

Office Use Only

Office Use Only *

Registered:
Title System:
Purpose:

DRAFT

PLAN OF
SUBDIVISION OF LOTS 8 & 9 IN
D.P.629464 & LOTS 14 & 15 IN
D.P.858130

L.G.A.: NORTHERN BEACHES
Locality: AVALON BEACH
Parish: MANLY COVE
County: CUMBERLAND

Survey Certificate

I, PAUL BARRY BYRNE
of 63 WATERLOO ST., NARRABEEN 2101
a surveyor registered under the Surveying and Spatial Information Act 2002, certify that:

*(a) The land shown in the plan was surveyed in accordance with the Surveying and Spatial Information Regulation 2017, is accurate and the survey was completed on

*(b) The part of the land shown in the plan (*being/*excluding^.....)

.....) was surveyed in accordance with the Surveying and Spatial Information Regulation 2017, is accurate and the survey was completed on the part not surveyed was compiled in accordance with that Regulation.

*(c) The land shown in this plan was compiled in accordance with the Surveying and Spatial Information Regulation 2017.

Datum Line: "X" - "Y"

Type: *Urban/*Rural

The terrain is * Level -Undulating/ *Steep-Mountainous-

Signature Dated:

Surveyor ID: 711
Surveyor registered under the Surveying and Spatial Information Act 2002

* Strike through if inapplicable

^ Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.

Crown Lands NSW/ Western Lands Office Approval

Iin approving this plan certify
(Authorised Officer)
that all necessary approvals in regard to the allocation of the land shown herein has been given.

Signature:
Date:
File Number:
Office:

Subdivision Certificate

I
* Authorised Person/*General Manager/*Accredited Certifier, certify that the provisions of section 6.15 of the Environmental Planning and Assessment Act 1979 have been satisfied in relation to the proposed subdivision, new road or reserve set out herein.

Signature:.....
Accreditation Number:
Consent Authority:
Date of Endorsement:
Subdivision Certificate Number:
File Number:



THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2018/1989

* Strike through if inapplicable

Plans used in the preparation of survey/compilation.
D.P.'s

Statements of intention to dedicate public roads, public reserves and drainage reserves

If space is insufficient continue on PLAN FORM 6A

Surveyor's Reference: 10937L2 (DRAFT) ISSUE C

Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A

Office Use Only

Office Use Only

Registered:

DRAFT

PLAN OF

**SUBDIVISION OF LOTS 8 & 9 IN
D.P.629464 & LOTS 14 & 15 IN
D.P.858130**

This sheet is for the provision of the following information as required:

- A schedule of lots and addresses - Sec 60(c) SSI Regulation 2017
- Statements of intention to create and release affecting interests in accordance with Section 88B Conveyancing Act 1919
- Signatures and seals - see 195D Conveyancing Act 1919
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

Subdivision Certificate Number:

Date of Endorsement:

LOT	STREET NUMBER	STREET NAME	STREET TYPE	LOCALITY
1		CABARITA	ROAD	AVALON BEACH
2		CABARITA	ROAD	AVALON BEACH

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT, 1919, AS AMENDED,
IT IS INTENDED TO RELEASE:

1. EASEMENT TO DRAIN WATER 1.2 WIDE SHOWN IN DP 858130

ISSUE B

1. THE POSITION AND DIMENSIONS OF ALL INTERNAL SUBDIVISION BOUNDARIES AND EASEMENTS HAVE BEEN SCALED FROM AN ELECTRONIC COPY OF A PLAN OF PROPOSED SUBDIVISION PREPARED BY MHDP ARCHITECTS DRAWING No.1801 A002A-SUBDIVISION PLAN DATED 4/12/2018 PROVIDED IN PDF AND DWG FORMAT.
2. ALL DIMENSIONS, INTERNAL BOUNDARY AND EASEMENT POSITIONS ARE SUBJECT TO FINAL SURVEY.

ISSUE C 12-09-2019

3. THE POSITION AND DIMENSIONS OF ALL INTERNAL SUBDIVISION BOUNDARIES AND EASEMENTS HAVE BEEN SCALED FROM AN ELECTRONIC COPY OF A PLAN OF PROPOSED SUBDIVISION PREPARED BY MHDP ARCHITECTS DRAWING No.1801 A002B-SUBDIVISION PLAN DATED SEPTEMBER 2019 PROVIDED IN PDF AND DWG FORMAT.
4. ALL DIMENSIONS, INTERNAL BOUNDARY AND EASEMENT POSITIONS ARE SUBJECT TO FINAL SURVEY.

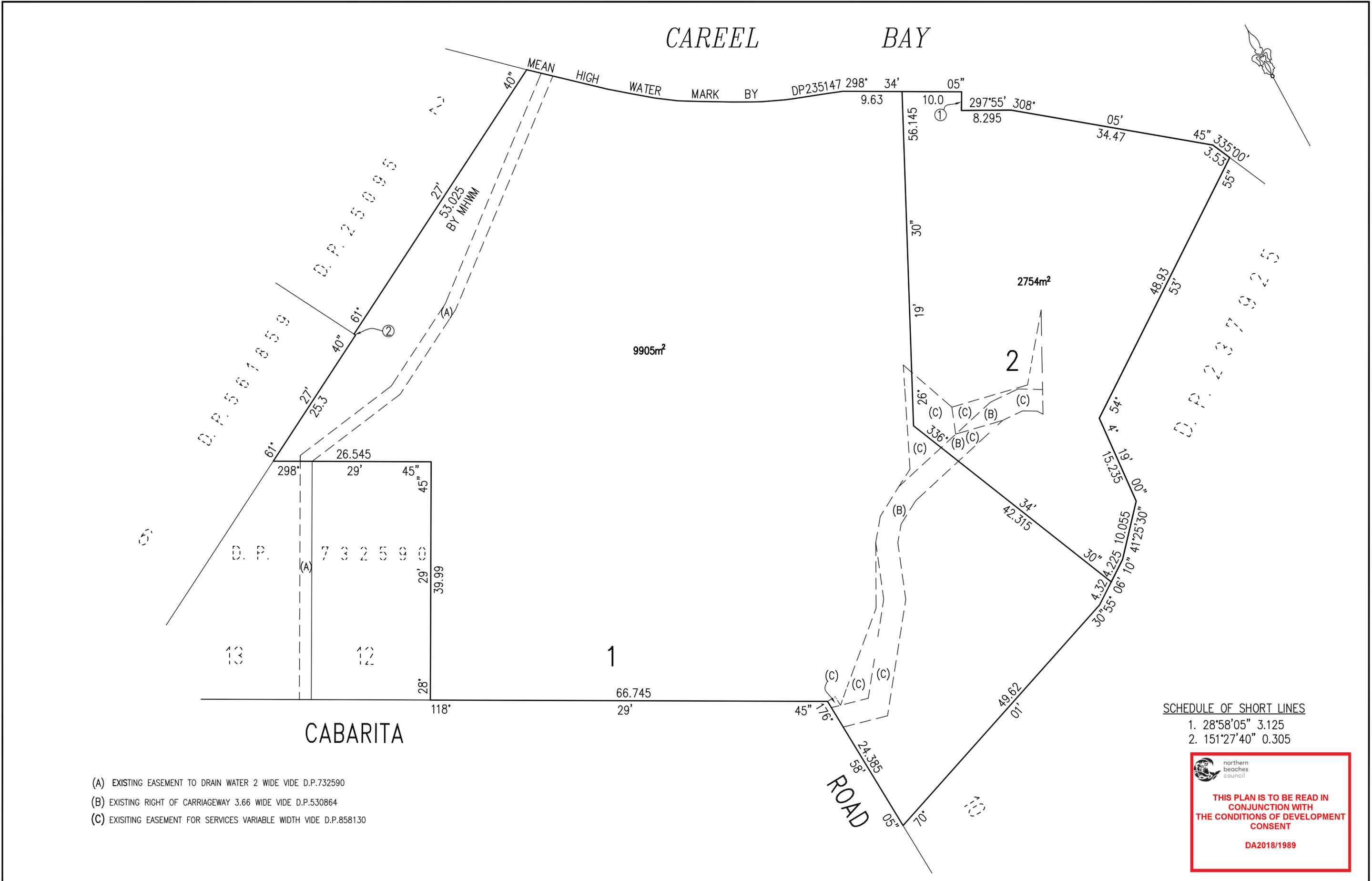


northern
beaches
council

THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

DA2018/1989

If space is insufficient use additional annexure sheet



- (A) EXISTING EASEMENT TO DRAIN WATER 2 WIDE VIDE D.P.732590
- (B) EXISTING RIGHT OF CARRIAGEWAY 3.66 WIDE VIDE D.P.530864
- (C) EXISTING EASEMENT FOR SERVICES VARIABLE WIDTH VIDE D.P.858130

SCHEDULE OF SHORT LINES

- 1. 28°58'05" 3.125
- 2. 151°27'40" 0.305



THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2018/1989

PLEASE NOTE:
ALL DIMENSION, INTERNAL BOUNDARY AND EASEMENT POSITIONS ARE SUBJECT TO FINAL SURVEY

Surveyor: PAUL BARRY BYRNE Date of Survey: Surveyor's Reference: 10937L2 (DRAFT) ISSUE C	PLAN OF SUBDIVISION OF LOTS 8 & 9 IN D.P.629464 & LOTS 14 & 15 IN D.P.858130	L.G.A.: NORTHERN BEACHES Locality: AVALON BEACH Subdivision No.: Lengths are in metres. Reduction Ratio 1:400	Registered:	D.P. DRAFT
--	--	---	-------------	------------

* OFFICE USE ONLY *

Office Use Only

Registered:
Title System:
Purpose:

Office Use Only *

DRAFT

**PLAN OF
SUBDIVISION OF LOT 1 IN D.P.**

**L.G.A.: NORTHERN BEACHES
Locality: AVALON BEACH
Parish: MANLY COVE
County: CUMBERLAND**

Survey Certificate

I, PAUL BARRY BYRNE
of 63 WATERLOO ST., NARRABEEN 2101
a surveyor registered under the Surveying and Spatial Information Act 2002, certify that:

*(a) The land shown in the plan was surveyed in accordance with the Surveying and Spatial Information Regulation 2017, is accurate and the survey was completed on

*(b) The part of the land shown in the plan (*being/*excluding^.....)
.....)
was surveyed in accordance with the Surveying and Spatial Information Regulation 2017, is accurate and the survey was completed on the part not surveyed was compiled in accordance with that Regulation.

*(c) The land shown in this plan was compiled in accordance with the Surveying and Spatial Information Regulation 2017.

Datum Line: "X" - "Y"
Type: *Urban/*~~Rural~~
The terrain is * Level -Undulating/ *~~Steep Mountainous~~

Signature Dated:

Surveyor ID: 711
Surveyor registered under the Surveying and Spatial Information Act 2002
* Strike through if inapplicable
^ Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.

Crown Lands NSW/ Western Lands Office Approval

Iin approving this plan certify
(Authorised Officer)
that all necessary approvals in regard to the allocation of the land shown herein has been given.

Signature:
Date:
File Number:
Office:

Subdivision Certificate

I
* Authorised Person/*General Manager/*Accredited Certifier, certify that the provisions of section 6.15 of the Environmental Planning and Assessment Act 1979 have been satisfied in relation to the proposed subdivision, new road or reserve set out herein.

Signature:.....
Accreditation Number:
Consent Authority:
Date of Endorsement:
Subdivision Certificate Number:
File Number:

 **northern beaches council**

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

* Strike through if inapplicable

Plans used in the preparation of survey/compilation.
D.P.'s

Statements of intention to dedicate public roads, public reserves and drainage reserves

DA2018/1989

If space is insufficient continue on PLAN FORM 6A

Surveyor's Reference: 10937CP(DRAFT) ISSUE C

Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A

* OFFICE USE ONLY

Office Use Only

Registered:

PLAN OF
SUBDIVISION OF LOT 1 IN D.P.

Subdivision Certificate Number:

Date of Endorsement:

Office Use Only

DRAFT

This sheet is for the provision of the following information as required:

- A schedule of lots and addresses - Sec 60(c) SSI Regulation 2017
- Statements of intention to create and release affecting interests in accordance with Section 88B Conveyancing Act 1919
- Signatures and seals - see 195D Conveyancing Act 1919
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT, 1919, AS AMENDED,
IT IS INTENDED TO CREATE:

1. RIGHT OF ACCESS 4 WIDE DESIGNATED (D)
2. EASEMENT FOR WASTE COLLECTION 6.5 WIDE DESIGNATED (E)
3. RIGHT OF CARRIAGEWAY VARIABLE WIDTH DESIGNATED (F)
4. EASEMENT FOR SERVICES VARIABLE WIDTH DESIGNATED (F)
5. EASEMENT TO DRAIN WATER 2 WIDE DESIGNATED (G)
6. EASEMENT FOR MAINTENANCE OF SEA WALL VARIABLE WIDTH DESIGNATED (H)

IT IS INTENDED TO RELEASE:

1. RIGHT OF CARRIAGEWAY 3.66 WIDE SHOWN IN DP 530864
2. EASEMENT FOR SERVICES VARIABLE WIDTH SHOWN IN DP 858130
3. EASEMENT TO DRAIN WATER 2 WIDE SHOWN IN DP 732590



THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

DA2018/1989

LOT	SUB-ADDRESS NUMBER	ADDRESS NUMBER	ROAD NAME	ROAD TYPE	LOCALITY NAME
1	-	-	CABARITA	ROAD	AVALON BEACH
2			CABARITA	ROAD	AVALON BEACH
3			CABARITA	ROAD	AVALON BEACH
4			CABARITA	ROAD	AVALON BEACH
5			CABARITA	ROAD	AVALON BEACH
6			CABARITA	ROAD	AVALON BEACH
7			CABARITA	ROAD	AVALON BEACH
8			CABARITA	ROAD	AVALON BEACH
9			CABARITA	ROAD	AVALON BEACH
10			CABARITA	ROAD	AVALON BEACH

If space is insufficient use additional annexure sheet

Surveyor's Reference: 10937CP (DRAFT) ISSUE C

* OFFICE USE ONLY

Office Use Only

Registered:

PLAN OF
SUBDIVISION OF LOT 1 IN D.P.

Subdivision Certificate Number:

Date of Endorsement:

Office Use Only

DRAFT

This sheet is for the provision of the following information as required:

- A schedule of lots and addresses - Sec 60(c) SSI Regulation 2017
- Statements of intention to create and release affecting interests in accordance with Section 88B Conveyancing Act 1919
- Signatures and seals - see 195D Conveyancing Act 1919
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

ISSUE B

1. THE POSITION AND DIMENSIONS OF ALL INTERNAL SUBDIVISION BOUNDARIES AND EASEMENTS HAVE BEEN SCALED FROM AN ELECTRONIC COPY OF A PLAN OF PROPOSED SUBDIVISION PREPARED BY MHDP ARCHITECTS DRAWING No.1801 A002A-SUBDIVISION PLAN DATED 4/12/2018 PROVIDED IN PDF AND DWG FORMAT.
2. ALL DIMENSIONS, INTERNAL BOUNDARY AND EASEMENT POSITIONS ARE SUBJECT TO FINAL SURVEY.

ISSUE C 12-09-2019

3. THE POSITION AND DIMENSIONS OF ALL INTERNAL SUBDIVISION BOUNDARIES AND EASEMENTS HAVE BEEN SCALED FROM AN ELECTRONIC COPY OF A PLAN OF PROPOSED SUBDIVISION PREPARED BY MHDP ARCHITECTS DRAWING No.1801 A002B-SUBDIVISION PLAN DATED SEPTEMBER 2019 PROVIDED IN PDF AND DWG FORMAT.
4. EASEMENT FOR MAINTENANCE OF SEA WALL ADDED TO PLAN (EASEMENT IS 2 METRES WIDE FROM NORTHERN FACE OF SEA WALL)
5. ALL DIMENSIONS, INTERNAL BOUNDARY AND EASEMENT POSITIONS ARE SUBJECT TO FINAL SURVEY.



northern
beaches
council

THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

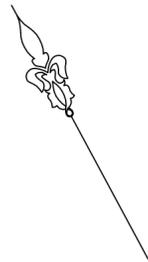
DA2018/1989

If space is insufficient use additional annexure sheet

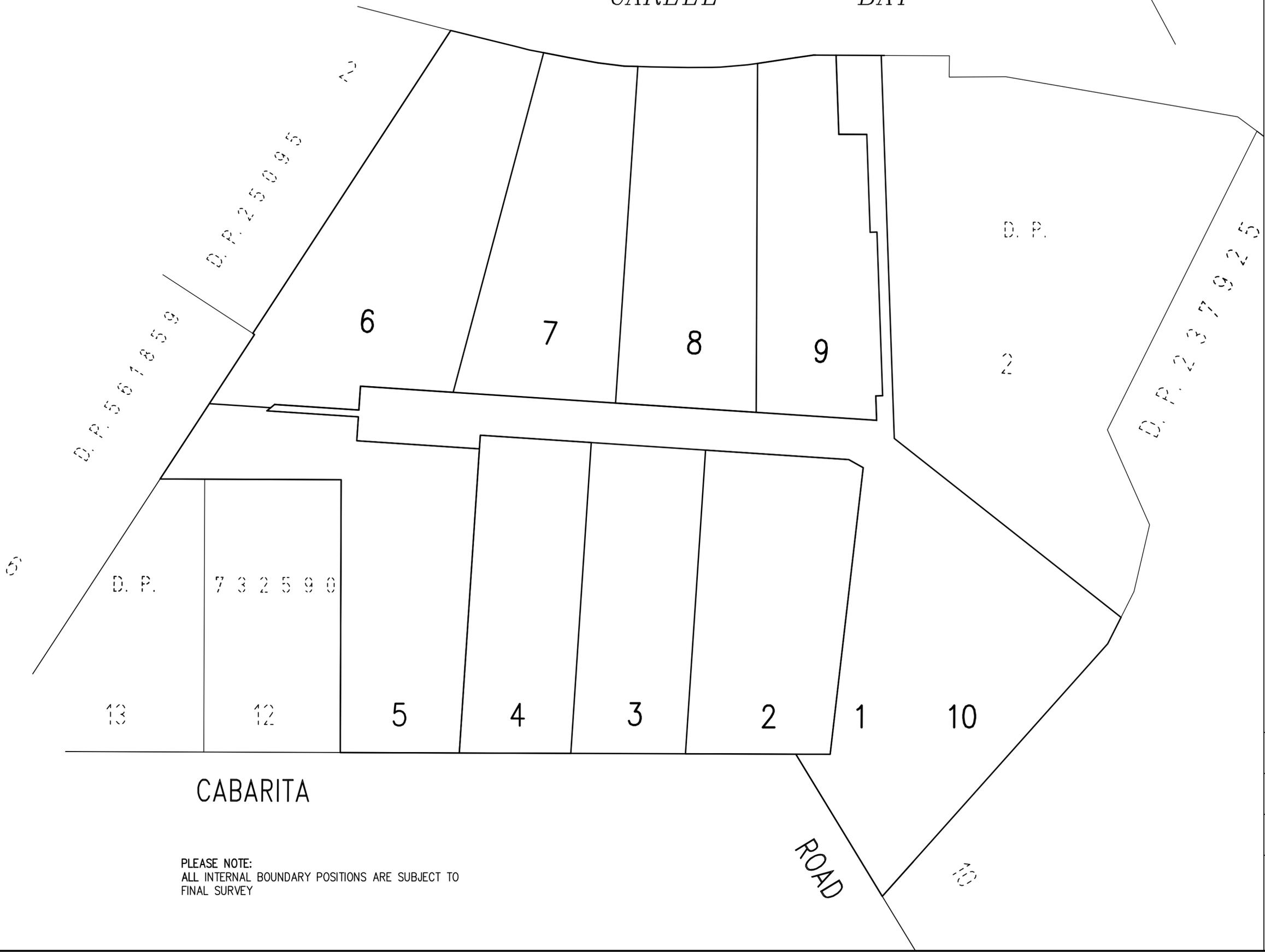
Surveyor's Reference: 10937CP (DRAFT) ISSUE C

LOCATION DIAGRAM

R.R. 1:400



CAREEL BAY



CABARITA

PLEASE NOTE:
ALL INTERNAL BOUNDARY POSITIONS ARE SUBJECT TO
FINAL SURVEY

THIS SHEET IS BEING CONTINUALLY UPDATED TO SHOW THE CURRENT SUBDIVISION PATTERN OF THE SCHEME. FOR DETAILS OF UPDATED AND ADDITIONAL AND REPLACEMENT SHEETS SEE SCHEDULE BELOW

SCHEDULE OF CHANGES TO THIS SCHEME

LOT No.	DETAILS	SHEET No.



THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2018/1989

Subdivision Certificate No:

Date:

Surveyor:

Surveyors Ref: 10937CP (DRAFT) ISSUE C

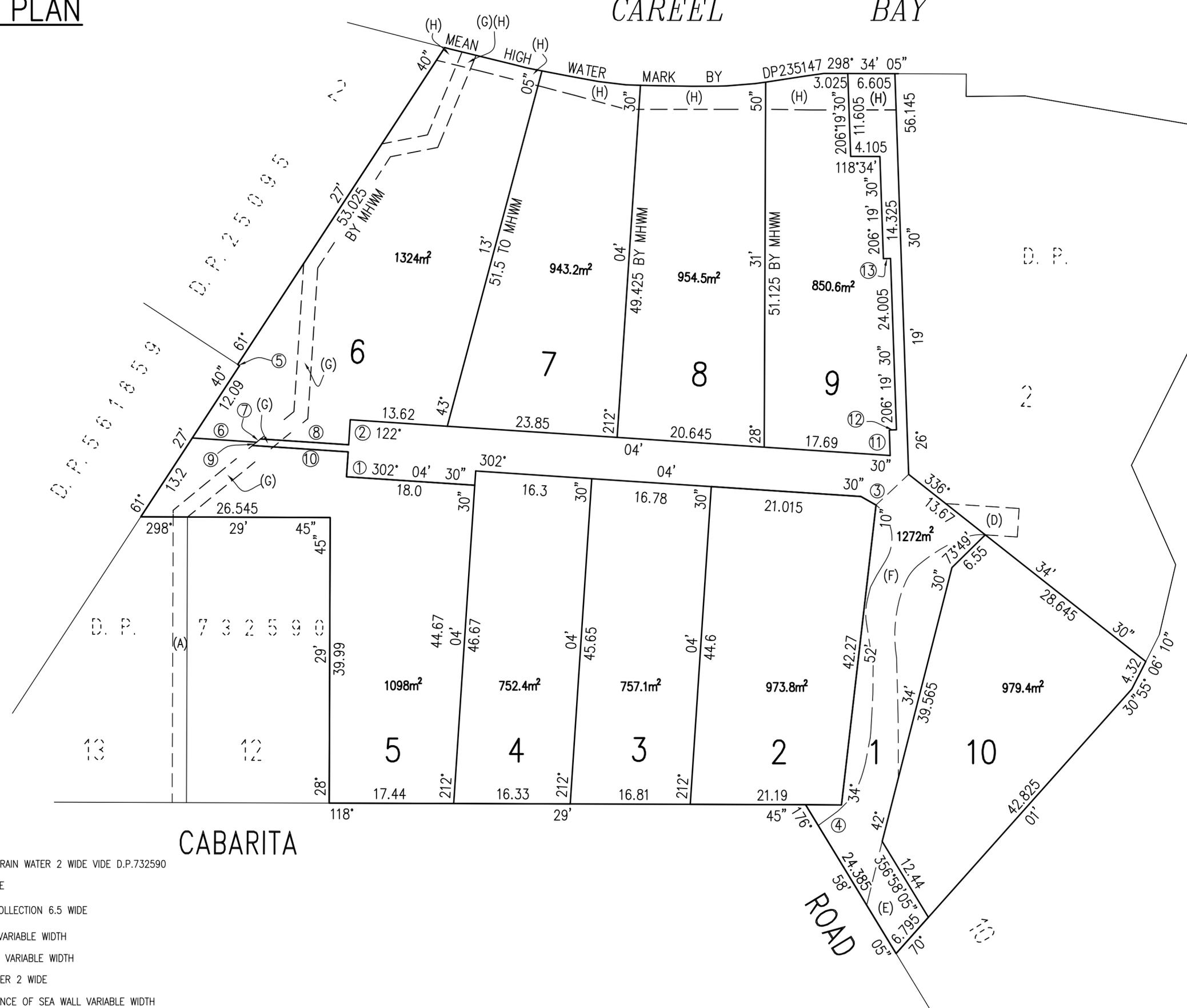
Registered

COMMUNITY/PRECINCT/NEIGHBOURHOOD PLAN

DRAFT

DETAIL PLAN

CAREEL BAY



northern beaches council

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2018/1989

SCHEDULE OF SHORT LINES

1. 32°04'30" 3.5
2. 32°04'30" 3.5
3. 327°45'40" 2.435
4. 118°29'45" 5.03
5. 151°27'40" 0.305
6. 122°04'30" 9.02
7. 79°04'30" 0.735
8. 122°04'30" 12.365
9. 259°04'30" 0.735
10. 122°04'30" 13.435
11. 26°19'30" 3.575
12. 116°19'30" 1.0
13. 296°19'30" 1.0

- (A) EXISTING EASEMENT TO DRAIN WATER 2 WIDE VIDE D.P.732590
- (D) RIGHT OF ACCESS 4 WIDE
- (E) EASEMENT FOR WASTE COLLECTION 6.5 WIDE
- (F) RIGHT OF CARRIAGEWAY VARIABLE WIDTH
- (F) EASEMENT FOR SERVICES VARIABLE WIDTH
- (G) EASEMENT TO DRAIN WATER 2 WIDE
- (H) EASEMENT FOR MAINTENANCE OF SEA WALL VARIABLE WIDTH

PLEASE NOTE:
ALL DIMENSION, INTERNAL BOUNDARY AND EASEMENT POSITIONS ARE SUBJECT TO FINAL SURVEY

Surveyor: PAUL BARRY BYRNE Date of Survey: Surveyor's Reference: 10937CP(DRAFT) ISSUE C	PLAN OF SUBDIVISION OF LOT 1 IN D.P.	L.G.A.: NORTHERN BEACHES Locality: AVALON BEACH Subdivision No.: Lengths are in metres. Reduction Ratio 1:400	Registered:	D.P. DRAFT
--	---	---	-------------	-------------------



- LEGEND**
- EXISTING LOT BOUNDARY
 - - - PROPOSED SUBDIVISION BOUNDARIES
 - - - PROPOSED EASEMENTS
 - - - FORESHORE BUILDING LINE (FSBL)



THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2018/1989

For Development Application Only

BUILDING FOOTPRINT PLAN

RESIDENTIAL SUBDIVISION

96-104 CABARITA ROAD AVALON BEACH

© THIS DESIGN REMAINS THE PROPERTY OF MARK HURCUM DESIGN PRACTICE AND MUST NOT BE COPIED OR LOANED WITHOUT WRITTEN CONSENT
MARK HURCUM DESIGN PRACTICE PTY LIMITED 2018

1801 A002 B

1:250 @ A1 1:500 @ A3
NOVEMBER 2018

RE-ISSUED FOR DEVELOPMENT APPLICATION AMENDMENT	SEPTEMBER 2019 DATE	B ISSUE
MARK HURCUM DESIGN PRACTICE ARCHITECTS		
<small>LEVEL 2 271 ALFRED STREET NORTH NORTH SYDNEY NSW 2060 FACSIMILE (02) 9955 5063 TELEPHONE (02) 9955 5608</small>		
<small>MERAKI DEVELOPMENTS PTY LIMITED 1801 A001 Site Plan Drawings.vwx</small>		 <small>Monday, 16 September 2019</small>

