



C&A SURVEYORS

Summit Build Pty Ltd
349 Barrenjoey Road,
Newport NSW 2106

**RE: DETAIL AND IDENTIFICATION SURVEY
LOT 63 OF SECTION 5 IN DEPOSITED PLAN 6248
No. 349 BARRENJOEY ROAD, NEWPORT**

We have surveyed the land comprised in Certificate of Title Folio Identifier 63/5/6248 being Lot 63 of Section 5 in Deposited Plan 6248 located at Newport in the Local Government Area of Northern Beaches Parish of Narrabeen and County of Cumberland.

Upon the abovementioned property stands a concrete commercial building with a metal roof known as No. 349 Barrenjoey Road, Newport.

The position of the building and fencing in relation to the boundaries are as shown on the attached plan. Levels have also been determined over the site.

Along the North-Eastern boundary with Robertson Road parts of the wall of the building stand up to 0.03 over that boundary as shown on the attached plan.

Along the South Eastern boundary with Barrenjoey Road parts of the wall of the building stand up to 0.06 over that boundary as shown on the attached plan.

These encroachments may have been permissible by Council at the time the building was constructed.

Along the South-Western boundary parts of the wall of the building stand up to 0.04 over the adjacent boundary.

Along the North-Eastern boundary part of the adjoining Eave and Gutter of the adjacent building overhangs the subject boundary by up to 0.04 and 0.1 as shown on the attached plan. Some of this guttering and roofing may be necessary to ensure that both buildings are watertight.

Due to the age and nature of the original Plan of Subdivision that created the subject lot D.P. 6248 in 1911, we would recommend a Plan of Redefinition of the lot be prepared and lodged at NSW Land Registry Services (LRS).

No Covenant has been investigated for the purposes of this survey. You should convince yourself that the terms of the Covenant does not adversely affect your proposed use of the property.



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This report should be read in conjunction with the attached plan prepared by us dated 22 August 2018 which forms part of this report.

The survey shown on the attached plan is for detail and identification purposes only. Should further additions or improvements be proposed upon the subject property after this date the boundaries must be marked on the ground prior to construction.

Chris Hill
Registered Surveyor
Surveyor Id. 95

Ref: 9432-18 DET & ID
Date: 22 August 2018