

CMS Surveyors Pty Limited

A.B.N. 79 096 240 201

LAND SURVEYING, PLANNING & DEVELOPMENT CONSULTANTS



Date: 23 June 2017
Our Ref: 12160comp

Page 1 of 2

Mr Todd Salter
Volcano Pty Limited
PO Box 6161
North Sydney NSW 2060

**RE: BUILDING COMPLIANCE SURVEY OF NEWLY CONSTRUCTED ADDITIONS
PROPERTY: 1320 PITTWATER ROAD, NARRABEEN**

In accordance with your instructions we have made a survey over part of the land comprised in Folio Identifier 1/1208984, being Lot 1 in Deposited Plan 1208984 in the Local Government Area of Northern Beaches, Parish of Manly Cove, County of Cumberland, known as No.1320 Pittwater Road, Narrabeen 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 22/06/2017 and this report is based upon Folio Identifier search issued by the LPI NSW, dated 20/06/2017.

As instructed we have attended site and located the two storey brick, commercial and residential building, which has recently undergone additions located on the subject land.

The position of the abovementioned structure in relation to the boundaries of the subject land is shown on the attached sketch.

Roof levels relative to Australian height datum as surveyed is shown on the accompanying sketch.

It should be noted that no attempt has been made to locate other structures located on or adjacent to the subject land.

Encumbrances upon Title have not been investigated for the purposes of this survey.

This report has been prepared for the exclusive use of Volcano Pty Limited only for this particular transaction.

Yours faithfully,
CMS Surveyors Pty Limited

Stephen R Emery
Registered Land Surveyor

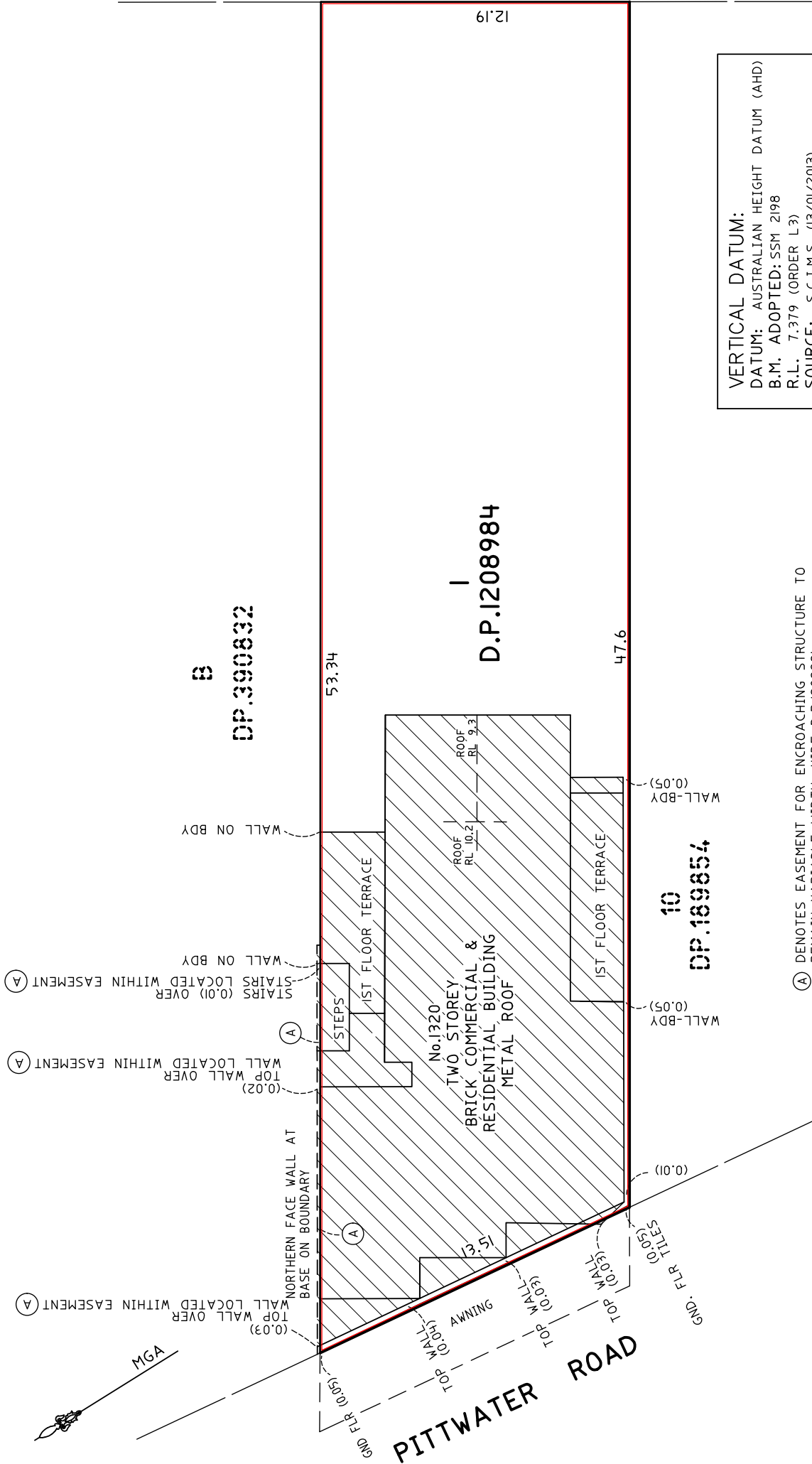


HEAD OFFICE
1/32 Campbell Avenue, DEE WHY NSW 2099
PO Box 463, DEE WHY NSW 2099
Ph: 02 9971 4802 Fax: 02 9971 4822
Email: info@cmssurveyors.com.au
Web: www.cmssurveyors.com.au

INCORPORATING
A.C.GILBERT & Co.
(Roseville)
MBS GREEN & ASSOCIATES
(Mona Vale)

COOTAMUNDRA
Incorporating PENGELLY & GRAY
90 Wallendoon St, COOTAMUNDRA NSW 2590
Ph: 02 6942 3395 Fax: 02 6942 4046
Email: coota@cmssurveyors.com.au





B
DP.390832

I
D.P.1208984

10
DP.189854

12.19

47.6

53.34

VERTICAL DATUM:
 DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
 B.M. ADOPTED: SSM 2198
 R.L. 7.379 (ORDER L3)
 SOURCE: S.C.I.M.S. (13/01/2013)

(A) DENOTES EASEMENT FOR ENCRoACHING STRUCTURE TO
 REMAIN VARIABLE WIDTH, VIDE D.P.1208984

C.M.S. Surveyors Pty. Ltd.

A.C.N 096 240 201
 PO Box 463 Dee Why NSW 2099
 2/99A South Creek Road, Dee Why NSW 2099
 Phone: (02) 9571 4802 Fax: (02) 9971 4822
 E-mail: info@cmsurveyors.com.au

SURVEY SKETCH

Sben
 REGISTERED SURVEYOR

SURVEY INSTRUCTION 12860	NOT TO SCALE	DATE OF SURVEY 22/06/17
DRAWING NAME 12160comp		ISSUE I
CAD FILE 12160comp_1.dwg		

1	FIRST ISSUE	23/06/17
---	-------------	----------