

Our Ref: S#155986  
Date: 11/12/20

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**Re:** Detail Survey  
**Property Address:** No 21 Middleton Road, Cromer, NSW, 2099  
**Lot/Plan:** Lot 6 DP 771621  
**Council:** Northern Beaches

As instructed, a detail survey on portion of the above-mentioned subject land has been undertaken for the sole purpose of obtaining levels and locations of existing features and interior detail.

Standing upon the subject land within the area of survey is a commercial warehouse building. The location of improvements in relation to the property boundaries are shown in the diagram.

Levels have been obtained and features have been located over the subject land as required including interior walls, columns and structural elements within the warehouse. Floor, gutter and ridge heights have been determined, where possible/practical.

All levels are on Australian Height Datum (AHD). Origin of levels for the survey was Permanent Mark No. 10941. Government records indicate that the mark has a published value of 18.581 metres AHD at the date of survey.

Durable survey marks have been placed on or near the subject site which are suitable for future level construction purposes.

Boundary definition is to an accuracy sufficient for dwelling/addition design. No marking of boundaries has been undertaken in conjunction with this survey. It is advised that additional survey of boundaries be undertaken at construction stage if building close to boundary alignments.

Some clearly visible service/utility lines have been located for position and level. Other than the aforementioned, no attempt has been made to determine the exact location and/or depth of service/utility/stormwater lines/ structures in this survey. You are advised to seek the relevant authorities' or Council's advice regarding the location and/or depth of any local mains line/structure.

Other than minor irregularities in fencing, there are no other visible encroachments either by or upon the subject property within the area of survey.

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The subject property is affected by an easement to drain water 4.83 and 2.5 wide. Portion of this easement lies within the subject area. Lease interests on title have not been investigated. There are no other apparent or clearly visible easements affecting the subject area

Please refer to Certificate of Title (attached) and Section 149 Certificate (not supplied) for Restrictions on development of the subject land. Date of Title search obtained by Intrax Consulting Group is 27/11/20.

The associated plan is an integral part of the information and advice in this report. This information should only be used for design and Development Application purposes.

Please contact the undersigned if you wish to discuss further.

Yours faithfully



Jeff Clarke  
Survey Manager

