



CAPABILITY STATEMENT

LAND SURVEYORS
CONSTRUCTION
3D SCAN AND MODEL

CMS
SURVEYORS

ABOUT US.

CMS Surveyors is a dynamic, multidisciplinary surveying firm with a remarkable 22-year legacy in Sydney and regional NSW.

Our approach to work is based on quality and integrity. We are trusted to deliver the highest standard of service to our clients across spatial, cadastral, and construction surveying.

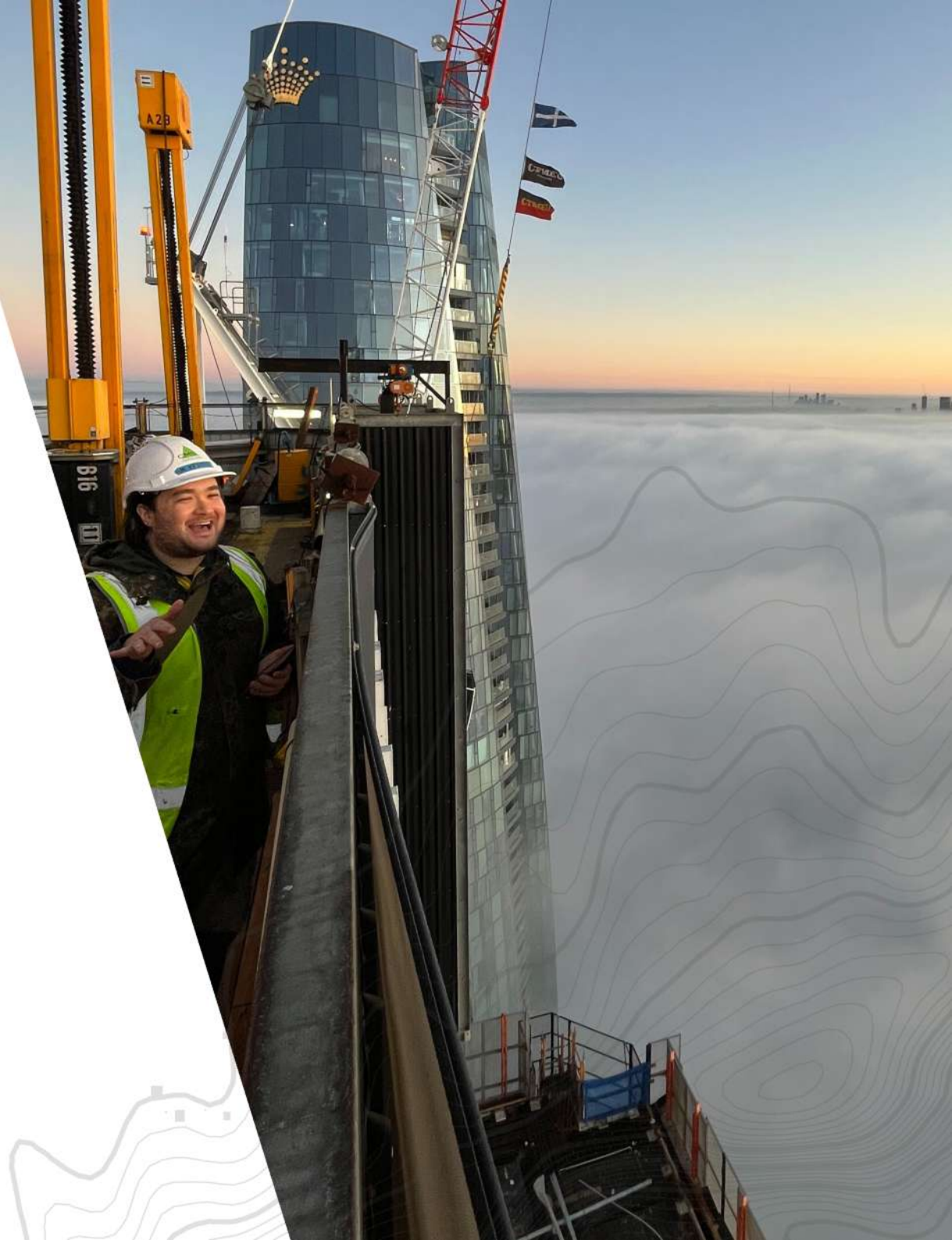
We have worked on some of Sydney's most high-profile construction projects such as Crown Hotel Barangaroo, Western Sydney Airport, and Salesforce Tower Circular Quay.

Our clients include government authorities, infrastructure and engineering companies, educational institutions, utility companies, architects, builders, developers, and engineers, as well as solicitors, real estate agents and individual property owners.

Quality, safety, and environment.

Our core values are aligned with our best practice methods, which results in being certified to the international standards ISO 9001:2015 Quality Management and ISO 45001:2018 OH&S Management Systems.

We also meet the international standard of ISO 14001:2015 Environment Management System and make sustainable choices part of our everyday work.



OUR TEAM

Our people are our strongest asset.

We strive to be supportive, inclusive, and inspiring for our 80+ strong team, our clients, and for the future of the industry.

CMS Surveyors is led by our 4 directors who have been with the company since inception more than 20 years ago. They share with us their experience, professionalism, and passion for the industry.

Located in Sydney and regional NSW (Riverina), our extended team includes 6 registered surveyors and over 80 senior surveyors, technicians, spatial experts, draftspersons, and administrators across cadastral and construction surveying. Our culture of innovation and excellence means that our team delivers world class results, every time.



DAVID LOVELL

**Director
(BSurv. Newc.) M.I.S (NSW)**

David has extensive experience in Cadastral, Planning, Construction, Photogrammetry and Management. He particularly enjoys working out innovative solutions to clients through the use of new technologies.



STUART McEVOY

**Director
(BE Geomatics Hons UNSW) Registered Land
Surveyor M.I.S (NSW)**

Stuart's expertise lies in the land development industry. He is focused on problem-solving land development issues and providing professional, innovative, cost-effective advice that is beneficial to his clients.



STUART SOLTAU

**Director
(Higher Certificate) Engineering/Construction
Surveyor**

Stuart has managed survey teams on most of our high-profile construction projects in Sydney. He relishes the need for quick thinking and problem solving required in today's construction industry.



CLIENTS AND PARTNERS

We're trusted by the best in the business.

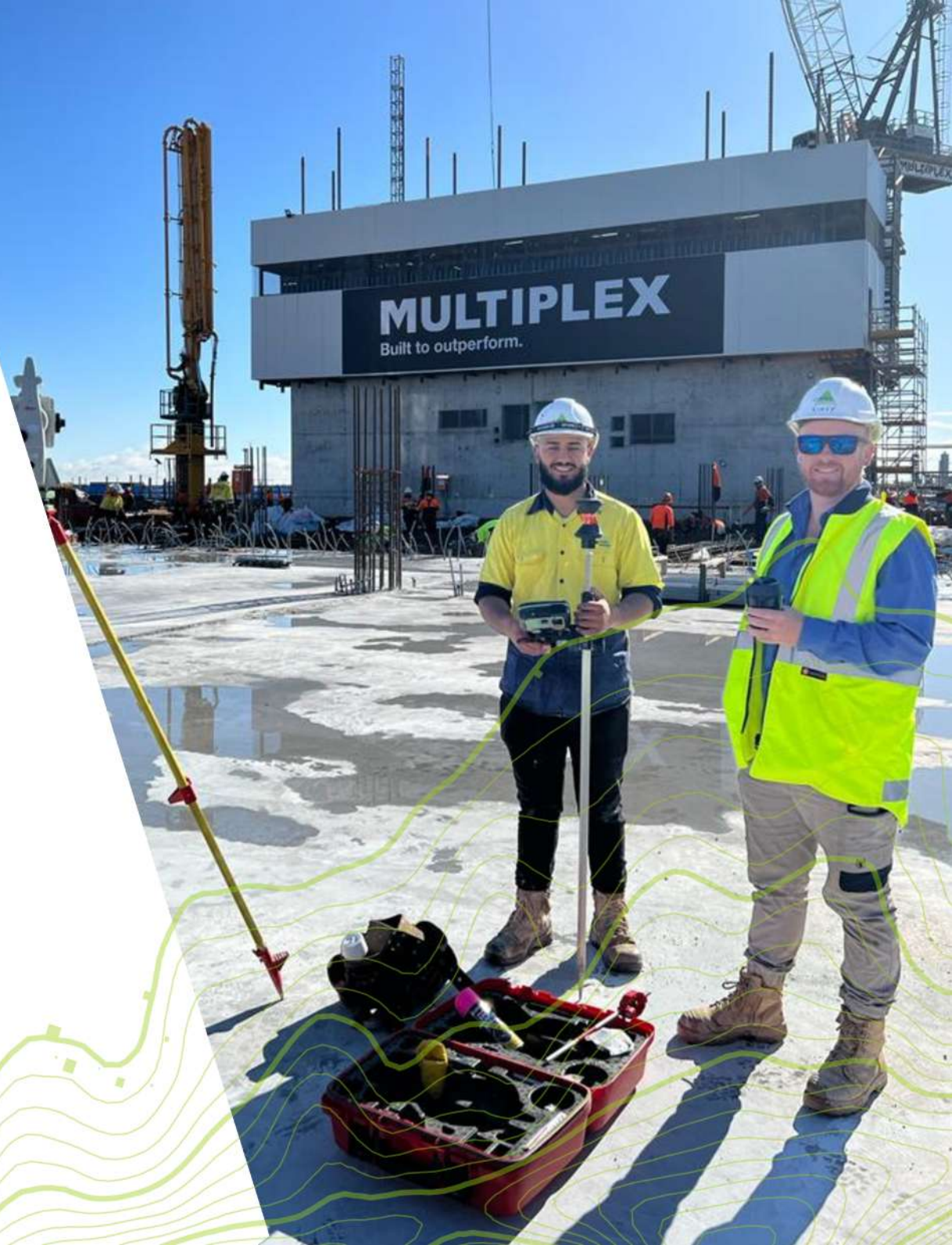
We've had the privilege of working with high profile clients and partners across a range of industries including engineering, commercial constructions, architecture, property developers, builders, and government organisations. We are also on the selection board for several organisations.



RICHARD CROOKES
CONSTRUCTIONS



MULTIPLEX



KEY PROJECTS

Shaping our city, leaving a legacy.

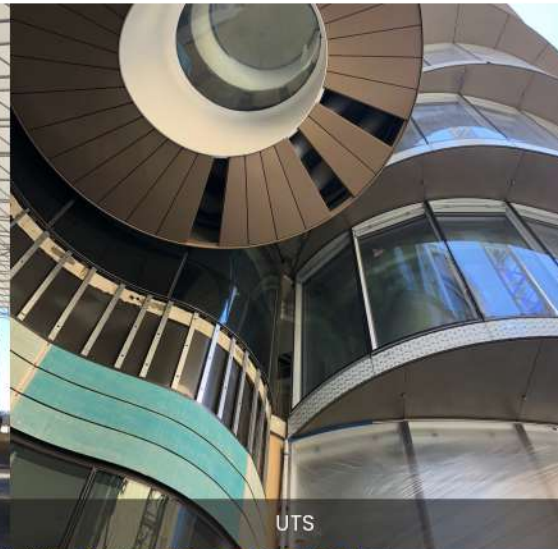
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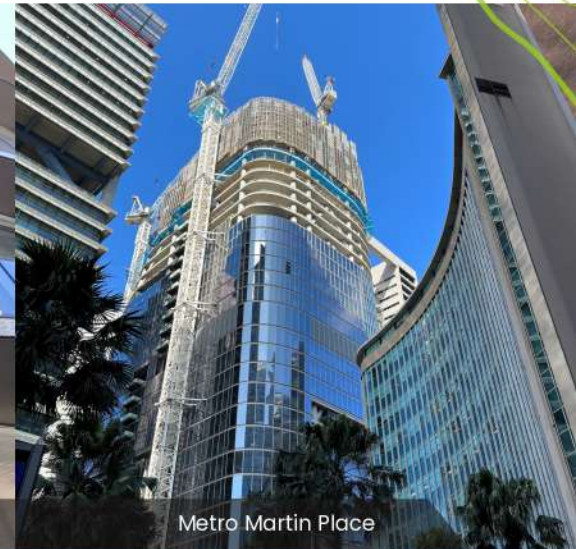
Salesforce Tower



Lachlans's Line Bridge



UTS



Metro Martin Place



Crown Hotel and Barangaroo



One Sydney Harbour



Western Sydney Airport



Detail and Level Surveys (Topographic Surveys)

Our dedicated Land Surveying team uses the latest technology to provide you with topographic surveys for projects of all sizes.

- Total station and data capture surveys
- Scanning or virtual surveying developed into 3D outputs such as 3dDWG, 2D DWG, Revit model, 3D Model, Point Cloud, Trueview and more
- Contour Surveys
- Tree and tree tagging surveys
- GPS/GNSS Surveys
- Data sets in formats to suit your design software



Boundary (Cadastral) Surveys

Establish the precise location and dimensions of the property lines, corners, and any easements or encroachments that may affect the boundaries.

- Due Diligence surveys
- Identification surveys
- Property Reports including Easements
- 3D Property Reports for stratum and strata properties including modelling of easements, rights of way
- Complying Development Certificate Surveys with Levels and Details
- Easement Surveys
- Restrictions on the use of land
- Registered lease plans
- 88B Instruments for covenants, restrictions and easements
- Marking of Boundaries





3D Scanning and BIM (Building Information Modelling)



Aerial Mapping



Scanning, Point Cloud and Building Information Modelling (BIM) are now embraced as a standard tools for taking that data and turning it into useable digital product. That means architects, designers and engineers are made more flexible, efficient, collaborative and innovative.

- Point Clouds, point cloud viewer files TrueView and uPano
- (BIM) Building Information Modelling
- 3D Modelling
- Revit Models
- Elevations and floor plans (in 2D and 3D)
- Geometric information such as beam thicknesses and pipe diameters
- Floor slab analysis
- Rendered fly-throughs for presentations
- Shadow/Solar Studies and diagrams
- Visual Impact reports

Aerial surveying is an efficient way of conducting large topographical surveys, surveying hard to reach places, tracking volumes and stockpiles in earthworks or construction sites, capturing inaccessible roof profiles and more.

- Casa Certified Drone Pilot
- Drone Point Cloud data capture and photogrammetry to provide mapping in DWG format and DTM to a suitable accuracy of the data
- Photogrammetry and Ortho photography from drone or purpose flown aerial photography
- Ground Elevation Models from high definition LiDAR
- Data sets in formats to suit your design software

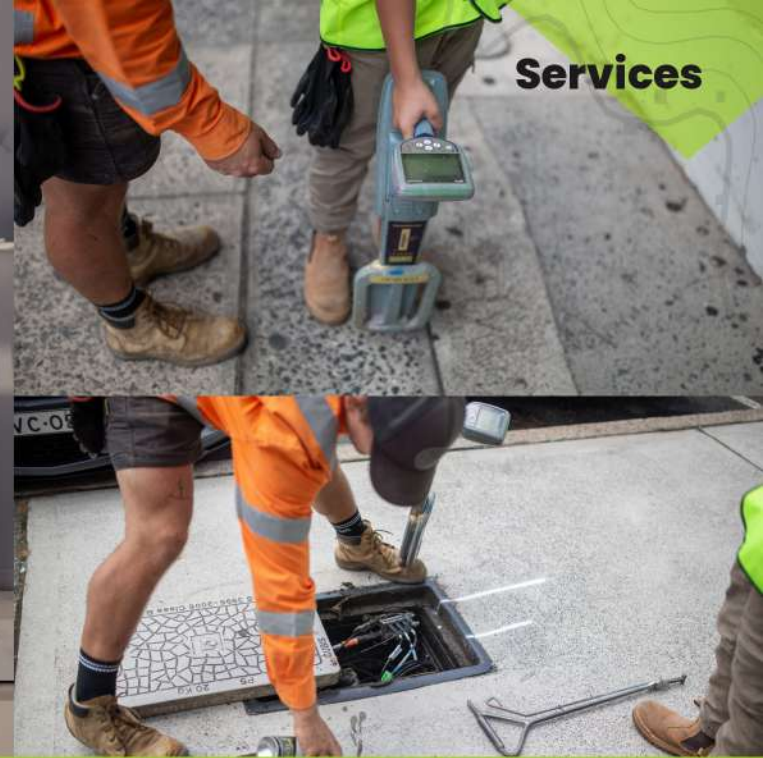
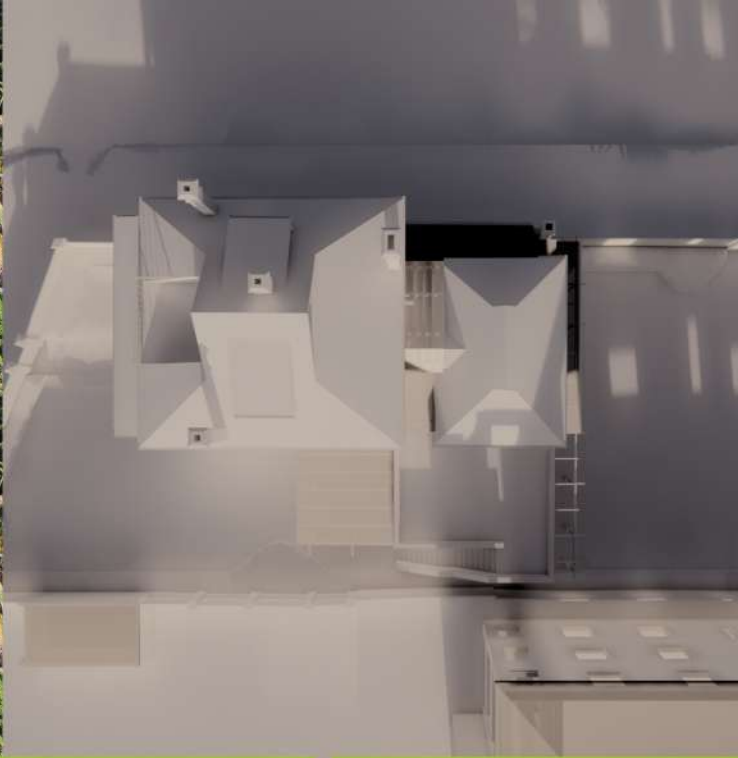




Shadow Studies and Visual Impact Reports

Using a laser scanner we are able to capture a site and its surrounds in high accuracy and detail. The resulting model will allow you to precisely assess the impact of your project on surrounding properties or environments.

- Efficient, economical and accurate
- Predict the path of a proposed objects shadows over the existing environment or over other proposed structures for any location, time and date required.
- Predict visual impact on surrounding residents, with real-view examples
- This information can be presented as a sequence of images, a video, model, or can be extracted to CAD linework.



Services

Underground Services Surveys

Prepare your site for development with a detailed survey and report of existing underground infrastructure, obstacles or natural features.

- Ideal for Mechanical/Electrical/Plumbing data capture
- Can accurately determine pipe centreline vectors, pipe, and duct sizes
- Quick to collect information in the field vs traditional surveying methods = less plant downtime
- Information needs to be extracted and presented either on paper, in intelligent 3D models or in reports.





Urban Planning Services

Our experienced team can guide you through the process of development and land sales by providing necessary reports or plans for applications or compliance.

- Development Applications for residential, commercial and industrial development
- Site investigation and subdivision feasibility assessment
- Subdivision project management
- Planning proposals
- Environment Impact Statements
- Social Impacts Assessment
- Social Research and Demographic Analysis
- Community Engagement and Stakeholder Management



Environmental Surveys

Confidently assess the impact of your project on surrounding vegetation, terrain, watercourses or ecosystems.

- Pre-tender volume calculations
- Environmental conformance surveys
- Test pit and monitoring well surveys
- Excavated material volumes
- Watercourse surveys
- Works As Executed surveys



Sandy Bay Business Hub

May 2023
Demolition Underway

November 2023
Construction begins

June 2024
Estimated completion



Subdivision and Strata Surveys

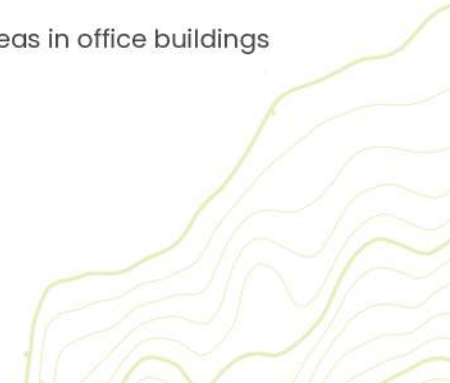
Successfully manage your subdivision or create Strata or Community Titles with a surveyor that understands your needs, and the legal requirements of the Land Property Management Authority (LPMA).

- Torrens Title subdivisions
- Stratum (part Strata) surveys
- Community Title
- Strata Title and staged Stratats
- Consolidation Surveys
- Project management of the subdivision process, including management of specialist sub-consultants to satisfy council requirements and manage your Development Application
- Electronic lodgements of plans to Land and Property Information NSW

Tenancy Surveys

Tenancy Surveys are conducted to determine the exact rentable or leasable area of a commercial property. We adhere to the Property Council of Australia Method of Measurement for office, retail or warehouse complexes.

- Gross Lettable Area Retail (GLAR) for retail tenancy areas in shopping centres and commercial buildings
- Gross Lettable Area (GLA) for warehouses and industrial complexes
- Net Lettable Area (NLA) for tenancy areas in office buildings
- Lease Plans
- Marketing Plans
- NABERS rating advice and reports





Construction



Engineering Surveys



Good construction begins with surveying – it's an essential first step in the planning and design process. It's also necessary to engage a surveyor at different points during your project. Whether its a one-off survey you need, or a dedicated team of surveyors on-site, we can help.

- High Rise building set out and curtain wall set out
- Construction Grid Set Out and Coordinate Set Out
- As-Built Surveys/Final Survey/Certification Report
- Roads and engineering set out - batter boards, general offset marks, drainage lines and pavement works
- Work-As-Executed (WAE)

Support the conception, planning, design, construction, maintenance and operation of your engineering project with our team.

- Building Set Out surveys
- Setting out of structures
- Volumetric surveys
- Earthworks and civil construction surveys





We're here to help.

Get in touch with our friendly team of experts to discuss your project.

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