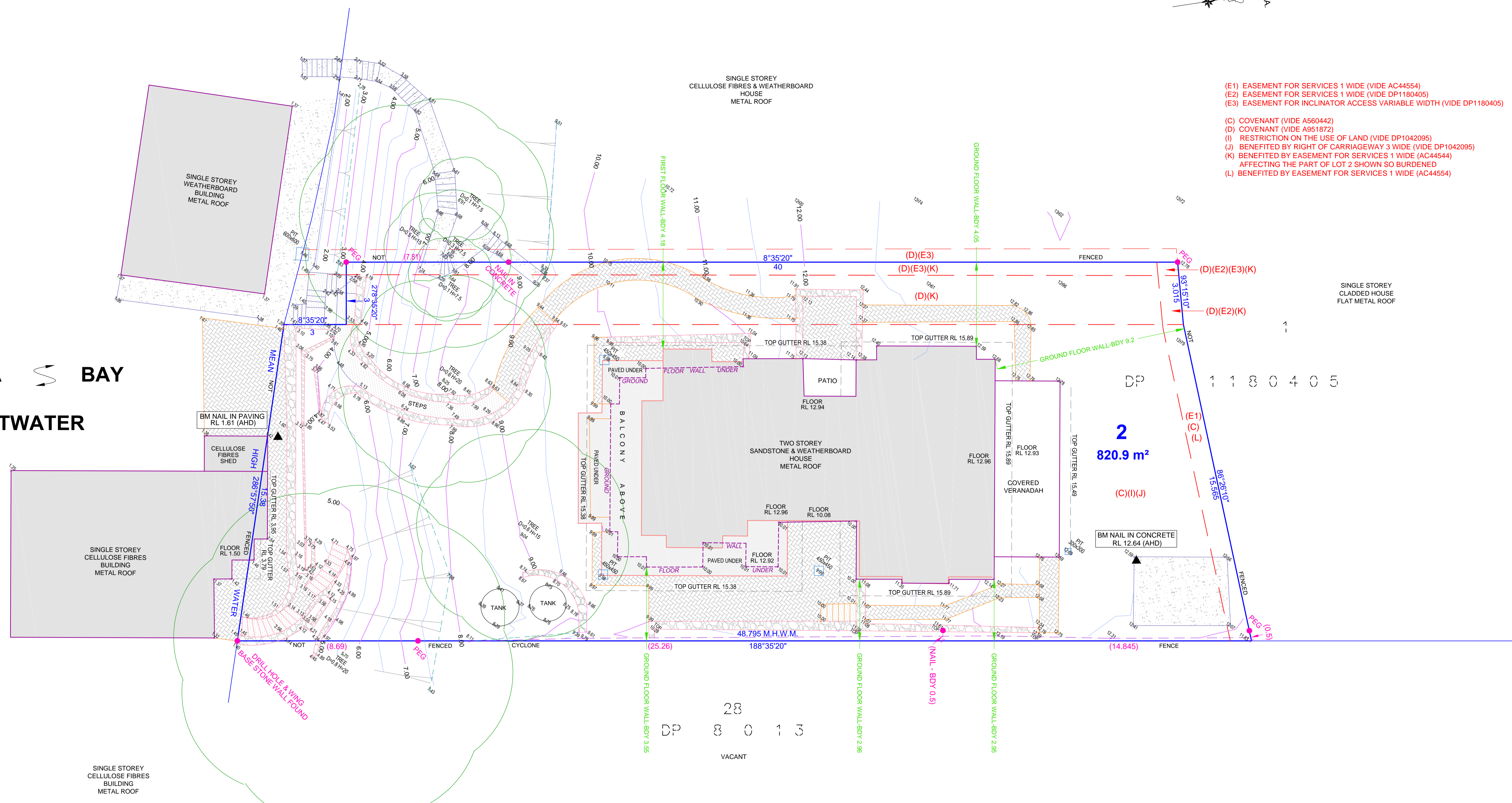


ELVINA BAY  
PITTWATER



- (E1) EASEMENT FOR SERVICES 1 WIDE (VIDE AC44554)
- (E2) EASEMENT FOR SERVICES 1 WIDE (VIDE DP1180405)
- (E3) EASEMENT FOR INCLINATOR ACCESS VARIABLE WIDTH (VIDE DP1180405)
- (C) COVENANT (VIDE A560442)
- (D) COVENANT (VIDE A951872)
- (I) RESTRICTION ON THE USE OF LAND (VIDE DP1042095)
- (J) BENEFITED BY RIGHT OF CARRIAGEWAY 3 WIDE (VIDE DP1042095)
- (K) BENEFITED BY EASEMENT FOR SERVICES 1 WIDE (AC44544)
- AFFECTING THE PART OF LOT 2 SHOWN SO BURDENED
- (L) BENEFITED BY EASEMENT FOR SERVICES 1 WIDE (AC44554)

2  
820.9 m<sup>2</sup>

DP 8013  
VACANT

**NOTE:**  
THIS PLAN IS PREPARED FOR IDENTIFICATION, DETAIL AND LEVEL PURPOSES.  
BOUNDARIES OF THE SITE HAVE BEEN IDENTIFIED BY SURVEY.  
ANY STRUCTURES RELATED TO PHYSICAL FEATURES (BUILDINGS, TREES, ETC.) MUST BE CONFIRMED PRIOR TO FINAL DESIGN.  
ALL SERVICES MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.  
IF ANY CONSTRUCTION IS PLANNED IT WOULD BE ADVISABLE TO CARRY OUT FURTHER SURVEY WORK (SET OUT).  
MGA COORDINATES GDA 2020 HAVE BEEN OBTAINED FROM GNSS OBSERVATIONS UTILISING SmartNet Aus.  
AUSTRALIAN HEIGHT DATUM (AHD) HAS BEEN OBTAINED FROM GNSS OBSERVATIONS UTILISING SmartNet Aus. IF AHD HEIGHT IS CRITICAL ADDITIONAL SURVEY CONNECTIONS TO LOCAL CO-ORDINATED MARKS SHOULD BE MADE.

**LEGEND:**

- SANDSTONE STEPS
- PAVED AREA
- CONCRETE
- BUILDING, SHED
- SANDSTONE RETAINING WALL
- LOG RETAINING WALL

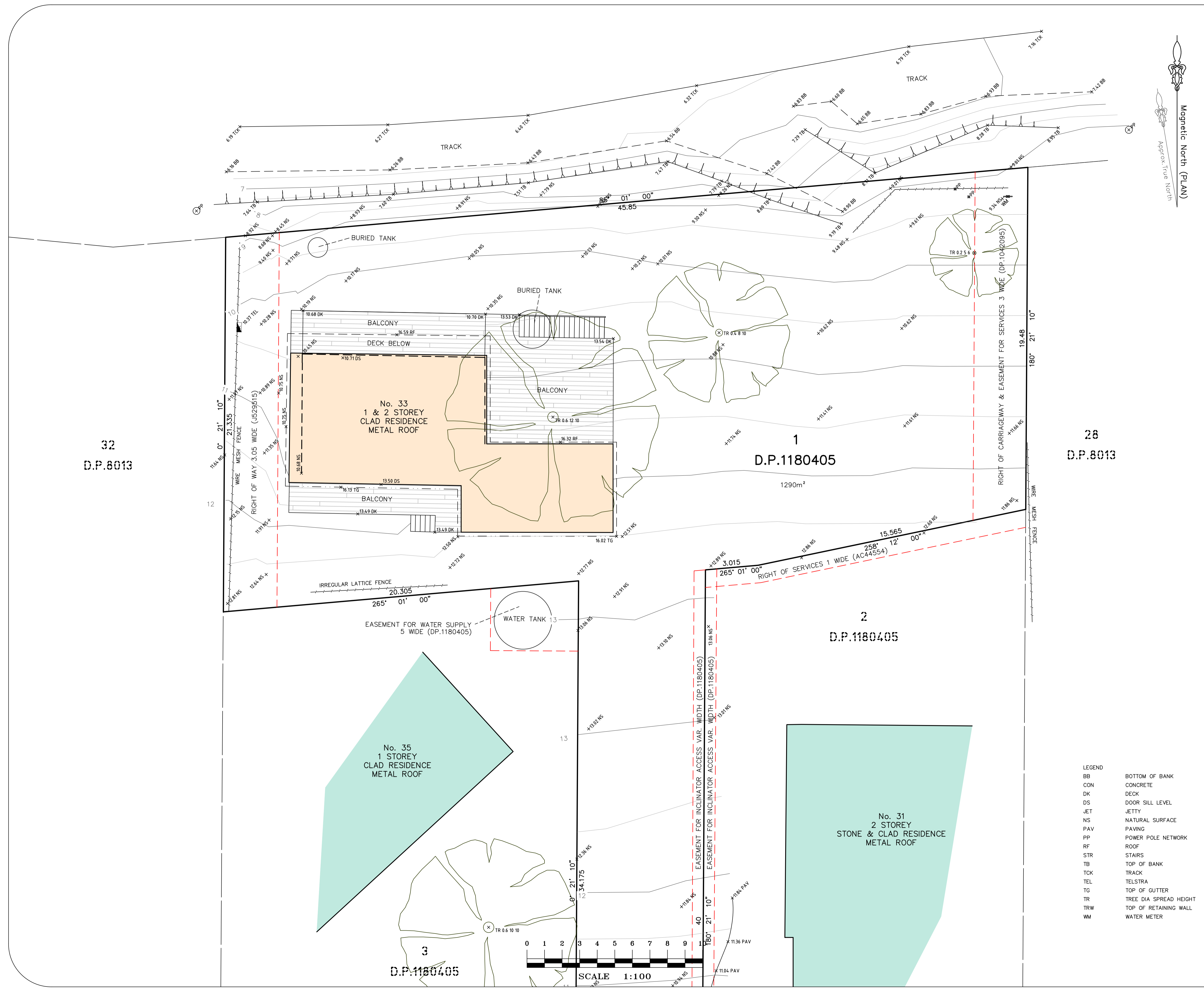


NO INVESTIGATION OF UNDERGROUND SERVICES HAS BEEN MADE. ALL RELEVANT AUTHORITIES SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION ON OR NEAR THE SITE  
DEVELOPERS & EXCAVATORS MAY BE HELD FINANCIALLY RESPONSIBLE BY THE ASSET OWNER SHOULD THEY DAMAGE UNDERGROUND NETWORKS.

*Simon P Cheng*  
SIMON P CHENG  
Registered Surveyor  
Registered Surveyor ID: 806

1) 02.05.2024 UPDATE SURVEY		PLAN SHOWING IDENTIFICATION, PARTIAL DETAIL & LEVELS OVER LOT 2 IN DP1180405 AND MARKS PLACED AT No 31 STURDEE LANE, ELVINA BAY		SHEET 1 OF 1 SHEETS
chadwickcheng consulting surveyors		suite 317 / 5 celebration drive bella vista nsw 2153 po box 7979 norwest nsw 2153		REFERENCE 43113/D1-MGA
DATE: 21.03.2024 22.05.2024		RATIO: 1 : 100 (A1) PRINCIPAL: HENRY STENNING		
p: 88832622 f: 88832633 e: admin@cca.net.au				

DISCLAIMER OF LIABILITIES TO ANY THIRD PARTIES: THIS PLAN IS MADE SOLELY FOR THE USE AND BENEFIT OF THE CLIENT NAMED ABOVE AND NO LIABILITY OR RESPONSIBILITY WHATSOEVER IS ACCEPTED TO ANY THIRD PARTY WHO MAY RELY ON THIS PLAN WHOLLY OR IN PART. ANY THIRD PARTIES ACTING OR RELYING ON THIS PLAN WHETHER WHOLLY OR IN PART ARE IN BREACH OF OUR COPYRIGHT AND DO SO AT THEIR OWN RISK.



Magnetic North (PLAN)  
Approx True North

32  
D.P.8013

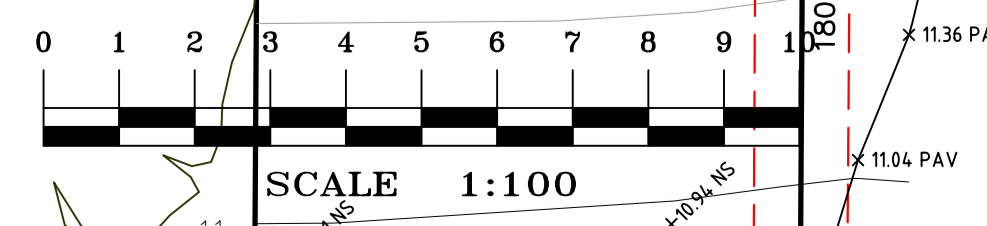
28  
D.P.8013

1  
D.P.1180405

2  
D.P.1180405

3  
D.P.1180405

- LEGEND
- BB BOTTOM OF BANK
  - CON CONCRETE
  - DK DECK
  - DS DOOR SILL LEVEL
  - JET JETTY
  - NS NATURAL SURFACE
  - PAV PAVING
  - PP POWER POLE NETWORK
  - RF ROOF
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  - TCK TRACK
  - TEL TELSTRA
  - TG TOP OF GUTTER
  - TR TREE DIA SPREAD HEIGHT
  - TRW TOP OF RETAINING WALL
  - WM WATER METER



A FIRST ISSUE 18/03/25

A FIELD SURVEY OF THE BOUNDARIES HAS BEEN UNDERTAKEN. OFFSETS FROM STRUCTURES TO BOUNDARY SHOULD NOT BE USED FOR CONSTRUCTION SETOUT.  
PLEASE NOTE THAT THIS SURVEY SHOULD NOT BE USED FOR ANY OTHER PURPOSE THAN FOR ARCHITECTURAL DESIGN OF BUILDINGS/ADDITIONS OR LANDSCAPING TO ACCOMPANY A DEVELOPMENT APPLICATION.

IF CONSTRUCTION ON OR NEAR BOUNDARIES IS UNDERTAKEN THE BOUNDARIES OF THE LAND SHOULD BE MARKED OR THE WORKS SETOUT BY A REGISTERED SURVEYOR.

- TREE SIZES ARE ESTIMATES ONLY.
- THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF JONATHAN PETER SCALES.
- RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY. WHERE OFFSETS ARE CRITICAL THEY SHOULD BE CONFIRMED BY FURTHER SURVEY.
- EXCEPT WHERE SHOWN BY DIMENSION LOCATION OF DETAIL WITH RESPECT TO BOUNDARIES IS INDICATIVE ONLY.

- ONLY VISIBLE SERVICES HAVE BEEN LOCATED. UNDERGROUND SERVICES HAVE NOT BEEN LOCATED. DIAL BEFORE YOU DIG SERVICES (db 100) SHOULD BE USED AND A FULL UTILITY INVESTIGATION, INCLUDING A UTILITY LOCATION SURVEY, SHOULD BE UNDERTAKEN BEFORE CARRYING OUT ANY CONSTRUCTION ACTIVITY IN OR NEAR THE SURVEYED AREA.

- CRITICAL SPOT LEVELS SHOULD BE CONFIRMED WITH SURVEYOR.
- THIS PLAN WAS PREPARED FOR THE DESIGN OF A WASTE WATER TREATMENT SYSTEM.

- CONTOURS SHOWN DEPICT THE TOPOGRAPHY. EXCEPT AT SPOT LEVELS SHOWN, THEY DO NOT REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.

- CONTOUR INTERVAL - 0.5 metre - SPOT LEVELS SHOULD BE ADOPTED.
- POSITION OF RIDGE LINES ARE DIAGRAMMATIC ONLY (NOT TO SCALE).

- THE INFORMATION IS ONLY TO BE USED AT A SCALE ACCURACY OF 1:100.
- DO NOT SCALE OFF THIS PLAN / FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS.

- IF ACCURATE TRUE NORTH IS REQUIRED A FURTHER SURVEY WOULD BE NECESSARY.

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THIS NOTICE MUST NOT BE ERASED.

MICHAEL K JOYCE  
REGISTERED SURVEYOR I.D. 8268

**Waterview SURVEYING SERVICES**

1A Mona Street Mona Vale NSW 2103  
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michael@wvsurveying.com.au  
0474 843 180

Vertical Datum  
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)  
By GNSS NRTK OBSERVATION

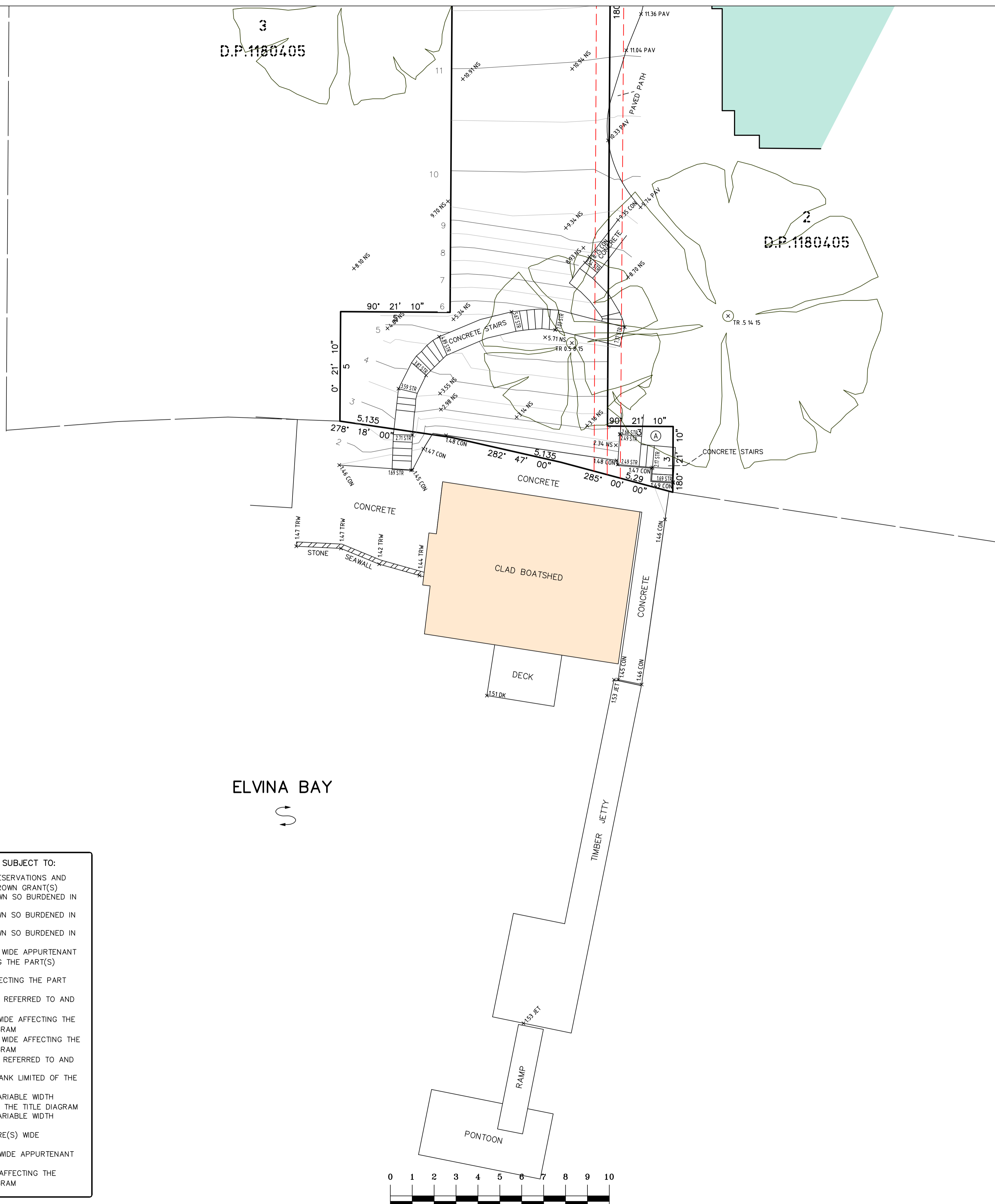
Client Details JONATHAN PETER SCALES  
33 STURDEE LANE  
ELVINA BAY NSW 2105

Drawing Title  
DETAIL AND LEVELS OVER  
33 STURDEE LANE  
ELVINA BAY NSW 2105  
BEING LOT 1 IN DP.1180405

PROJECT: 2013	PAGE 1 OF 1
Date of survey 13/03/2025	Drawing No. 2013detail 1
Scale 1:100 @ A1	Rev. A

3  
D.P.1180405

2  
D.P.1180405



Magnetic North (PLAN)  
Approx. True North

A	FIRST ISSUE	18/03/25
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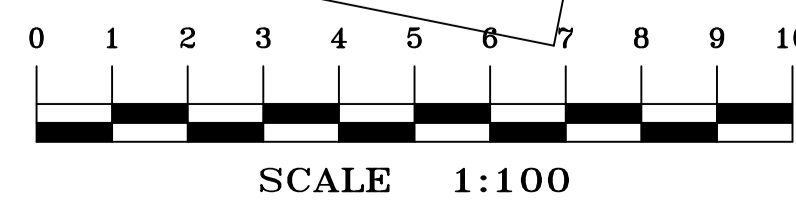
MICHAEL K JOYCE  
REGISTERED SURVEYOR I.D. 8268



1A Mona Street Mona Vale NSW 2103  
ACN 610 583 572  
michael@wvsurveying.com.au  
0474 843 180

ELVINA BAY  
S

- TITLE INDICATES THAT LOT 1 IN D.P.1180405 IS SUBJECT TO:
- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
  - 2 A560442 COVENANT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM.
  - 3 A353010 COVENANT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM.
  - 4 A951872 COVENANT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM.
  - 5 DP1042095 EASEMENT FOR SERVICES 3 METRE(S) WIDE APPURTENANT TO THE PART(S) SHOWN SO BENEFITED AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
  - 6 J529515 RIGHT OF WAY 3.05 METRES WIDE AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
  - 7 DP1042095 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND NUMBERED (4) IN THE S.88B INSTRUMENT
  - 8 DP1042095 RIGHT OF CARRIAGEWAY 3 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
  - 9 DP1042095 EASEMENT FOR SERVICES 3 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
  - 10 DP1042095 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND NUMBERED 3 IN THE S.88B INSTRUMENT
  - 11 8659905 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED OF THE PART FORMERLY IN 291/1042095
  - 12 DP1180405 EASEMENT FOR INCLINATOR ACCESS VARIABLE WIDTH AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
  - 13 DP1180405 EASEMENT FOR INCLINATOR ACCESS VARIABLE WIDTH APPURTENANT TO THE LAND ABOVE DESCRIBED
  - 14 DP1180405 EASEMENT FOR WATER SUPPLY 5 METRE(S) WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
  - 15 DP1180405 EASEMENT FOR SERVICES 1 METRE(S) WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
  - 16 DP1180405 RIGHT OF FOOTWAY 3 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM



- LEGEND
- BB BOTTOM OF BANK
  - CON CONCRETE
  - DK DECK
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Vertical Datum  
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By GNSS NRTK OBSERVATION

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DETAIL AND LEVELS OVER  
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BEING LOT 1 IN DP.1180405

PROJECT: 2013	PAGE 1 OF 1
Date of survey: 13/03/2025	Drawing No. 2013detail 1
Scale 1:100 @ A1	Rev. A