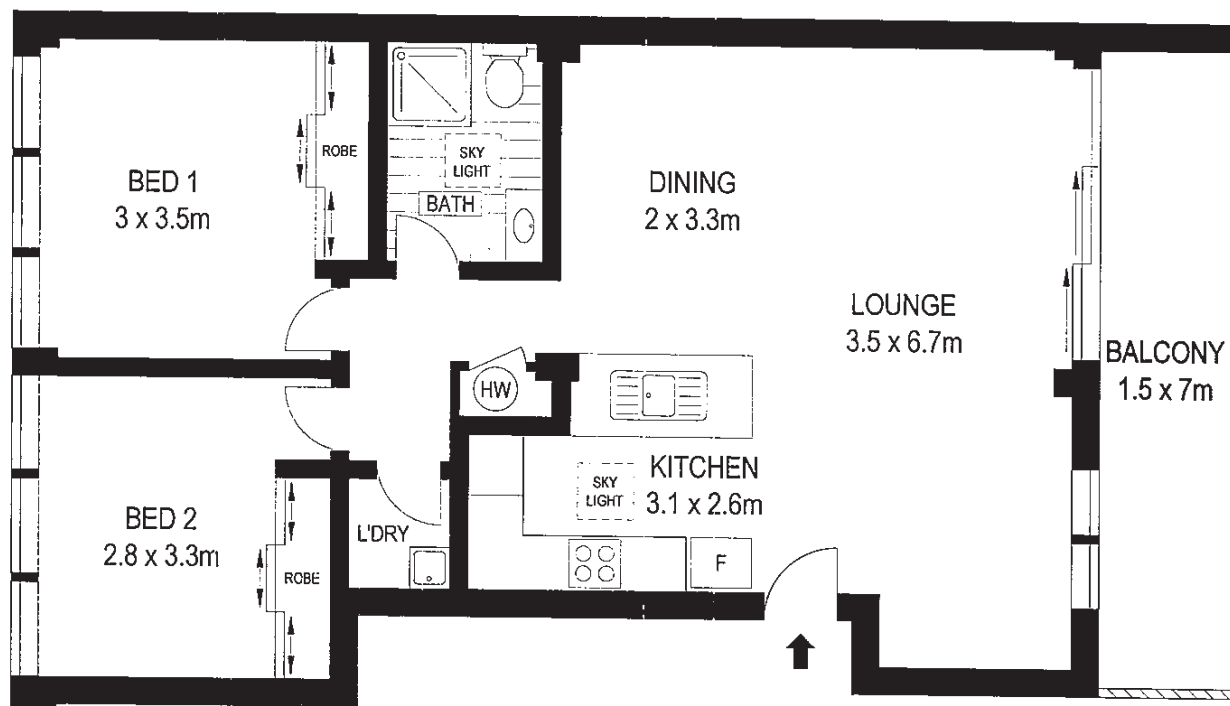


Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries

22A/12-14 Waratah Street, Mona Vale



**McGrath**

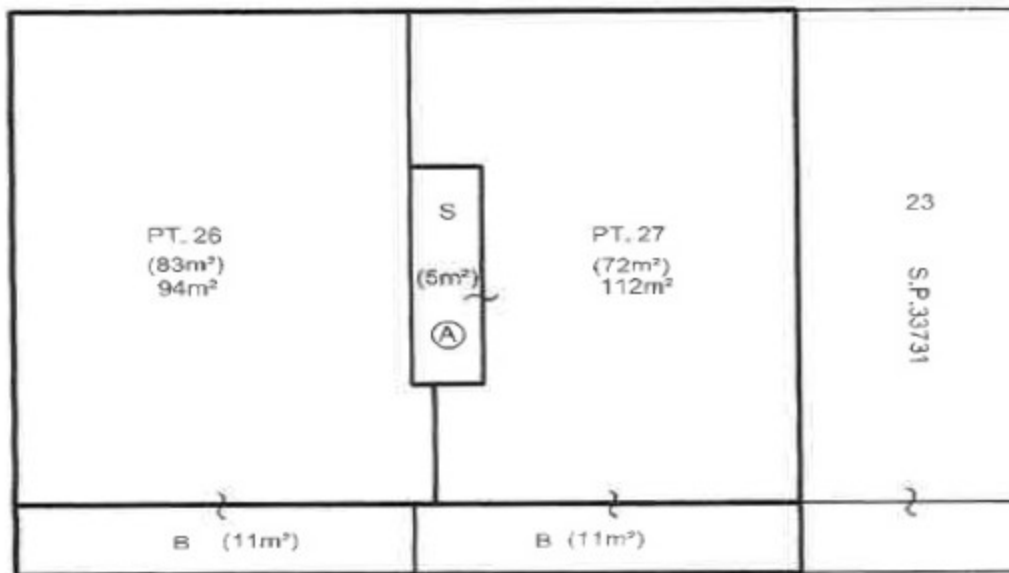


Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries

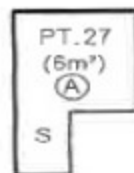
22B/12-14 Waratah Street, Mona Vale



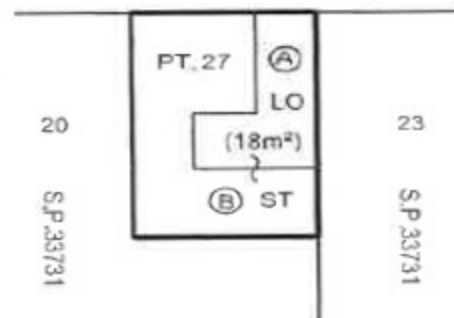
**McGrath**



**LEVEL 3**  
(SECOND FLOOR)



**LEVEL 2A**  
(STAIRS AND LANDING)



**LEVEL 2**  
(FIRST FLOOR)

**NOTES:**

B ... BALCONY  
LA ... LAUNDRY  
LO ... LOBBY  
S ... STAIRS  
ST ... STORE ROOM

- (A) ... RIGHT OF FOOTWAY  
?? WIDE  
(B) ... EASEMENT FOR STORAGE  
?? WIDE  
(C) ... RIGHT OF FOOTWAY  
?? WIDE  
(D) ... EASEMENT FOR STORAGE  
?? WIDE

THE STRATUM OF THE BALCONY, WHERE NOT ROOFED,  
IS LIMITED IN HEIGHT TO ?? METRES ABOVE THE  
UPPER SURFACE OF ITS FLOOR.

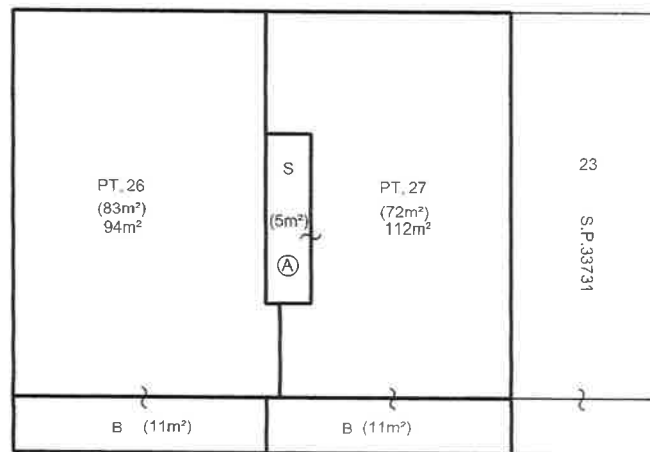
ALL AREAS ARE APPROXIMATE AND ARE  
MEASURED FOR STRATA PURPOSES ONLY.

**DRAFT PLAN ONLY**  
**15/10/2019\_2**

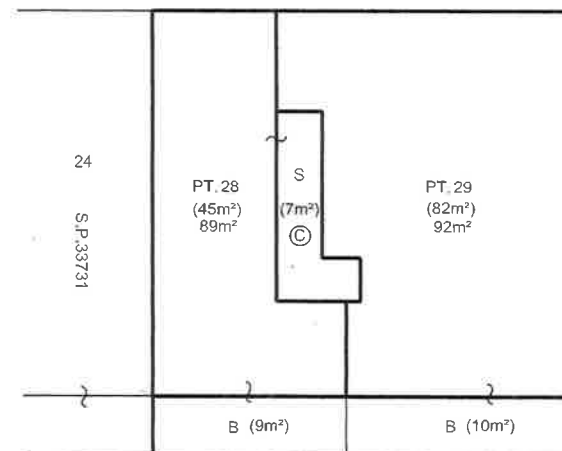
SUBJECT TO FINAL DESIGN & SURVEY

Surveyor: ADAM CLERKE  
Surveyor Ref: 7519SP  
Subdivision No:  
Lengths are in metres.Re

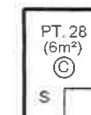
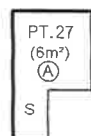
**'FLOOR PLAN'**



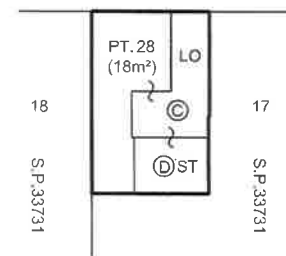
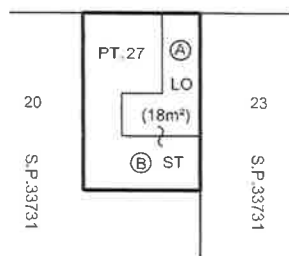
**LEVEL 3**  
(SECOND FLOOR)



**LEVEL 2A**  
(STAIRS AND LANDING)



**LEVEL 2**  
(FIRST FLOOR)



**'FLOOR PLAN'**

## NOTES:

B ... BALCONY  
LA ... LAUNDRY  
LO ... LOBBY  
S ... STAIRS  
ST ... STORE ROOM

- (A) ... RIGHT OF FOOTWAY  
?? WIDE  
(B) ... EASEMENT FOR STORAGE  
?? WIDE  
(C) ... RIGHT OF FOOTWAY  
?? WIDE  
(D) ... EASEMENT FOR STORAGE  
?? WIDE

THE STRATUM OF THE BALCONY, WHERE NOT ROOFED,  
IS LIMITED IN HEIGHT TO ?? METRES ABOVE THE  
UPPER SURFACE OF ITS FLOOR.

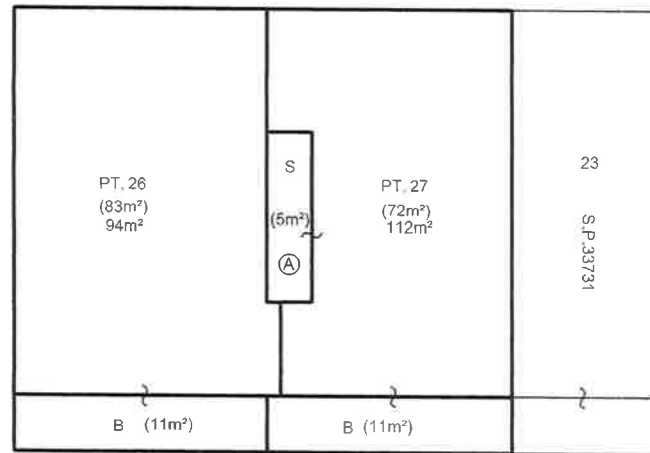
ALL AREAS ARE APPROXIMATE AND ARE  
MEASURED FOR STRATA PURPOSES ONLY.

DRAFT PLAN ONLY  
15/10/2019\_2  
SUBJECT TO FINAL DESIGN & SURVEY

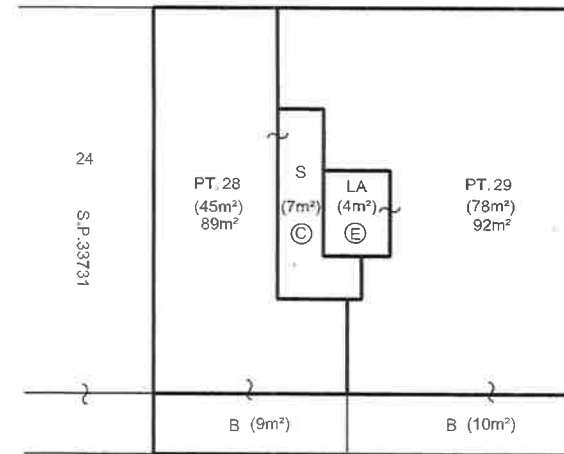
Surveyor: ADAM CLERKE  
Surveyor Ref: 7519SP  
Subdivision No:  
Lengths are in metres.Reduction Ratio 1:150

Registered

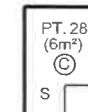
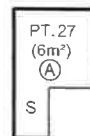
SP



**LEVEL 3**  
(SECOND FLOOR)



**LEVEL 2A**  
(STAIRS AND LANDING)



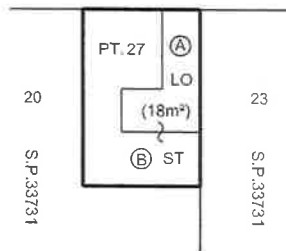
## NOTES:

B ... BALCONY  
LA ... LAUNDRY  
LO ... LOBBY  
S ... STAIRS  
ST ... STORE ROOM

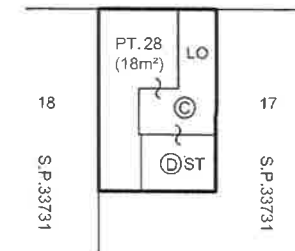
- (A) ... RIGHT OF FOOTWAY  
?? WIDE  
(B) ... EASEMENT FOR STORAGE  
?? WIDE  
(C) ... RIGHT OF FOOTWAY  
?? WIDE  
(D) ... EASEMENT FOR STORAGE  
?? WIDE  
(E) ... EASEMENT FOR LAUNDRY  
PURPOSES ?? WIDE

THE STRATUM OF THE BALCONY, WHERE NOT ROOFED,  
IS LIMITED IN HEIGHT TO ?? METRES ABOVE THE  
UPPER SURFACE OF ITS FLOOR.

ALL AREAS ARE APPROXIMATE AND ARE  
MEASURED FOR STRATA PURPOSES ONLY.



**LEVEL 2**  
(FIRST FLOOR)



**'FLOOR PLAN'**

**DRAFT PLAN ONLY**  
**15/10/2019**

SUBJECT TO FINAL DESIGN & SURVEY

Surveyor: ADAM CLERKE

Surveyor Ref: 7519SP

Subdivision No:

Lengths are in metres.Reduction Ratio 1:150

Registered

SP

## COUNCIL'S CERTIFICATE

The Council of the "City Municipality" Shire of **Warringham** having satisfied the requirements of the State Titles Act, 1973 (other than the requirements for the registration of plans) have been complied with, approves of the proposed

strata plan of subdivision illustrated herein.

\*Council does not object to the encroachment of the building beyond the alignment of

**Plots A & B to Bungan Lane & Waratah St**

*This approval is given on the condition that the lots*

*are subject to the restriction on user referred to in section 39 of the State Titles Act, 1973.*

Date: **7.9.88**

Subdivision No. **1219/88**

Council Clerk

\*Complete, or delete if inapplicable.

## SURVEYOR'S CERTIFICATE

**EDWARD HALL**  
**WALLIS & MOORE PTY. LTD.**  
**491 KENT ST. SYDNEY 2000 D.X. 321**  
a surveyor registered under the Surveyors Act, 1929, hereby certify that -

- (1) any wall, the inner surface or any part of which corresponds substantially with any line shown on the accompanying floor plan as a boundary of a proposed lot, exists;
- (2) any floor or ceiling, the upper or under surface or any part of which forms a boundary of a proposed lot, shown in the accompanying floor plan, exists;
- (3) any wall, floor, ceiling or structural cubic space, by reference to which any boundary of a proposed lot shown in the accompanying floor plan is defined, exists;
- (4) any building containing proposed lots erected on the land shown on the accompanying location plan and each proposed lot shown on the accompanying floor plan are wholly within the perimeter of the parcel subject to subparagraphs (a) and (b).

\*(a) except to the extent that the building encroaches on a public place;

\*(b) eaves and guttering of the building encroach on land other than a public place, in respect of which eaves and guttering an appropriate easement has been created by registered plan.

- \* (5) the survey information recorded in the accompanying location plan is accurate.

Signature **Edward Hall**

Date **11.8. Nov, 1987**

\* Delete if inapplicable

† State whether dealing or plan, and quote registered number.

This is sheet 1 of my Plan in **4** sheets.

SUBDIVISION OF  
PLAN OF **PT LOTS A & B IN D.P. 350408**

Mun./Shire: **WARRINGAH**  
City

Locality: **MONA VALE**

Parish: **NARRABEEN**

County: **CUMBERLAND**

Reduction Ratio 1 : 400

Lengths are in metres



Name of, and \*address for service of notices on, the body corporate

\*Address required on original strata plan only.

**C/ THE REGISTERED PROPRIETORS-OF STRATA PLAN No 33731**  
**No 12-14 WARATAH STREET MONA VALE 2103**

**STRATA PLAN No 33731**

Registered: **6-10-1988**

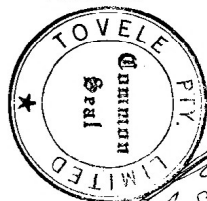
C.A.: No 1219/88 OF 7.9.1988

Purpose: **STRATA PLAN**

Ref. Map: **U2767-41 #**

Last Plan: **D.P. 350408**

Signatures, seals and statements of intention to create easements or restrictions as to user.



**Director**

EXECUTED BY ESANDA FINANCE CORPORATION LIMITED by being signed sealed and delivered by its Attorney  
**MICHAEL WILLIAMS** (who certifies that he is the MANAGER SECURITIES in the New South Wales Division of Esanda Finance Corporation Limited) pursuant to Power of Attorney registered No. **3685**, in the presence of -

**David Barry Johnson**  
6 Franklin Street  
Mona Vale  
Office

Signed and sealed by the said Bank as Attorney by its Attorney

**AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED**  
INCORPORATING ANZ BANK AND ESRA BANK  
by its Attorney

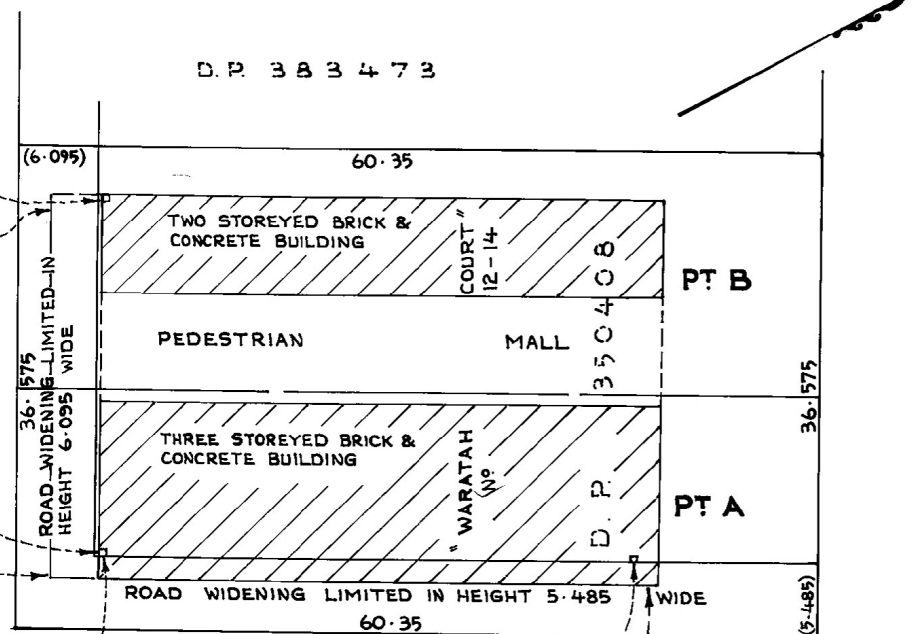
and I, the said Attorney state that I have not received any notice of the revocation of the Power of Attorney conferred by the Office of the Registrar General Sydney on the said Bank under which this document is executed.

**STREET**

**WARATAH**

FACE OF GRD. FLOOR PIER 20mm CLEAR OF BDY. AS WIDENED  
CONC. AWNING 0.03 BELOW UPPER LEVEL OF ROAD WIDENING

FACE OF GRD. FLOOR PIER 25mm CLEAR OF BDY. AS WIDENED  
CONC. AWNING 0.05 BELOW UPPER LEVEL OF ROAD WIDENING



**BUNGAN**

**LANE**

FACE OF GRD. FLOOR PIER ON BDY. AS WIDENED

FACE OF GRD. FLOOR PIER ON BDY. AS WIDENED  
CONC. SLAB 0.05 BELOW UPPER LEVEL OF ROAD WIDENING

10	20	30	40	50	60	Table of mm	100	110	120	130	140	150	160
----	----	----	----	----	----	-------------	-----	-----	-----	-----	-----	-----	-----

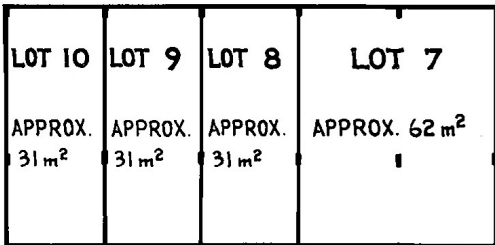
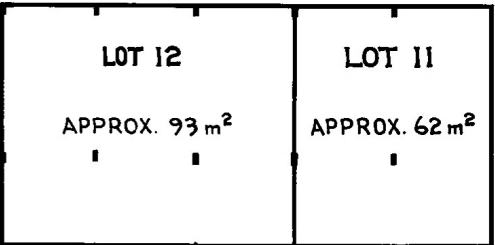
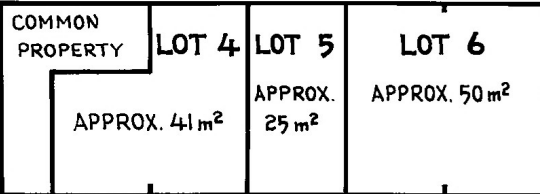
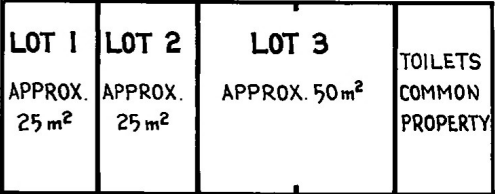
M.P.D.

SURVEYOR'S REFERENCE: **13351**

Plan Drawing only to appear in this space

Plan Drawing only to appear in this space

LEVEL 1  
GROUND FLOOR



SCHEDULE OF UNIT ENTITLEMENT	
LOT N°	UNIT ENTITLEMENT
1	36
2	23
3	44
4	35
5	22
6	43
7	54
8	25
9	25
10	25
11	53
12	94
13	32
14	45
15	36
16	35
17	36
18	58
19	56
20	30
21	20
22	58
23	29
24	29
25	57
AGGREGATE	1000

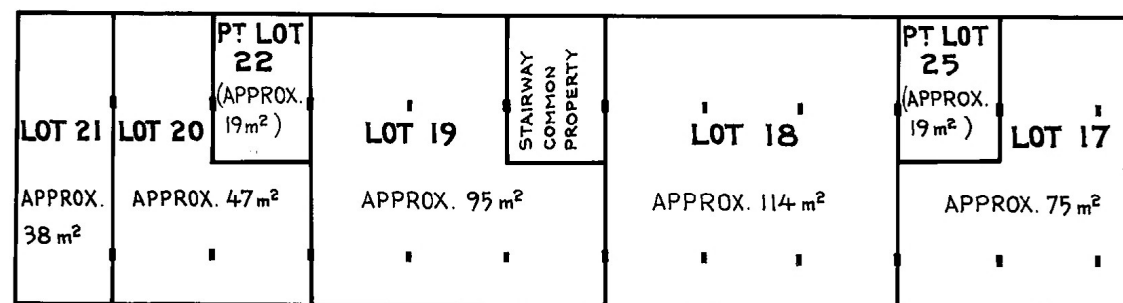
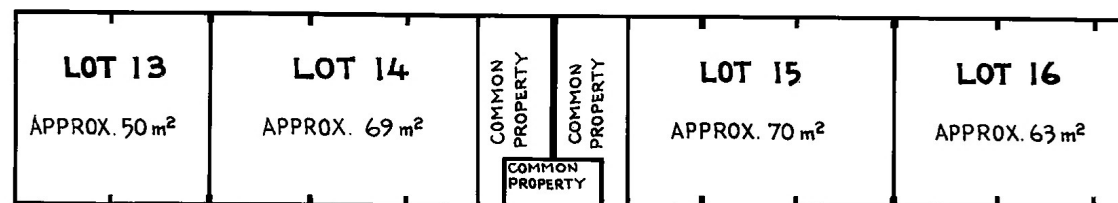
Reduction Ratio 1: 200

Lengths are in metres

*Edward Lee*  
Registered Surveyor

*[Signature]*  
Council Clerk

STRATA PLAN 33731

LEVEL 2  
FIRST FLOOR

Reduction Ratio 1: 200

Lengths are in metres

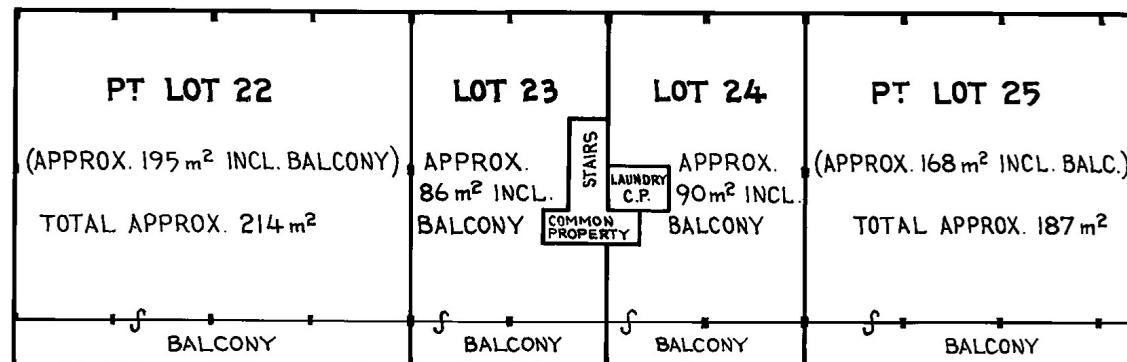
*Edward Lane*  
Registered Surveyor

*[Signature]*  
Council Clerk

SURVEYOR'S REFERENCE: 13351



STRATA PLAN 33731

LEVEL 3  
SECOND FLOOR

Reduction Ratio 1: 200

Lengths are in metres

  
Registered Surveyor  
Council Clerk

SURVEYOR'S REFERENCE: 13351