

Michael J Burg

Registered Surveyor NSW No.628
Bach of Appl. Sc (Surveying) M.I.S.

Land & Engineering Surveyor

1972-2018

3/10 Arthur Ave Cronulla 2230
Ph 0407043377 mickburg@me.com

Our Ref. 1926_250729 ID
30 July 2025
Attn Dane Salter

Synthetic Padel Group
Attn: Dane Salter
4/20-22 Yagar Rd
Kirrawee NSW 2232

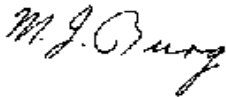
Identification Report
Lot 8 in DP1249992
163 Upper Clontarf St. North Balgowlah

Dear Dane

As instructed I have made a survey of the above mentioned property and shown on the attached sketch being Lot 8 in Deposited Plan 1249992, being the whole of the land described in Title Search 8/1249992 at North Balgowlah in the Local Government Area Northern Beaches and the report as follows:

The subject property has no street frontage but access through Wakehurst Golf Club car park. The dimensions of the property are shown on the attached plan of Identification.

Standing upon the land is a brick toilet & Admin block, which stands partly over the adjoining car park area of the Wakehurst Golf Club, as shown on the attached sketch . Also so on the site stands a series of tennis and Pickelball courts, as shown on the attached plan. The lot is not fenced but fencing around the playing courts.



Michael J. Burg
Registered Surveyor NSW No.628
Land & Engineering Surveyor
Bach of Appl. Sc. (Surveying) M.I.S.

WAKEHURST GOLF
CLUBHOUSE

GOLF COURSE

CAR PARK

DP 752038
2730

BRICK TOILET BLOCK & ADMIN

WALL(155)

PATIO
M/R

CONCRETE PATH

NOT FENCED

62.05

5.5M HIGH MESH FENCE

PICKLEBALL COURTS

TENNIS COURTS

1.9M HIGH MESH FENCE

PERGOLA

PERGOLA

PERGOLA

PERGOLA

1.9M HIGH MESH FENCE

TENNIS COURTS

1.9M HIGH MESH FENCE

NOT FENCED

126.0

LOT 1

DP 1249992

NOT FENCED

138.23

LOT 8

DP 1249992

8315m2

MGA

64.70

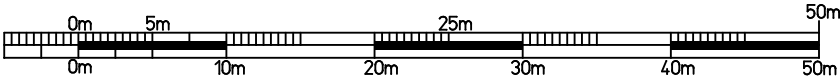
NOT FENCED

VACANT BUSHLAND

VACANT BUSHLAND

NOTES:

- A) THIS SURVEY IS SPECIFICALLY FOR DETAIL PURPOSES ONLY. THE POSITION SHOWN IS APPROXIMATE ONLY UNLESS OTHERWISE DIMENSIONED.
- B) SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY OTHER SERVICES MAY EXIST WHICH ARE NOT SHOWN.
- C) DETAIL ON THIS PLAN HAS BEEN LOCATED FOR PLOTTING PURPOSES ONLY UNLESS DIMENSIONED.
- D) THIS PLAN IS PART OF THE REPORT AND SHOULD BE READ IN CONJUNCTION WITH THE WRITTEN REPORT
- E) DIMENSIONS FROM DP1249992 , BEARINGS ON MGA.
- F) THESE NOTES ARE AN INTEGRAL PART OF THIS PLAN AND CANNOT BE REMOVED.
- H) AREA SHOWN IS PER TITLE DIAGRAMS.
- J) BOUNDARIES SHOULD BE MARKED BY A REGISTERED SURVEYOR PRIOR TO CONSTRUCTION AFFECTED BY ANY TITLE BOUNDARIES.



MICHAEL J BURG
Registered Surveyor NSW No.628 M.I.S. NSW Ba.Appl.Sc. Surveying
CRONULLA 2230 NSW
Ph Mobile 0407 043377 email mickburg@me.com

Client			IDENTIFICATION REPORT		©
SYNTHETIC PADEL GROUP			163 UPPER CLONTARF ST NORTH BALGOWLAH LOT 8 IN DP 1249992		
Drawn	Datum	Scale	File	Date	
MJB	AHD	1: 500 1: A3 A4	1926 250729	29/07/2025	