



Sydney Office
Parklands Estate
Lvl 2, 25 South St Rydalmere NSW 2116
PO Box 1144 Dundas NSW 2117
T: 61 2 9685 2000
W: www.landpartners.com.au
E: Sydney@landpartners.com.au

Date: 4 April 2022

Your Ref: ---

Our Ref: SY075454.000.11.1

Eastview (Australia) Pty Ltd
3 Northcliff Street
Milsons Point NSW 2061

Attention: Jim Simmons

RE: 291-293 Condamine Street Manly Vale

This survey has been carried out in accordance with the Surveying and Spatial Information Regulation 2012 for the purpose of identification survey and should not be used for any other purpose. The survey is based upon Title Search dated 26 October 2021.

Description: Folio Identifier 1/11320 & 2/11320 being Lot s 1 & 2 in Deposited Plan DP11320 in the Parish of Manly Cove and the County of Cumberland

As instructed by you we have surveyed the above-described property. The land is situated in the Local Government Area of Northern Beaches.

The land is burdened by:

Nil Covenants or Easements

The land is benefited by:

Nil Easements

The position of improvements in relation to the boundaries is shown on the plan attached.

In my opinion

The building erected upon the subject lots stands partly over the Condamine Street frontage by up to 0.04 metres.

The shop awning attached to the front of the building overhangs Condamine Street by up to 2.17 metres.

Yours faithfully

A handwritten signature in blue ink, appearing to read "Royston W Lowe", is written over the text "Yours faithfully".

Royston W Lowe B.Surv, FIS Aust
Land Surveyor (ID#SU001505) Registered under the
Surveying & Spatial Information Act 2002

M.G.A

140-145
DP11320

SOMERVILLE PLACE

0.62 (CLR) 12.19 0.06 (CLR)

EDGE OF FIRST FLOOR DECK

FACE OF WALL ON BOUNDARY
COVERED CARPORT
COVERED STORAGE
EDGE OF CARPORT ON & OFF BOUNDARY

LANE

1&2
DP11320

THREE STOREY BRICK
RETAIL & RESIDENTIAL
BUILDING
No. 291-293 CONDAMINE ST

SP71377

THREE STOREY BRICK
RETAIL & RESIDENTIAL
BUILDING
No. 295-297 CONDAMINE ST

SP88226

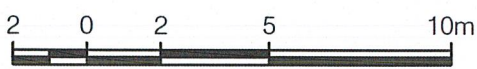
EDGE OF COVERED AREA ON & OFF BOUNDARY
COVERED STAIRS
COVERED WALKWAY

33.53

12.19

0.04 (W-B) (2.17) SHOP AWNING (2.13) 0.95 (W-B) CNR ON BDY

CONDAMINE STREET



SCALE 1:200

Royston Lowe
Land Surveyor (ID#1505)
Registered under the Surveying
and Spatial Information Act 2002



Sydney Office
Level 2, 23-29 South Street
Rydalmere NSW 2116
PO Box 1144
Dundas NSW 2117
p: (02) 9685 2000
e: info@landpartners.com.au
w: www.landpartners.com.au

L. G. A.	NORTHERN BEACHES
Surveyor:	OV
Date of Survey:	28/03/22
Drawn By:	OV
Reduction Ratio:	1:200 (A4)

Job Title	IDENTIFICATION PLAN OF LOT 1 & 2 IN DP11320 (BEING A No.291-293 CONDAMINE STREET)
Client	EASTVIEW (AUSTRALIA) PTY LTD
Plan No.:	SY075454.000.11.1