



21/07/2023

Mr Zelimir Milovic
102 Wakehurst Parkway
NORTH NARRABEEN NSW 2101

Ref:1736

RE: IDENTIFICATION SURVEY-100A & 102 WAKEHURST PARKWAY, NORTH NARRABEEN NSW 2101

I have undertaken a survey of the land comprised in Folio Identifiers 2/1177671 and 12/1014199 being lot 2 in Deposited Plan 1177671 and lot 12 in Deposited Plan 1014199, in the Local Government area of Northern Beaches, Parish of Narrabeen, County of Cumberland.

The survey is for identification purposes. This report must not be used for any other matter or purpose.

The date of survey was 20/07/2023

Upon Lot 12 stands a two storey brick and clad residence roofed in tile. The property is known as number 102 Wakehurst Parkway.

Upon Lot 2 stands a two storey concrete, steel and metal clad residence with timber balconies roofed in metal, a metal clad garage and a timber deck at rear. The property is known as number 100A Wakehurst Parkway.

In my opinion:

- The relationship between improvements and the boundaries of the land are shown on the plan attached.
- Lot 12 is affected by reservations and conditions in the Crown Grant(s)
- Lot 2 is affected by
 - Reservations and conditions in the Crown Grant(s)
 - Restriction(s) on the use of land referred to and numbered (1) in the s.88b instrument (DP.1177671) relating to inspections and maintenance (see 88B DP1177671)
 - Restriction(s) on the use of land referred to and numbered (2) in the s.88b instrument (DP.1177671). This condition states any future building must be confined generally to the area designated A. The building as constructed is generally constructed within this area with a minor encroachment of 0.3 metres at the south-eastern corner.
 - Right of Carriageway 3.5 and 5 metres wide and variable width denoted B on the plan attached.
 - Easement for Services 3.5 and 5 metres wide and variable width denoted C on the plan attached.
 - Easement to Drain Water 3.5 and 5 metres wide and variable width denoted D on the plan attached.
 - Easement for Services 3 metres wide and variable width denoted E on the plan attached.

Regards
Michael Joyce

A handwritten signature in blue ink, appearing to read "Michael Joyce", is written over a horizontal line.

Registered surveyor

2

D.P.1240491

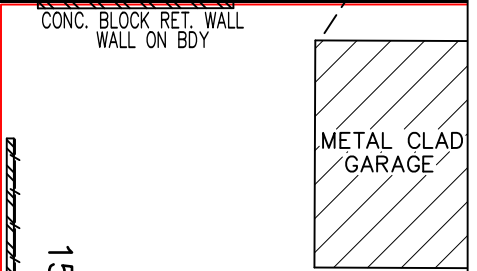
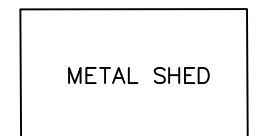
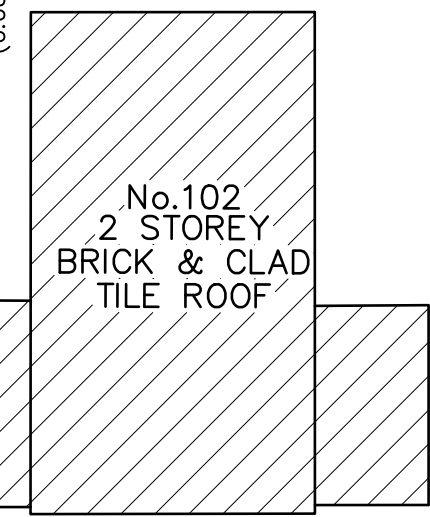


WAKEHURST PARKWAY

15.945

12

D.P.1014199



FENCE UNDER CONSTRUCTION

STONE RET. WALL

PALING FENCE

(1.015) WALL-BDY

(1.015) WALL-BDY

(0.06)

(0.06)

(0.08)

PALING FENCE

146.91

TIMBER FENCE

(0.08)

(1.04) WALL-BDY

(E)

(B) (C) (D)

(0.95) WALL-BDY

(0.96) WALL-BDY

(0.02) CLEAR

CONC. BLOCK RET. WALL WALL ON BDY

1

D.P.1177671

15.235
TIMBER FENCE
CONC. BLOCK RET. WALL

(0.02) CLEAR

(0.23)

(0.25)

- (A) RESTRICTION ON USE OF LAND (DP.1177671)
- (B) RIGHT OF CARRIAGEWAY 3.5, 5 WIDE AND VARIABLE WIDTH (DP.1177671)
- (C) EASEMENT FOR SERVICES 3.5, 5 WIDE AND VARIABLE WIDTH (DP.1177671)
- (D) EASEMENT TO DRAIN WATER 3.5, 5 WIDE AND VARIABLE WIDTH (DP.1177671)
- (E) EASEMENT FOR SERVICES 1.5 WIDE AND VARIABLE WIDTH (DP.1177671)

1	FIRST ISSUE	21/07/23
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Waterview
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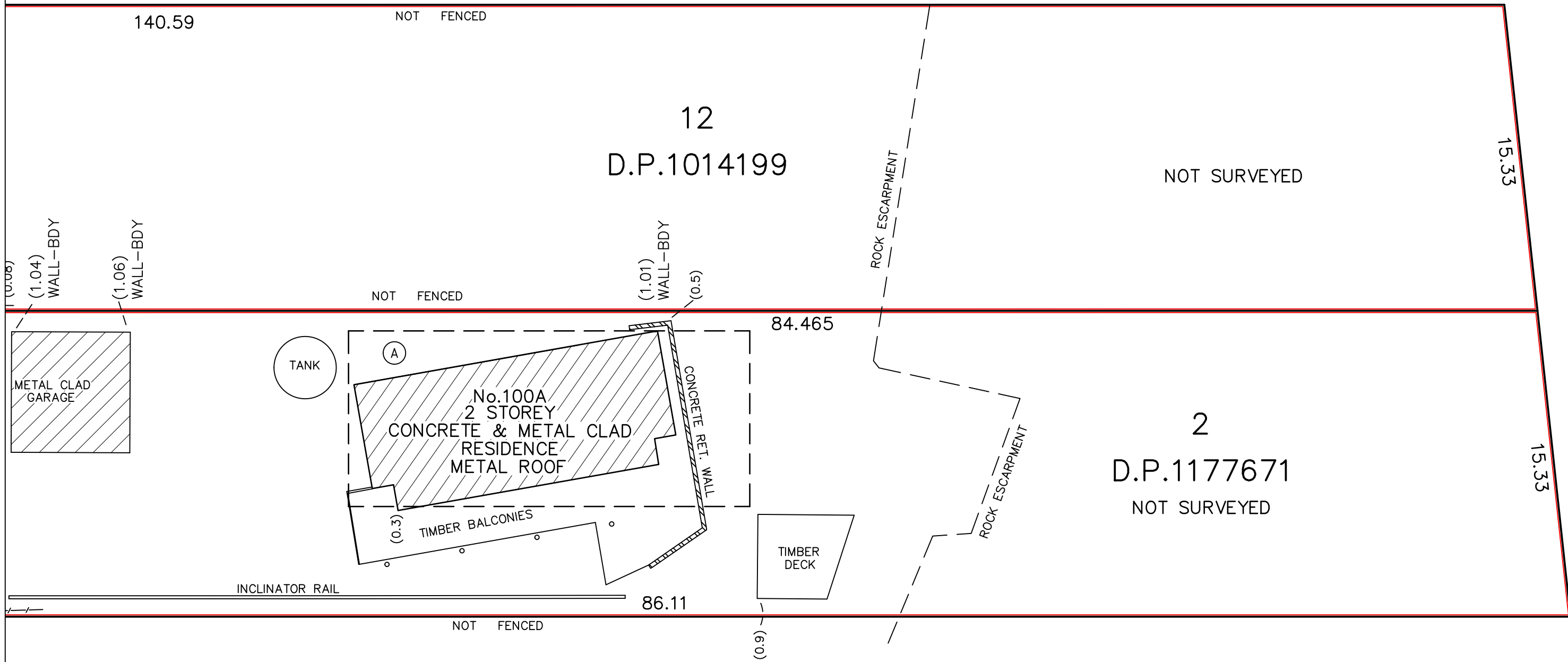
[Signature]
REGISTERED SURVEYOR

THIS IS PAGE 2 OF MY REPORT DATED 21/07/2023

SURVEY INSTRUCTION 1736	SCALE 1:200 A3	DATE OF SURVEY 20/07/23	ISSUE 1
DRAWING NAME 1736ident 1			

4
D.P.1240491

NORTH



1242
D.P.1228408

I	FIRST ISSUE
	21/07/23

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