

# surveyors report

**property:**

12 COLLAROY STREET  
COLLAROY

**date:**

25<sup>th</sup> July 2022

**ref :**

42005

**client:**

GEOFFREY SPARKE

chadwick**cheng**

# chadwickcheng

consulting surveyors

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**CLIENT: GEOFFREY SPARKE**

**REFERENCE: 42005**  
**PROPERTY: 12 COLLAROY STREET**  
**COLLAROY**

We have surveyed part of the land edged red on sketch herewith being the whole of the land contained in Certificate of Title Folio Identifier No. 34/11374 being Lot 34 in Deposited Plan No. 11374 having a frontage of 17.475 metres to Collaroy Street at Collaroy in the Local Government Area of Northern Beaches.

**WE HEREBY CERTIFY** that erected thereon is a two storey clad and rendered house and metal shed which stand wholly on the above described land well within the boundaries thereof, and do not encroach upon any adjoining property or street.

The property is identified as No. 12.

In accordance with Section 149A of the Environmental Planning & Assessment Act as amended, for the purposes of a Building Certificate we have noted on the attached sketch the distances of walls and roof overhang relative to the boundaries of the subject land.

It should be noted that this is a partial survey only to establish the position of the existing house and shed relative to Collaroy Street and the eastern, western and southern boundaries. No survey has been made of the remainder of the property or any other improvements thereon.

Relevant detail is shown on the sketch herewith together with sufficient information for identification purposes. This survey has been made specifically to identify the position of the existing house and shed on the land and should not be used for conveyancing or other similar purposes. Any future development or extensions would require the boundaries to be marked on the ground.



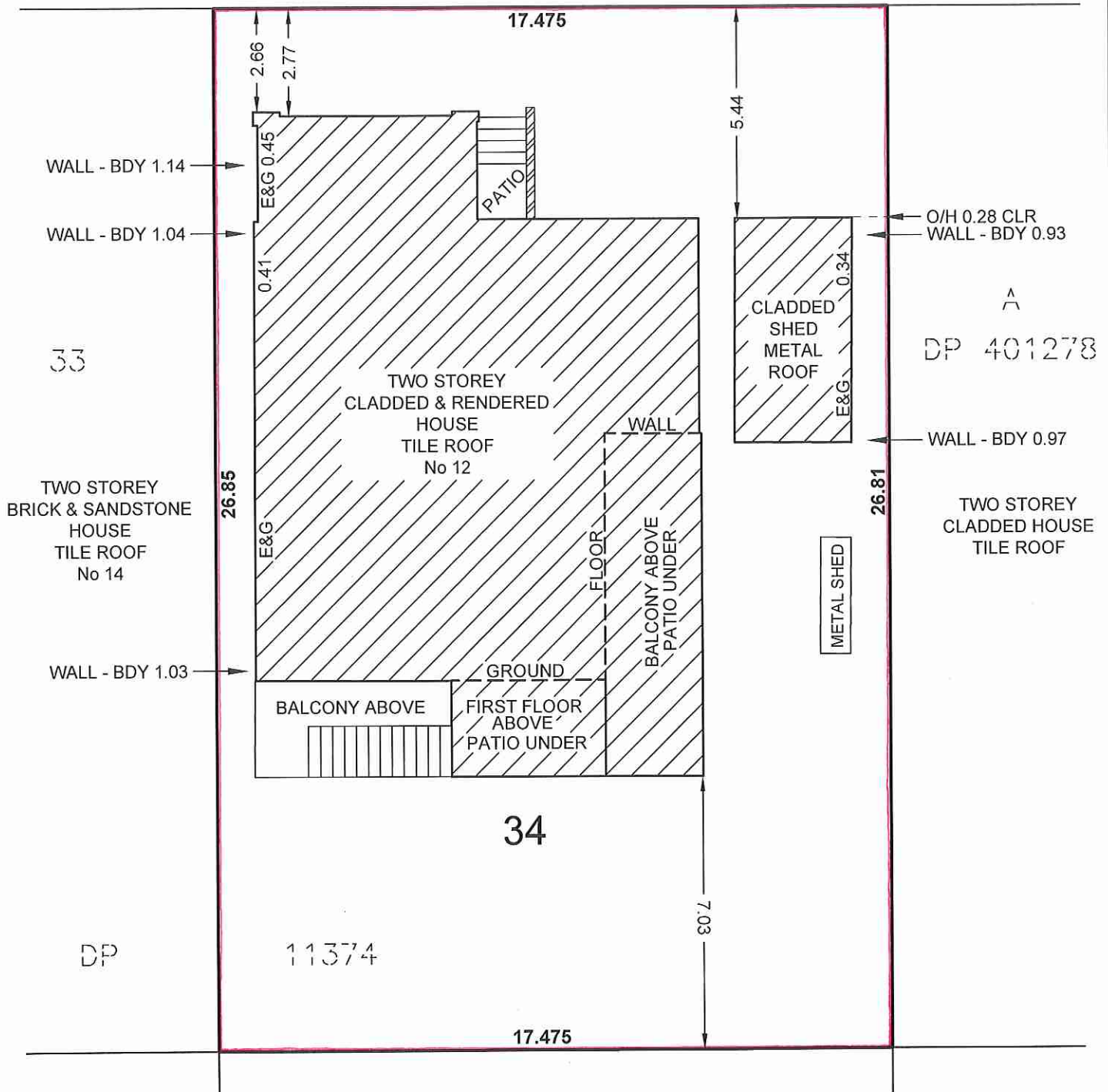
REGISTERED SURVEYOR.  
25<sup>th</sup> July 2022

# SKETCH

L.G.A.  
NORTHERN BEACHES

THIS PLAN IS FOR AN IDENTIFICATION SURVEY ONLY AND AS SUCH IS NOT REGISTERED BY THE REGISTRAR OF TITLES. SUBSEQUENT REGISTERED OR OTHER SURVEYS IN THIS AREA MAY AFFECT THE BOUNDARY DEFINITION SHOWN ON THE PLAN. ANY DIFFERENCES SO CAUSED ARE BEYOND THE CONTROL OF CHADWICK, CHENG SURVEYORS.

COLLARROY STREET



- \* Building materials mentioned in this report are descriptive only and not necessarily accurate.
- \* Boundaries have not been marked by this survey.
- \* The information shown hereon is for identification only and should not be used for any other purpose.
- \* The location of services & drainage and minor structures has not been determined by this survey.
- \* Disclaimer of Liability and Copyright - see front page.

DATE : 25.07.2022

REFERENCE : 42005 / ID