

Aspect Development and Survey Pty Ltd

CONSULTING REGISTERED SURVEYORS

ABN: 60 078 649 000

PO Box 161
Kingsgrove NSW 1480
Ph: (02) 9554 8388

DX: 11392
Hurstville
admin@aspectsurvey.com.au

Suite 1, 103 Vanessa St
Kingsgrove NSW 2208
Fax: (02) 9554 8588

23 June 2020

CLARENDON HOMES (AUST) PTY LTD

PO BOX 7105
BAULKHAM HILLS BC NSW 2153

Our Ref: 21/1052754/304452

Your Ref: Gock/29914188

SURVEY REPORT

Dear Sirs

Acting in accordance with your instructions, I have surveyed for identification purposes only the land in Certificate of Title Folio Identifier 22/270907, being Lot 22 in Community Plan Deposited Plan Number 270907, situated with a frontage to Baz Retreat at Warriewood, in the Local Government Area of Northern Beaches, Parish of Narrabeen, County of Cumberland and report as follows:

1. The subject land is shown on the attached sketch - 21/1052754/304452.
2. The survey undertaken is based on Title details dated 23 March 2020, obtained from New South Wales Land Registry Services.
3. The survey undertaken is with regard to the retaining wall and vent only and no other improvements have been located.
4. The relationship of the retaining wall and vent surveyed to the boundaries are as shown on the attached sketch.
5. The subject land is affected by:
 - An easement for sewerage purposes 5 metres wide created by 6390790
 - Positive covenant created by Deposited Plan Number 1206507
 - Restriction(s) on the use of land created by Deposited Plan Number 270907.

With regards to the retaining wall, vent and subject land, I note that no investigation has been carried out by this office to verify any compliance with the above restriction(s) or covenant(s).

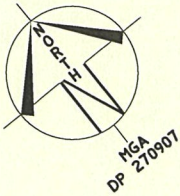
6. During the course of the survey no investigation has been undertaken to determine the existence of any possible subterranean services, structures or encroachments.
7. If further improvements are proposed the boundaries of the subject land should be marked.

Yours Sincerely



David Burton B.Surv. M.I.S.N.S.W.
Surveyor Registered under the Surveying
and Spatial Information Act, 2002.

NORTH



SKETCH

IDENTIFICATION SURVEY
ON LOT 22 DP 270907

IF FURTHER IMPROVEMENTS ARE
PROPOSED THE BOUNDARIES OF THE
SUBJECT LAND SHOULD BE MARKED.

DP 271139 LOT 18
FACE OF STEEL POST
STANDS 0.24 ON LOT 22
FACE OF RET. WALL
STANDS 0.25 ON LOT 22

FACE OF STEEL POST
STANDS 0.23 ON LOT 22
FACE OF RET. WALL
STANDS 0.25 ON LOT 22

LOT 17
DP 271139

FACE OF STEEL POST
STANDS 0.23 ON LOT 22
FACE OF RET. WALL
STANDS 0.24 ON LOT 22

FACE OF STEEL POST
STANDS 0.25 ON LOT 22
FACE OF RET. WALL
STANDS 0.26 ON LOT 22

LOT 16
DP 271139

FACE OF STEEL POST
STANDS 0.27 ON LOT 22
FACE OF RET. WALL
STANDS 0.26 ON LOT 22

FACE OF STEEL POST
STANDS 0.26 ON LOT 22 (I)
FACE OF RET. WALL
STANDS 0.27 ON LOT 22

LOT 15
DP 271139

END OF RET WALL
STANDS 0.18
ON LOT 1
STEEL POST & CONCRETE RETAINING WALL
END OF RET WALL
STANDS 0.37
ON BAZ RETREAT

LOT 1
DP 1206507

14.425 NOT FENCED

(A)

22

VACANT

20.64
NOT FENCED

LOT 21

BAZ RETREAT

- (A) EASEMENT TO DRAIN WATER 1.5 WIDE No. (VIDE DP 1206507)
- (I) EASEMENT FOR SEWERAGE PURPOSES 5 WIDE (VIDE 6390790)
- (L) EASEMENT FOR WATER SUPPLY PURPOSES 2.5 WIDE (VIDE DPI206507)
- (M) EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES 2.5 WIDE (VIDE DPI206507)
- (T) EASEMENT FOR SEWERAGE PURPOSES 5 WIDE (VIDE 6390813)(APPROXIMATE POSITION)

David Burton B.Surv. M.I.S.N.S.W.

Surveyor Registered under the Surveying
and Spatial Information Act, 2002.

ASPECT DEVELOPMENT & SURVEY PTY LTD A.C.N. 078 649 000
CONSULTING REGISTERED SURVEYORS

OUR REF: 21/1052754/304452
YOUR REF: GOCK/29914188

SUBURB: WARRIEWOOD

SUITE 1, 103 VANESSA STREET
KINGSGROVE NSW 2208
TELE (02) 9554 8388
FAX (02) 9554 8588

DX 11392
HURSTVILLE
P.O. BOX 161
KINGSGROVE NSW 1480