

**Warren Eldridge**  
**REGISTERED SURVEYOR**  
(ABN 27 024 077 973)

P.O. Box 477,  
PENNANT HILLS NSW 1715  
Ph 9481 9831  
February 6, 2024

Ref. GCN492

**SURVEY CERTIFICATE**

Property: 9-11 Denison St, Manly

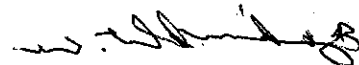
Cracknell & Lonergan Architects  
Instructed by Mr Melvin Ho,

WE HAVE SURVEYED the land contained in Certificate of Title Register Folio 1/96516 being lot 1 Deposited Plan 96516 situated at Manly, in the Local Government area of Northern Beaches, Parish of Manly Cove, and County of Cumberland. The property has a frontage of 10.095 metres by Title and survey to Denison Street, with the remaining dimensions shown on the sketch. The western boundary commencing at the northwestern corner passes through a 0.23 metre brick wall for 0.895 metres then passes through a 0.23 metre brick party wall for 9.19 metres, then along a paling fence for 16.565 metres, then easterly for 9.93 metres passing along a paling fence, then northerly for 27.075 metres passing along a paling fence and then along the face of an east facing wall to the corner of Denison and Whistler Streets before turning west and passing through various brick walls along the frontage of the property for 10.095 metres to end at the north west corner of the property as shown on the attached sketch.

**WE FIND THAT** erected upon the Property, known as No 9-11 Denison Street, Manly is a single storey Brick Building comprising two Semi-Detached cottages with a tile and metal roof with a single storey vinyl shed to the rear of the property. The face of the ground floor wall of the eastern residence adjacent Whistler St stands on the boundary with the attached eave and gutter 0.18 metres over the boundary. The brick fence along the northern boundary stands from 0.04 metres on the street at its eastern end and 0.05 metres on the street at its western end. Offsets from the building to the boundary are shown on the attached sketch. The building, in our opinion, complies with the approved drawings and the requirements of the Local Government (Approvals) Regulations, 1993 as regards minimum clearances of walls and eaves to boundaries.

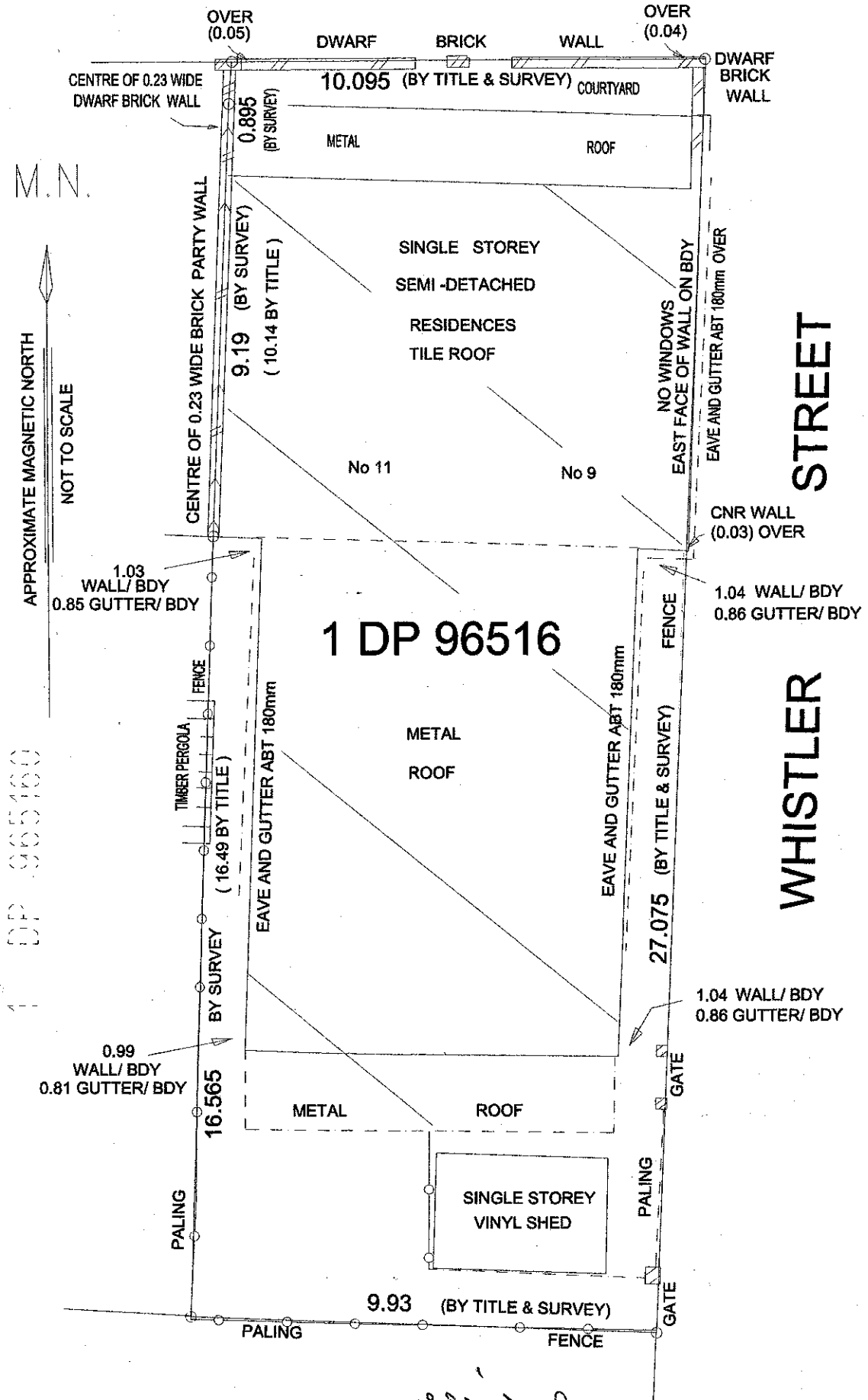
Apart from minor fencing irregularities, there are no other apparent encroachments by or on the subject property.

Warren Eldridge & Associates



**REGISTERED SURVEYOR**

# DENISON STREET



Warren Eldridge  
Registered Surveyor  
06/02/2024 ID 993