

CMS Surveyors Pty Limited

A.B.N. 79 096 240 201

LAND SURVEYING, PLANNING & DEVELOPMENT CONSULTANTS



Our Ref: 16853C
Date: 29th October 2020

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Sue Holiday
16 Cabrarita Road
Avalon NSW 2107

Dear Sir & Madam,

**Re: Building Compliance Survey of Newly Constructed Boatshed
Property: 16 Cabarita Road, Avalon 2107**

In accordance with your instructions we have made a survey of part of the land comprised in Folio Identifier 5/11704 being Lot 5 in Deposited Plan 17704 in the Local Government Area of Northern Beaches, Parish of Narrabeen, County of Cumberland having a frontage to Cabarita 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 23rd October 2020 and this report is based upon Folio Identifier search issued by the LPI NSW, dated 22nd October 2020. The property is known as 16 Cabarita Road.

And in our opinion:

We have attended site and located the recently constructed clad boatshed with a concrete roof and the sandstone retaining wall only located on the subject land.

The position of the above-mentioned structures in relation to the boundaries is shown on the accompanying sketch.

It should be noted that no attempt has been made to locate below ground improvements of any nature.

Roof and floor 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 Ms Sue Holiday only. 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

James B W Bonisch
Registered Land Surveyor

4
D.P.17704
No. 14

42.08

6.750
WALL-BDY

SSTNE RETAINING WALL

ROOF RL: 5.89

WALL-BDY
1.965

17.06

FLOOR RL: 2.18 +

CLAD BOATSHED
CONCRETE ROOF1.735
WALL-BDY⊗
42.29

⊗

⊗

6
D.P.17704
No. 18

154
D.P.752046

BAY

NORTH



CAREEL

⊗ : DENOTES EASEMENT TO DRAIN WATER
EASEMENT TO DRAIN WATER
AS SHOWN IN DEALING Z68884

ORIGIN OF LEVELS:
DATUM: AUSTRALIAN HEIGHT
DATUM (AHD)
BM ADOPTED: PM 60568
RL. 21.86 (CLASS L3)
SOURCE S.C.I.M.S. (01/10/03)

SURVEY SKETCH

REGISTERED SURVEYOR



C.M.S. Surveyors Pty. Ltd.

A.C.N 096 240 201

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THIS IS PAGE 2 OF MY REPORT DATED /09/2020

SURVEY INSTRUCTION
16853NOT TO
SCALEDATE OF SURVEY
23/10/2020DRAWING NAME
16853ComplianceISSUE
1CAD FILE
16853Compliance 1.dwg

I	FIRST ISSUE	/09/2020
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