

## SURVEYORS REPORT

Claire Powell  
1 Aldinga Place  
Forestville NSW 2087

Date: 11 June 2024  
Our Ref: 21245Acomp 1  
Page: 1 of 2

Dear Claire,

**RE: BUILDING COMPLIANCE SURVEY OF REAR SHED**  
**PROPERTY: 1 ALDINGA PLACE, FORESTVILLE**

Land situated at Forestville in the Local Government Area of Northern Beaches, Parish of Manly Cove, County of Cumberland and having a frontage Aldinga Place, and being the whole of the land comprised in Computer Folio Identifier 35/31528 being the whole of the land contained within Lot 35 in Deposited Plan 31528. Red edging delineates the boundaries of the subject land as shown on the accompanying sketch dated 11<sup>th</sup> June 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 5<sup>th</sup> June 2024.

We attended site on 06/06/2024 and located the one storey clad gym/workshop with metal roof and covered deck which has recently undergone alterations in location on the land.

The floor, roof and ridge 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.

There is an Easement for Drainage affecting the subject lot noted in the title, but it has no effect on the area of this survey.

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.

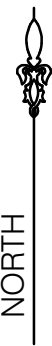
The dimensions shown in the accompanying sketch locate the building for building compliance purposes only and not for construction set out.

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



**Mark Reid**  
Registered Land Surveyor

A3



11  
DP 31528

36  
DP 31528

EASEMENT FOR DRAINAGE VIDE DP31528

52.265

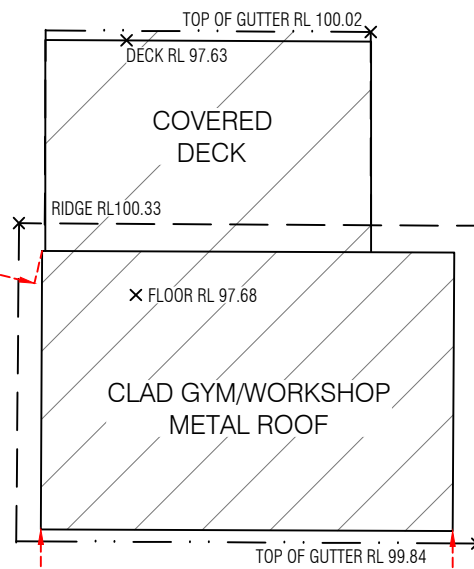
(NOT TO SCALE)

FENCE  
23.165

35  
DP 31528

No. 1  
BRICK RESIDENCE

TO ALDINGA PLACE



PALING FENCE

56.085

(NOT TO SCALE)

ORIGIN OF LEVELS:  
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)  
BM ADOPTED: SSM 1341  
RL 90.421 (CLASS LC)  
SOURCE S.C.I.M.S. (10/12/2009)

21  
DP 24593

22  
DP 24593

23  
DP 24593

**SURVEY SKETCH**

*Mark Reid*  
MARK REID  
REGISTERED SURVEYOR BOSSI NUMBER 183



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THIS IS PAGE 2 OF MY REPORT DATED 11/06/2024

SURVEY INSTRUCTION 21245A	SCALE 1:100@A3	DATE OF SURVEY 6/06/2024
DRAWING NAME <b>21245Acompliance</b>		SHEET 1 OF 1
CAD FILE 21245Acomp 1.dwg		ISSUE <b>1</b>