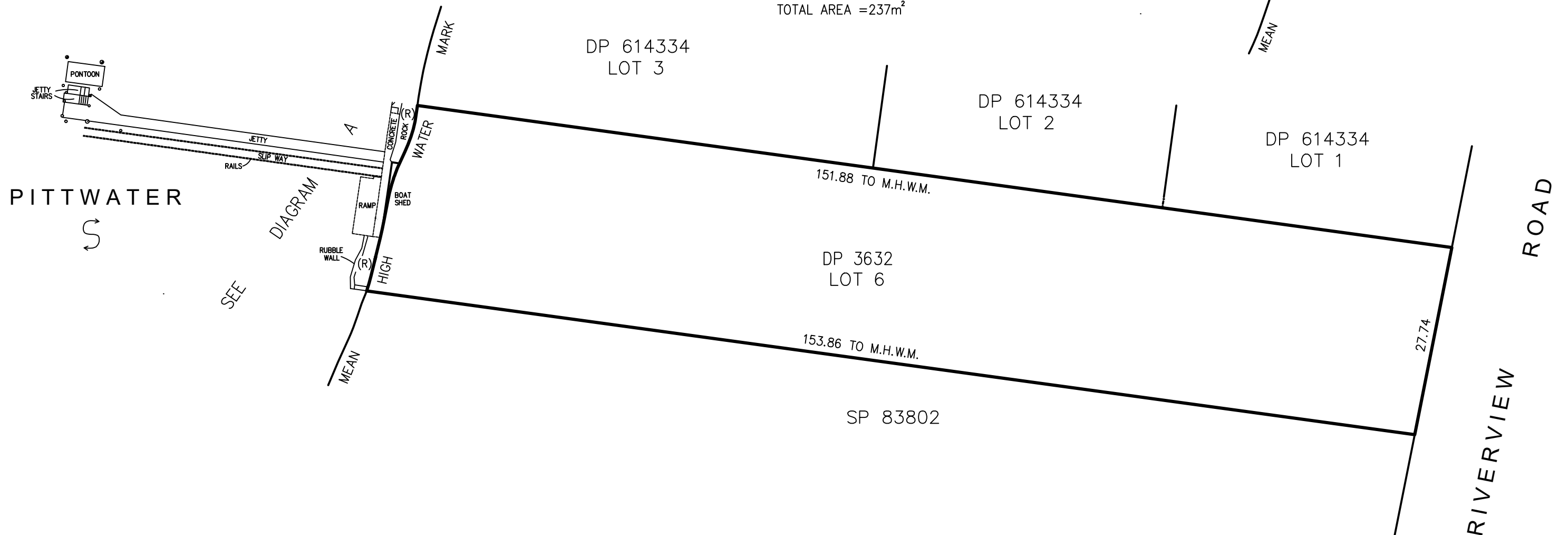




(R) DENOTES RECLAIMED LAND

Surveyor: PAUL CECHELLERO
Date of Survey: 15/11/2023
Surveyor's Ref: 60384002B

PLAN FOR DOMESTIC WATERFRONT
LICENCE 391482 - ABUTTING
LOT 6 IN DP 3632

L G A NORTHERN BEACHES
Locality: AVALON BEACH

Lengths are in metres. Reduction Ratio 1:600

SURVEYORS REPORT

Date: 13th February 2024

Page 1 of 2

Our Ref: 20824B Comp1

Bloc Constructions
Level 1/16 Bentham Street
YARRALUMLA ACT 2600
Attention: David Murphy

**RE: BUILDING COMPLIANCE SURVEY OF NEWLY CONSTRUCTED CONCRETE TENNIS COURT AND PAVILION
PROPERTY: 3 RIVERVIEW ROAD, AVALON NSW**

In accordance with your instructions, we have made a survey over part of the land comprised in Folio Identifier 6/3632, being Lot 6 in Deposited Plan 3632 in the Local Government Area of Northern Beaches, Parish of Narrabeen, County of Cumberland, known as No.3 Riverview Road, Avalon and shown edged red on the attached sketch.

The survey is for building compliance purposes. This report must not be used for any other matter, purpose or construction set out. The date of survey was 6/02/2024 and this report is based upon Folio Identifier 6/3632 search issued by the LRS NSW, dated 5/02/2024.

We have attended site on 6/02/2024 and located the recently constructed concrete tennis court and glass & clad pavilion with metal roof, being standalone additions to the existing one and two storey brick and timber house on the land.

The position of the abovementioned new structures relative to the boundaries of the land is shown on the accompanying sketch.

Roof and Floor levels relative to Australian Height Datum as surveyed are shown on the accompanying sketch.

It should be noted that no attempt has been made to locate below ground improvements of any nature.

It should be noted that no attempt has been made to locate other structures located on or adjacent to the subject land.

Encumbrances upon Title have not been investigated for the purposes of this survey.

This report has been prepared for the exclusive use of Bloc Constructions (NSW) only for this particular transaction.

Yours faithfully,

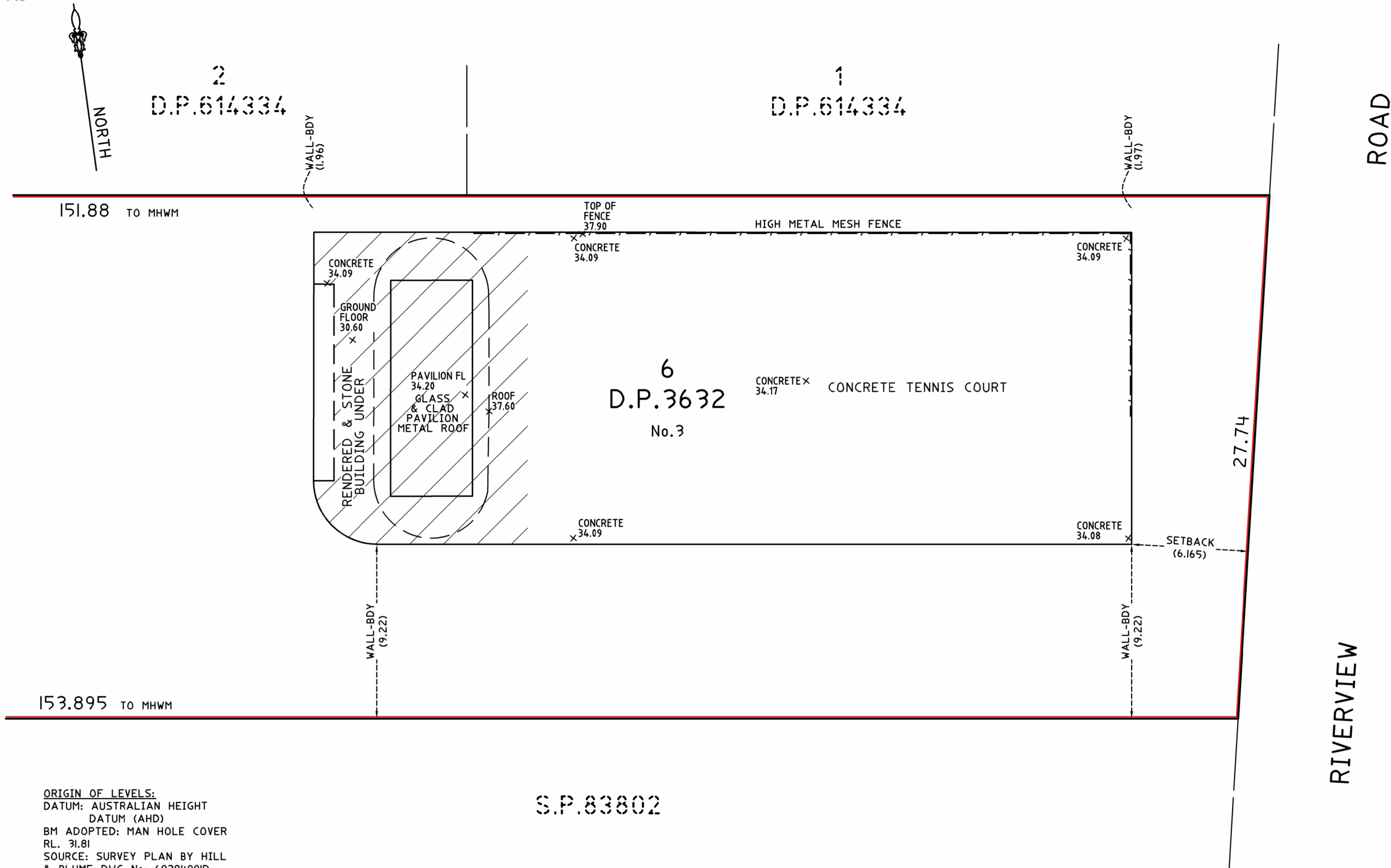
C.M.S Surveyors PTY. Limited



Murray Learmont

Registered Land Surveyor

A3



ORIGIN OF LEVELS:
DATUM: AUSTRALIAN HEIGHT
DATUM (AHD)
BM ADOPTED: MAN HOLE COVER
RL. 31.81
SOURCE: SURVEY PLAN BY HILL
& BLUME DWG No: 6038400ID
DATED: 16/04/2018

S.P.83802

SURVEY SKETCH


MURRAY LEARMONT
REGISTERED SURVEYOR BOSSI NUMBER 1462



CMS SURVEYORS PTY LTD
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2/99A South Creek Road, Dee Why, NSW, 2099
(02) 9971 4802
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www.cmssurveyors.com.au

THIS IS PAGE 2 OF MY REPORT DATED 13/02/2024

SURVEY INSTRUCTION	SCALE	DATE OF SURVEY
20824B	1:200@A3	6/02/2024
DRAWING NAME	SHEET	ISSUE
20824Bcompliance	1 OF 1	1
CAD FILE	20824Bcompliance 1.dwg	