

# CMS Surveyors Pty Limited

A.B.N. 79 096 240 201  
LAND SURVEYING, PLANNING & DEVELOPMENT CONSULTANTS



Our Ref: 16775 comp 3  
Date: 29/10/2019

Page: 1 of 2

Mr John Wright  
Beecraft Pty Ltd  
6A Larool Road  
Terrey Hills NSW 2084

Dear Sir,

**Re: Building Compliance Survey of Timber Decks  
Property: 22 Tabalum Road, Balgowlah Heights**

In accordance with your instructions we have made a survey of part of the land comprised in Folio Identifier 3/59/758044 being Lot 3 Section 59 in Deposited Plan 758044 in the Local Government Area of Northern Beaches, Parish of Manly Cove, County of Cumberland having a frontage to Tabalum Road and shown edged red on the attached sketch.

The survey is for Building Compliance purposes only. This report must not be used for any other matter, purpose or construction set out. The date of the survey was 29/10/2019 and this report is based upon Folio Identifier search issued by the LPI NSW, dated 12/6/2019. The property is known as 22 Tabalum Road, Balgowlah Heights.

**And in our opinion:**

We have attended site and located the garage and rendered building located at the rear of the property

We have attended site and located the timber decks attached to the eastern, western and northern façade of the two storey residence located on the land, the timber deck located adjacent to the western façade of the rendered building located in the southeastern corner of the subject land and the metal carport located adjacent to the southern boundary of the subject land.


The position of the above-mentioned structures in relation to the boundaries is shown on the accompanying sketch. For the purpose of this survey other improvements located on or adjacent to the subject land have not been surveyed. It should be noted that no attempt has been made to locate below ground improvements of any nature.

Levels relative to Australian Height Datum as surveyed are shown on the sketch. Title restrictions (if any) on the Title have not been investigated as part of this survey.

This report has been prepared for use by Beecraft Pty Ltd. No liability for loss howsoever arising can be accepted from other persons seeking to rely upon the information contained herein.

Yours faithfully,

**CMS Surveyors Pty Limited**

  
**Stephen R Emery**  
Registered Land Surveyor

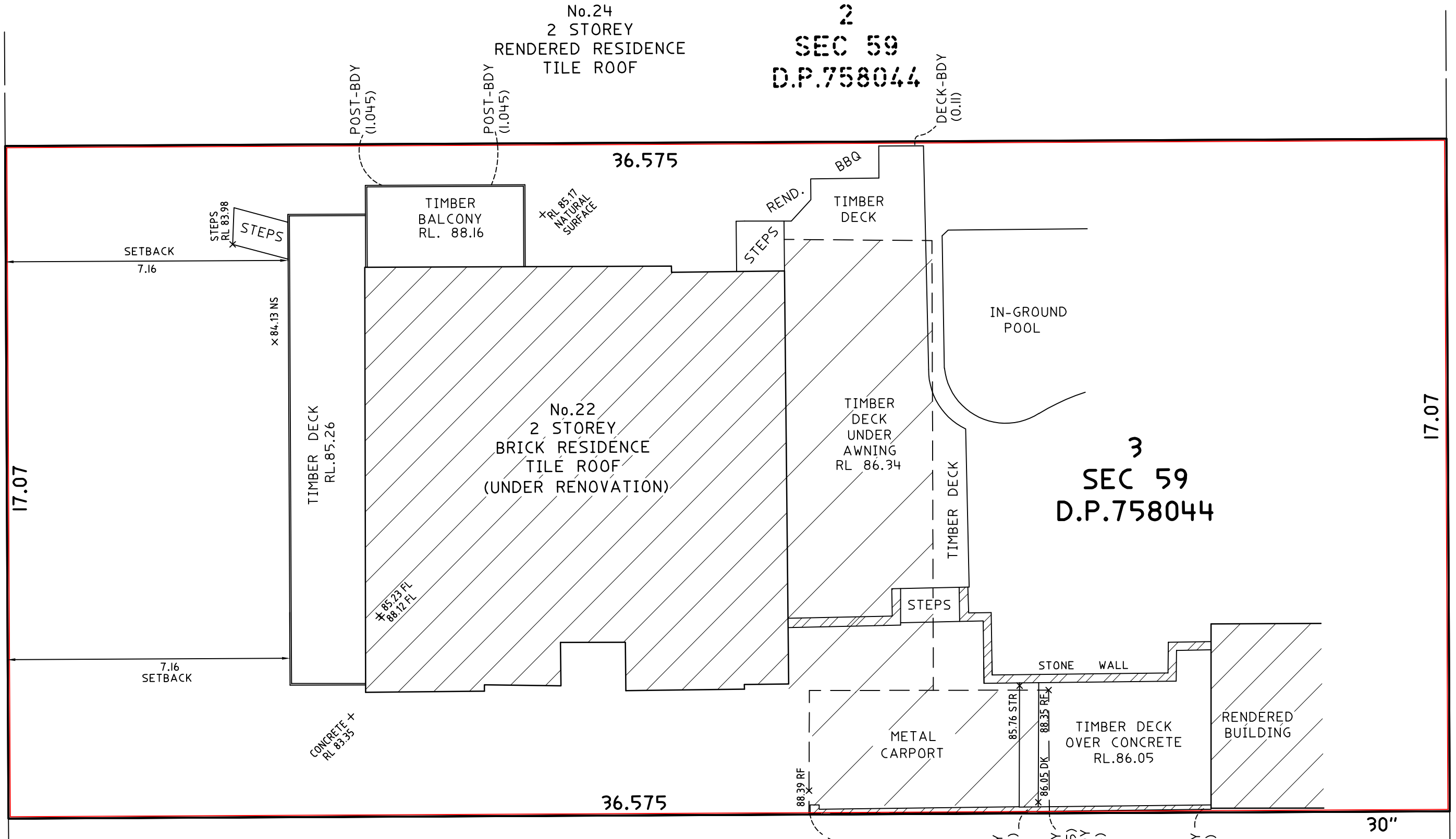
A3



NORTH

ROAD

TABALUM



VERTICAL DATUM:

DATUM: AUSTRALIAN HEIGHT DATUM (AHD)

B.M. ADOPTED: PM 33346

R.L. 75.529 (ORDER L2)

SOURCE: S.C.I.M.S. (27/02/17)

4  
SEC 59  
D.P.758044

No.20  
2 STOREY  
RENDERED RESIDENCE  
TILE ROOF

SURVEY SKETCH

*SbGm*

REGISTERED SURVEYOR



C.M.S. Surveyors Pty. Ltd.

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THIS IS PAGE 2 OF MY REPORT DATED 29/10/19

SURVEY INSTRUCTION  
16775B

NOT TO  
SCALE

DATE OF SURVEY  
29/10/19

DRAWING NAME  
16775comp 3

CAD FILE  
16775comp 3.dwg

ISSUE  
3

3	CARPORT ADDED	29/10/19
2	DECK ADDED	5/07/19
1	FIRST ISSUE	28/06/19