

SURVEYORS REPORT

Date: 17th December 2024

Page 1 of 2

Our Ref: 22416A Comp1

Ian Brooks
33 John Street
AVALON BEACH NSW 2107

Dear Ian,

RE: BUILDING COMPLIANCE SURVEY
PROPERTY: 33 JOHN STREET, AVALON BEACH NSW

In accordance with your instructions, we have made a survey over part of the land comprised in Folio Identifier 11/251931, being Lot 11 in Deposited Plan 251931 in the Local Government Area of Northern Beaches, Parish of Narrabeen, County of Cumberland, known as No.33 John Street, Avalon Beach and shown edged red on the attached sketch.

The survey is for building compliance purposes. This report must not be used for any other matter, purpose or construction set out. The date of survey was 12/12/2024 and this report is based upon Folio Identifier 23/25162 search issued by the LRS NSW, dated 11/12/2024.

We have attended site on 12/12/2024 and located the alterations and additions to the existing one and two storey rendered and clad house with metal roof constructed on the subject land.

The position of the abovementioned structure relative to the boundaries of the land is shown on the accompanying sketch.

Roof and Floor levels relative to Australian Height Datum as surveyed are shown on the accompanying sketch.

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.

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

This report has been prepared for the exclusive use of Ian Brooks only for this particular transaction.

Yours faithfully,

C.M.S Surveyors PTY. Limited



Murray Learmont
Registered Land Surveyor

CMS SURVEYORS PTY LIMITED

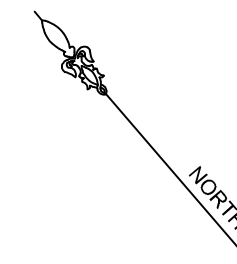
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PO Box 463 Dee Why NSW 2099

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90 Wallendoon St
Cootamundra NSW 2590

JOHN

STREET



12
D.P.530765
No.35

11
D.P.251931

PLACE

TOORAK

WALL-BDY (2.445)

L1 WALL-BDY (2.45)

L1 WALL-BDY (2.45)

26.58

24.205

7.1

15.86

29.71

10
D.P.251931
No.6

(A) EASEMENT TO DRAIN WATER 2 WIDE &
VARIABLE WIDTH (DP 251931)

ORIGIN OF LEVELS
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: PM 250
R.L. 10.257 (CLASS LC)
SOURCE: S.C.I.M.S. (28/04/2023)

SURVEY SKETCH

MURRAY LEARMONT
REGISTERED SURVEYOR BOSSI NUMBER 1462



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THIS IS PAGE 2 OF MY REPORT DATED 17/12/2024

SURVEY INSTRUCTION 22416A	SCALE 1:125@A3	DATE OF SURVEY 12/12/2024
DRAWING NAME 22416Acompliance	SHEET 1 OF 1	ISSUE 1
CAD FILE 22416Acompliance 1.dwg		