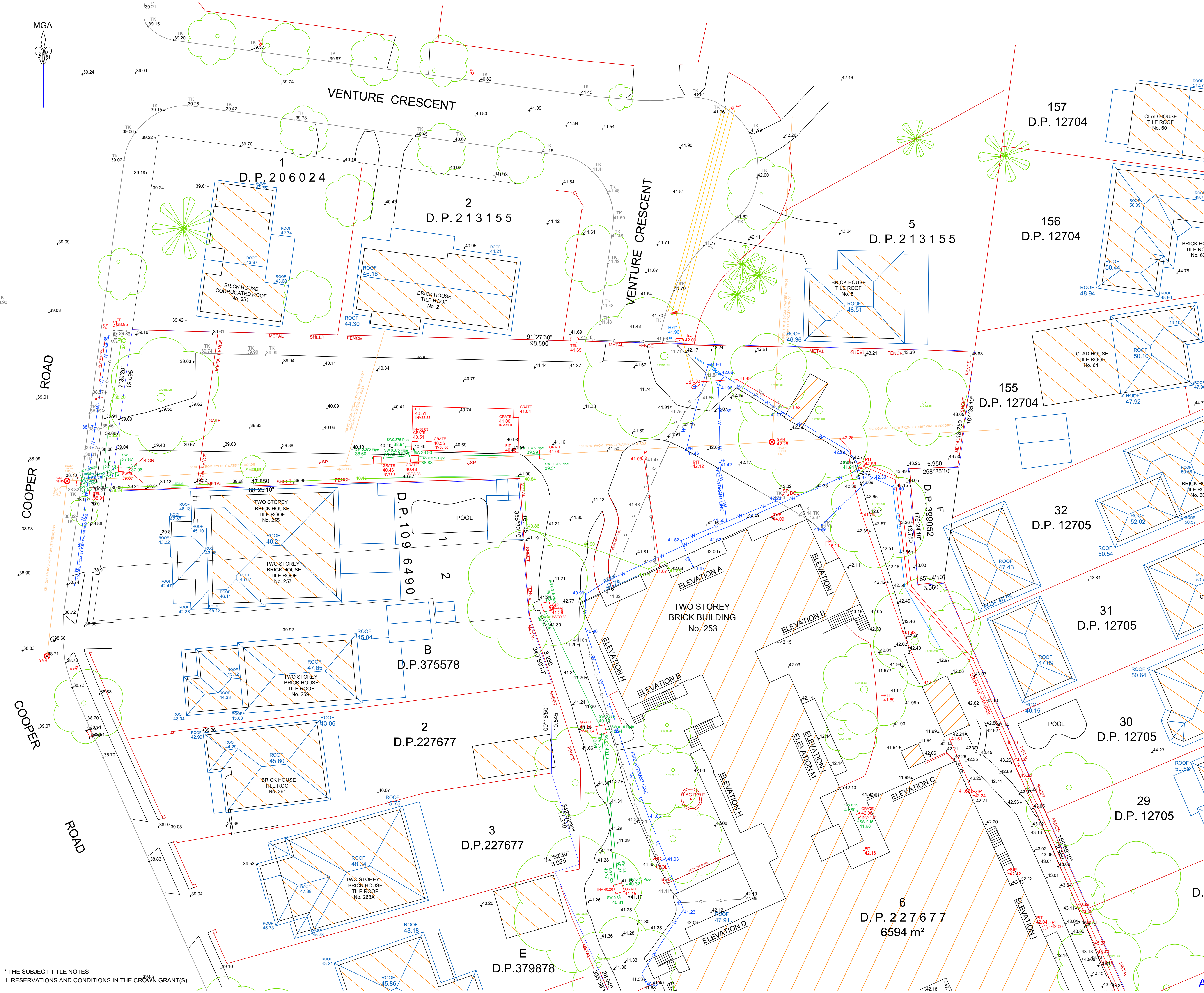


MGA



NOTES :

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- * BEARINGS RELATE TO MGA NORTH ORIGINATING FROM SCIMS MARKS
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- * REFER TO FACE OF PLAN FOR SUBJECT TITLE NOTATIONS.
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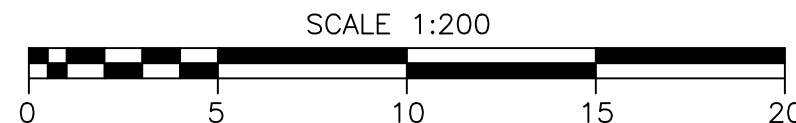


LEGEND

- BOL - BOLLARD
- FH - ELECTRIC LIGHT POLE
- GASM - GAS METER
- HYD - HYDRANT
- INV - INVERT
- LP - LIGHT POLE
- PP - POWER POLE
- 0.1D/3S/5H - TREE DIAMETER, W - WINDOW SPREAD, HEIGHT
- SIP - SEWER INSPECTION POINT
- SMH - SEWER MANHOLE
- SP - SIGN POST
- SV - STOP VALVE
- SW - STORMWATER
- TEL - TELSTRA PIT
- TK - TOP KERB
- WM - WATER METER

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B	UPDATED DETAIL	13/03/25
A	FINAL REVISION	13/04/20
REV	AMENDMENTS	DATE



SHEET 1 OF 4 - DETAIL SURVEY

CLIENT: CASS LTD

JOB REF.: B04699-DETAIL-D
DRAWING No. B04699-DETAIL-D-1
SURVEYOR: JD/DY, PK
CHECKED: NATHAN MILLIGAN
REGISTERED LAND SURVEYOR
DATE OF SURVEY: MARCH 2020
DATUM: A.H.D.
ORIGIN: PM 6946 RL 44.922
REFERENCE SYSTEM: GDA 94

PLAN OF: 253 COOPER ROAD
YAGOONA
BEING: LOT 6 IN DP227677
SHOWING: GENERAL DETAIL AND
SITE LEVELS
PURPOSE: ARCHITECTURAL DESIGN
COUNCIL SUBMISSION

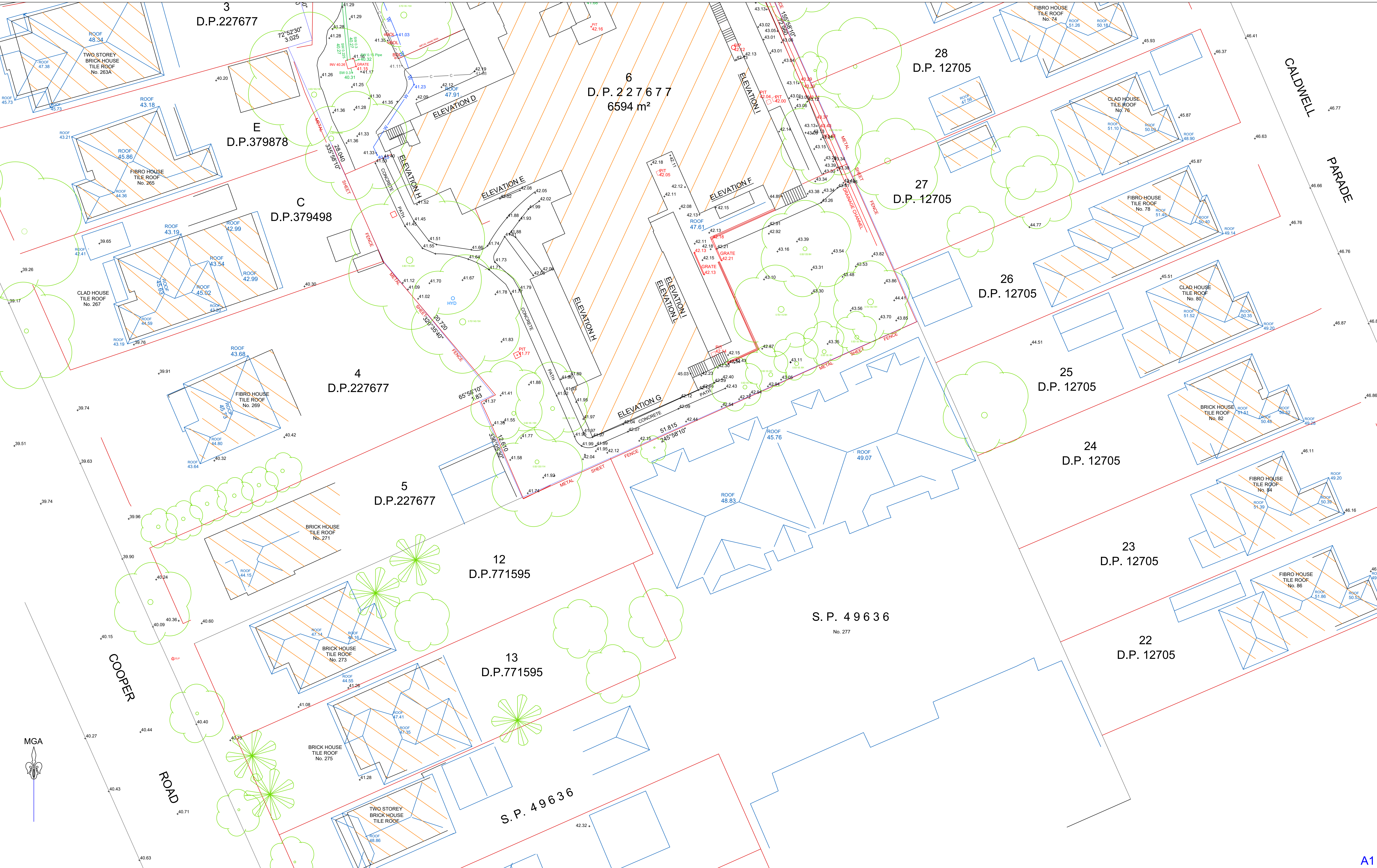
BELLA VISTA
PO Box 7419 BAULKHAM HILLS NSW 2153
UNIT 1, 16 LEXINGTON DRIVE,
BELLA VISTA NSW 2153
PHONE : 9056 1900
email: office@projectsurveyors.com.au
www.projectsurveyors.com.au



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* THE SUBJECT TITLE NOTES
1. RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)



I, NATHAN MILLIGAN, A SURVEYOR REGISTERED UNDER THE SURVEYING AND SPATIAL INFORMATION ACT 2002, CERTIFY THE FOLLOWING--

*(A) THE LAND SHOWN IN THIS PLAN, REPORT OR DIAGRAM WAS SURVEYED IN ACCORDANCE WITH THE SURVEYING AND SPATIAL INFORMATION REGULATION 2024, SECTION 46,

*(B) PART OF THE LAND SHOWN IN THIS PLAN, REPORT OR DIAGRAM, BEING [INSERT LAND DESCRIPTION], WAS SURVEYED IN ACCORDANCE WITH THE SURVEYING AND SPATIAL INFORMATION REGULATION 2024, SECTION 46,

*(C) THE PART OF THE LAND NOT SURVEYED WAS COMPILED,

*(D) THE SURVEY [INSERT "IS" OR "IS NOT"] TO BE LODGED WITH THE REGISTRAR-GENERAL OR A PUBLIC AUTHORITY.

SIGNATURE--
DATED- MARCH 2025
ADDRESS- UNIT 1, 16 LEXINGTON DRIVE, BELLA VISTA NSW 2153
NAME OF FIRM- PROJECT SURVEYORS
SURVEYOR IDENTIFICATION NO - SU001609

LEGEND

BOL - BOLLARD
FH
ELP - ELECTRIC LIGHT POLE
GASM - GAS METER
HYD - HYDRANT
INV - INVERT
LP - LIGHT POLE
PP - POWER POLE
0.1D/3S/5H - TREE DIAMETER, SPREAD, HEIGHT

SIP - SEWER INSPECTION POINT
SMH - SEWER MANHOLE
SP - SIGN POST
SV - STOP VALVE
SW - STORMWATER
TEL - TELSTRA PIT
TK - TOP KERB
WM - WATER METER
W - WINDOW

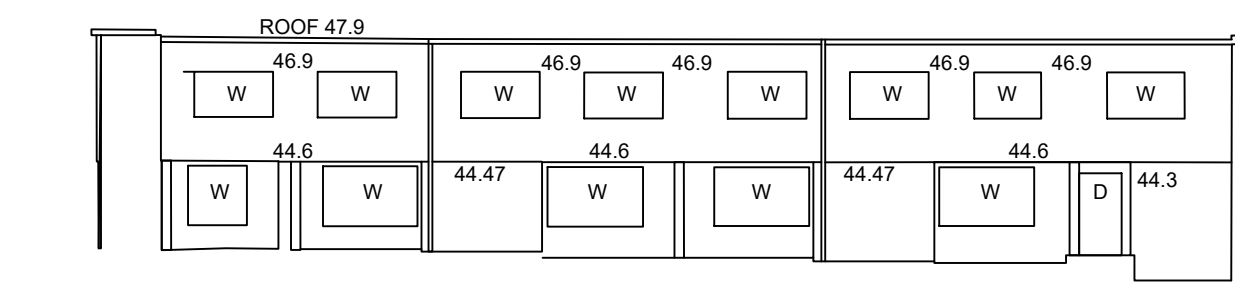
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SHEET 2 OF 4
DRAWING No.: B04699-DETAIL-D -2

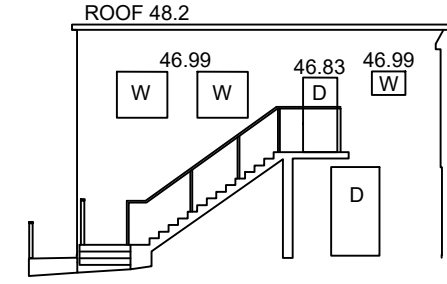
BELLA VISTA

PO Box 7419
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UNIT 1
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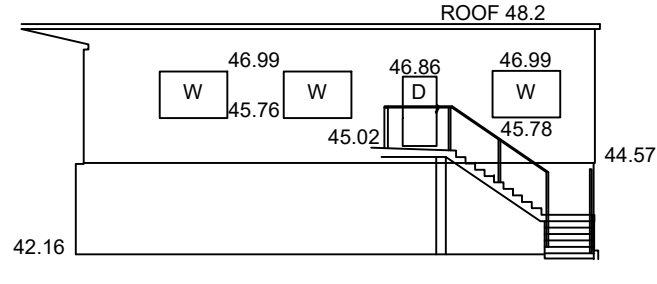
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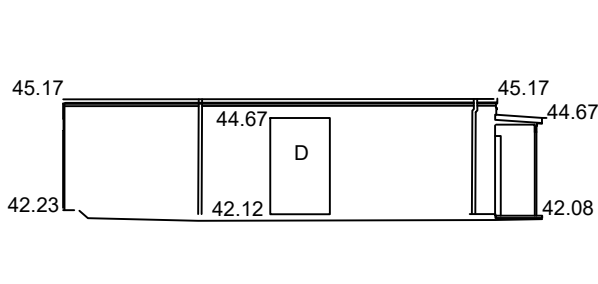
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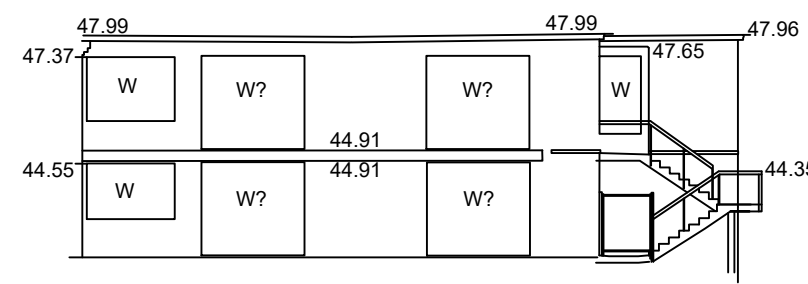
ELEVATION B



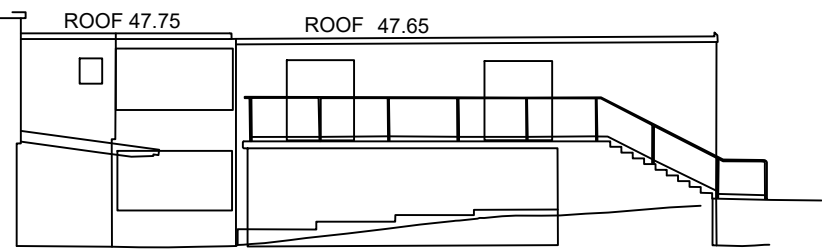
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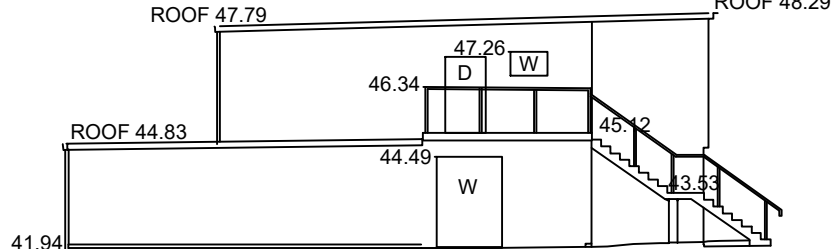
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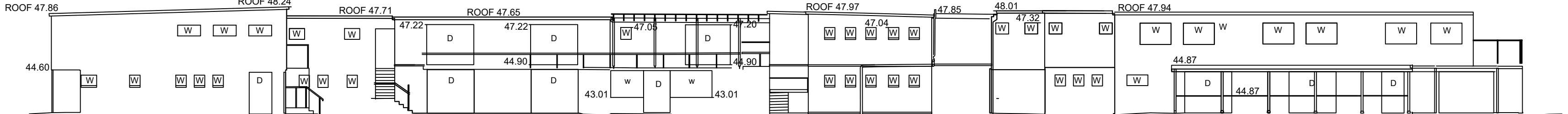
ELEVATION E



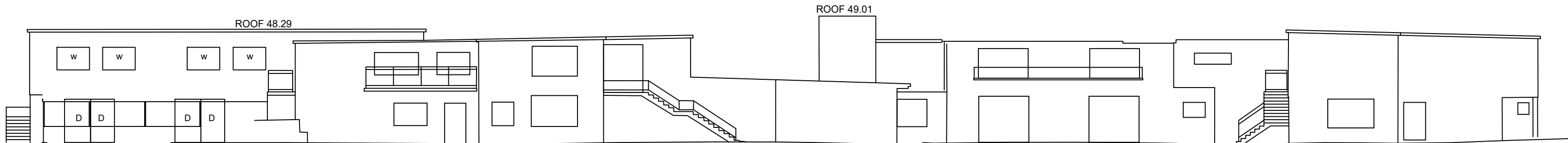
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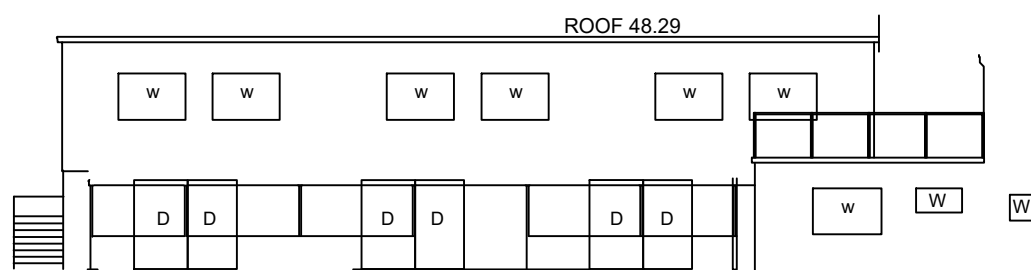
ELEVATION G



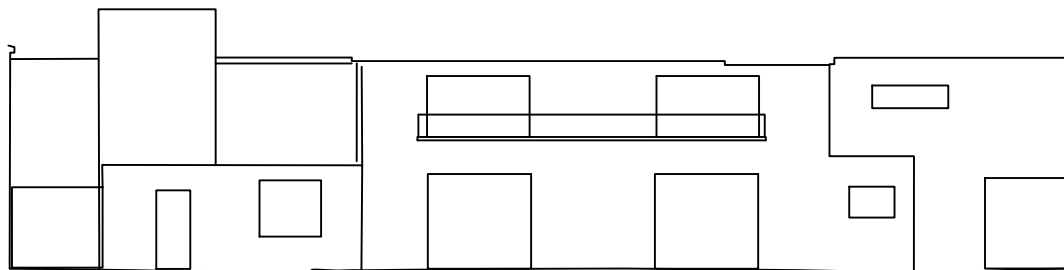
ELEVATION H



ELEVATION I



ELEVATION L



ELEVATION M

LEGEND

D - DOOR
W - WINDOW



SHEET 3 OF 4

DRAWING No.: B04699-DETAIL-D -3

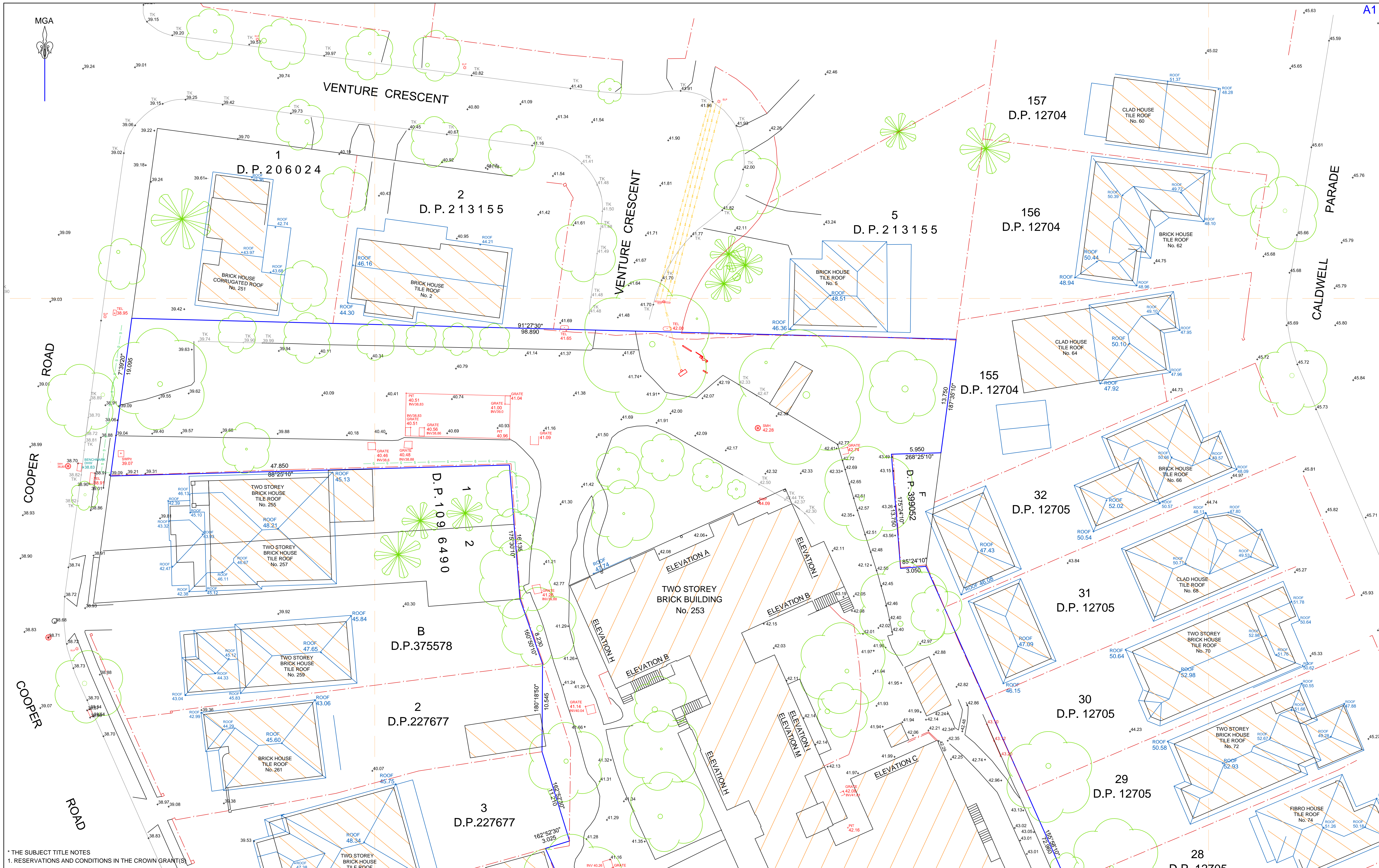
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UNIT 1
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BELLA VISTA NSW 2153
PHONE : 9056 1900

email: office@projectsurveyors.com.au
www.projectsurveyors.com.au
ABN 20 068 433 974





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LEGEND

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- HYD - HYDRANT
- TW - TOP WALL
- TK - TOP KERB
- TG - TOP GUTTER
- PP - POWER POLE
- SMH - SEWER MANHOLE
- SP - SIGN POST
- SV - STOP VALVE
- TEL - TELSTRA PIT
- VC - VEHICLE CROSSING
- WM - WATER METER

REFERENCE SYSTEM: MGA

GDA SCIMS SURVEY MARK

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REV	AMENDMENTS	DATE
A	FINAL REVISION	13.04.20

CLIENT: CASS LTD
PLAN OF: 253 COOPER ROAD
YAGOONA
BEING: LOT 6 IN DP 227677
SHOWING: GENERAL DETAIL AND
SITE LEVELS
PURPOSE: ARCHITECTURAL DESIGN
COUNCIL SUBMISSION

SHEET 1 OF 4

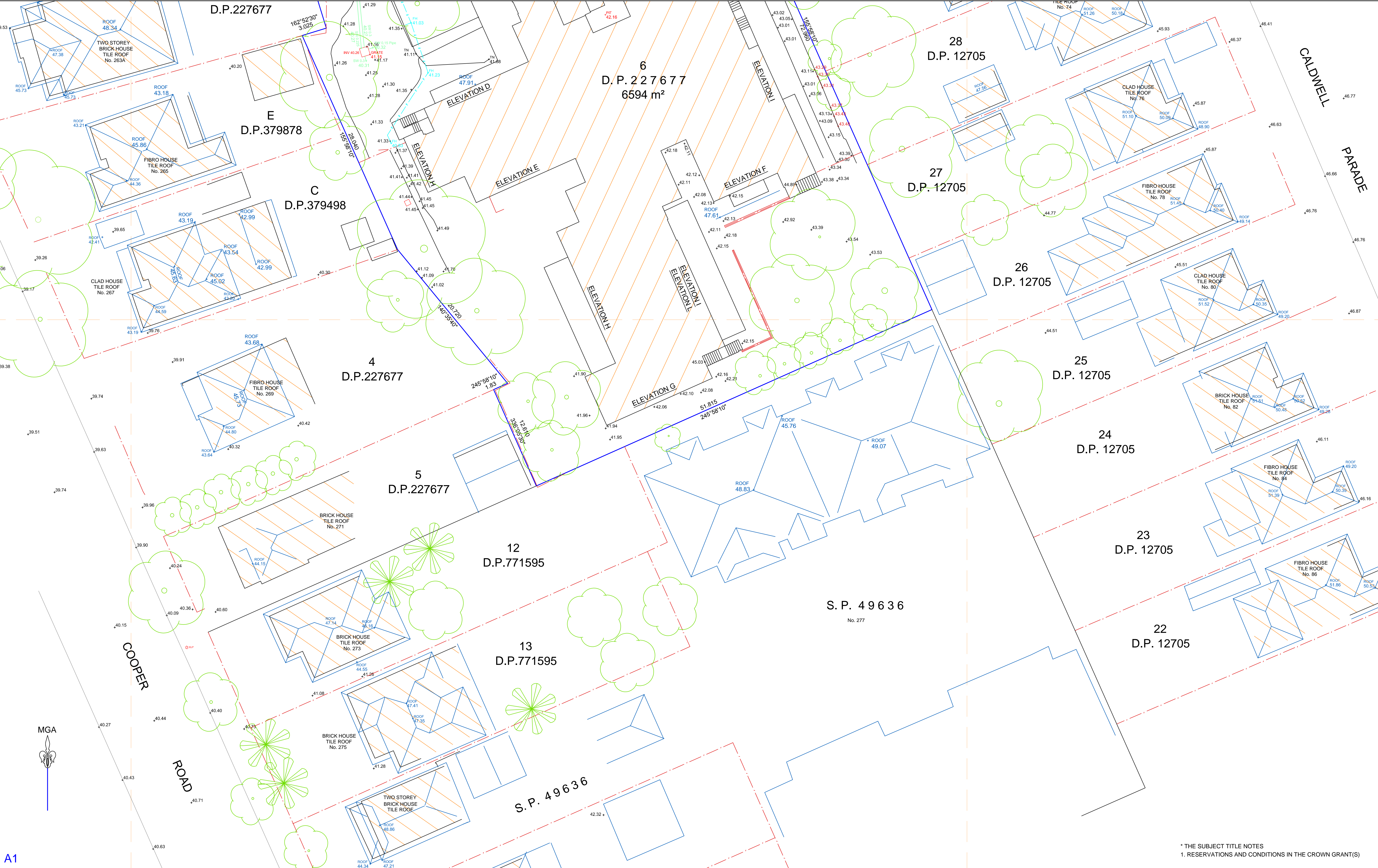
SCALE 1:200

JOB REF.: B04699
DRAWING No.: B04699-1
SURVEYOR: JD/DY
CHECKED: SCOTT DEVERIDGE
REGISTERED LAND SURVEYOR
DATE: MARCH 2020
A.H.D.
ORIGIN: PM 6946 RL 44.922

BELLA VISTA

PO Box 7419
BAULKHAM HILLS NSW 2153
SUITE 405, LEVEL 4
14 LEXINGTON DRIVE
BELLA VISTA NSW 2153
PHONE : 9056 1900
email: office@projectsurveyors.com.au
www.projectsurveyors.com.au
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TEL - TELSTRA PIT
VC - VEHICLE CROSSING
WM - WATER METER

REFERENCE SYSTEM: MGA



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REV	AMENDMENTS	DATE
A	FINAL REVISION	13.04.20

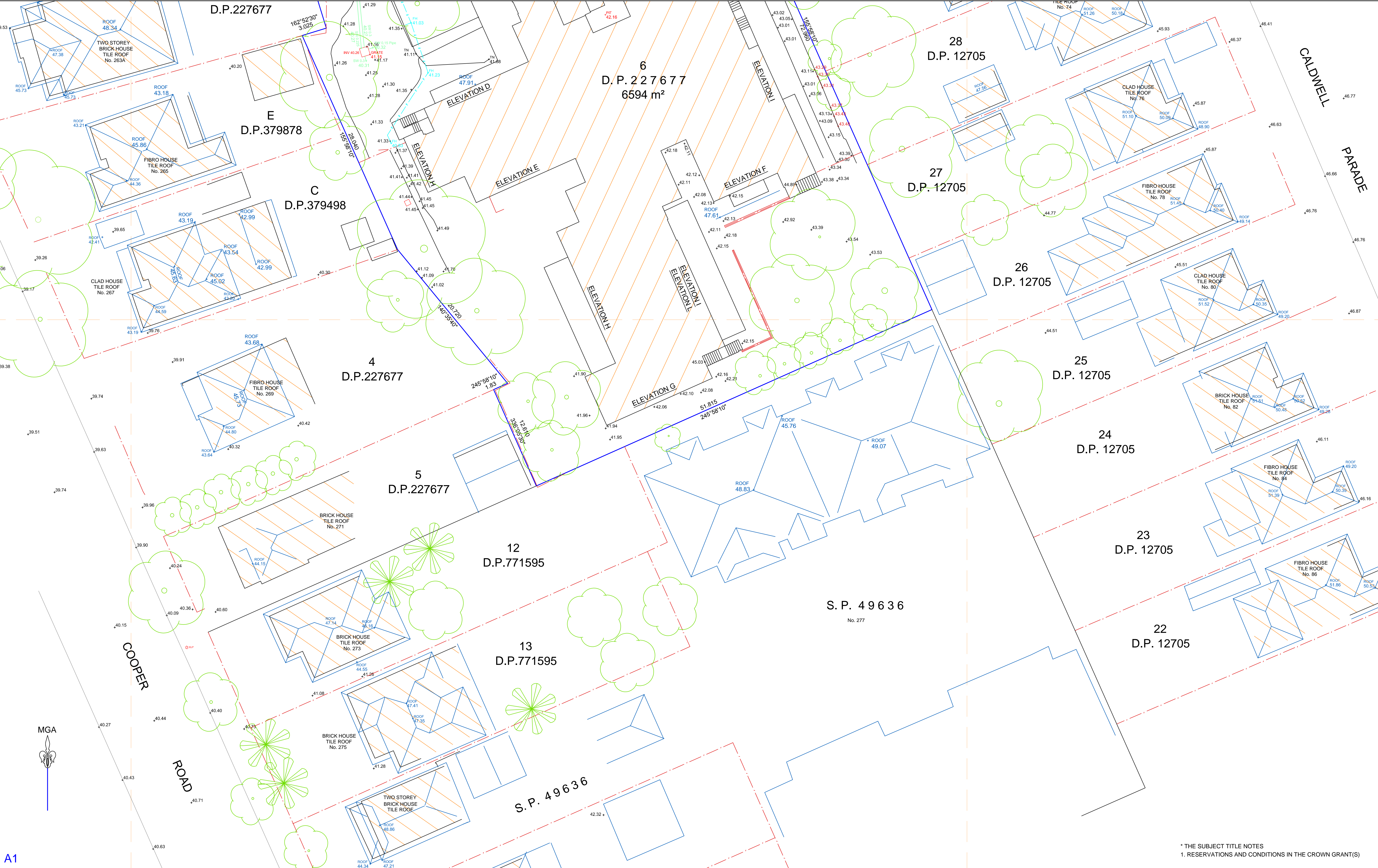
CLIENT: CASS LTD
PLAN OF: 253 COOPER ROAD
YAGOONA
BEING: LOT 6 IN DP 227677
SHOWING: GENERAL DETAIL AND
SITE LEVELS
PURPOSE: ARCHITECTURAL DESIGN
COUNCIL SUBMISSION
SHEET 2 OF 4

SCALE 1:200	
JOB REF. :	B04699
DRAWING No.	B04699-2
SURVEYOR:	JD/DY
CHECKED:	SCOTT DEVERIDGE
DATE:	REGISTERED LAND SURVEYOR
DATUM:	MARCH 2020
ORIGIN:	A.H.D.
	PM 6946 RL 44.922

BELLA VISTA

PO Box 7419
BAULKHAM HILLS NSW 2153
SUITE 405, LEVEL 4
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SV - STOP VALVE
TEL - TELSTRA PIT
VC - VEHICLE CROSSING
WM - WATER METER

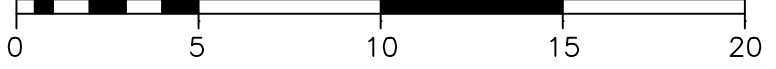
REFERENCE SYSTEM: MGA

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A	FINAL REVISION	13.04.20
REV	AMENDMENTS	DATE

CLIENT: CASS LTD
PLAN OF: 253 COOPER ROAD
YAGOONA
BEING: LOT 6 IN DP 227677
SHOWING: GENERAL DETAIL AND
SITE LEVELS
PURPOSE: ARCHITECTURAL DESIGN
COUNCIL SUBMISSION
SHEET 2 OF 4

SCALE 1:200



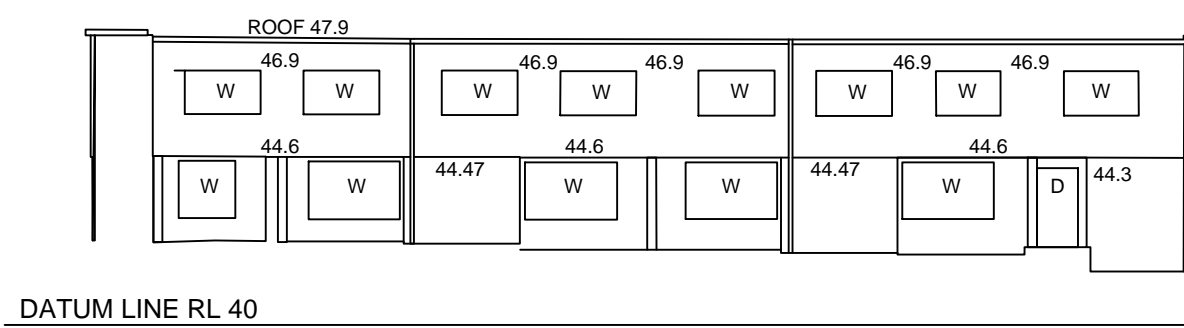
JOB REF. :	B04699
DRAWING No.	B04699-2
SURVEYOR:	JD/DY
CHECKED:	SCOTT DEVERIDGE
DATE:	REGISTERED LAND SURVEYOR
DATUM:	MARCH 2020
ORIGIN:	A.H.D.
	PM 6946 RL 44.922

BELLA VISTA

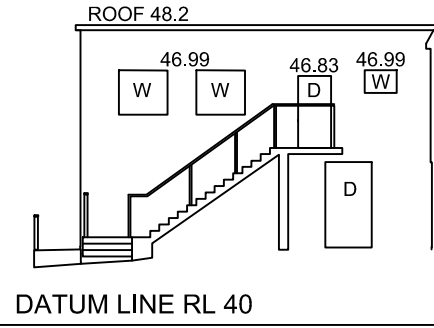
PO Box 7419
BAULKHAM HILLS NSW 2153
SUITE 405, LEVEL 4
14 LEXINGTON DRIVE
BELLA VISTA NSW 2153
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email: office@projectsurveyors.com.au
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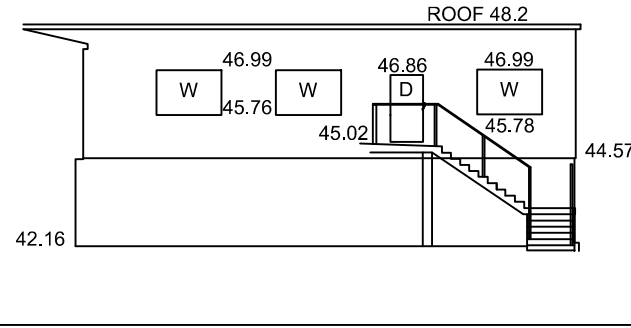
* THE SUBJECT TITLE NOTES
1. RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)



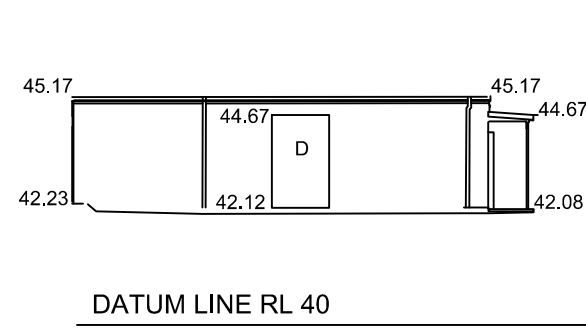
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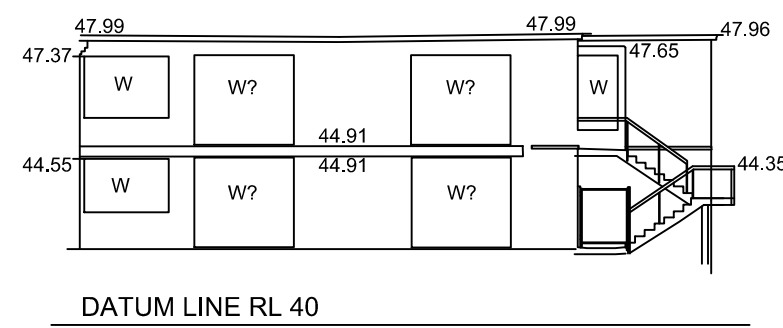
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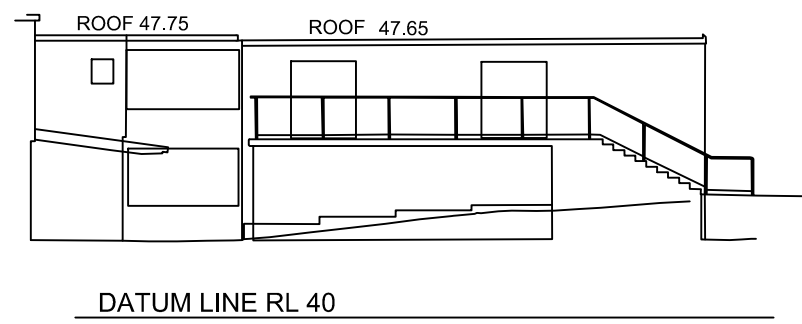
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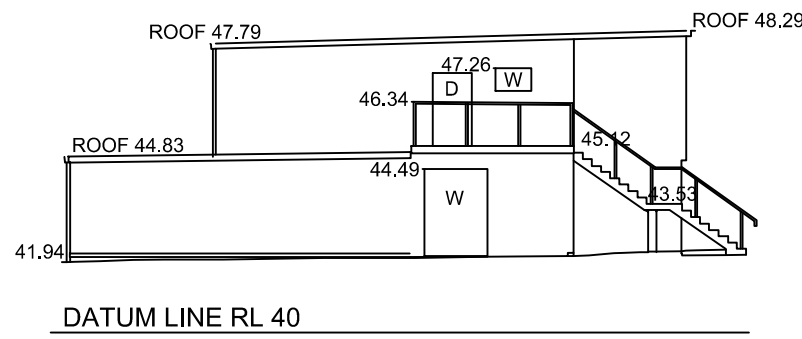
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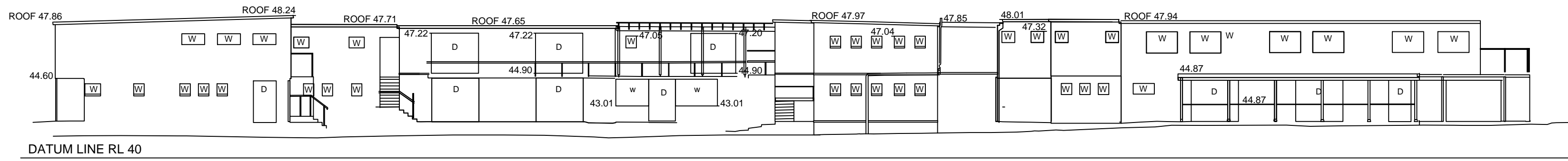
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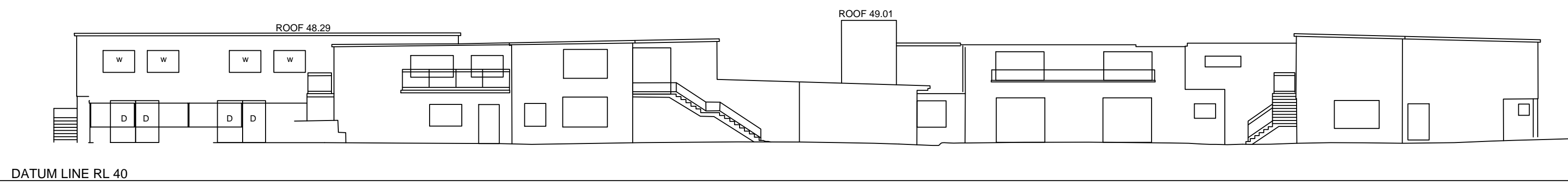
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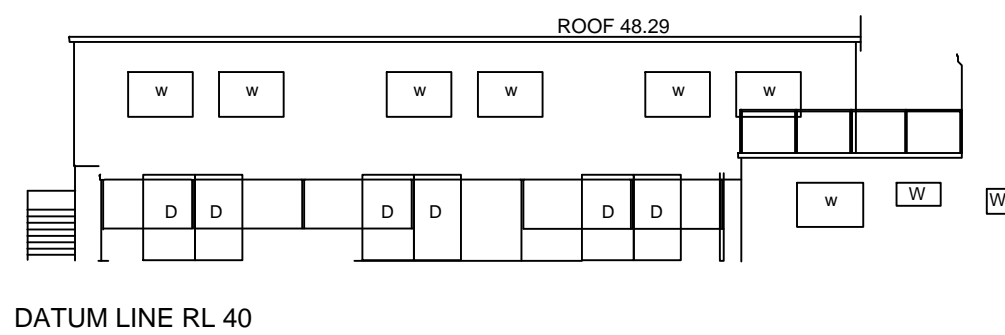
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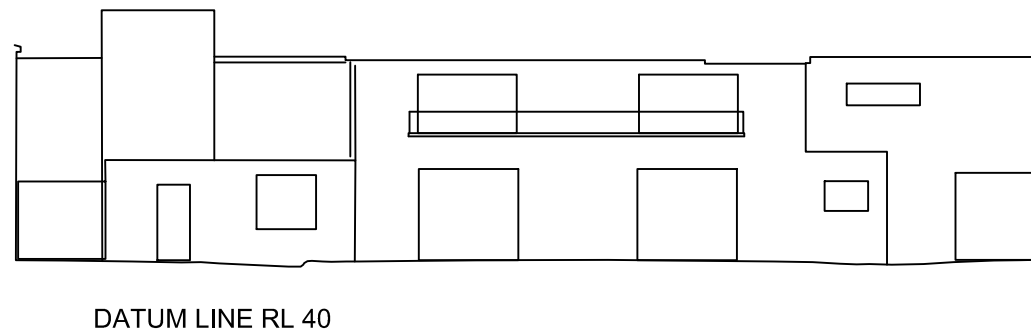
ELEVATION H



ELEVATION I



ELEVATION L



ELEVATION M

A1

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LEGEND
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SV - STOP VALVE
TEL - TELSTRA PIT
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WM - WATER METER

REFERENCE SYSTEM: MGA

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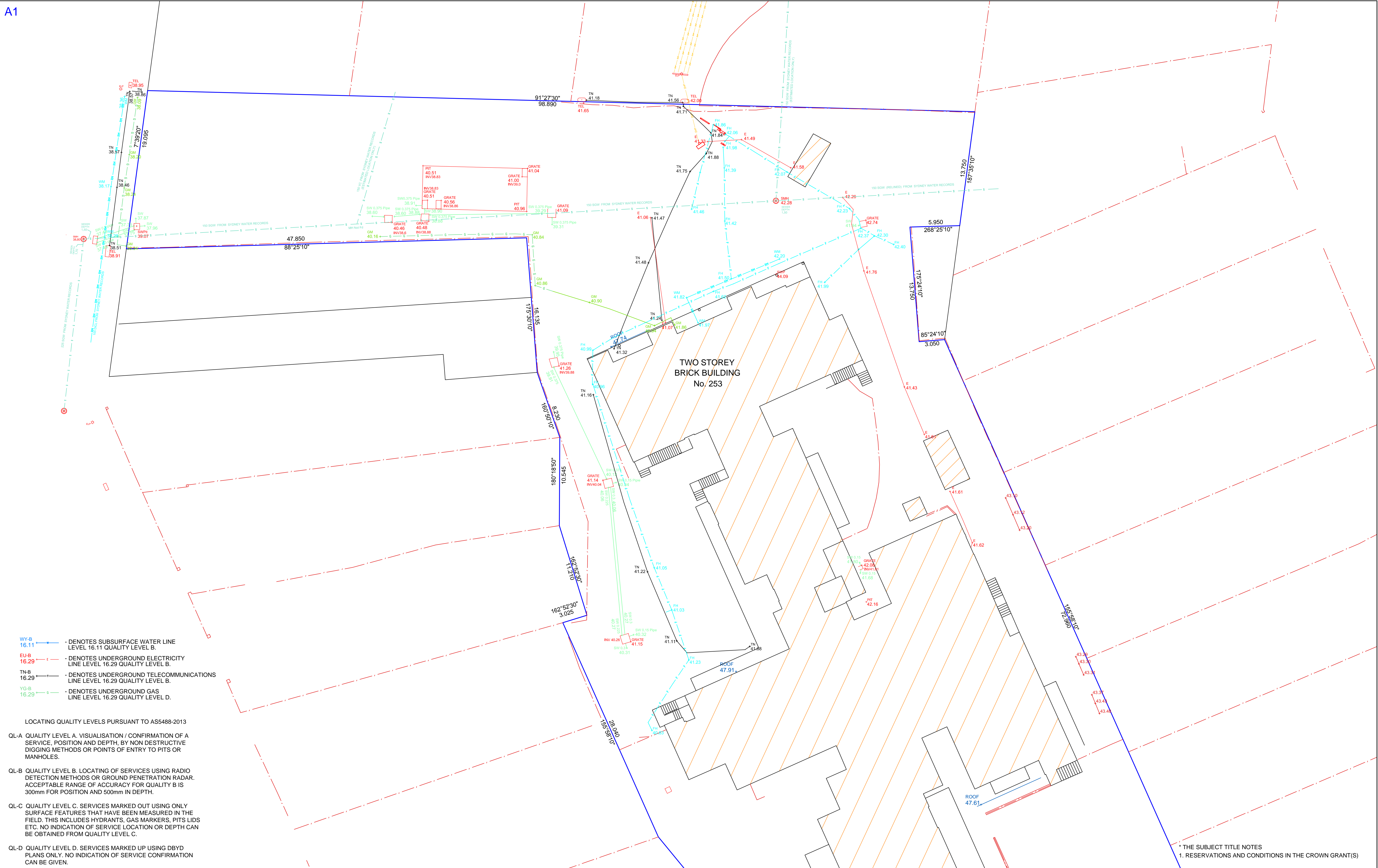
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A	FINAL REVISION	13.04.20
REV	AMENDMENTS	DATE

CLIENT: CASS LTD
PLAN OF: 253 COOPER ROAD
YAGOONA
BEING: LOT 6 IN DP 227677
SHOWING: EXISTING BUILDING
ELEVATIONS
PURPOSE: ARCHITECTURAL DESIGN
COUNCIL SUBMISSION
SHEET 3 OF 4

SCALE 1:200	
JOB REF. :	B04699
DRAWING No.	B04699-3
SURVEYOR:	JD/DY
CHECKED:	SCOTT DEVERIDGE
DATE:	REGISTERED LAND SURVEYOR
DATUM:	MARCH 2020
ORIGIN:	A.H.D.
	PM 6946 RL 44.922

BELLA VISTA
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WM - WATER METER

REFERENCE SYSTEM: MGA

GDA SCIMS SURVEY MARK

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REV	AMENDMENTS	DATE
A	FINAL REVISION	13.04.20

CLIENT: CASS LTD
PLAN OF: 253 COOPER ROAD
YAGOONA
BEING: LOT 6 IN DP 227677
SHOWING: EXISTING BUILDING
ELEVATIONS
PURPOSE: ARCHITECTURAL DESIGN
COUNCIL SUBMISSION

SHEET 3 OF

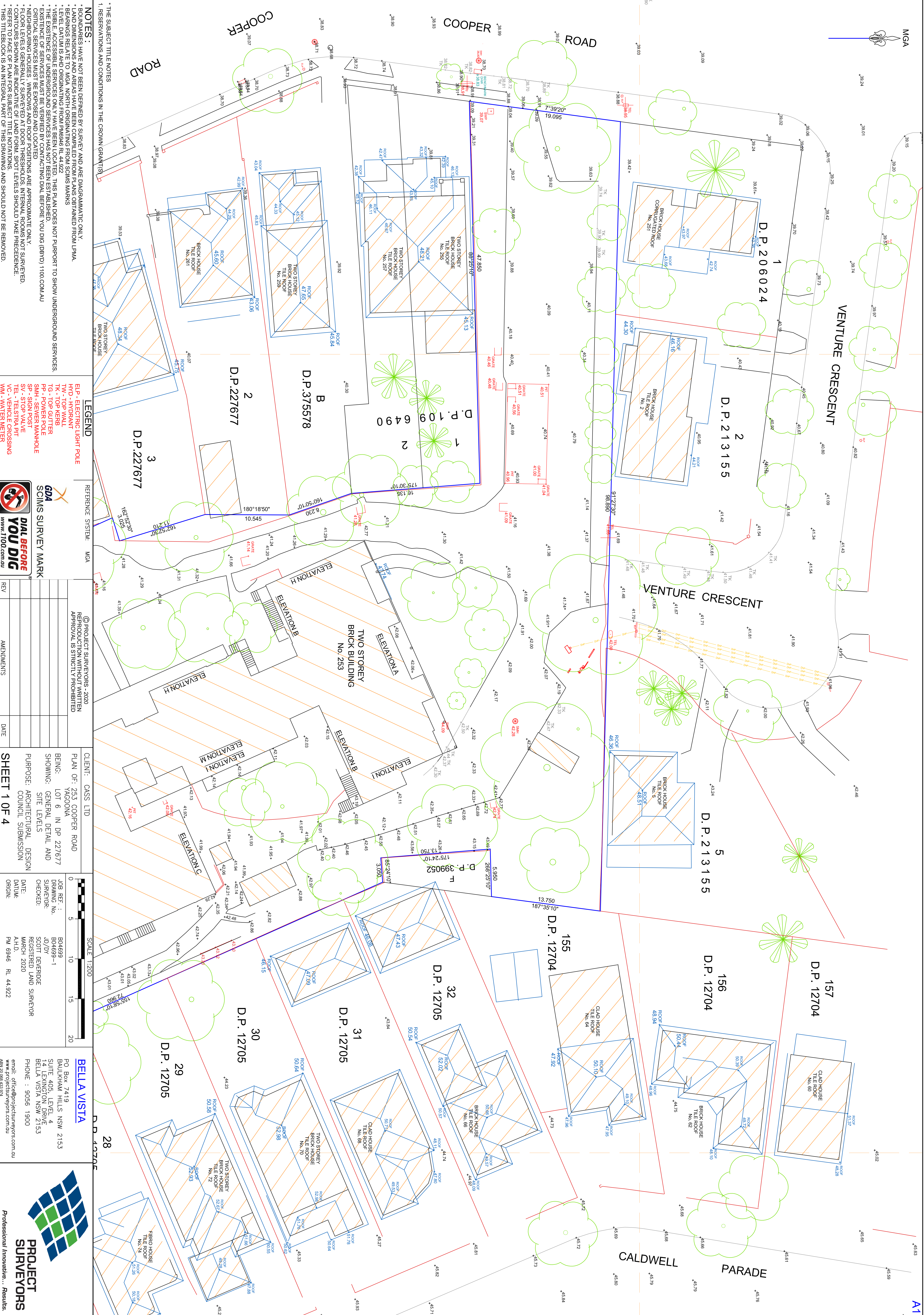
SCALE 1:200

JOB REF. : B04699
DRAWING No. B04699-3
SURVEYOR: JD/DY
CHECKED: SCOTT DEVERIDGE
DATE: REGISTERED LAND SURVEYOR
DATUM: MARCH 2020
ORIGIN: A.H.D.
PM 6946 RL 44.922

BELLA VISTA

PO Box 7419
BAULKHAM HILLS NSW 2153
SUITE 405, LEVEL 4
14 LEXINGTON DRIVE
BELLA VISTA NSW 2153
PHONE : 9056 1900
email: office@projectsurveyors.com.au
www.projectsurveyors.com.au
ABN 20 068 433 974

PROJECT SURVEYORS
Professional Innovative... Results.



NOTES :

BOUNDARIES HAVE NOT BEEN DEFINED BY SURVEY AND ARE DIAGRAMMATIC ONLY.

LAND DIMENSIONS AND AREAS HAVE BEEN COMPILED FROM PLANS OBTAINED FROM LPM.

LEVEL DATUM IS AND ORIGINATING FROM PM694 RL 44.922. THIS PLAN DOES NOT PURPORT TO SHOW UNDERGROUND SERVICES.

THE EXISTENCE OF UNDERGROUND SERVICES HAS NOT BEEN ESTABLISHED.

CRITICAL SERVICES MUST BE EXPOSED AND LOCATED

NEIGHBOURING HOUSES, WINDOWS AND ROOF POSITIONS ARE APPROXIMATE ONLY.

FLOOR LEVELS GENERALLY SURVEYED AT DOOR THRESHOLDS. INTERNAL ROOMS NOT SURVEYED.

CONTOURS SHOWN ARE INDICATIVE OF LAND FORM. SPOT LEVELS SHOULD TAKE PRECEDENCE.

REFER TO FACE OF PLAN FOR SUBJECT TITLE NOTATIONS.

THIS TITLEBLOCK IS AN INTEGRAL PART OF THIS DRAWING AND SHOULD NOT BE REMOVED.

LEGEND

EIP - ELECTRIC LIGHT POLE

HV - HYP WALL

TW - TOP WALL

TG - TOP KERB

PP - POWER POLE

SMH - SEWER MANHOLE

SP - SIGN POST

SV - STOP VALVE

VC - VEHICLE CROSSING

WM - WATER METER

REFERENCE SYSTEM: MGA

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CLIENT: CASS LTD

PLAN OF: 253 COOPER ROAD

YAGGONA

BEING: LOT 6 IN DP 227677

SHOWING: GENERAL DETAIL AND

SITE LEVELS

PURPOSE: ARCHITECTURAL DESIGN

COUNCIL SUBMISSION

SCALE 1:200

0

5

10

15

20

BELLA VISTA

PO Box 7419

BAULKHAM HILLS NSW 2153

SUITE 405, LEVEL 4

14 LEXINGTON DRIVE

BELLA VISTA NSW 2153

PHONE : 9056 1900

DATE: MARCH 2020

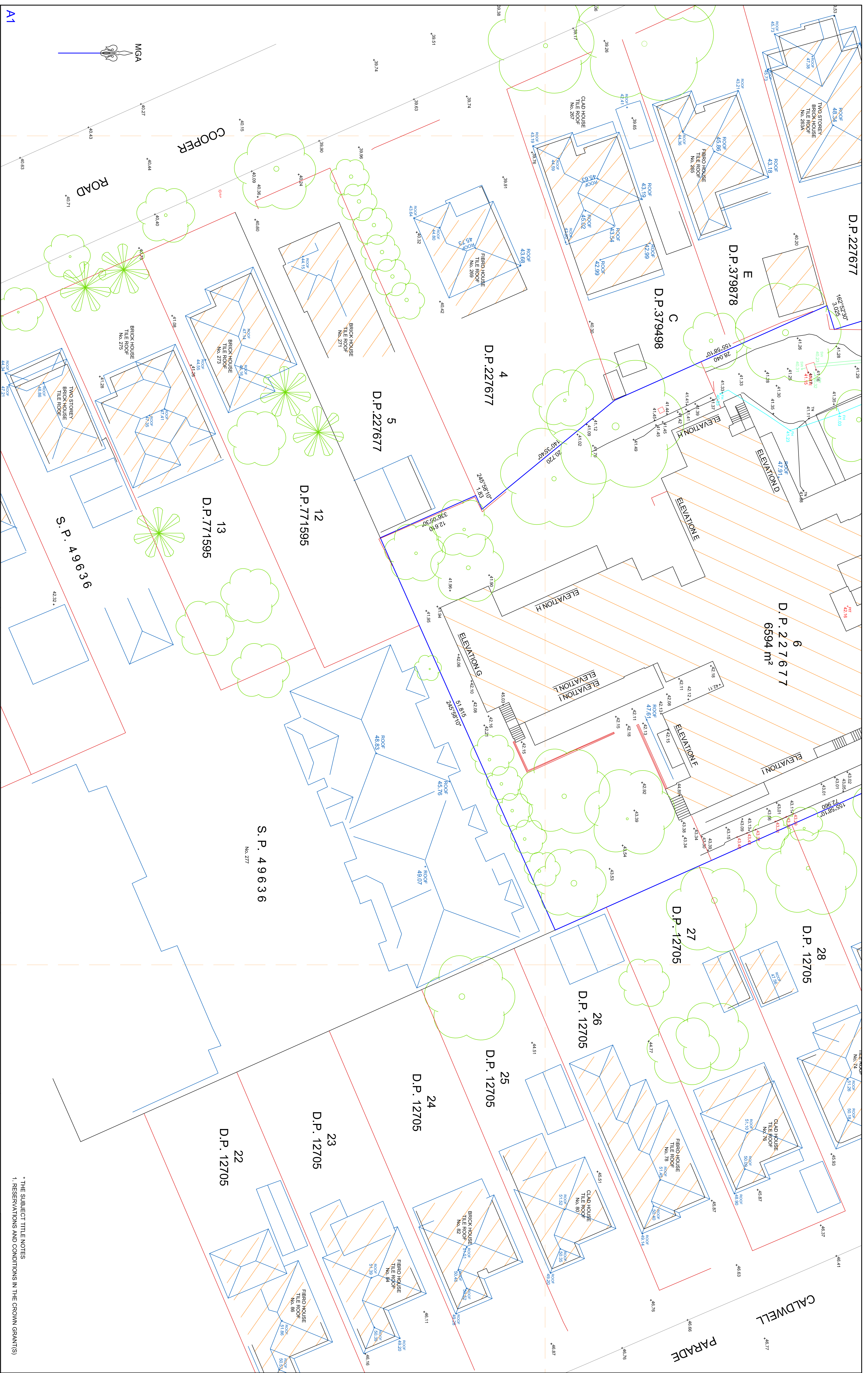
A.H.D.

PM 6946 RL 44.922

ORIGIN:

PROJECT SURVEYORS

Professional Innovative... Results.



* THE SUBJECT TITLE NOTES
1. RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

***NOTES:**

- * BOUNDARIES HAVE NOT BEEN DEFINED BY SURVEY AND ARE DIAGRAMMATIC ONLY.
- * LAND DIMENSIONS AND AREAS HAVE BEEN COMPILED FROM PLANS OBTAINED FROM LPIA.
- * BEARINGS RELATE TO MGA NORTH ORIGINATING FROM SCWM MARKS
- * LEVEL DATUM IS AND ORIGINATING FROM PM8646 RL 44.922
- * THIS PLAN DOES NOT PURPORT TO SHOW UNDERGROUND SERVICES
- * THE EXISTENCE OF UNDERGROUND SERVICES HAS NOT BEEN ESTABLISHED
- * EXISTENCE OF SERVICES MUST BE VERIFIED BY CONTACTING DIAL BEFORE YOU DIG (BBDY) 1100.COM.AU
- * CRITICAL SERVICES MUST BE EXPOSED AND LOCATED
- * NEIGHBOURING HOUSES, WINDOWS AND ROOF POSITIONS ARE APPROXIMATE ONLY.
- * FLOOR LEVELS GENERALLY SURVEYED AT DOOR THRESHOLDS, INTERNAL ROOMS NOT SURVEYED
- * EXISTENCE OF FLOOR LEVELS SHOULD TAKE PRECEDENCE.
- * REFER TO FACE OF PLAN FOR SUBJECT TITLE NOTATIONS
- * THIS TITLE BLOCK IS AN INTEGRAL PART OF THIS DRAWING AND SHOULD NOT BE REMOVED.

LEGEND

ELP - ELECTRIC LIGHT POLE
HYD - HYDRANT
TW - TOP WALL
TK - TOP KERB
TG - TOP GUTTER
PP - POWER POLE
SMH - SEWER MANHOLE
SP - SIGN POST
SV - STOP VALVE
TEL - TELSTRA PIT
VM - VEHICLE CROSSING
WM - WATER METER

REFERENCE SYSTEM: MGA

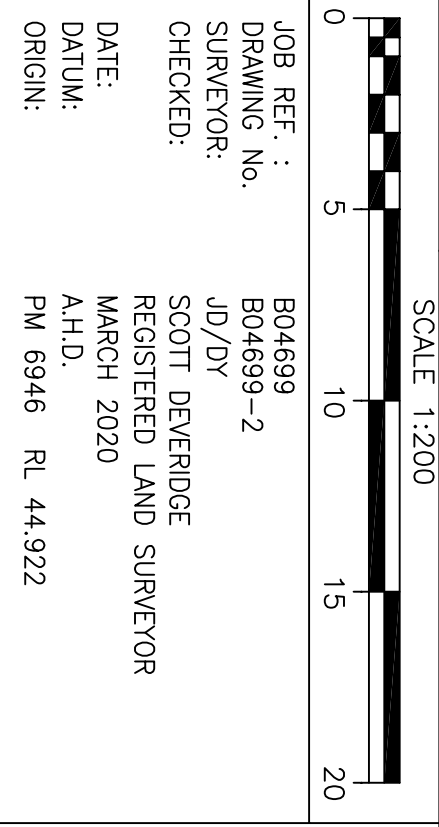
GDA
SCIMS SURVEY MARK



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YOU DIG**
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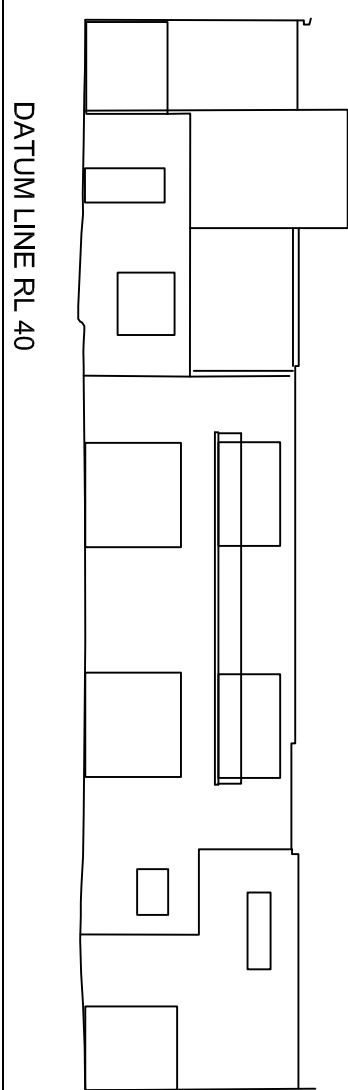
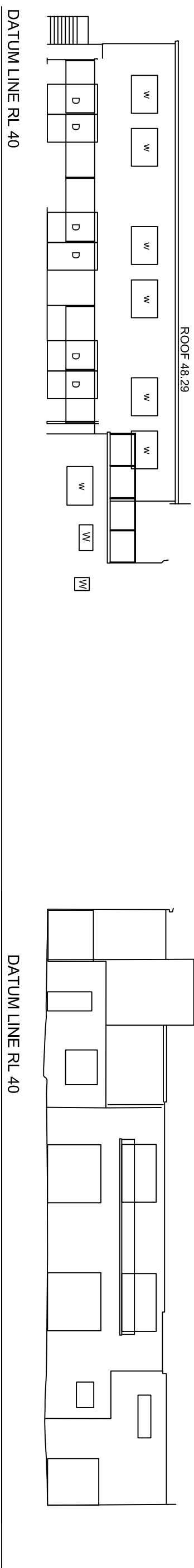
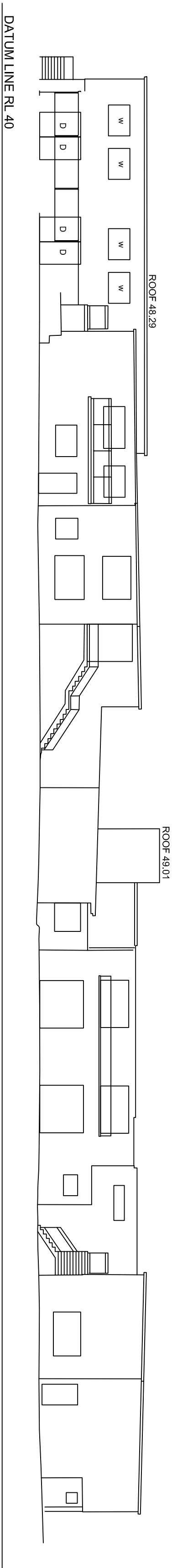
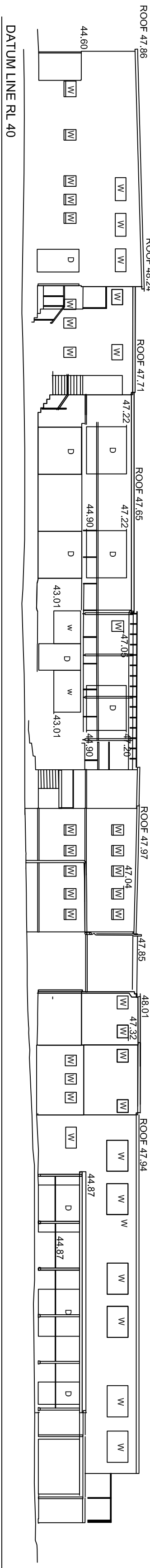
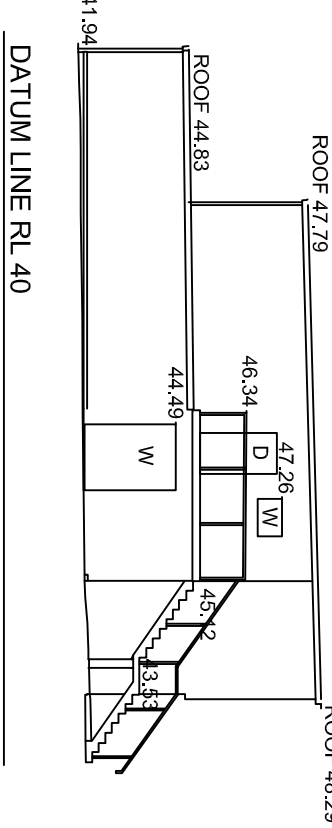
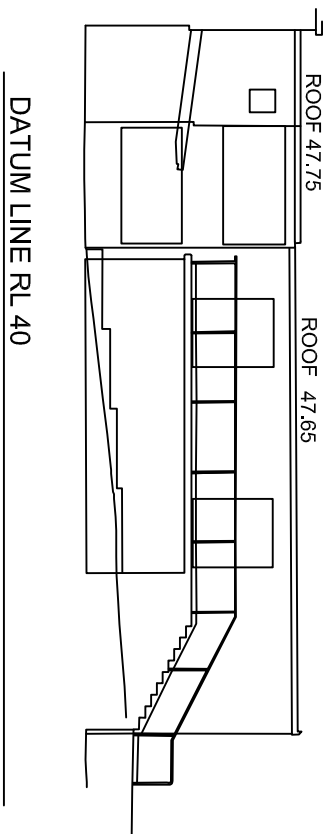
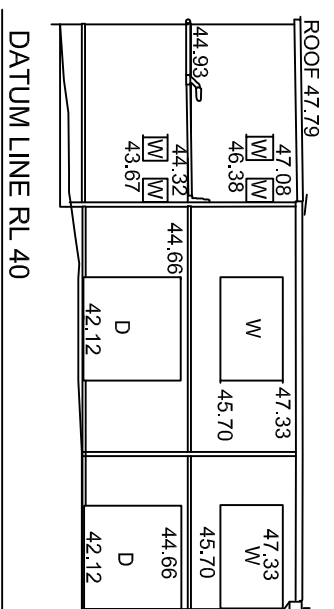
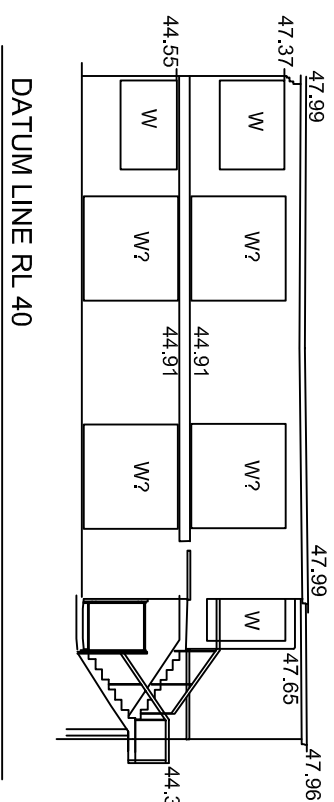
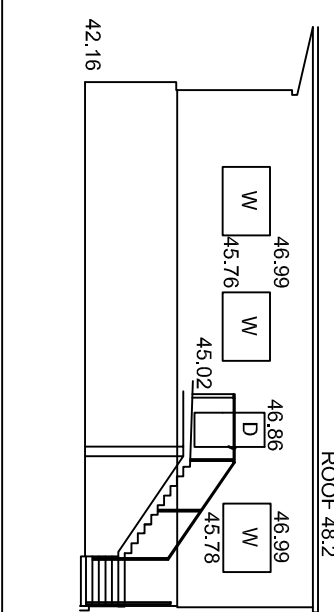
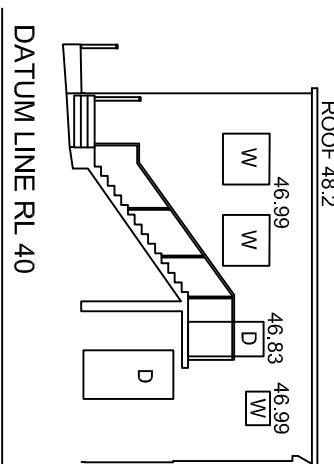
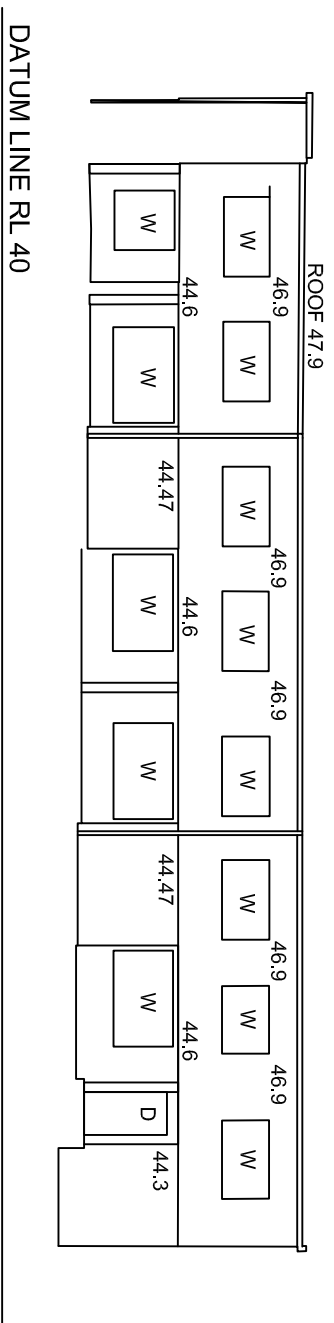
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REV	AMENDMENTS	DATE	

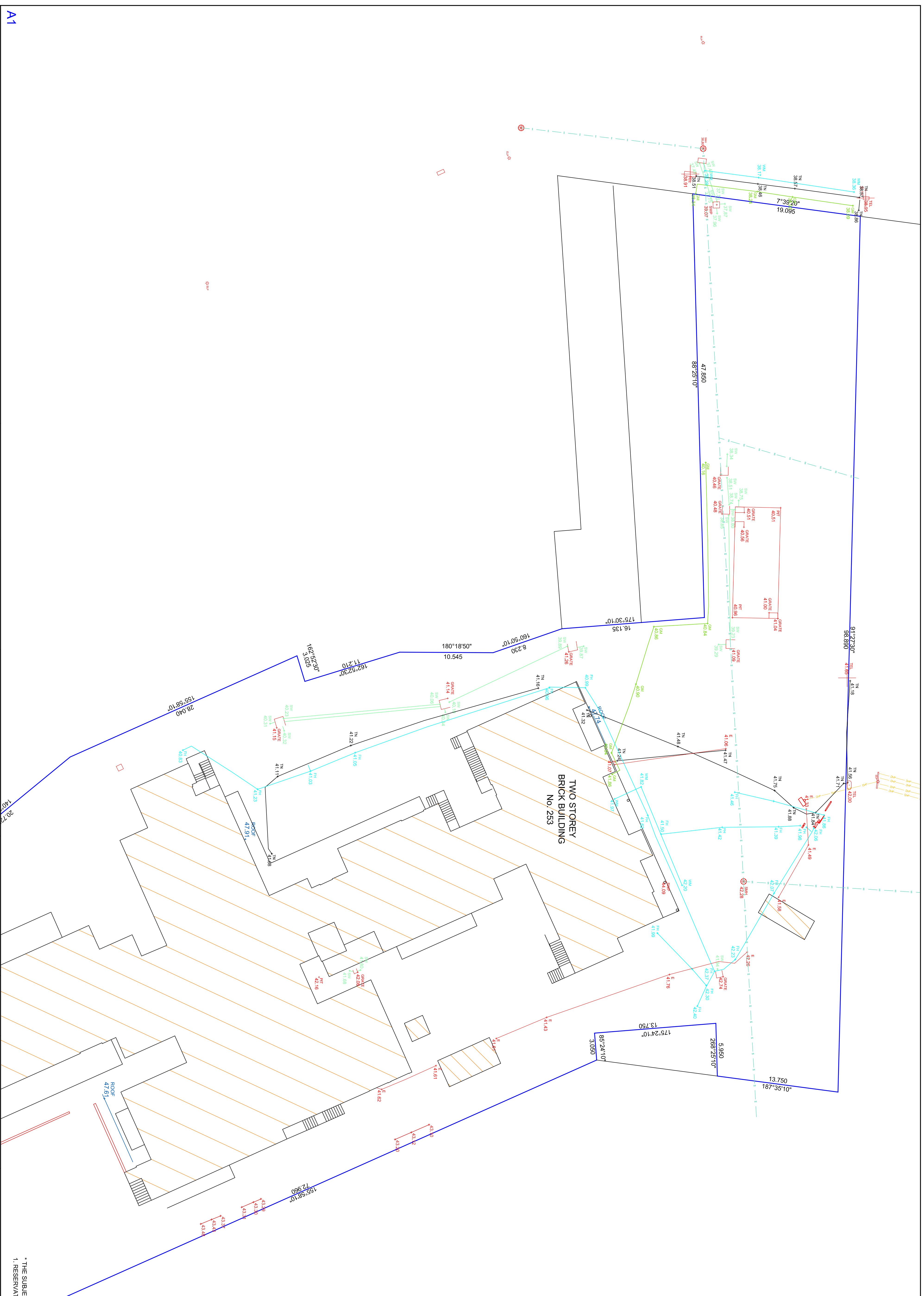
CUSTOMER:	CASS LTD
PLAN OF:	253 COOPER ROAD YAGONA
BEING:	LOT 6 IN DP 227677
SHOWING:	GENERAL DETAIL AND SITE LEVELS
PURPOSE:	ARCHITECTURAL DESIGN COUNCIL SUBMISSION



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02 93 08 431 824



[illegible]



* THE SUBJECT TITLE NOTES
1. RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

A1

NOTES:

- * BOUNDARIES HAVE NOT BEEN DEFINED BY SURVEY AND ARE DIAGRAMMATIC ONLY.
* LAND DIMENSIONS AND AREAS HAVE BEEN COMPILED FROM PLANS OBTAINED FROM LPLMA.
* BEARINGS RELATE TO MGA NORTH ORIGINATING FROM SCIMS MARKS
* LEVEL DATUM IS ADH ORIGINATING FROM P19646 RL 44.922
* VISIBLE, ACCESSIBLE SERVICES ONLY HAVE BEEN LOCATED. THIS PLAN DOES NOT PURPORT TO SHOW UNDERGROUND SERVICES
* THE EXISTENCE OF UNDERGROUND SERVICES HAS NOT BEEN ESTABLISHED.
* THE EXISTENCE OF UNDERGROUND SERVICES IS NOT ACTING DIAL BEFORE YOU DIG (DBYD) 1100.COM.AU
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LEGEND

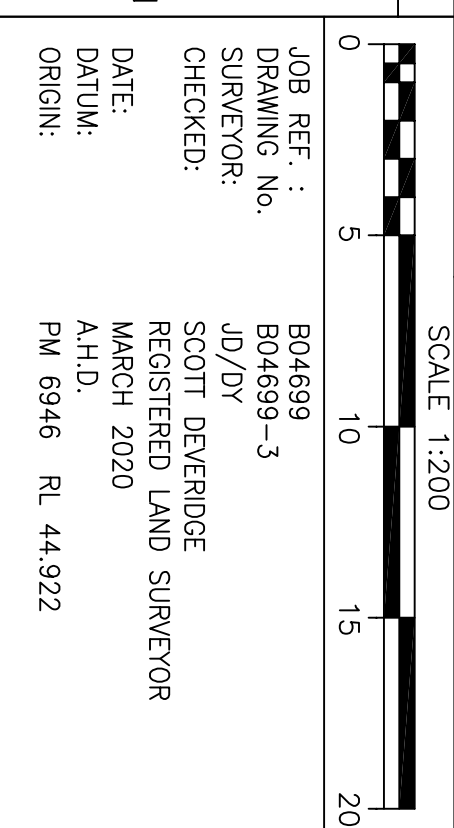
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WM - WATER MEETER

REFERENCE SYSTEM: MGA

[illegible]

CLIENT: CASS LTD

PLAN OF: 253 COOPER ROAD
YAGOUNA
BEING: LOT 6 IN DP 221677
SHOWING: EXISTING BUILDING
ELEVATIONS
PURPOSE: ARCHITECTURAL DESIGN
COUNCIL SUBMISSION



JOB REF.: B04699
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