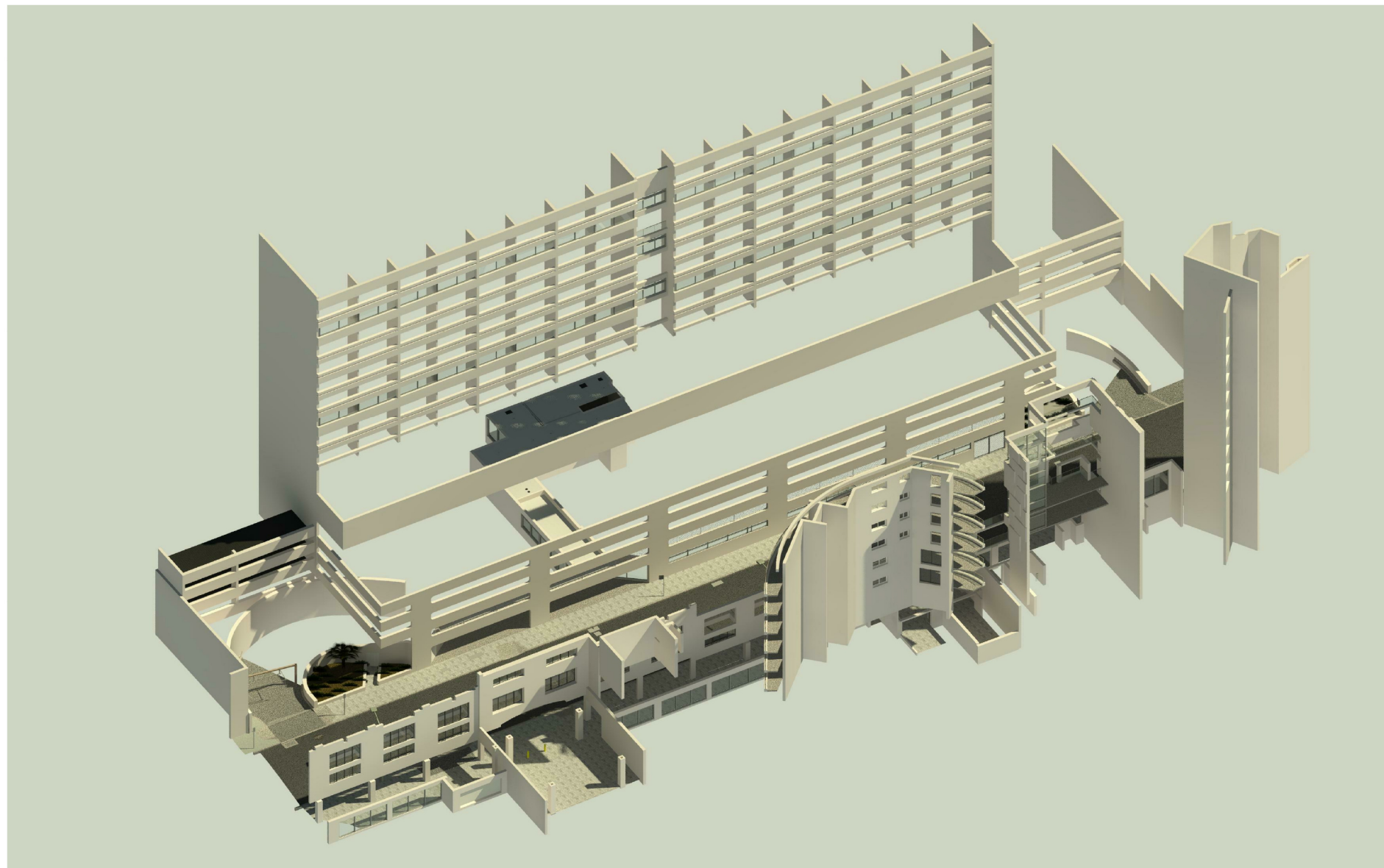




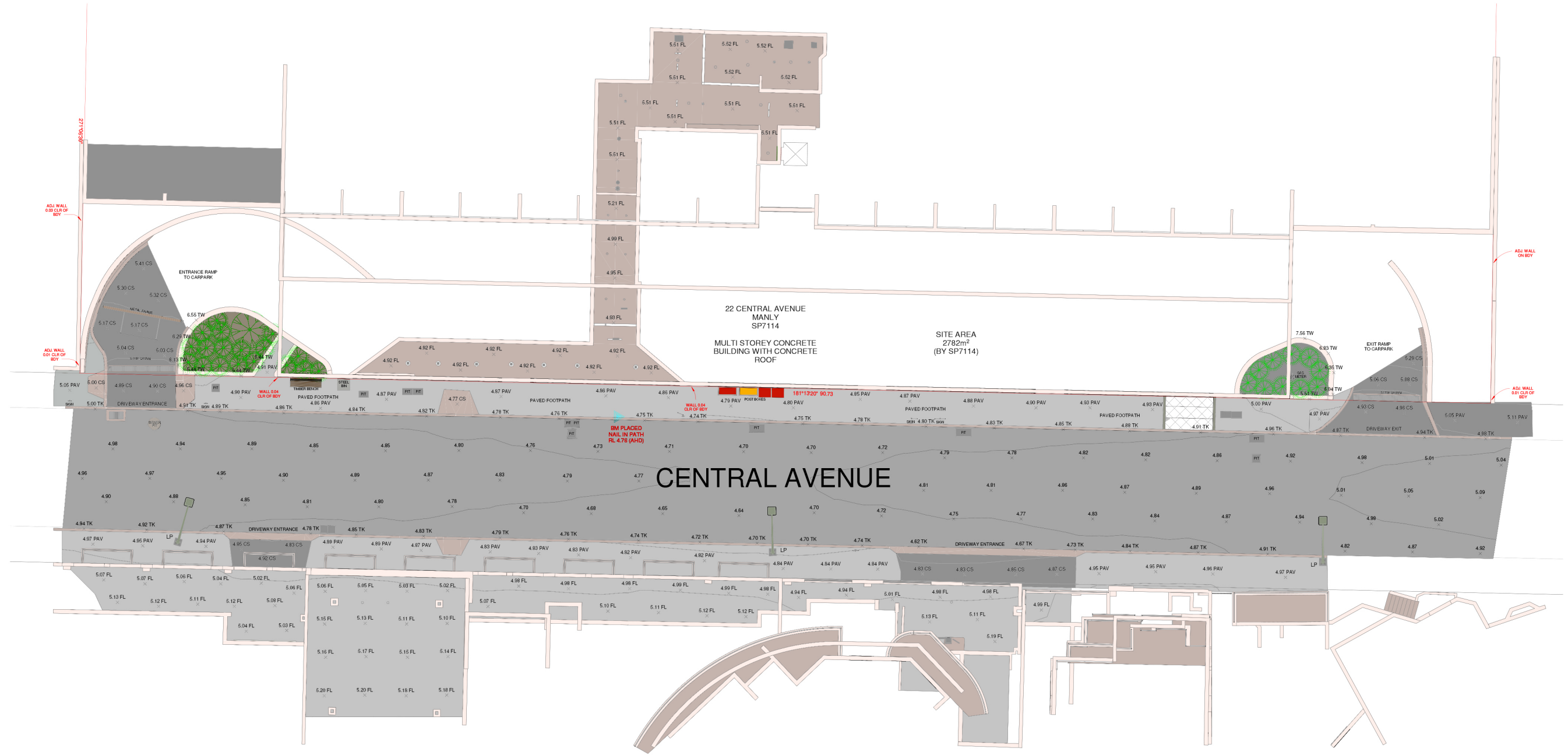
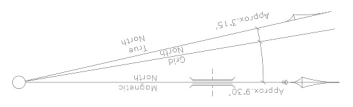
C&A SURVEYORS

ABN: 79160 054 473
E: info@candasurveyors.com.au
W: candasurveyors.com.au

PROJECT NAME:	PARTIAL DETAIL/IDENT SURVEY, FLOOR PLAN, ELEVATIONS & 3D MODEL	REVISION:	1
CLIENT NAME:	URBAINE ARCHITECTURE	MODELER:	EC
PROJECT NO.	20595-23	CHECKED BY:	MR
PROJECT ADDRESS:	22 CENTRAL AVENUE MANLY	ISSUE DATE:	03/04/2023



NOTES: This model is made using a combination of 3D laser scanning and conventional survey instruments. It should be noted that the accuracy of the model is based on the selection made when completing the C & A modeling checklist



1 SURVEY PLAN
1 : 100

LEGEND:

AHD	AUSTRALIAN HEIGHT DATUM	PAV	PAVERS
AWN	AWNING	PP	POWER POLE
BM	BENCH MARK	RL	REDUCED LEVEL
CONC	CONCRETE	RR	ROOF RIDGE
CS	CONCRETE SURFACE	S	STAIRS
DH/S	DIAMETER/HEIGHT/SPREAD	SC	SERVICE COVER
D	DOOR	SV	STOP VALVE
EC	EDGE OF CONCRETE	TEL	TELSTRA PIT
EG	EAVE & GUTTER	TK	TOP OF KERB
FL	FLOOR LEVEL	TW	TOP OF WALL
GDN	GARDEN	V	SERVICE VALVE
HYD	HYDRANT	VC	VEHICLE CROSSING
LH	INVERT LEVEL	WM	WATER METER
NS	NATURAL SURFACE	WS	WINDOW SILL
		WT	TOP OF WINDOW

NOTE: THIS SURVEY WAS COMPLETED USING LASER SCANNING TECHNOLOGY AND CONVENTIONAL SURVEY EQUIPMENT. THE DATA WAS ACCURATE AT TIME OF SURVEY TO A TOLERANCE OF ±3MM

SECOND SCHEDULE (7 NOTIFICATIONS) AS SEARCHED ON 11/08/2022

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- AC124383 LEASE TO PERSONAL BROKING AND AUSTRALIA PTY LIMITED OF THE PART SHOWN HATCHED IN PLAN WITH AC124383. COMMENCES: 28/11/2020. EXPIRES: 27/11/2025.
- ATTENTION IS DIRECTED TO CLAUSE 9 SCHEDULE 4 STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT 1973 REGARDING BOUNDARIES BETWEEN LOTS AND COMMON PROPERTY IN STRATA SCHEMES REGISTERED BEFORE 1/7/1974.
- AJ38269 LEASE TO OPTUS MOBILE PTY LIMITED OF THE PART(S) SHOWN HATCHED IN PLAN WITH AJ38269. EXPIRES: 13/2/2035.
- AM568141 LEASE TO TELSTRA CORPORATION LIMITED OF THE PART SHOWN HATCHED IN PLAN WITH AM568141. EXPIRES: 18/12/2021. OPTION OF RENEWAL: 5 YEARS AND TWO FURTHER OPTIONS OF 5 YEARS.
- AM568141 INITIAL PERIOD EXPIRED
- AR90988 CONSOLIDATION OF REGISTERED BY-LAWS

NOTES:

- SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY. SERVICES MAY EXIST WHICH ARE NOT SHOWN. THE RELEVANT SERVICE AUTHORITY SHOULD BE CONTACTED TO VERIFY THE EXISTENCE AND POSITION OF SERVICES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.
- DIAMETER, HEIGHT & SPREAD OF TREES ARE APPROXIMATE ONLY.
- LEVELS SHOWN ARE OF AUSTRALIAN HEIGHT DATUM.
- ORIGIN OF LEVELS: PM2000 RL 4.755 (AHD), CLASS LB
- USE STATED DIMENSIONS. DO NOT SCALE.
- THESE NOTES FORM PART OF THIS PLAN AND CANNOT BE REMOVED.
- NO COVENANTS AND/OR RESTRICTIONS HAVE BEEN INVESTIGATED BY C & A SURVEYORS PTY LTD.

MARK ANTHONY REID
(REGISTERED SURVEYOR)
SURVEYOR ID No.SU000183

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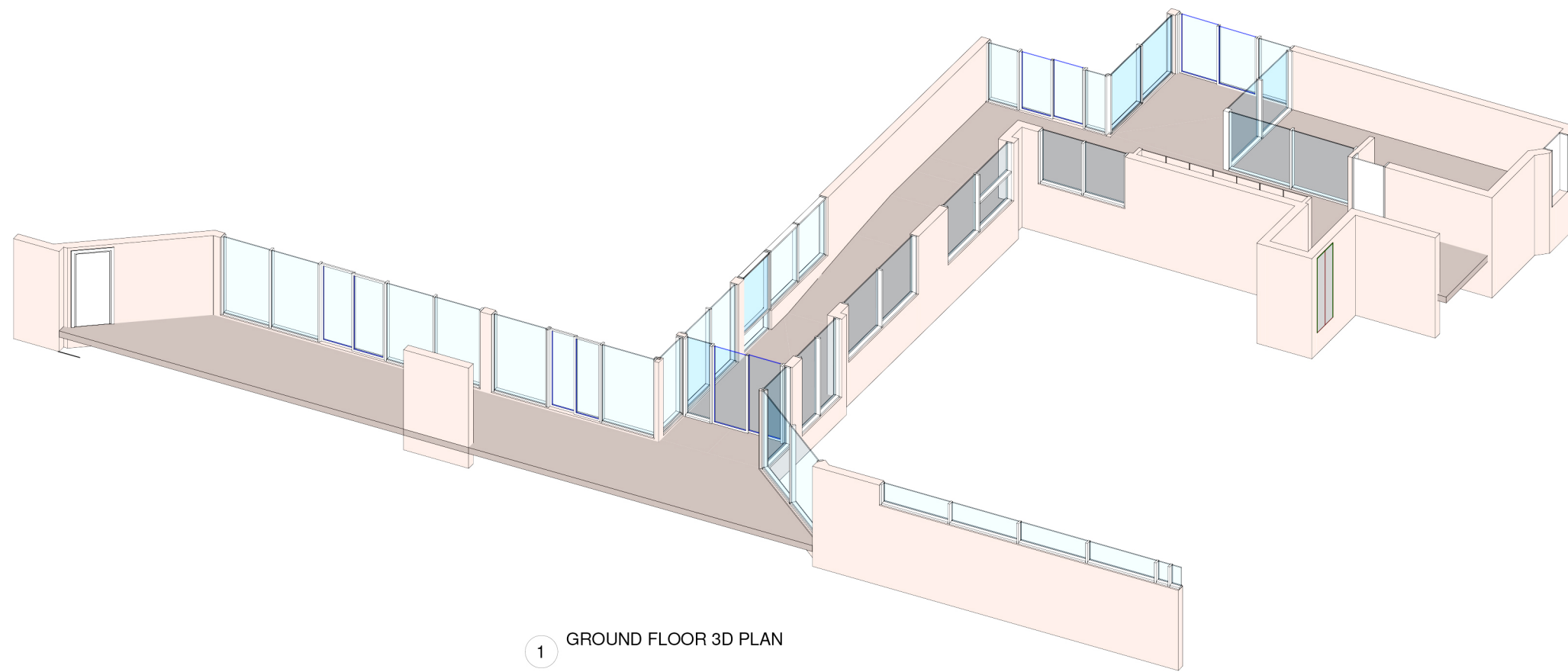
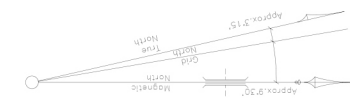
C & A SURVEYORS NSW P/L
Ph: 9630 9299 Fax: 9638 1199
30 GROSE STREET,
PARRAMATTA NSW 2151
info@candasurveyors.com.au
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**PARTIAL DETAIL & IDENTIFICATION SURVEY,
FLOOR PLAN, ELEVATIONS & 3D MODEL OF
SP7114 AT
22 CENTRAL AVENUE MANLY**

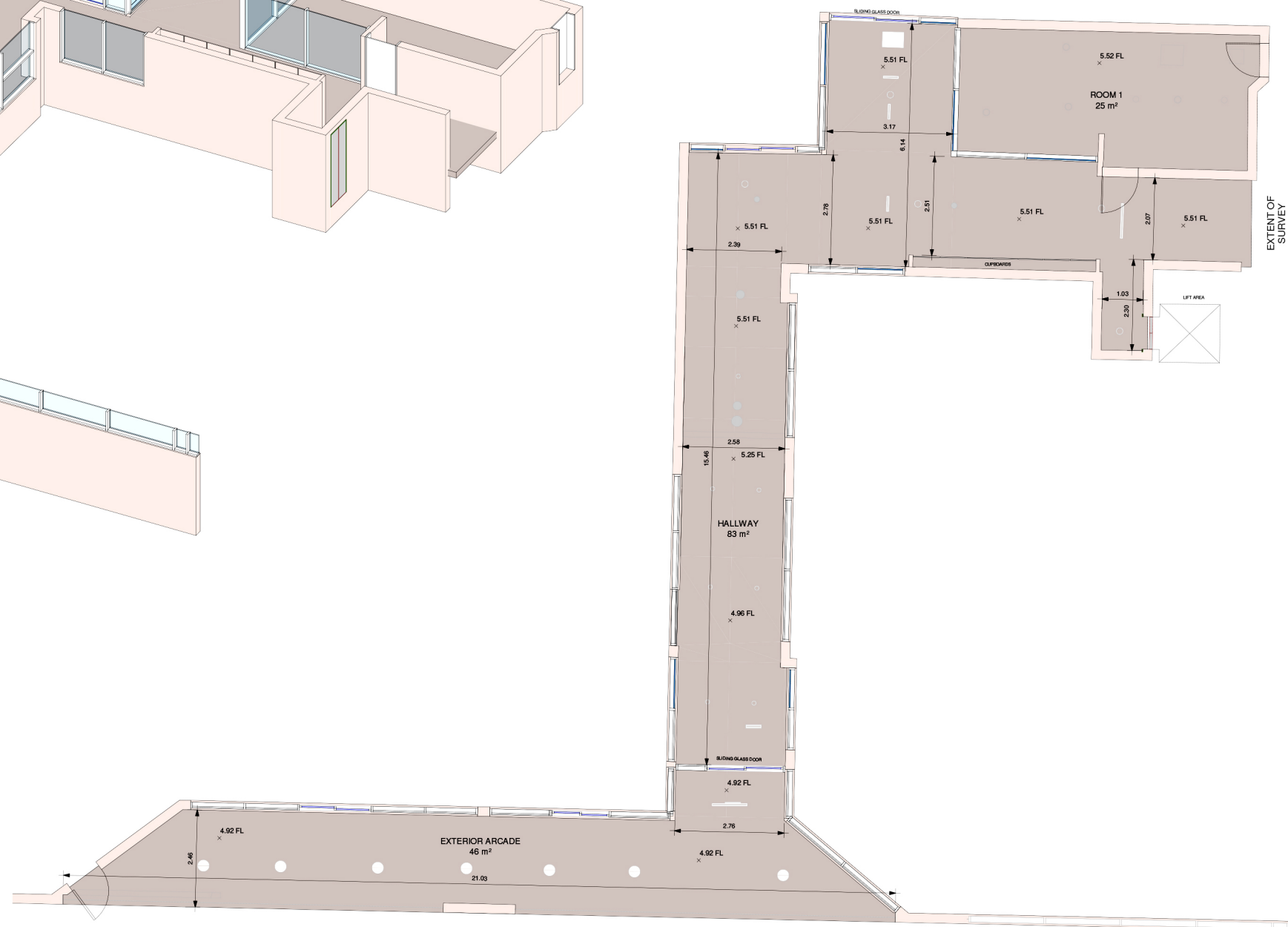
INSTRUCTING PARTY: URBAINE ARCHITECTURE

Revision No.	Description	Date
01	PARTIAL DETAIL/IDENT SURVEY, FLOOR PLAN, ELEVATIONS & 3D MODEL	03/04/2023
02		
03		
04		

DATUM:	AHD	SURVEYED BY:	TS
SURVEY DATE:	22/03/2023	DRAWN BY:	EC
DATE DRAWN:	23/03/2023	SCALE:	1 : 100@A0
REFERENCE:	20595-23	SHEET:	2 OF 6



1 GROUND FLOOR 3D PLAN



2 GROUND FLOOR PLAN
1:50

ROOM SCHEDULE		
NAME	AREA	
HALLWAY	83 m ²	
EXTERIOR ARCADE	46 m ²	
ROOM 1	25 m ²	

LEGEND:			
AHD	AUSTRALIAN HEIGHT DATUM	PAV	PAVERS
AWN	AWNING	PP	POWER POLE
BM	BENCH MARK	RL	REDUCED LEVEL
CONC	CONCRETE	RR	ROOF RIDGE
CS	CONCRETE SURFACE	S	STAIRS
DH/S	DIAMETER/HEIGHT/SPREAD	SC	SERVICE COVER
D	DOOR	SV	STOP VALVE
EC	EDGE OF CONCRETE	TEL	TELSTRA PIT
EG	EAVE & GUTTER	TK	TOP OF KERB
FL	FLOOR LEVEL	TW	TOP OF WALL
GDN	GARDEN	V	VEHICLE CROSSING
HYD	HYDRANT	VC	VEHICLE CROSSING
I	INVERT LEVEL	WM	WATER METER
LH	LAMP POLE	WS	WINDOW SILL
NS	NATURAL SURFACE	WT	TOP OF WINDOW

NOTE: THIS SURVEY WAS COMPLETED USING LASER SCANNING TECHNOLOGY AND CONVENTIONAL SURVEY EQUIPMENT. THE DATA WAS ACCURATE AT TIME OF SURVEY TO A TOLERANCE OF ±5MM

- SECOND SCHEDULE (7 NOTIFICATIONS) AS SEARCHED ON 11/08/2022
- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
 - AC 124383 LEASE TO PERSONAL BROOKBAND AUSTRALIA PTY LIMITED OF THE PART SHOWN HATCHED IN PLAN WITH AC124383.
 - ATTENTION IS DIRECTED TO CLAUSE 9 SCHEDULE 4 STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT 1973 REGARDING BOUNDARIES BETWEEN LOTS AND COMMON PROPERTY IN STRATA SCHEMES REGISTERED BEFORE 1/7/1974.
 - AJ38269 LEASE TO OPTUS MOBILE PTY LIMITED OF THE PART(S) SHOWN HATCHED IN PLAN WITH AJ38269. EXPIRES: 13/2/2035.
 - AM568141 LEASE TO TELSTRA CORPORATION LIMITED OF THE PART SHOWN HATCHED IN PLAN WITH AM568141. EXPIRES: 18/12/2021. OPTION OF RENEWAL: 5 YEARS AND TWO FURTHER OPTIONS OF 5 YEARS.
 - AM568141 INITIAL PERIOD EXPIRED
 - AR90985 CONSOLIDATION OF REGISTERED BY-LAWS
- NOTES:
- SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY. SERVICES MAY EXIST WHICH ARE NOT SHOWN. THE RELEVANT SERVICE AUTHORITY SHOULD BE CONTACTED TO VERIFY THE EXISTENCE AND POSITION OF SERVICES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.
 - DIAMETER, HEIGHT & SPREAD OF TREES ARE APPROXIMATE ONLY.
 - LEVELS SHOWN ARE OF AUSTRALIAN HEIGHT DATUM.
 - ORIGIN OF LEVELS: PM620 RL 4.755 (AHD), CLASS LB
 - USE STATED DIMENSIONS. DO NOT SCALE.
 - THESE NOTES FORM PART OF THIS PLAN AND CANNOT BE REMOVED.
 - NO COVENANTS AND/OR RESTRICTIONS HAVE BEEN INVESTIGATED BY C & A SURVEYORS PTY LTD.

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C & A SURVEYORS NSW P/L
 Ph: 9630 9299 Fax: 9638 1199
 30 GROSE STREET,
 PARRAMATTA NSW 2151
 info@candasurveyors.com.au
 www.candasurveyors.com.au

**PARTIAL DETAIL & IDENTIFICATION SURVEY,
 FLOOR PLAN, ELEVATIONS & 3D MODEL OF
 SP7114 AT
 22 CENTRAL AVENUE MANLY**

INSTRUCTING PARTY: URBAINE ARCHITECTURE		
Revision No.	Description	Date
01	PARTIAL DETAIL/IDENT SURVEY, FLOOR PLAN, ELEVATIONS & 3D MODEL	03/04/2023
02		
03		
04		

DATUM: AHD SURVEYED BY: TS
 SURVEY DATE: 22/03/2023 DRAWN BY: EC
 DATE DRAWN: 23/03/2023 SCALE: 1:50@A0
 REFERENCE: 20595-23 SHEET: 3 OF 6



1 22 CENTRAL AVENUE FRONT FACADE
1 : 100

LEGEND:

AHD	AUSTRALIAN HEIGHT DATUM	PAV	PAVERS
AWN	AWNING	PP	POWER POLE
BM	BENCH MARK	RL	REDUCED LEVEL
CONC	CONCRETE	RR	ROOF RIDGE
CS	CONCRETE SURFACE	S	STAIRS
DH/S	DIAMETER/HEIGHT/SPREAD	SC	SERVICE COVER
D	DOOR	SV	STOP VALVE
EC	EDGE OF CONCRETE	TEL	TELSTRA PIT
EG	EAVE & GUTTER	TK	TOP OF KERB
FL	FLOOR LEVEL	TW	TOP OF WALL
GDN	GARDEN	V	SERVICE VALVE
HYD	HYDRANT	VC	VEHICLE CROSSING
L	INVERT LEVEL	WM	WATER METER
LH	LAMP POLE	WS	WINDOW SILL
NS	NATURAL SURFACE	WT	TOP OF WINDOW

NOTE: THIS SURVEY WAS COMPLETED USING LASER SCANNING TECHNOLOGY AND CONVENTIONAL SURVEY EQUIPMENT. THE DATA WAS ACCURATE AT TIME OF SURVEY TO A TOLERANCE OF ±3MM

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Ph: 9630 9299 Fax: 9638 1199
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**PARTIAL DETAIL & IDENTIFICATION SURVEY,
FLOOR PLAN, ELEVATIONS & 3D MODEL OF
SP7114 AT
22 CENTRAL AVENUE MANLY**

INSTRUCTING PARTY: URBAINE ARCHITECTURE

Revision No.	Description	Date
01	PARTIAL DETAIL/IDENT SURVEY, FLOOR PLAN, ELEVATIONS & 3D MODEL	03/04/2023
02		
03		
04		

SECOND SCHEDULE (7 NOTIFICATIONS) AS SEARCHED ON 11/08/2022

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- AC124383 LEASE TO PERSONAL BROKINGBAND AUSTRALIA PTY LIMITED OF THE PART SHOWN HATCHED IN PLAN WITH AC124383. COMMENCES: 28/11/2020. EXPIRES: 27/11/2025. ATTENTION IS DIRECTED TO CLAUSE 9 SCHEDULE 4 STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT 1973 REGARDING BOUNDARIES BETWEEN LOTS AND COMMON PROPERTY IN STRATA SCHEMES REGISTERED BEFORE 1/7/1974
- AJ38269 LEASE TO OPTUS MOBILE PTY LIMITED OF THE PART(S) SHOWN HATCHED IN PLAN WITH AJ38269. EXPIRES: 13/2/2035.
- AM568141 LEASE TO TELSTRA CORPORATION LIMITED OF THE PART SHOWN HATCHED IN PLAN WITH AM568141. EXPIRES: 19/12/2021. OPTION OF RENEWAL: 5 YEARS AND TWO FURTHER OPTIONS OF 5 YEARS.
- AM568141 INITIAL PERIOD EXPIRED
- AR90969 CONSOLIDATION OF REGISTERED BY-LAWS

NOTES:

- SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY. SERVICES MAY EXIST WHICH ARE NOT SHOWN. THE RELEVANT SERVICE AUTHORITY SHOULD BE CONTACTED TO VERIFY THE EXISTENCE AND POSITION OF SERVICES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION
- DIAMETER, HEIGHT & SPREAD OF TREES ARE APPROXIMATE ONLY.
- LEVELS SHOWN ARE OF AUSTRALIAN HEIGHT DATUM. ORIGIN OF LEVELS: PM20 RL 4.75. (AHD), CLASS LB
- USE STATED DIMENSIONS. DO NOT SCALE.
- THESE NOTES FORM PART OF THIS PLAN AND CANNOT BE REMOVED.
- NO COVENANTS AND/OR RESTRICTIONS HAVE BEEN INVESTIGATED BY C & A SURVEYORS PTY LTD.

DATUM: AHD
SURVEY DATE: 22/03/2023
DATE DRAWN: 23/03/2023
REFERENCE: 20595-23

SURVEYED BY: TS
DRAWN BY: EC
SCALE: 1 : 100@A0
SHEET: 4 OF 6



1 CENTRAL AVENUE STREET ELEVATION - ACROSS
1 : 100

LEGEND:		
AHD	AUSTRALIAN HEIGHT DATUM	PAV
AWN	AWNING	PP
BM	BENCH MARK	RL
CONC	CONCRETE	RR
CS	CONCRETE SURFACE	S
DH/S	DIAMETER/HEIGHT/SPREAD	SC
D	DOOR	SV
EC	EDGE OF CONCRETE	TEL
EG	EAVE & GUTTER	TK
FL	FLOOR LEVEL	TW
GDN	GARDEN	V
HYD	HYDRANT	VC
I	INVERT LEVEL	WM
LH	LAMP POLE	WS
NS	NATURAL SURFACE	WT
		PAVERS
		POWER POLE
		REDUCED LEVEL
		ROOF RIDGE
		STAIRS
		SERVICE COVER
		STOP VALVE
		TELSTRA PIT
		TOP OF KERB
		TOP OF WALL
		SERVICE VALVE
		VEHICLE CROSSING
		WATER METER
		WINDOW SILL
		TOP OF WINDOW

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- SECOND SCHEDULE (7 NOTIFICATIONS) AS SEARCHED ON 11/08/2022
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 - AM568141 INITIAL PERIOD EXPIRED
 - AR90989 CONSOLIDATION OF REGISTERED BY-LAWS
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 - USE STATED DIMENSIONS. DO NOT SCALE.
 - THESE NOTES FORM PART OF THIS PLAN AND CANNOT BE REMOVED.
 - NO COVENANTS AND/OR RESTRICTIONS HAVE BEEN INVESTIGATED BY C & A SURVEYORS PTY LTD.

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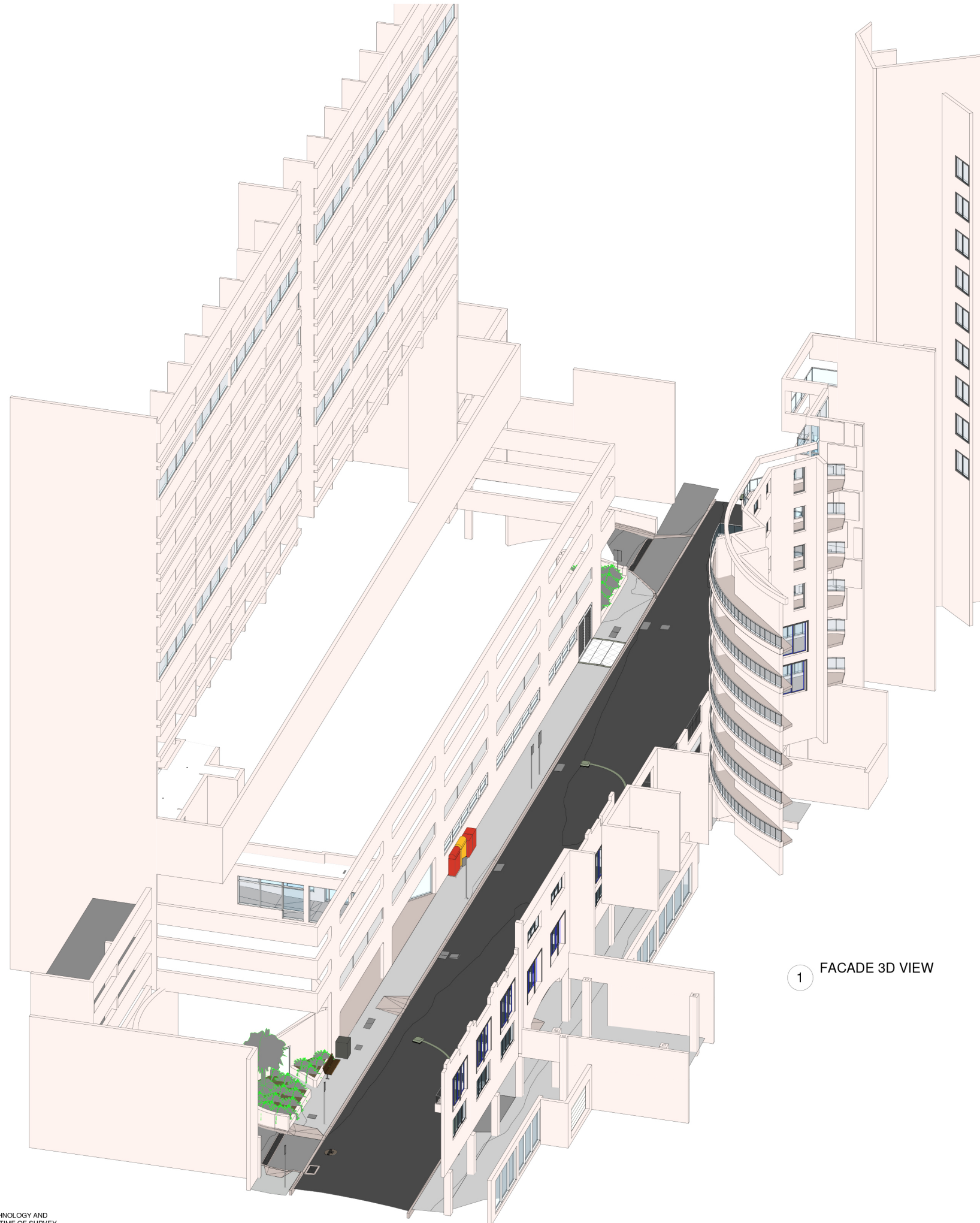
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 30 GROSE STREET,
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PARTIAL DETAIL & IDENTIFICATION SURVEY,
 FLOOR PLAN, ELEVATIONS & 3D MODEL OF
 SP7114 AT
 22 CENTRAL AVENUE MANLY

INSTRUCTING PARTY: URBAINE ARCHITECTURE

Revision No.	Description	Date
01	PARTIAL DETAIL/IDENT SURVEY, FLOOR PLAN, ELEVATIONS & 3D MODEL	03/04/2023
02		
03		
04		

DATUM:	AHD	SURVEYED BY:	TS
SURVEY DATE:	22/03/2023	DRAWN BY:	EC
DATE DRAWN:	23/03/2023	SCALE:	1 : 100@A0
REFERENCE:	20595-23	SHEET:	5 OF 6



1 FACADE 3D VIEW

LEGEND:

AHD	AUSTRALIAN HEIGHT DATUM	PAV	PAVERS
AWN	AWNING	PP	POWER POLE
BM	BENCH MARK	RL	REDUCED LEVEL
CONC	CONCRETE	RR	ROOF RIDGE
CS	CONCRETE SURFACE	S	STAIRS
DHS	DIAMETER/HEIGHT/SPREAD	SC	SERVICE COVER
D	DOOR	SV	STOP VALVE
EC	EDGE OF CONCRETE	TEL	TELSTRA PIT
EG	EAVE & GUTTER	TK	TOP OF KERB
FL	FLOOR LEVEL	TW	TOP OF WALL
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HYD	HYDRANT	VC	VEHICLE CROSSING
I	INVERT LEVEL	WM	WATER METER
LH	LAMP POLE	WS	WINDOW SILL
NS	NATURAL SURFACE	WT	TOP OF WINDOW

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SECOND SCHEDULE (7 NOTIFICATIONS) AS SEARCHED ON 11/08/2022

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
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- AM568141 INITIAL PERIOD EXPIRED
- AR90989 CONSOLIDATION OF REGISTERED BY-LAWS

NOTES:

A) SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY. SERVICES MAY EXIST WHICH ARE NOT SHOWN. THE RELEVANT SERVICE AUTHORITY SHOULD BE CONTACTED TO VERIFY THE EXISTENCE AND POSITION OF SERVICES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION

B) DIAMETER, HEIGHT & SPREAD OF TREES ARE APPROXIMATE ONLY.

C) LEVELS SHOWN ARE OF AUSTRALIAN HEIGHT DATUM.

D) USE STATED DIMENSIONS. DO NOT SCALE.

E) THESE NOTES FORM PART OF THIS PLAN AND CANNOT BE REMOVED.

F) NO COVENANTS AND/OR RESTRICTIONS HAVE BEEN INVESTIGATED BY C & A SURVEYORS PTY LTD.

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 PARRAMATTA NSW 2151
 info@candasurveyors.com.au
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PARTIAL DETAIL & IDENTIFICATION SURVEY, FLOOR PLAN, ELEVATIONS & 3D MODEL OF SP7114 AT 22 CENTRAL AVENUE MANLY

INSTRUCTING PARTY: URBAINE ARCHITECTURE

Revision No.	Description	Date
01	PARTIAL DETAIL/IDENT SURVEY, FLOOR PLAN, ELEVATIONS & 3D MODEL	03/04/2023
02		
03		
04		

DATUM:	AHD	SURVEYED BY:	TS
SURVEY DATE:	22/03/2023	DRAWN BY:	EC
DATE DRAWN:	23/03/2023	SCALE:	@A0
REFERENCE:	20595-23	SHEET:	6 OF 6