

Our Ref: 6278

10 September 2025



**ATTN:**  
**Warriewood Developers Pty Ltd**

PO Box 7809  
Norwest NSW 2153  
Suite 5e, 5-7 Meridian Place  
Bella Vista NSW, 2153

Dear Sirs:

Tel: (02) 9836 3155

Email: [survey@summitgeo.com.au](mailto:survey@summitgeo.com.au)

**RE: PROPOSED SUBDIVISION – STAGE 2**  
**PTY: No.45 and 49 Warriewood Road Warriewood**

In accordance with your instructions we have prepared preliminary subdivision plans for the land contained in Certificate of Title Folio 1/349085 and 2/349085 being Lot 1 & 2 in Deposited Plan 349085 situated at Warriewood in the Local Government Area of Northern Beaches, Parish of Narrabeen and County of Cumberland.

Over a period of time multiple versions of the subdivision layout was proposed and several draft versions of the subdivision plan were prepared. Initial versions of the draft plans were prepared utilising the subject deposited plan in conjunction with deposited plans adjoining the site. As such the dimensions shown were not 'by survey' and were prepared largely as a desktop exercise.

As this project has progressed a full field survey has been undertaken and reference marks shown on deposited plans as well as coordinated marks in the area have been connected to and measured. As per established survey principles and requirements comparison between 'original' dimensions shown on registered plans and the measured bearings and distances by survey was undertaken. This exercise revealed minor differences to some boundary lines which we found to be in the order of 15 – 20mm. This can be seen in the distance shown on different versions of the preliminary plans for the south-east boundary of the site where we have found a difference of 15mm between the street alignment of Warriewood Road and Lorikeet Grove.

Furthermore an error in the adjoining subdivision plan (DP271139) relating to the position of the easement for sewage purposes was found. The difference of around 60mm in position as shown on that plan compared to our definition and that shown on the plan which originally created the easement (DP581495) meant that some dimensions of proposed lots facing Warriewood Road whose rear boundary was to coincide with the easement required slight adjustment.

It should be noted that this plan is a preliminary draft plan only. Dimensions and areas shown on this plan may vary from a final plan registered at NSW Land Registry.

Yours faithfully,

**Peter Nancarrow No. SU000143**  
**Registered Surveyor**  
**Summit Geomatic P/L**  
**Registered Consulting Surveyors**