

## SURVEYORS REPORT

Will Lenehan  
11 Cook Terrace,  
Mona Vale NSW

Date: 22nd August 2024  
Our Ref: 18091A  
Page: 1 of 2

Dear Suzannah,

**RE: BUILDING COMPLIANCE OF NEWLY CONSTRUCTED POOL**  
**PROPERTY: 11 COOK TERRACE, MONA VALE**

Land situated at Mona Vale in the Local Government Area of Northern Beaches, Parish of Narrabeen, County of Cumberland and having a frontage to Cook Terrace and being the whole of the land comprised in Computer Folio Identifier 24/16692 being the whole of the land contained within Lot 24 in Deposited Plan 16692. Red edging delineates the boundaries of the subject land as shown on the accompanying sketch dated 22<sup>nd</sup> August 2024.

In accordance with your instructions, we have surveyed part of the above-described land for building compliance purposes and for the exclusive use associated with this particular transaction, noting that if any additional structure is to be erected on the subject land the boundaries should be marked for that purpose. The information in the report and sketch should not be used for any other purpose. This survey is based on a Title search dated 15<sup>th</sup> August 2024.

We attended site on 16/08/2024 and located the pool and associated wall, fences and decking which has recently undergone additions located on the land.

The heights relative to Australian Height Datum as surveyed are shown on the accompanying sketch.

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

It should be noted that: -

- (a) No attempt has been made to investigate the Covenant noted in the title.
- (b) No attempt has been made to locate below ground improvements of any nature.
- (c) No attempt has been made to locate other structures located on or adjacent to the subject land.

The dimensions shown in the accompanying sketch locate the building for building compliance purposes only and not for construction set out.

Yours faithfully,  
**C.M.S Surveyors PTY. Limited**



**Mark Reid**  
Registered Land Surveyor

TERRACE

COOK

25  
D.P.16692

19  
D.P.16692

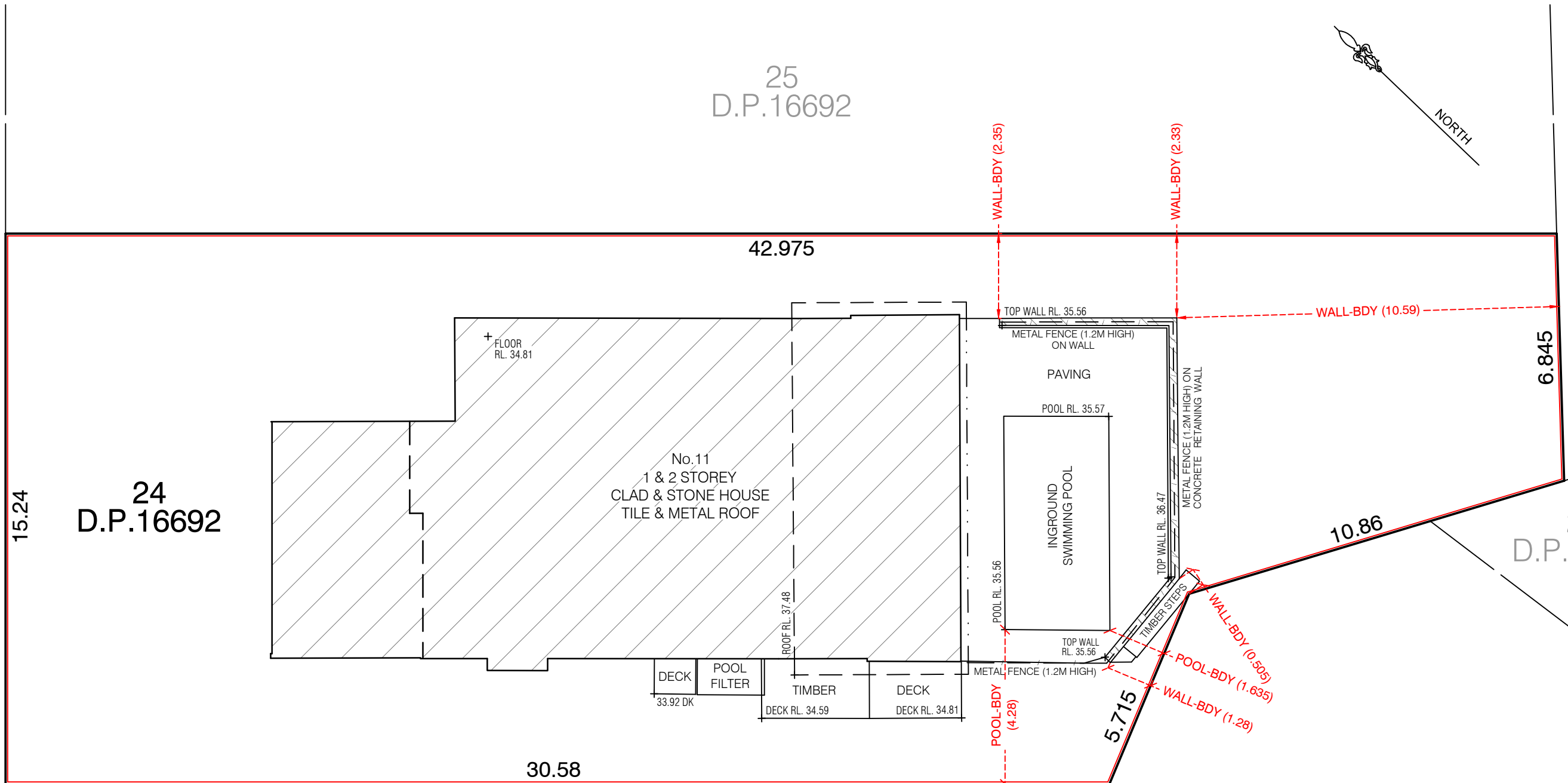
24  
D.P.16692

20  
D.P.16692

23  
D.P.16692

22  
D.P.16692

ORIGIN OF LEVELS  
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)  
B.M. ADOPTED: PM 46370  
R.L. 24.993m (CLASS L3)  
SOURCE: S.C.I.M.S. (26/09/2018)



**SURVEY SKETCH**

*Mark Reid*

MARK REID  
REGISTERED SURVEYOR BOSSI NUMBER 183



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THIS IS PAGE 2 OF MY REPORT DATED 22/08/2024

SURVEY INSTRUCTION 18091A	SCALE 1:125@A3	DATE OF SURVEY 16/08/2024
DRAWING NAME <b>18091Acompliance</b>		SHEET 1 OF 1
CAD FILE 18091Acomp 1.dwg		ISSUE <b>1</b>