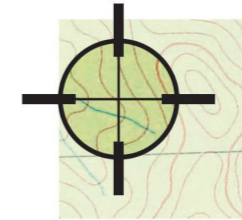


AustralianSurveySolutions



Sydney Land Surveyors  
PO Box 426  
Northbridge NSW 1560

Our Ref: 240208  
16 April 2024

# Identification Survey Report

For

Lot 1062 DP 752038

1062 Oxford Falls Road, Oxford Falls



**Re: 1062 Oxford Falls Road, Oxford Falls**

In accordance with your instructions, we have surveyed land in Oxford Falls in the Local Government Area of Northern Beaches, Parish of Manly Cove and County of Cumberland being Lot 1062 as shown in Deposited Plan Number 752038 having a total frontage of 542.58 metres to an unformed road with direct passage onto Oxford Falls Road comprising the whole of the land in Computer Folio Reference 1062/752038.

The subject land is that shown by red edging on the accompanying sketch plan.

Upon this land is:

- A fibrous cement cottage roofed with iron.
- A metal shed with metal awning.
- An above ground swimming pool.
- Two metal water tanks.

The property is known as 1062 Oxford Falls Road, Oxford Falls.

The distances from boundaries to wall and significant projections from the walls are as shown on the plan.

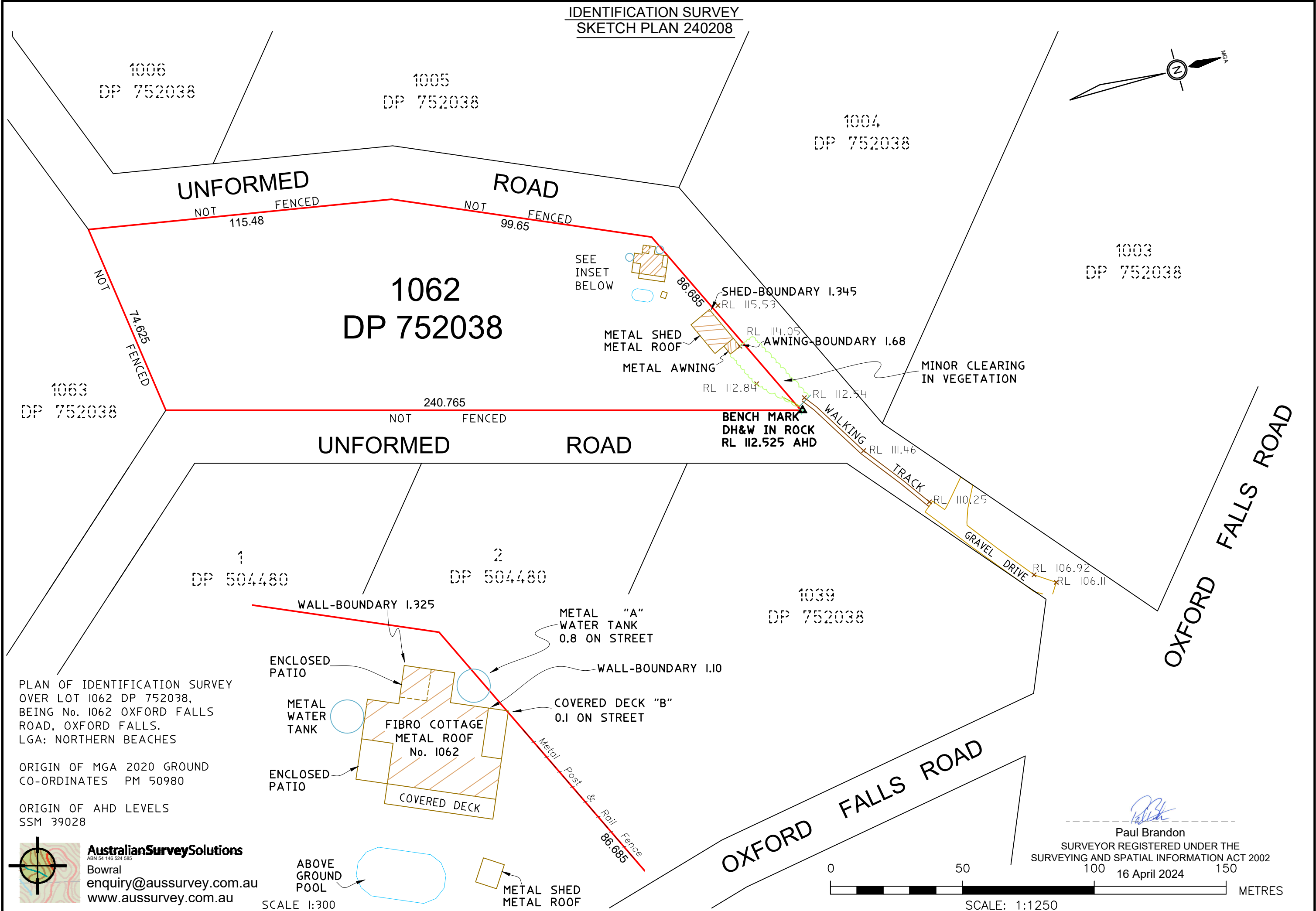
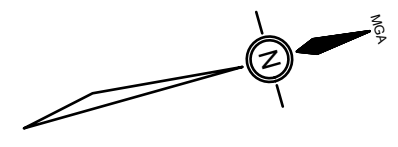
The subject land is affected by provisions of the Crown Lands Consolidation Act, 1913 referred to in Clause 12 of Regulation 106 and Section 257. This section relates to subdivision approvals and its conditions are outside the scope of this report. Further, the subject land is affected by conditions contained within the Government Gazette, dated 7 December 1962 and 20 July 1984. These conditions relate to the leasing of the land, associated costs and the maintenance of vegetation. Commentary on these conditions is outside the scope of this report.

It should be noted that a metal water tank encroaches over the street boundary at point 'A' in the accompanying sketch up to 0.8 metres. Further, the timber deck on the subject residence encroaches upon the street at point 'B' in the accompanying sketch up to 0.1 metres. There are no other visual encroachments upon this land or by this property upon adjoining lands or street. This survey makes no investigation to the potential of any subterranean encroachments.

Yours Sincerely

Paul Brandon  
Registered Surveyor  
Australian Survey Solutions

IDENTIFICATION SURVEY  
SKETCH PLAN 240208

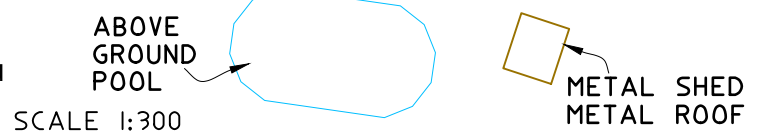


PLAN OF IDENTIFICATION SURVEY  
OVER LOT 1062 DP 752038,  
BEING No. 1062 OXFORD FALLS  
ROAD, OXFORD FALLS.  
LGA: NORTHERN BEACHES

ORIGIN OF MGA 2020 GROUND  
CO-ORDINATES PM 50980

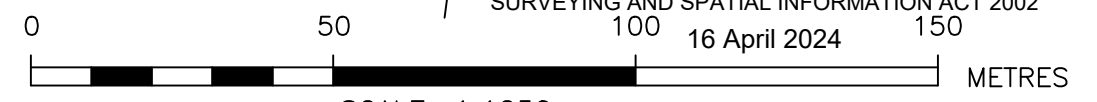
ORIGIN OF AHD LEVELS  
SSM 39028

**AustralianSurveySolutions**  
ABN 54 146 524 585  
Bowral  
enquiry@aussurvey.com.au  
www.aussurvey.com.au



SCALE 1:300

OXFORD FALLS ROAD



SCALE: 1:1250

*Paul Brandon*  
Paul Brandon  
SURVEYOR REGISTERED UNDER THE  
SURVEYING AND SPATIAL INFORMATION ACT 2002  
100 16 April 2024 150