

DETAIL PLAN

NORTHERN BEACHES COUNCIL
 THIS PLAN IS TO BE READ IN CONJUNCTION WITH
 Endorsement Date: 15/12/2018
 MOD2018/0581

SCHEDULE OF FOUND REFERENCE MARKS (VIDE DP 270822)

No	BRG	DIST	DESCRIPTION
C	218°40'10"	2.000	D.H.&W. IN KERB
D	219°42'40"	1.420	D.H.&W. IN KERB
E	44°00'45"	1.565	D.H.&W. IN KERB
F	136°36'25"	3.905	D.H.&W. IN KERB
G	132°05'55"	3.915	D.H.&W. IN KERB
H	316°40'10"	1.995	D.H.&W. IN KERB
I	265°08'25"	1.515	D.H.&W. IN KERB
J	222°17'10"	7.265	D.H.&W. IN KERB
K	218°28'00"	1.365	D.H.&W. IN KERB
L	229°39'10"	7.715	D.H.&W. IN KERB
M	256°11'10"	1.500	D.H.&W. IN KERB
N	358°20'00"	2.200	D.H.&W. IN KERB
O	309°25'45"	1.590	D.H.&W. IN KERB
P	286°18'40"	1.740	D.H.&W. IN KERB
Q	317°35'25"	1.600	D.H.&W. IN KERB
R	47°02'10"	8.390	D.H.&W. IN KERB
S	64°30'55"	1.900	D.H.&W. IN KERB
T	11°12'40"	9.435	D.H.&W. IN KERB
U	329°44'25"	5.000	D.H.&W. IN KERB
V	1°18'40"	2.640	D.H.&W. IN KERB
W	230°32'10"	7.655	D.H.&W. IN KERB

SCHEDULE OF NEW REFERENCE MARKS

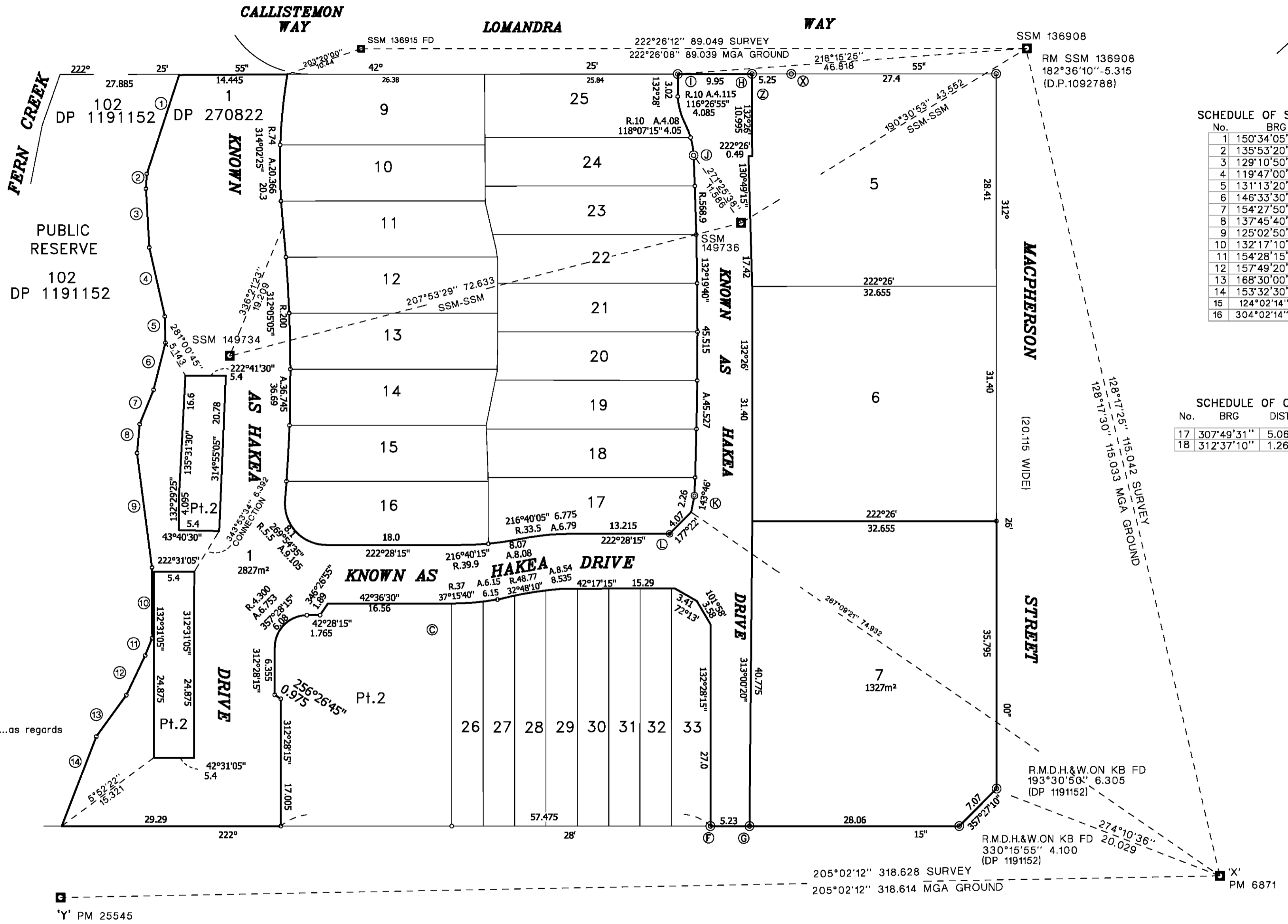
No	BRG	DIST	DESCRIPTION
T	126°45'40"	3.145	D.H.&W. IN KERB
U	16°52'20"	1.79	D.H.&W. IN KERB
V	332°42'07"	4.635	D.H.&W. IN KERB
Z	326°38'55"	6.64	D.H.&W. IN KERB
X	128°11'00"	0.89	D.H.&W. IN KERB

SCHEDULE OF SHORT LINES

No.	BRG	DIST
1	150°34'05"	14.005
2	135°53'20"	2.000
3	129°10'50"	7.850
4	119°47'00"	9.460
5	131°13'20"	3.530
6	146°33'30"	6.485
7	154°27'50"	4.955
8	137°45'40"	3.880
9	125°02'50"	15.44
10	132°17'10"	9.440
11	154°28'15"	2.505
12	157°49'20"	5.880
13	168°30'00"	6.840
14	153°32'30"	12.825
15	124°02'14"	2.224
16	304°02'14"	2.459

SCHEDULE OF CURVED LINES

No.	BRG	DIST	ARC	RADIUS
17	307°49'31"	5.085	5.06	38.3
18	312°37'10"	1.265	1.265	36.53



Approved Form 15
 COMMUNITY LAND DEVELOPMENT ACT

ADDITIONAL SHEET NOTE
 (LOT DEFINITION CHANGED)

This is sheet.....of DP.....and it replaces sheet.....as regards lot(s)*.....and is an additional sheet.

Clause 12 and Clause 70 of the Surveying and Spatial Regulation 2017

COORDINATE SCHEDULE

MARK	MGA COORDINATES		CLASS	ORDER	METHOD	STATE
	EASTING	NORTHING				
P.M. 6871	341576.155	6271395.103	B	2	FROM SCIMS	FOUND
P.M. 25545	341441.332	6271106.454	B	2	FROM SCIMS	FOUND
SSM136908	341485.878	6271466.378	C	3	FROM SCIMS	FOUND
SSM136915	341425.804	6271400.670	C	3	FROM SCIMS	FOUND
SSM149734	341443.936	6271359.373	---	---	CALCULATED	PLACED
SSM149736	341477.913	6271423.568	---	---	CALCULATED	PLACED

DATE OF SCIMS COORDINATES: 30.08.2018 MGA ZONE: 56 MGA DATUM: GDA94
 COMBINED SCALE FACTOR: 0.999904

Surveyor : ANDREW P. MASON

Date of Survey : 30.08.2018

SURVEYOR'S REFERENCE: 33035CT5

PLAN OF BOUNDARY ADJUSTMENT BETWEEN LOTS
 1 AND 7 IN DP 270822

LGA: NORTHERN BEACHES

Locality: WARRIEWOOD

Subdivision No:

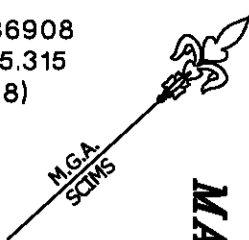
Lengths are in metres. Reduction Ratio 1:400

Registered:

COMMUNITY PROPERTY PLAN

COMMUNITY PROPERTY ONLY

RM SSM 136908
182°36'10"-5.315
(D.P.1092788)



SCHEDULE OF SHORT LINES

No.	BRG	DIST
1	150°34'05"	14.005
2	135°53'20"	2.000
3	129°10'50"	7.850
4	119°47'00"	9.460
5	131°13'20"	3.530
6	146°33'30"	6.485
7	154°27'50"	4.955
8	137°45'40"	3.880
9	125°02'50"	15.44
10	132°17'10"	9.440
11	154°28'15"	2.505
12	157°49'20"	5.880
13	168°30'00"	6.840
14	153°32'30"	12.825
15	124°02'15"	2.225
16	304°02'15"	2.460

NORTHERN BEACHES COUNCIL

 THIS PLAN IS TO BE READ IN CONJUNCTION WITH

 Endorsement Date: 15/12/2018

 MOD2018/0581

SCHEDULE OF FOUND REFERENCE MARKS (VIDE DP 270822)

No	BRG	DIST	DESCRIPTION
A	46°14'05"	10.795	D.H.&W. IN KERB
B	56°58'40"	1.565	D.H.&W. IN KERB
C	60°11'00"	0.085	D.H.&W. IN KERB
D	218°40'10"	2.000	D.H.&W. IN KERB
E	219°42'40"	1.420	D.H.&W. IN KERB
F	44°00'45"	1.565	D.H.&W. IN KERB
G	136°36'25"	3.905	D.H.&W. IN KERB
H	132°05'55"	3.915	D.H.&W. IN KERB
I	316°40'10"	1.995	D.H.&W. IN KERB
J	265°08'25"	1.515	D.H.&W. IN KERB
K	222°17'10"	7.265	D.H.&W. IN KERB
L	218°28'00"	1.365	D.H.&W. IN KERB
M	229°39'10"	7.715	D.H.&W. IN KERB
N	256°11'10"	1.500	D.H.&W. IN KERB
O	358°20'00"	2.200	D.H.&W. IN KERB
P	309°25'45"	1.590	D.H.&W. IN KERB
Q	286°18'40"	1.740	D.H.&W. IN KERB
R	317°35'25"	1.600	D.H.&W. IN KERB
S	47°02'10"	8.390	D.H.&W. IN KERB
T	64°30'55"	1.900	D.H.&W. IN KERB
U	11°12'40"	9.435	D.H.&W. IN KERB
V	329°44'25"	5.000	D.H.&W. IN KERB
W	1°18'40"	2.640	D.H.&W. IN KERB
X	230°32'10"	7.655	D.H.&W. IN KERB

SCHEDULE OF NEW REFERENCE MARKS

No	BRG	DIST	DESCRIPTION
T	126°45'40"	3.145	D.H.&W. IN KERB
U	16°52'20"	1.79	D.H.&W. IN KERB
V	335°19'45"	4.155	D.H.&W. IN KERB
Z	326°38'55"	6.64	D.H.&W. IN KERB
X	128°11'00"	0.89	D.H.&W. IN KERB

EASEMENTS CREATED BY DP 270822

- (EA) DENOTES EASEMENT FOR ACCESS AND DRAINAGE PURPOSES VARIABLE WIDTH
- (ED) DENOTES EASEMENT FOR DRAINAGE OF WATER 1.2 WIDE AND VARIABLE
- (EE) DENOTES EASEMENT FOR ELECTRICITY & OTHER PURPOSES 3.3 WIDE
- (EO) DENOTES EASEMENT FOR OVERHANG 1.8 WIDE AND VARIABLE WIDTH
- (EW) DENOTES EASEMENT FOR WATER SUPPLY PURPOSES 2.5 WIDE
- (PC) DENOTES POSITIVE COVENANT
- (ESS) DENOTES EASEMENT FOR SERVICES 2 WIDE AND VARIABLE WIDTH

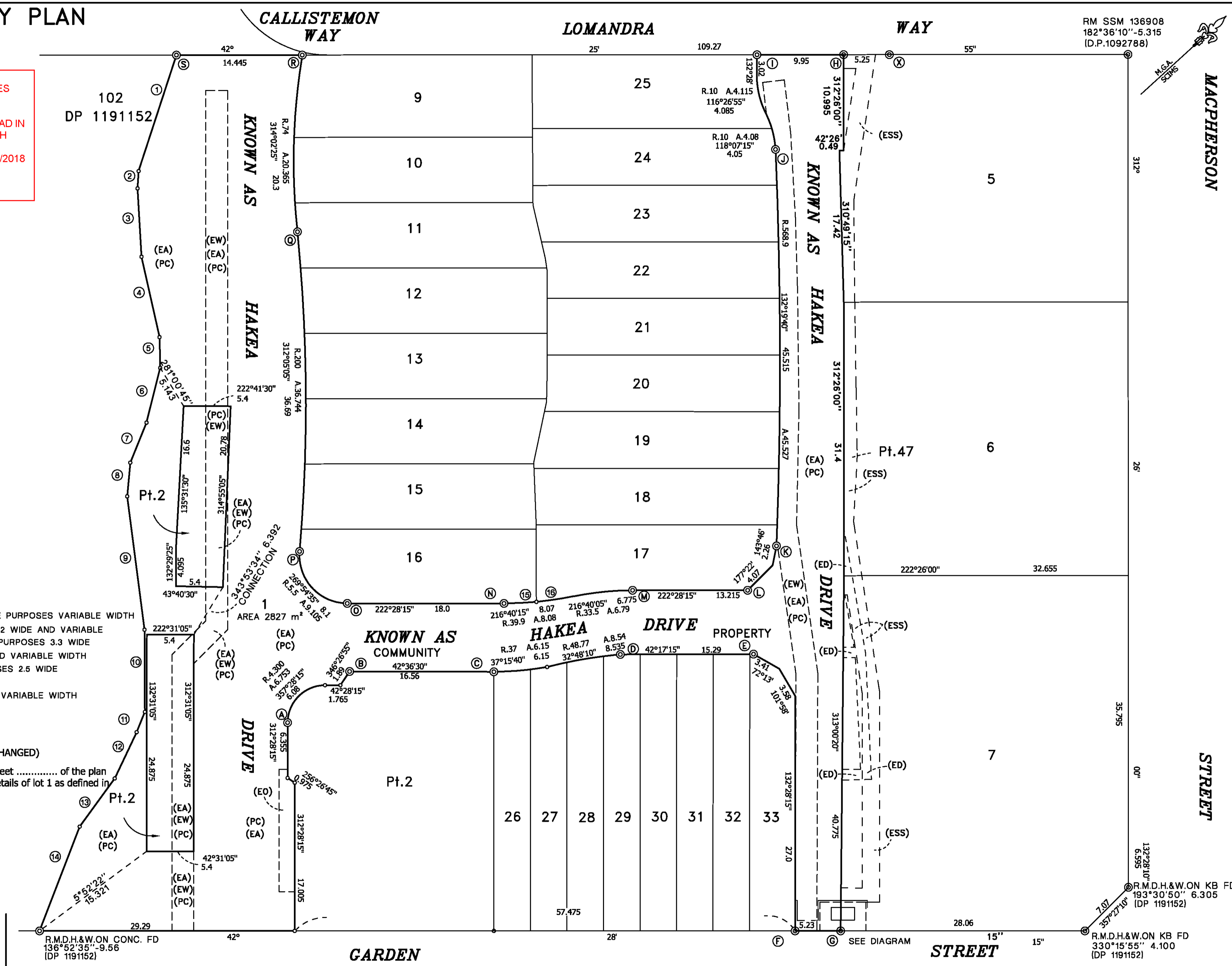
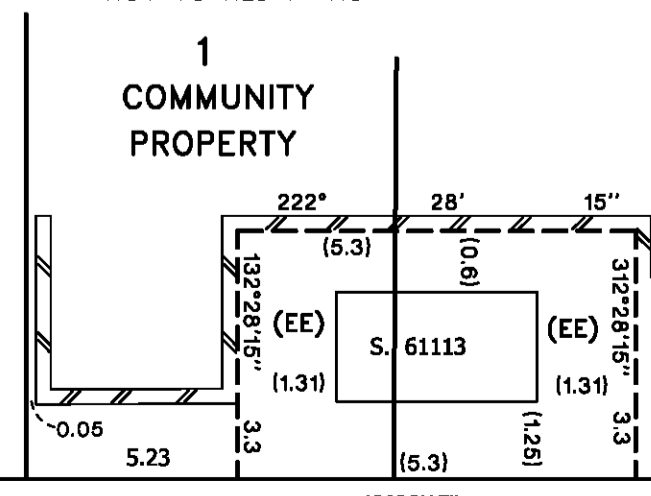
Approved Form 15

COMMUNITY LAND DEVELOPMENT ACT

REPLACEMENT SHEET NOTE
(ASSOCIATION PROPERTY LOT DEFINITION CHANGED)

This is sheet of DP and it replaces sheet of the plan registered on This sheet contains updated details of lot 1 as defined in the detail plan.

DIAGRAM NOT TO RED RATIO



Surveyor : ANDREW P. MASON Date of Survey : 30.08.2018 SURVEYOR'S REFERENCE: 33035CT5	PLAN OF BOUNDARY ADJUSTMENT BETWEEN LOTS 1 AND 7 IN DP 270822	LGA: NORTHERN BEACHES Locality: WARRIEWOOD Subdivision No: Lengths are in metres. Reduction Ratio 1:400	Registered:
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DETAIL PLAN

(SHEET 1 OF 3)

NORTHERN BEACHES COUNCIL

THIS PLAN IS TO BE READ IN CONJUNCTION WITH

Endorsement Date: 15/12/2018

MOD2018/0581

SCHEDULE OF FOUND REFERENCE MARKS (WIDE DP 270822)

No	BRG	DIST	DESCRIPTION
C	218°40'10"	2.000	D.H.&W. IN KERB
D	219°42'40"	1.420	D.H.&W. IN KERB
E	44°00'45"	1.565	D.H.&W. IN KERB
F	136°36'25"	3.905	D.H.&W. IN KERB
G	132°05'55"	3.915	D.H.&W. IN KERB
H	316°40'10"	1.995	D.H.&W. IN KERB
I	265°08'25"	1.515	D.H.&W. IN KERB
J	222°17'10"	7.265	D.H.&W. IN KERB
K	218°28'00"	1.365	D.H.&W. IN KERB
L	229°39'10"	7.715	D.H.&W. IN KERB
M	256°11'10"	1.500	D.H.&W. IN KERB
N	358°20'00"	2.200	D.H.&W. IN KERB
O	309°25'45"	1.590	D.H.&W. IN KERB
P	286°18'40"	1.740	D.H.&W. IN KERB
Q	317°35'25"	1.600	D.H.&W. IN KERB
R	47°02'10"	8.390	D.H.&W. IN KERB
S	64°30'55"	1.900	D.H.&W. IN KERB
T	11°12'40"	9.435	D.H.&W. IN KERB
U	329°44'25"	5.000	D.H.&W. IN KERB
V	1°18'40"	2.640	D.H.&W. IN KERB
W	230°32'10"	7.655	D.H.&W. IN KERB

SCHEDULE OF SHORT LINES

No.	BRG	DIST
1	150°34'05"	14.005
2	135°53'20"	2.000
3	129°10'50"	7.850
4	119°47'00"	9.460
5	131°13'20"	3.530
6	146°33'30"	6.485
7	154°27'50"	4.955
8	137°45'40"	3.880
9	125°02'50"	15.44
10	132°17'10"	9.440
11	154°28'15"	2.505
12	157°49'20"	5.880
13	168°30'00"	6.840
14	153°32'30"	12.825
15	312°24'05"	4.085
16	42°28'10"	4.18
17	312°26'15"	4.42

SCHEDULE OF CURVED LINES

No.	BRG	DIST	ARC	RADIUS
17	307°28'45"	4.6	4.6	38.3
18	311°16'05"	0.46	0.46	38.3
19	312°37'10"	1.265	1.265	36.53

Approved Form 15
COMMUNITY LAND DEVELOPMENT ACT

ADDITIONAL SHEET NOTE
(LOT DEFINITION CHANGED)

This is sheet 10 of DP 270822 and it replaces sheet 3 as regards lot(s) 1, 5, 6 & 7 and is an additional sheet.

SCHEDULE OF NEW REFERENCE MARKS

No	BRG	DIST	DESCRIPTION
T	126°45'40"	3.145	D.H.&W. IN KERB
U	16°52'20"	1.79	D.H.&W. IN KERB
V	335°19'45"	4.155	D.H.&W. IN KERB
Z	326°38'55"	6.64	D.H.&W. IN KERB
X	128°11'00"	0.89	D.H.&W. IN KERB

Clause 35(1)(b) and Clause 61(2) of the

Surveying and Spatial Information Regulation 2012

MARK	MGA EASTING	MGA NORTHING	CLASS	ORDER	METHOD	ORIGIN
P.M. 6871	341576.155	6271395.103	B	2	CAD TRAV	SCIMS
P.M. 25545	341441.332	6271106.454	B	2	CAD TRAV	SCIMS
SSM136908	341485.878	6271466.378	C	3	CAD TRAV	SCIMS
SSM136915	341425.804	6271400.670	C	3	CAD TRAV	SCIMS
SSM149734	341443.936	6271359.373	---	---	CAD TRAV	CALC.
SSM149736	341477.913	6271423.568	---	---	CAD TRAV	CALC.

DATE: 13.02.2018 COMBINED SCALE FACTOR: 0.999904 ZONE 56

Surveyor: ANDREW P. MASON

Date of Survey: 30.08.2018

SURVEYOR'S REFERENCE: 33035CT4

PLAN OF SUBDIVISION OF LOTS 5, 6, AND 7
DP 270822

LGA: NORTHERN BEACHES

Locality: WARRIEWOOD

Subdivision No:

Lengths are in metres. Reduction Ratio 1:400

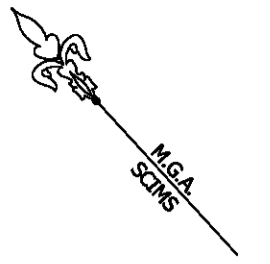
Registered:

DETAIL PLAN

(SHEET 2 OF 3)

NORTHERN BEACHES COUNCIL
 THIS PLAN IS TO BE READ IN CONJUNCTION WITH
 Endorsement Date: 15/12/2018
 MOD2018/0581

RM SSM 136908
182°36'10" - 5.376
ID.P. 1092788J

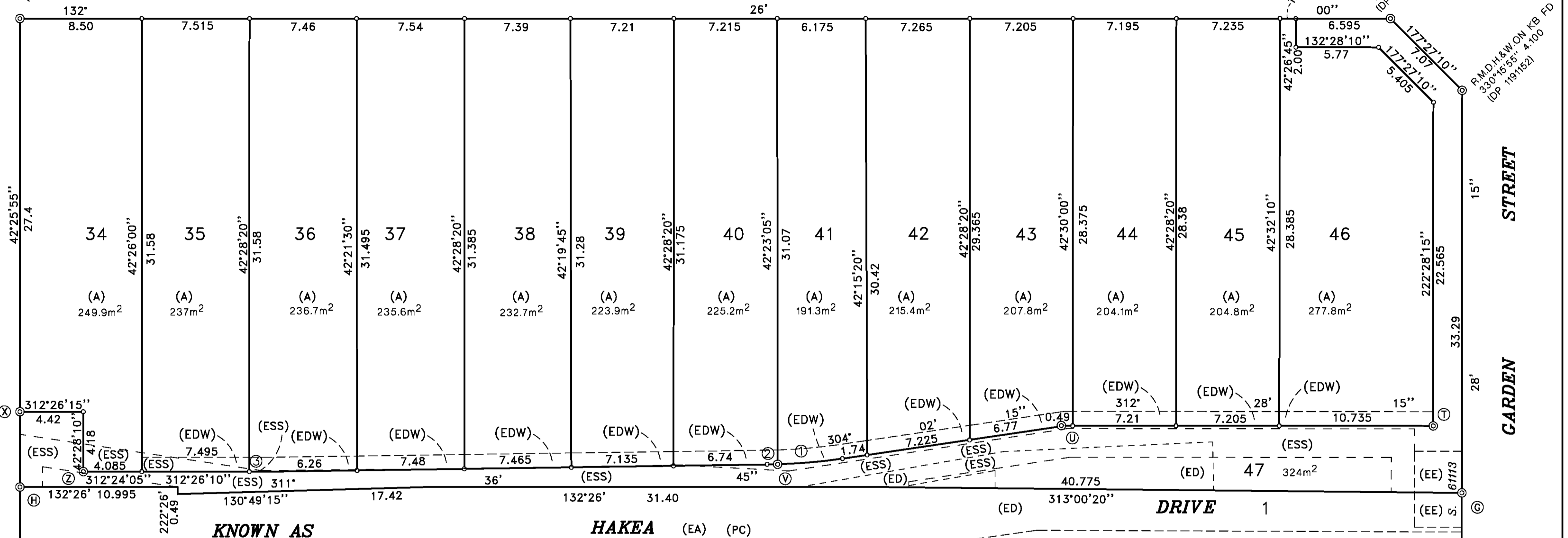


LOMANDRA WAY

MACPHERSON STREET

STREET

GARDEN STREET



KNOWN AS

HAKEA (EA) (PC)

DRIVE 1

25

24

23

22

21

20

19

18

17

33

32

KNOWN AS HAKEA DRIVE

FOR LOT 1 SEE SHEET 2

SCHEDULE OF CURVED LINES

No.	BRG	DIST	ARC	RADIUS
1	307°26'05"	4.54	4.54	38.3
2	311°13'25"	0.52	0.52	38.3
3	312°37'10"	1.265	1.265	36.53

SCHEDULE OF NEW REFERENCE MARKS

No	BRG	DIST	DESCRIPTION
T	126°45'40"	3.145	D.H.&W. IN KERB
U	16°52'20"	1.79	D.H.&W. IN KERB
V	335°19'45"	4.155	D.H.&W. IN KERB
Z	326°38'55"	6.64	D.H.&W. IN KERB
X	128°11'00"	0.89	D.H.&W. IN KERB

SCHEDULE OF FOUND REFERENCE MARKS (VIDE DP 270822)

No	BRG	DIST	DESCRIPTION
F	136°36'25"	3.905	D.H.&W. IN KERB
G	132°05'55"	3.915	D.H.&W. IN KERB
H	316°40'10"	1.995	D.H.&W. IN KERB

Approved Form 15
COMMUNITY LAND DEVELOPMENT ACT

ADDITIONAL SHEET NOTE
(LOT DEFINITION CHANGED)

This is sheet 12 of DP 270822 and it replaces sheet 3 as regards lot(s) 5, 6 & 7 and is additional plan.

- (EA) DENOTES EASEMENT FOR ACCESS AND DRAINAGE PURPOSES VARIABLE WIDTH (DP270822,DOC 1)
- (ED) DENOTES EASEMENT FOR DRAINAGE OF WATER 1.2 WIDE AND VARIABLE WIDTH (DP270822,DOC 1)
- (EE) DENOTES EASEMENT FOR ELECTRICITY & OTHER PURPOSES 3.3 WIDE (DP270822,DOC 1)
- (ESS) DENOTES EASEMENT FOR SERVICES 2 WIDE AND VARIABLE WIDTH (DP270822,DOC 1)
- (EW) DENOTES EASEMENT FOR WATER SUPPLY PURPOSES 2.5 WIDE (DP270822,DOC 1)
- (PC) DENOTES POSITIVE COVENANT (DPO270822 DOC 1)
- (EDW) DENOTES EASEMENT FOR DRAINAGE OF WATER 1 WIDE

Surveyor : ANDREW P. MASON
Date of Survey : 30.08.2018
SURVEYOR'S REFERENCE: 33035CT4

PLAN OF SUBDIVISION OF LOTS 5, 6, AND 7
DP 270822

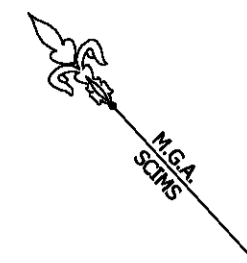
LGA: NORTHERN BEACHES
Locality: WARRIEWOOD
Subdivision No:
Lengths are in metres. Reduction Ratio 1:200

Registered:

DETAIL PLAN

(SHEET 3 OF 3)

NORTHERN BEACHES COUNCIL
 THIS PLAN IS TO BE READ IN CONJUNCTION WITH
 Endorsement Date: 15/12/2018
 MOD2018/0581



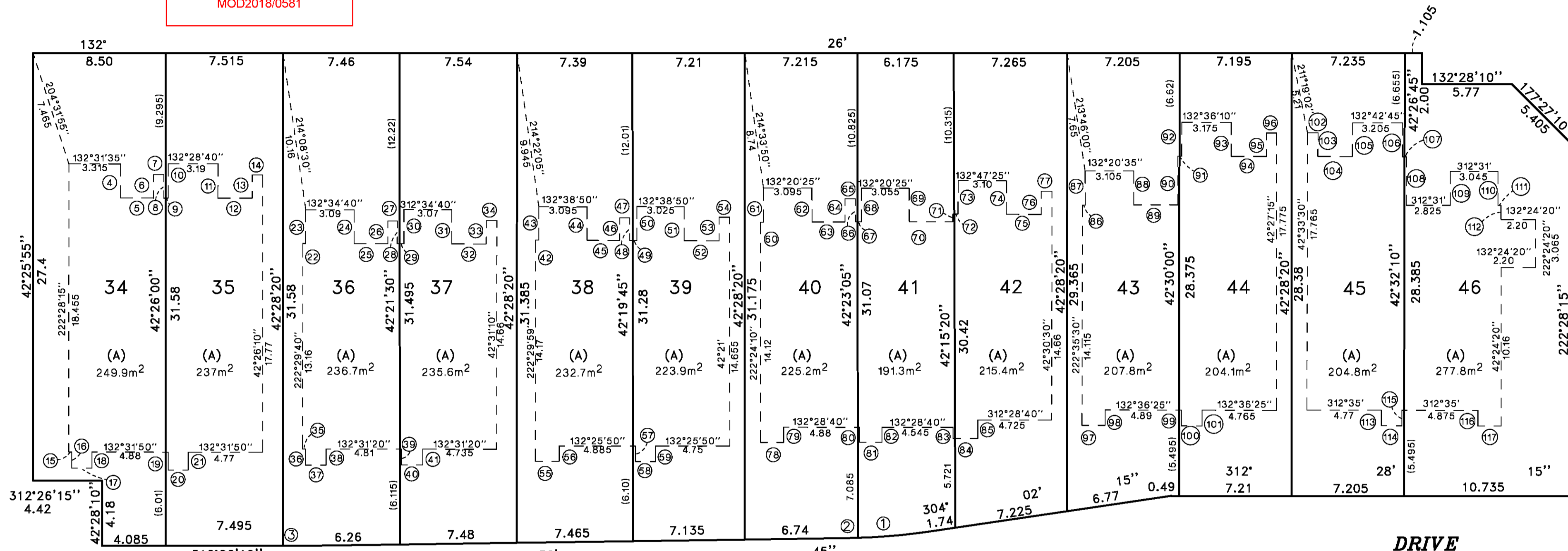
MACPHERSON

STREET

LOMANDRA WAY

STREET

GARDEN



KNOWN AS

HAKEA

SCHEDULE OF SHORT DISTANCES

No	BRG	DIST
4	42°28'40"	2.185
5	312°28'40"	2.115
6	42°28'40"	1.505
7	132°28'40"	0.655
8	222°28'40"	1.505
9	312°28'40"	0.285
10	222°28'40"	2.195
11	222°28'40"	2.195
12	312°28'40"	2.195
13	42°28'40"	1.49
14	132°28'40"	0.68
15	132°31'50"	0.20
16	222°31'50"	1.03
17	132°31'50"	1.295
18	42°31'50"	1.03
19	222°31'50"	1.145
20	312°31'50"	1.29
21	222°31'50"	1.145
22	312°34'40"	0.19
23	42°34'40"	2.15
24	222°34'40"	2.15
25	312°34'40"	2.16

No	BRG	DIST
26	42°34'40"	1.45
27	132°34'40"	0.605
28	222°34'40"	1.45
29	312°34'40"	0.425
30	42°34'40"	2.19
31	42°34'40"	2.205
32	312°34'40"	2.205
33	42°34'40"	1.495
34	132°34'40"	0.68
35	132°31'21"	0.20
36	222°31'21"	1.03
37	132°31'21"	1.305
38	222°31'21"	1.03
39	222°31'21"	1.005
40	132°31'21"	1.38
41	222°31'21"	1.005
42	312°38'50"	0.195
43	42°38'50"	2.14
44	222°38'50"	2.14
45	312°38'50"	2.09
46	42°38'50"	1.455
47	132°38'50"	0.64

No	BRG	DIST
48	222°38'50"	1.455
49	312°38'50"	0.46
50	42°38'50"	2.175
51	222°38'50"	2.175
52	312°38'50"	2.245
53	42°38'50"	1.515
54	132°38'50"	0.655
55	132°25'50"	1.53
56	222°25'50"	0.975
57	132°25'50"	0.995
58	312°25'50"	1.29
59	222°25'50"	0.995
60	312°20'25"	0.20
61	42°20'25"	2.175
62	222°20'25"	2.175
63	312°20'25"	2.115
64	42°20'25"	1.48
65	132°20'25"	0.675
66	222°20'25"	1.48
67	312°20'25"	0.39
68	42°20'25"	2.155
69	222°20'25"	2.155

No	BRG	DIST
70	312°20'25"	2.795
71	222°42'58"	0.495
72	312°47'25"	0.32
73	42°47'25"	2.15
74	222°47'25"	2.15
75	312°47'25"	2.23
76	42°47'25"	1.495
77	132°47'25"	0.685
78	132°28'40"	1.475
79	222°28'40"	0.975
80	222°28'40"	0.955
81	132°28'40"	1.425
82	222°28'40"	0.955
83	42°28'40"	0.71
84	312°28'40"	1.595
85	42°28'40"	1.18
86	132°24'18"	0.17
87	42°20'35"	2.175
88	222°20'35"	2.175
89	312°20'35"	2.825
90	222°29'10"	3.115
91	312°36'10"	0.25

No	BRG	DIST
92	222°36'10"	2.175
93	222°36'10"	2.175
94	312°36'10"	2.255
95	42°36'10"	1.51
96	312°36'10"	0.645
97	132°36'25"	1.485
98	222°36'25"	0.995
99	222°36'25"	1.005
100	312°36'25"	1.325
101	222°36'25"	1.005
102	312°42'45"	0.67
103	222°42'45"	1.515
104	132°42'45"	2.215
105	42°42'45"	2.17
106	222°42'45"	2.17
107	132°42'45"	0.255
108	222°38'21"	3.105
109	42°31'00"	2.185
110	222°31'00"	2.185
111	312°31'00"	0.20
112	42°24'20"	0.91
113	222°35'00"	0.99

No	BRG	DIST
114	132°35'00"	1.315
115	42°35'00"	0.99
116	222°35'00"	0.995
117	132°35'00"	1.485

SCHEDULE OF CURVED LINES

No.	BRG	DIST	ARC	RADIUS
1	307°26'05"	4.54	4.54	38.3
2	311°13'25"	0.52	0.52	38.3
3	312°37'10"	1.265	1.265	36.53

(A) DENOTES RESTRICTION ON THE USE OF LAND (ITEM 5)

Surveyor : ANDREW P. MASON
 Date of Survey : 30.08.2018
 SURVEYOR'S REFERENCE: 33035CT4

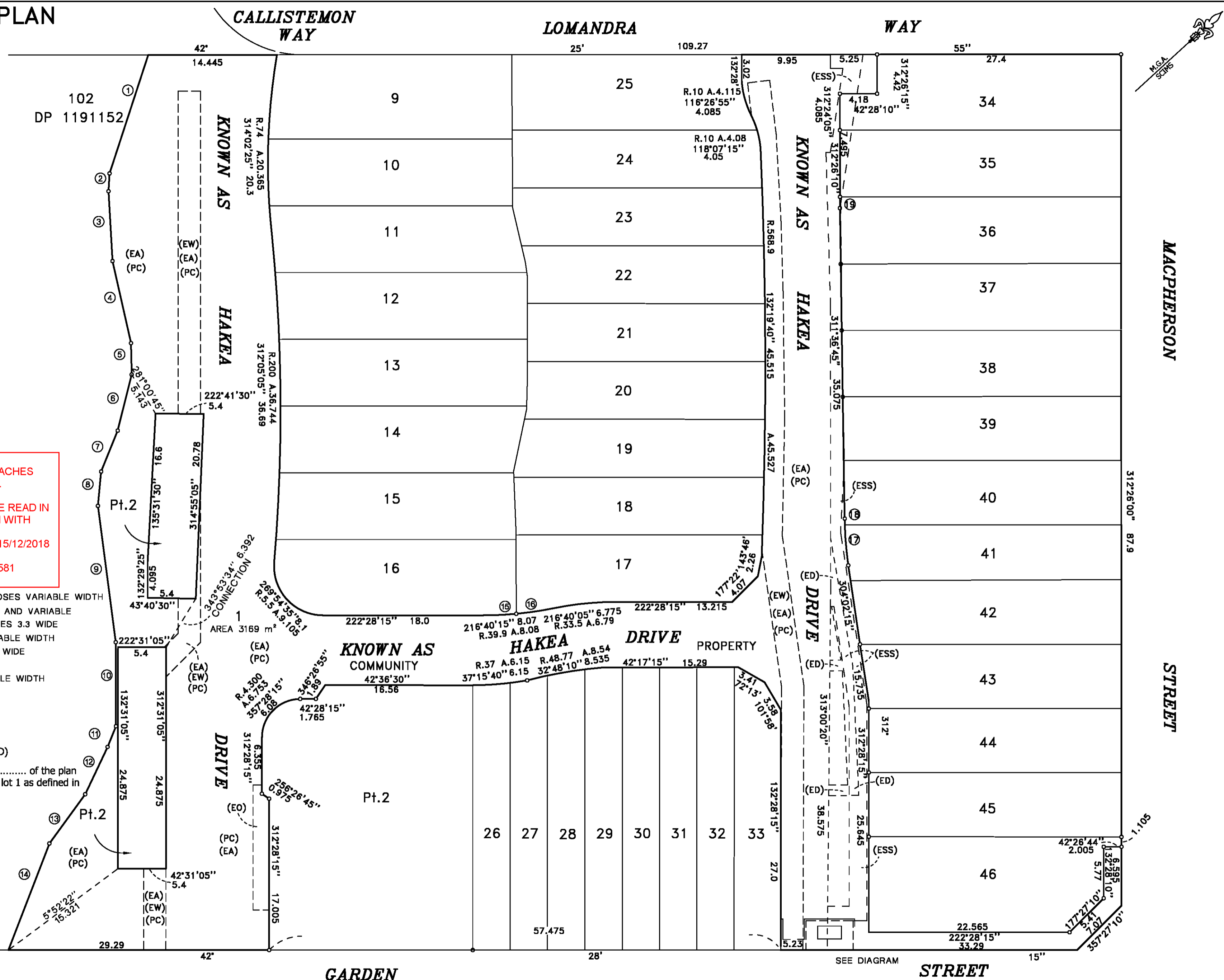
PLAN OF SUBDIVISION OF LOTS 5, 6, AND 7
 DP 270822

LGA: NORTHERN BEACHES
 Locality: WARRIEWOOD
 Subdivision No:
 Lengths are in metres. Reduction Ratio 1:200

Registered:

COMMUNITY PROPERTY PLAN

COMMUNITY PROPERTY ONLY



SCHEDULE OF SHORT LINES

No.	BRG	DIST
1	150°34'05"	14.005
2	135°53'20"	2.000
3	129°10'50"	7.850
4	119°47'00"	9.460
5	131°13'20"	3.530
6	146°33'30"	6.485
7	154°27'50"	4.955
8	137°45'40"	3.880
9	125°02'50"	15.44
10	132°17'10"	9.440
11	154°28'15"	2.505
12	157°49'20"	5.880
13	168°30'00"	6.840
14	153°32'30"	12.825

SCHEDULE OF CURVED LINES

No.	BRG	DIST	ARC	RADIUS
17	307°28'45"	4.6	4.6	38.3
18	311°16'05"	0.46	0.46	38.3
19	312°37'10"	1.265	1.265	36.53

NORTHERN BEACHES COUNCIL
 THIS PLAN IS TO BE READ IN CONJUNCTION WITH
 Endorsement Date: 15/12/2018
 MOD2018/0581

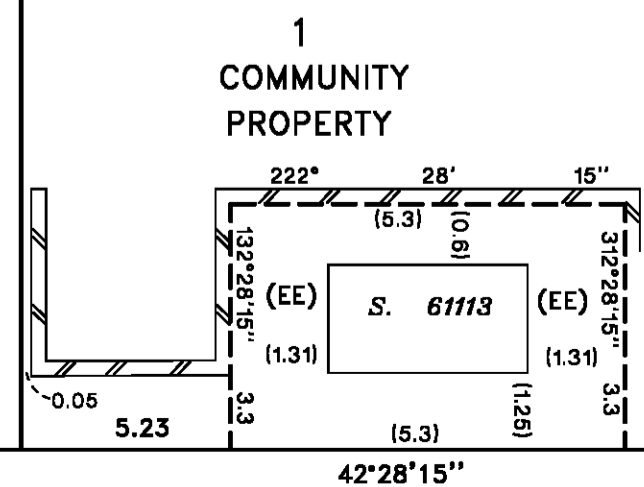
EASEMENTS CREATED BY DP 270822
 (EA) DENOTES EASEMENT FOR ACCESS AND DRAINAGE PURPOSES VARIABLE WIDTH
 (ED) DENOTES EASEMENT FOR DRAINAGE OF WATER 1.2 WIDE AND VARIABLE
 (EE) DENOTES EASEMENT FOR ELECTRICITY & OTHER PURPOSES 3.3 WIDE
 (EO) DENOTES EASEMENT FOR OVERHANG 1.8 WIDE AND VARIABLE WIDTH
 (EW) DENOTES EASEMENT FOR WATER SUPPLY PURPOSES 2.5 WIDE
 (PC) DENOTES POSITIVE COVENANT
 (ESS) DENOTES EASEMENT FOR SERVICES 2 WIDE AND VARIABLE WIDTH

Approved Form 15
 COMMUNITY LAND DEVELOPMENT ACT

REPLACEMENT SHEET NOTE
 (ASSOCIATION PROPERTY LOT DEFINITION CHANGED)

This is sheet of DP 270822 and it replaces sheet of the plan registered on .30.08.2018. . This sheet contains updated details of lot 1 as defined in the detail plan.

DIAGRAM NOT TO RED RATIO



Surveyor : ANDREW P. MASON Date of Survey : 30.08.2018 SURVEYOR'S REFERENCE: 33035CT4	PLAN OF LOT 1 FOLLOWING CONVERSION OF LOT 47 TO ASSOCIATION PROPERTY	LGA: NORTHERN BEACHES Locality: WARRIEWOOD Subdivision No: Lengths are in metres. Reduction Ratio 1:300	Registered:
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