LOT 34
DP 827681

Wire Fence
92°04'40"-15.37m
Metal
Shelter
19.68
19.70
19.78
19.80
19.97
Top of Gutter RL=23.21
SFL19.83
Roof RL23.35
Roof RL27.87
Roof RL22.06
Top of Gutter RL=21.80
RoofRidge
RL=22.60
Top of Gutter RL=21.80
19.77
19.98
19.80
Metal Roof
Single Storey
Clad Building
SFL19.83
Single Storey
Brick Building
Metal Roof
19.81
Roof RL23.19
Concrete
Footpath
19.98
19.82
FFL19.83
Roof RL23.52
Roof RL23.62
19.82
19.83
Top of Gutter RL=23.26
Top of Gutter RL=22.29
No. 80-82
Two Storey
Brick Building
Metal Roof
Roof RL27.95
9°44'40"-35.05m
Top of Gutter RL=23.09
No. 84
Single Storey
Fibro House
Tile Roof
19.78
Driveway
No. 86
Single Storey
Brick Building
Metal Roof
9°44'40"-36.525m
Roof RL23.17
20.02
19.76
19.69
RoofRidge
RL=25.93
Top of Gutter RL=23.09
Top of Gutter RL=23.11
Concrete
Roof RL28.07
20.06
19.77
19.70
Roof RL23.35
19.80
FFL20.28
Top of Gutter RL=23.11
19.68
20.03
20.03
19.91
19.77
LOT 100
DP 1004763
Metal Fence
LOT 20
DP 732054
Site Area =545.1sqm(By Calc)
Site Area =545.1sqm(By DP)
LOT 21
DP 732054
19.95
20.06
20.11
19.66
Concrete
Carpark
19.97
20.08
19.84
Concrete
Driveway
19.73
Concrete
Driveway
20.20
20.19
19.99
19.83
19.77
19.73
20.27
19.74
19.65
Metal Fence
20.32
20.13
97°36'20"-15.24m
19.97
Concrete
Driveway
Concrete
Driveway
Telstra
Telegraph
Pole
Ø 0.6
H 12
S 10
Bottom of 0.15m High Kerb
19.83
BM
Drill Hole in Kerb
RL=19.865 (AHD)
19.68
19.50
19.36
19.25
20.52
20.33
20.22
20.11
20.03
20.64
20.48
20.04
20.00
19.72
19.60
19.38
STREET
BRYANT
MN
APPROX. TRUE NORTH
BY D.P732054

NJB SURVEYING
ABN 65 605 667 918
Suite 3/1 Faraday Road, Padstow
MOB: 0414642411 Email: nathan@njbsurveying.com.au

PLAN SHOWING DETAIL & LEVELS

84 BRYANT STREET
PADSTOW N.S.W. 2211

ORIGIN OF LEVELS SSM 181843
AHD=17.629

PROJECT	Detailed Survey
CLIENT	
DATE	2.05.2025
REFERENCE	84Bryant
ISSUE	3
SCALE	1:100 A1

NOTES:

1. BEARINGS AND DISTANCES HAVE BEEN COMPILED FROM DP732054 FROM TITLE AND/OR DEED INFORMATION SUPPLIED BY DEPARTMENT OF LANDS NSW.
2. RELATIONSHIP OF IMPROVEMENTS AND DETAIL TO BOUNDARIES IS DIAGRAMMATIC ONLY AND SPECIFIC DETAILS, IF CRITICAL, WILL REQUIRED A FURTHER SURVEY - UNLESS OTHERWISE SHOWN.
3. WARNING: IF IS INTENDED TO ERECT ANY IMPROVEMENTS ALONG OR NEAR BOUNDARIES - EITHER FOR DESIGN OR BUILDING SET OUT - A BOUNDARY IDENTIFICATION AND/OR SET OUT SURVEY SHOULD BE UNDERTAKEN.
4. NO SERVICES OR UNDERGROUND SERVICES SEARCH HAS BEEN UNDERTAKEN. SERVICES SHOWN ARE BASED ON VISIBLE SURFACE INDICATORS EVIDENT AT THE DATE OF SURVEY & ARE CHARTED AS A GUIDE TO THE POSITION & NATURE OF THE SERVICE. ALL SERVICE AUTHORITIES SHOULD BE CONTACTED PRIOR TO ANY DEVELOPMENT.
5. RIDGE, EAVE AND GUTTER HEIGHTS HAVE BEEN OBTAINED BY AN INDIRECT METHOD AND ARE ONLY ACCURATE FOR PLANNING PURPOSES ONLY.
6. ADJOINING BUILDINGS AND DWELLINGS HAVE BEEN PLOTTED FOR DIAGRAMMATIC PURPOSES ONLY AND SPECIFIC DETAILS, IF CRITICAL, WILL REQUIRE FURTHER SURVEY WORK.
7. THE DIAMETER, SPREAD AND HEIGHT OF EACH TREE IS INDICATIVE ONLY AND SPECIFIC DETAILS, IF CRITICAL, WILL REQUIRE FURTHER SURVEY WORK.
8. THIS DETAIL & LEVELS PLAN IS PROVIDED FOR THE PRIVATE & CONFIDENTIAL USE OF THE CLIENT MENTIONED ONLY AND CANNOT BE USED OR RELIED UPON BY ANOTHER PARTY.

BY IVAN BABIC
REGISTERED SURVEYOR ID No. 1604

NOTES ON SUBJECT TITLE (LOT 20 IN DP 732054)

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- AJ566981 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA

THIS INFORMATION HAS NOT BEEN INVESTIGATED BY US BUT IS RECOMMENDED THAT IT BE CHECKED BY A SOLICITOR.

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