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05 May 2021

**To: IRIS CAPITAL**

**Re: BOUNDY IDENTIFICATION SURVEY AND DETAIL AND LEVEL SURVEY OF HOTEL  
STEYNE, 75 THE CORSO & 42 NORTH STEYNE MANLY**

**WE HAVE SURVEYED** upon your instruction the land shown on the accompanying plan comprised in Certificate of Title registered Folio Identifier 100/1069144, 101/1069144, 102/1069144 and 1/1034722 being Lot 100 in Deposited Plan No. 1069144, Lot 101 in Deposited Plan No. 1069144, Lot 102 in Deposited Plan No. 1069144 and lot 1 in DP1034722 at Manly in the Local Government Area of Northern Beaches Parish of Manly Cove County of Cumberland having frontage to **North Steyne and The Corso**.

**THIS LAND** is affected by and has appurtenant Easements as shown on the accompanying plan.

**WE REPORT** that erected thereon the land is a multi-storey brick building **KNOWN AS 'Hotel Steyne' NO. 75 THE CORSO** and a 5 level cement rendered building **KNOWN AS No 42 North Steyne**.

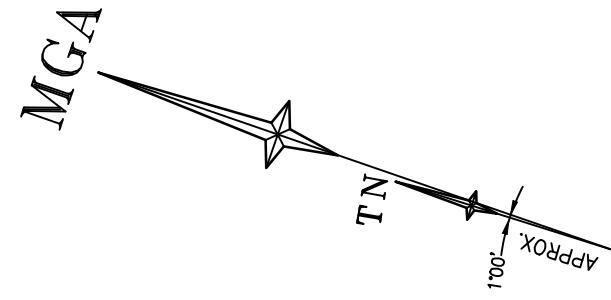
**WE FIND THAT THE BOUNDARIES** of the subject property are occupied as shown. The position of the buildings is shown on the accompanying plan. Parts of the building overhang the road alignments as shown including upper level balconies, planters and box gutters. Part of No 42 stands upon North Steyne by 4.555 metres as shown and noted in item 10 on the plan.

**THE SURVEY OF THE SUBJECT LAND** is for boundary identification and detail & level, purposes only and is restricted to those parts of structures which are visible and accessible. Should further additions or improvements be erected upon the subject property after this date we would advise that the boundaries be marked on the ground prior to construction.

Yours faithfully  
LTS LOCKLEY



**Joseph Monardo B.Surv. M.I.S. (NSW)  
REGISTERED SURVEYOR / DIRECTOR**



LEGEND

|                               |      |
|-------------------------------|------|
| BENCH MARK                    | ▲    |
| TELSTRA PIT                   | TEL  |
| ELECTRIC LIGHT POLE           | ELP  |
| ELECTRICITY BOX               | EL   |
| PIT WITH CONCRETE LID         | CLID |
| PIT WITH METAL LID            | MLID |
| TRAFFIC LIGHT                 | TL   |
| BOLLARD                       | BOL  |
| ROADS & MARITIME SERVICES     | RMS  |
| GRADED INLET PIT              | GIP  |
| DRAIN                         | DR   |
| SEWER INSPECTION POINT        | SIP  |
| SEWER MANHOLE                 | SMH  |
| STOP VALVE                    | SV   |
| HYDRANT                       | HYD  |
| WATER TAP                     | TAP  |
| WATER LID                     | W    |
| GAS VALVE                     | GAS  |
| VEHICLE CROSSING              | (VC) |
| PRAM CROSSING                 | (PC) |
| BOX GUTTER                    | BG   |
| WINDOW PLANTER                | PL   |
| WINDOW                        | W    |
| DOOR                          | D    |
| BALCONY                       | B    |
| HEAD/SILL                     | H/S  |
| GAS (DBYD)                    | G    |
| TELSTRA (DBYD)                | T    |
| WATER (DBYD)                  | W    |
| STORMWATER (DBYD)             | SW   |
| SEWER (DBYD)                  | S    |
| ELECTRICITY (OVERHEAD)        | P    |
| ELECTRICITY (U'GROUND) (DBYD) | E    |

NORTH

STEYNE

CORSO

SYDNEY ROAD

NOTES

1. THE BOUNDARIES HAVE NOT BEEN MARKED
2. ALL AREAS AND DIMENSIONS ARE BY SURVEY
3. ORIGIN OF LEVELS ON A.H.D. IS TAKEN FROM PM 620 R.L. 4.755 (A.H.D.) IN NORTH STEYNE
4. CONTOUR INTERVAL 0.25 m
5. CONTOURS ARE INDICATIVE ONLY. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION
6. KERB LEVELS ARE TO THE TOP OF KERB UNLESS SHOWN OTHERWISE
7. FLOOR LEVELS SHOWN ARE THRESHOLD LEVELS. NO INVESTIGATION OF INTERNAL FLOOR LEVELS HAS BEEN UNDERTAKEN
8. NO INVESTIGATION OF UNDERGROUND SERVICES HAS BEEN MADE. SERVICES HAVE BEEN PLOTTED FROM RELEVANT AUTHORITIES INFORMATION AND HAVE NOT BEEN SURVEYED. ALL RELEVANT AUTHORITIES SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION ON OR NEAR THE SITE
9. BEARINGS SHOWN ARE MGA (MAP GRID OF AUSTRALIA) ADD APPROX. 1°00' FOR TRUE NORTH
10. NOW PUBLIC ROAD (FORMER LOT 2 DP 1034722)

EASEMENTS

- (A) EASEMENT FOR SUPPORT 0.355 WIDE (G175008)
- (B) EASEMENT FOR SUPPORT 0.355 WIDE (G175008 & G175009)
- (C) EASEMENT FOR ELECTRICITY SUBSTATION PURPOSES LIMITED IN STRATUM (DP1069144)
- (D) EASEMENT FOR OVERHANGING GUTTER (A866346)



REFER TO NOTES AND LEGEND



|          |          |                                                           |           |
|----------|----------|-----------------------------------------------------------|-----------|
| D        | 05/05/21 | ADDITIONAL INTERNAL DETAILS ADDED (SHEET 13)              | 002       |
| C        | 26/04/21 | ADDITIONAL ROOF DETAIL & LEVELS ADDED, ELEVATIONS UPDATED | 002       |
| B        | 30/03/21 | ADDITIONAL BUILDING "PACIFIC WAVES" ADDED                 | 002       |
| A        | 17/03/21 | ADDITIONAL DETAIL & LEVELS AND FLOOR PLANS ADDED          | 002       |
| Revision | Date     | Description                                               | Reference |

THIS IS THE PLAN REFERRED TO IN MY LETTER DATED: 05/05/21

*Joseph Morand*  
Registered Surveyor NSW  
No. 129



Client IRIS CAPITAL

Drawing title  
PLAN OF BOUNDARY IDENTIFICATION & DETAIL AND LEVELS SURVEY OVER LOT 100-102 IN DP 1069144 & LOT 1 DP 1034722 KNOWN AS "HOTEL STEYNE" No.75 THE CORSO & No.42 NORTH STEYNE, MANLY

datum AHD  
site Area 2355.5m<sup>2</sup>  
LGA NORTHERN BEACHES

reference number 50764 0011D  
scale 1:150 @A1  
date of survey 19/08/19

SHEET 1