



Land and Engineering Surveyors

Proprietor: CAD Surveying Services Pty Ltd
ABN 22 092 136 117

Liability limited by a scheme approved under Professional Standards Legislation

41 Lemongrove Road Penrith
PO Box 259 Penrith NSW 2751

Telephone: 02 4732 2040
Fax: 02 4732 1846

admin@cadconsulting.com.au
www.cadconsulting.com.au

Our Ref: 40000

2nd June, 2015

Masterton Homes Pty Ltd
PO Box 323
LIVERPOOL BC NSW 1871

Re: 2008041 - Nelson

Dear Sir,

Upon your instructions we have made a survey at Lot 282 as shown on Deposited Plan 270417 having a frontage of 70.09 metres to the south eastern side of Halmstad Boulevard and a frontage of 59.41 metres to the south western side of Twin Creeks Drive at Twin Creeks in the Local Government Area of Penrith Parish of Claremont/Melville County of Cumberland and found erected thereon and wholly within the prescribed boundaries a one and two storey cement rendered dwelling roofed with tile and I have to make the following report.

It is my opinion that the dwelling complies with the setbacks as shown on Building Plan No. 2008041 (Sewer Line) dated 31st March, 2014.

Levels have been taken as shown on the sketch.

Interest(s) recorded in Folio 1/270417 affect subject land.

Restriction(s) created by DPDP610242 and DP270417 affect subject land.

Encroachments have not been investigated for the purpose of this survey.

This report is to show our opinion of the dwelling location to assist with the issuing of an Occupation Certificate and as such is not registered at Land and Property Information. Subsequent registered or other surveys in this area may affect boundary definition shown on the plan. Any differences so caused to the boundary definition shown on the plan are beyond the control of CAD Consulting who can accept no responsibility for such differences. This report cannot be used as part of any documentation for sale or transfer of the subject land.

Yours faithfully,

Registered Surveyor

Our Ref: 40000

Masterton Homes Pty Ltd
PO Box 323
LIVERPOOL BC NSW 1871

This diagram is to accompany my report dated 2nd June, 2015



Registered Surveyor

