

Our Ref : 12860-4

25 August 2023



Stamatis Drakos
19 Earlwood Avenue
EARLWOOD NSW 2206

20/1-5 Jacobs Street
Bankstown NSW 2200

PO Box 3530
Centro Bankstown
NSW 2200

P 02 9708 5719

admin@geometra.com.au
www.geometra.com.au

Attention : Nick Kastrounis (Project Manager)

RE: CHECK SURVEY – NEW RESIDENCE
PROPERTY: 19 EARLWOOD AVENUE, EARLWOOD

As instructed by your site Project Manager (Nick Kastrounis) I have surveyed part of the abovementioned property being Lot 34 in Deposited Plan 14127, for the purpose of checking the as built floor and roof ridge level of the new brick residence.

The as built floor levels and the main roof ridge of the house as measured on site are as shown on the accompanying plan.

The as built levels shown are related to the site datum which is on the Australian Height Datum (AHD).

The proposed roof ridge height of the main as per the architectural plans is RL 51.23 compared to the as built roof ridge level of RL 51.65.

We were informed by the roof carpenter, who built the roof of this residence, that in order to maintain the eave and gutter width the pitch of the roof was raised slightly.

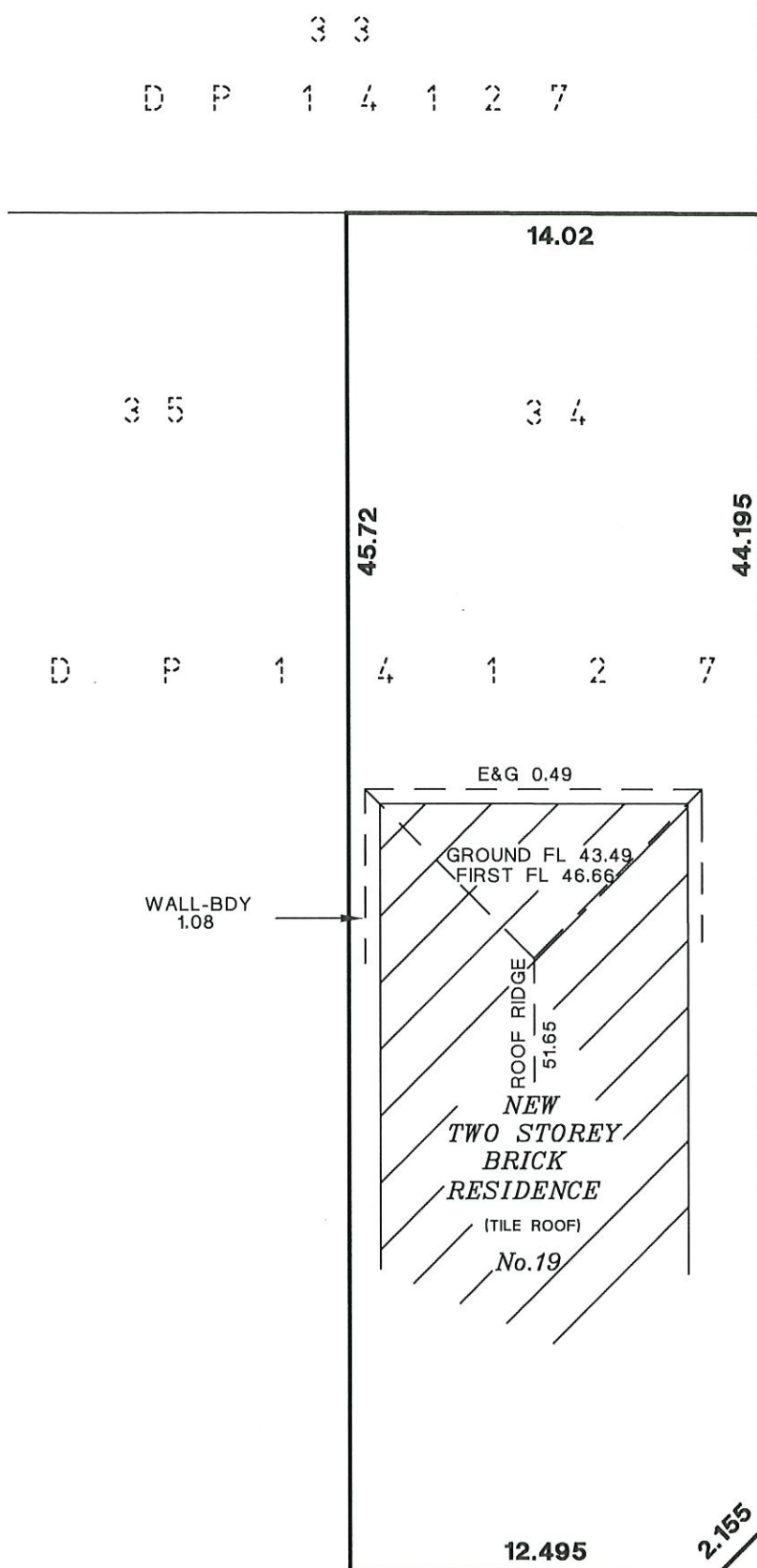
At the time of this survey the current property title (Torrens Folio Identifier 34/14127) made no mention of any easements, restrictions or covenants that may affect this property.

It is strongly recommended that all new structures be kept clear of the boundaries.

If further development is contemplated on or near the boundaries it is strongly recommended that survey marks be placed.

Yours faithfully

John Bottaro
Surveyor Registered under the
Surveying & Spatial Information Act 2002



EARLWOOD

AVE

John Bottaro

John Bottaro
Registered Surveyor
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E & G DENOTES EAVE AND GUTTER
ALL LEVELS SHOWN ARE ON AUSTRALIAN HEIGHT DATUM (AHD)