

# CMS Surveyors Pty Limited

A.B.N. 79 096 240 201

LAND SURVEYING, PLANNING & DEVELOPMENT CONSULTANTS



Our Ref: 18996C ident

Page: 1 of 2

Date: 16/5/24

IHS Building & Management Pty Ltd  
10 Taminga Street  
Bayview NSW 2104

Dear Sir or Madam,

**Re: Identification Survey of Works Under Construction**  
**Property: 10 Taminga Street, Bayview**

In accordance with your instructions, we have made a survey of part of the land comprised in Folio Identifier 10/27133, being Lot 10 in Deposited Plan 27133 in the Local Government Area of Northern Beaches, Parish of Narrabeen, County of Cumberland having a frontage to Taminga Street, Bayview shown partly edged red on the attached sketch.

The survey is for Building Compliance purposes only. This report must not be used for any other matter, purpose or construction set out.

The date of the survey was 13/05/24 and this report is based upon Folio Identifier search issued by the LRS NSW, dated 13/05/24.

We have attended the above-mentioned site and located the 5 level brick, concrete and timber stud house, roofed with metal that is currently in the course of renovation / construction located on the subject land. We have also located selected landscaping features and levels at the rear of the land.

The position of the above-mentioned structures in relation to the boundaries is shown on the accompanying sketch.

Levels as surveyed relative to Australian Height Datum are shown on the accompanying sketch.

For the purpose of this survey, fencing and other improvements located on or adjacent to the subject land have not been surveyed. It should be noted that no attempt has been made to locate below ground improvements of any nature.

Title restrictions (if any) on the Title have not been investigated as part of this survey.

This report has been prepared for the exclusive use of IHS Building & Management Pty Ltd only for this particular transaction. No liability for loss howsoever arising can be accepted from other persons seeking to rely upon the information contained herein.

Yours faithfully,

**CMS Surveyors Pty Limited**

**Stephen Emery**  
Registered Land Surveyor



SYDNEY HEAD OFFICE  
2/99A South Creek Rd, DEE WHY NSW 2099  
PO Box 463, DEE WHY NSW 2099  
Ph: 02 9971 4802  
Email: [info@cmssurveyors.com.au](mailto:info@cmssurveyors.com.au)  
Web: [www.cmssurveyors.com.au](http://www.cmssurveyors.com.au)

RIVERINA OFFICE  
90 Wallendoon St,  
COOTAMUNDRA NSW 2590  
Ph: 02 6942 3395  
Email: [coota@cmssurveyors.com.au](mailto:coota@cmssurveyors.com.au)



9  
DP2713310  
DP2713311  
DP27133No.9  
CLAD HOUSENo.11  
2 STOREY  
BRICK HOUSENo.10  
5 LEVEL  
BRICK, CONCRETE & TIMBER STUD HOUSE  
METAL ROOF  
(UNDER RENOVATION)

DINCEL WALL-BDY (1.49)

BRICK WALL-BDY (0.945)

BRICK WALL-BDY (0.93)

STUD WALL-BDY (1.465)

STUD WALL-BDY (2.125)

STUD WALL-BDY (8.18)

STUD WALL-BDY (7.905)

STUD WALL-BDY (6.24)

STUD WALL-BDY (8.18)

STUD WALL-BDY (7.905)

STUD WALL-BDY (6.24)

STUD WALL-BDY (8.18)

STUD WALL-BDY (7.905)

STUD WALL-BDY (6.24)

STUD WALL-BDY (8.18)

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STUD WALL-BDY (8.18)

STUD WALL-BDY (7.905)

STUD WALL-BDY (6.24)

**NOTES:**

- BOUNDARY IDENTIFICATION HAS BEEN UNDERTAKEN.
- WALL TO BOUNDARY DIMENSIONS SHOWN HEREON MUST NOT BE USED FOR CONSTRUCTION.
- IF CONSTRUCTION IS INTENDED TO BE UNDERTAKEN ON OR ADJACENT TO PROPERTY BOUNDARIES THE BOUNDARIES OF THE LAND MUST BE MARKED ON THE BUILDING SETOUT.
- THIS SURVEY IS FOR DESIGN PURPOSES OF THE SUBJECT LAND ONLY. THIS PLAN MUST NOT BE USED FOR ANY OTHER MATTER, PURPOSE OR CONSTRUCTION SETOUT.
- TREE SIZES ARE ESTIMATES ONLY.
- THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF IHS BUILDING & MANAGEMENT PTY LTD.
- 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. BEFORE YOU DIG AUSTRALIA ([www.byda.com.au](http://www.byda.com.au)) 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.
- 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.
- COPYRIGHT © CMS SURVEYORS 2024.
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- THIS NOTICE MUST NOT BE ERASED.

STEPHEN EMERY  
REGISTERED SURVEYOR BOSSI NUMBER 1605

1 FIRST ISSUE 16/05/2024

**HORIZONTAL DATUM:**  
CO-ORDINATE SYSTEM: ASSUMED  
MARKS ADOPTED: N/A

**VERTICAL DATUM:**  
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)  
B.M. ADOPTED: PM 55242  
R.L. 46.696 (ORDER L2)  
SOURCE: S.C.I.M.S. (26/11/2019)

**CLIENT:**  
**IHS BUILDING & MANAGEMENT  
PTY LTD**

**LGA: NORTHERN BEACHES**

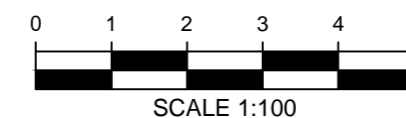
**IDENTIFICATION AND LEVELS OF  
WORKS UNDER CONSTRUCTION  
OVER LOT 10 IN DP27133  
No.10 TAMINGA STREET  
BAYVIEW, NSW, 2104**

 **CMS SURVEYORS PTY LTD**  
ACN 096 240 201  
PO Box 463 Dee Why, NSW, 2099  
2/99A South Creek Road, Dee Why, NSW, 2099  
( 02) 9971 4802  
\* [info@cmssurveyors.com.au](mailto:info@cmssurveyors.com.au)  
\* [www.cmssurveyors.com.au](http://www.cmssurveyors.com.au)

THIS IS PAGE 2 OF MY REPORT DATED 16/05/2024

SURVEYED LJ	DRAWN CJR	CHECKED LJ	APPROVED SE
SURVEY INSTRUCTION 18996C	SCALE 1:100@A2	DATE OF SURVEY 13/05/2024	
DRAWING NAME	18996C IDENT		SHEET 1 OF 1
CAD FILE	18996Cident 1.dwg		ISSUE 1

(A) RIGHT OF WAY 7.62 WIDE (VIDE G650152, G735410, G746530)

**LEGEND:**

BAL = BALCONY  
BB = BOTTOM OF BANK  
BW = BOTTOM WALL  
CON = CONCRETE  
FL = UNFINISHED FLOOR LEVEL  
GAFL = GARAGE FLOOR LEVEL  
NS = NATURAL SURFACE  
RF = TOP OF ROOF  
RR = ROOF RIDGE  
TER = TERRACE  
TB = TOP OF BANK  
TEX = TOP OF EXCAVATION  
TG = TOP OF GUTTER  
TW = TOP OF WALL