STEPHEN R. CARR
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Anglican Schools Corporation
Level 3 8 Woodville Street
Hurstville NSW 2220

Date of Survey: 26 September 2022
Our Reference: 1819-17

Dear Sir/Madam,

Re: St Lukes Grammar School – Dee Why

I have surveyed part of the land described above which has frontages of 35.75 metres to Headland Road, 48.265 metres to Quirk Street and 67.83 metres to Tango Avenue at Dee Why in the Local Government Area of Northern Beaches Parish of Manly Cove County of Cumberland being Lot 100 in DP 1251179 and being the whole of the land in Folio Identifier 100/1251179 (search made 27-9-22). The remaining boundary dimensions are shown on the accompanying sketch.

A recently-constructed four-storey clad building is erected upon and stands wholly within the boundaries of the subject land. The distances from the building to the boundaries are as shown on the sketch.

Also standing partly within the subject land is a brick hall and adjoining classroom as shown on the sketch. These buildings are covered by and stand wholly within an Easement to Permit Encroaching Structure to Remain variable width shown as (E) on the sketch.

The subject land is fenced as shown on the sketch. Apart from these fencing irregularities and the above mentioned in my opinion there are no other visible encroachments by or upon the subject land.

Apart from the aforementioned Easement to Permit Encroaching Structure to Remain, which was created by DP 1251179, there are no other easements affecting the subject land noted on the title. Your attention to drawn to Covenants created by Transfer Nos. C108072, D407272, B534729 and B535384 which are all noted on the title.

This report and the information shown on the sketch are for identification purposes and/or building certificate purposes only and should not be used for any other purposes. Where any further improvements are proposed near the boundaries further survey and marking of boundaries will be required.

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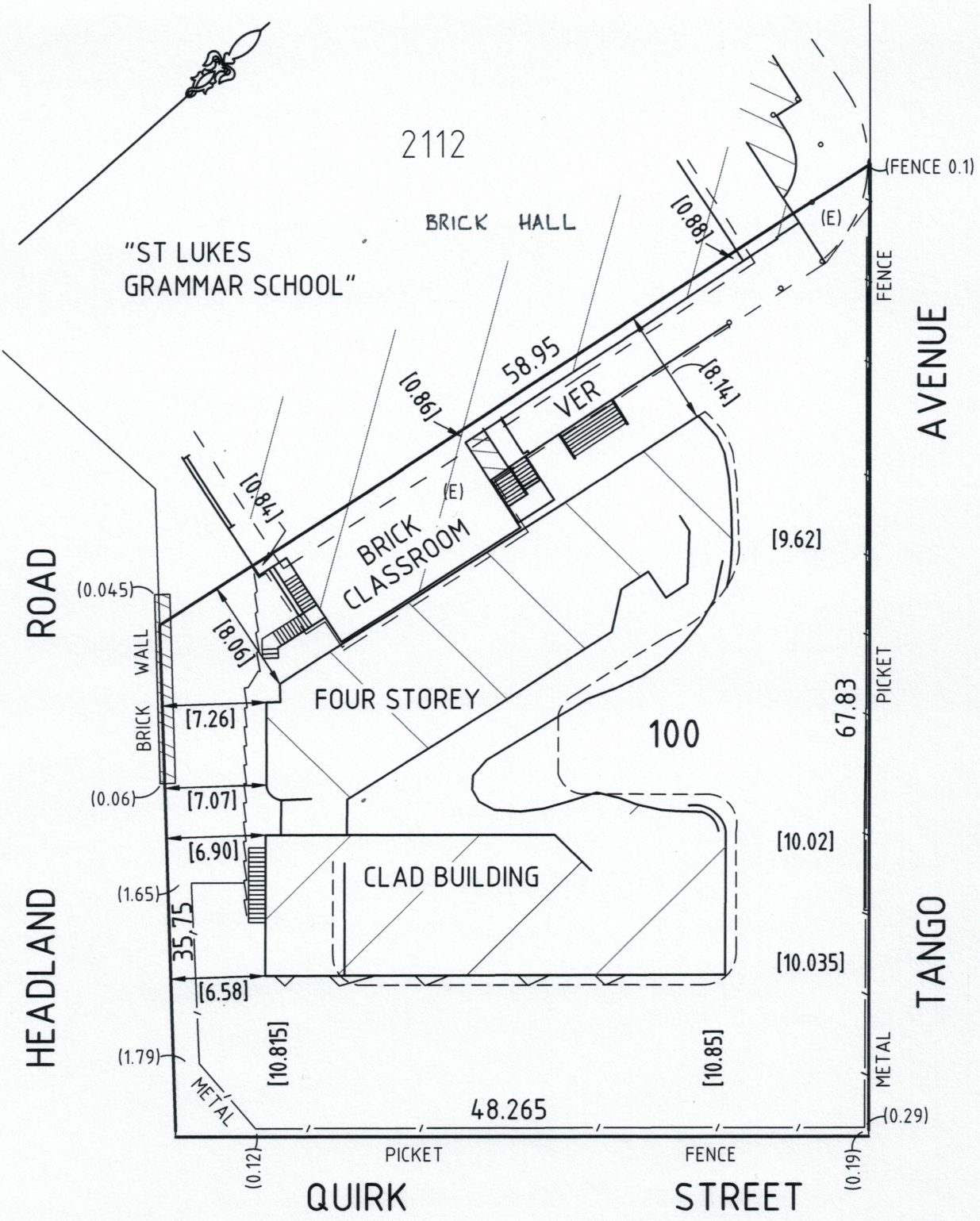
STEPHEN R. CARR
Registered Surveyor
B.Surv M.I.S. (NSW)



(A) EASEMENT TO PERMIT ENCROACHING STRUCTURE TO REMAIN VARIABLE WIDTH

THIS SKETCH IS TO BE USED ONLY IN CONJUNCTION WITH THE ATTACHED REPORT.

REF. 1819-17

THIS IS THE PLAN REFERRED TO IN MY REPORT OF LOT 100 IN DP 1251179, HEADLAND ROAD, DEE WHY
DATED: 26-9-2022

STEPHEN R. CARR
REGISTERED SURVEYOR