

## DEPOSITED PLAN ADMINISTRATION SHEET

Sheet No. 1 of 2 Sheet(s)

\* OFFICE USE ONLY \*

Office Use Only

Registered:

Title System:

Purpose:

Office Use Only \*

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

I .....in 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

## DEPOSITED PLAN ADMINISTRATION SHEET

Sheet No. 2 of 2 Sheet(s)

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PLAN OF

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

Subdivision Certificate Number: .....

Date of Endorsement: .....

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.

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.



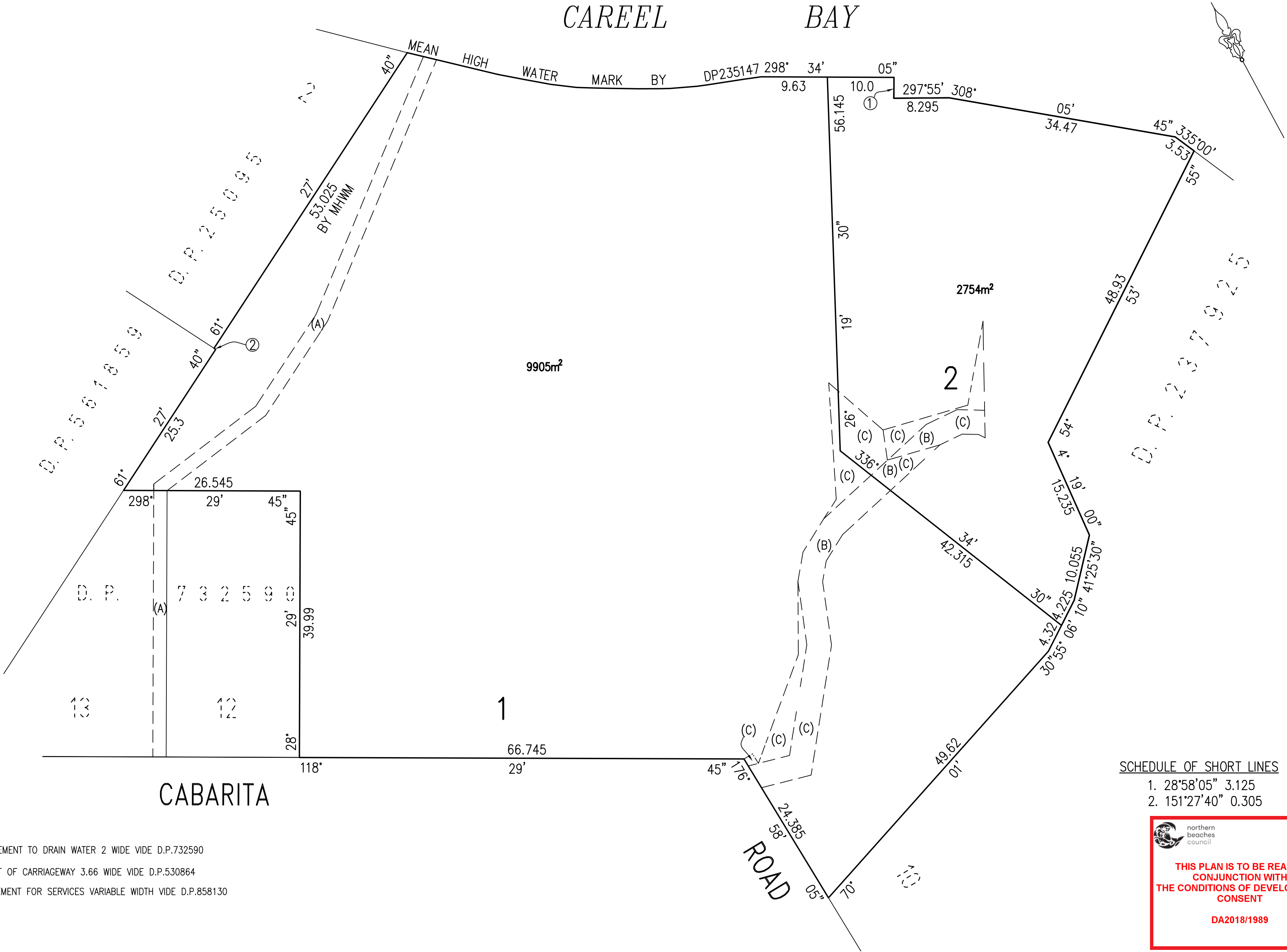
northern  
beaches  
council

**THIS PLAN IS TO BE READ IN  
CONJUNCTION WITH  
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CONSENT**

**DA2018/1989**

If space is insufficient use additional annexure sheet

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



- (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

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

- SCHEDULE OF SHORT LINES  
1. 28°58'05" 3.125  
2. 151°27'40" 0.305



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


DA2018/1989

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

## DEPOSITED PLAN ADMINISTRATION SHEET

Sheet No. 1 of 3 Sheet(s)

\* OFFICE USE ONLY \*

<p style="text-align: right; margin: 0;">Office Use Only</p> <p>Registered:</p> <p>Title System:</p> <p>Purpose:</p>	<p style="text-align: right; margin: 0;">Office Use Only *</p> <div style="font-size: 48px; text-align: center; margin: 20px 0;">DRAFT</div>
<p><b>PLAN OF SUBDIVISION OF LOT 1 IN D.P.</b></p>	<p><b>L.G.A.: NORTHERN BEACHES</b></p> <p><b>Locality: AVALON BEACH</b></p> <p><b>Parish: MANLY COVE</b></p> <p><b>County: CUMBERLAND</b></p>
<p style="text-align: center;"><b>Survey Certificate</b></p> <p>I, <u>PAUL BARRY BYRNE</u> of <u>63 WATERLOO ST., NARRABEEN 2101</u> a surveyor registered under the Surveying and Spatial Information Act 2002, certify that:</p> <p>*(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 .....</p> <p>*(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.</p> <p>*(c) The land shown in this plan was compiled in accordance with the Surveying and Spatial Information Regulation 2017.</p> <p>Datum Line: <u>"X" - "Y"</u></p> <p>Type: *Urban/*<del>Rural</del></p> <p>The terrain is * Level -Undulating/ *<del>Steep -Mountainous-</del></p> <p>Signature ..... Dated: .....</p> <p>Surveyor ID: <u>711</u></p> <p>Surveyor registered under the Surveying and Spatial Information Act 2002</p> <p>* Strike through if inapplicable</p> <p>^ Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.</p>	<p style="text-align: center;"><b>Crown Lands NSW/ Western Lands Office Approval</b></p> <p>I .....in approving this plan certify (Authorised Officer) that all necessary approvals in regard to the allocation of the land shown herein has been given.</p> <p>Signature: .....</p> <p>Date: .....</p> <p>File Number: .....</p> <p>Office: .....</p>
<p style="text-align: center;"><b>Subdivision Certificate</b></p> <p>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.</p> <p>Signature:.....</p> <p>Accreditation Number: .....</p> <p>Consent Authority: .....</p> <p>Date of Endorsement: .....</p> <p>Subdivision Certificate Number: .....</p> <p>File Number: .....</p> <p style="text-align: center;">* Strike through if inapplicable</p>	<div style="text-align: center;">  <p><b>northern beaches council</b></p> </div> <div style="border: 2px solid red; padding: 10px; margin: 10px 0; text-align: center;"> <p><b>THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT</b></p> </div> <p style="text-align: center; color: red;"><b>DA2018/1989</b></p>
<p>Plans used in the preparation of survey/compilation. D.P.'s</p>	<p>Statements of intention to dedicate public roads, public reserves and drainage reserves</p> <p style="text-align: center; margin-top: 20px;">If space is insufficient continue on PLAN FORM 6A</p>
<p>Surveyor's Reference:                      10937CP(DRAFT) ISSUE C</p>	<p style="text-align: center;">Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A</p>

## DEPOSITED PLAN ADMINISTRATION SHEET

Sheet No. 2 of 3 Sheet(s)

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PLAN OF

SUBDIVISION OF LOT 1 IN D.P.

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: .....

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



northern  
beaches  
council

**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

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## DEPOSITED PLAN ADMINISTRATION SHEET

Sheet No. 3 of 3 Sheet(s)

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PLAN OF  
SUBDIVISION OF LOT 1 IN D.P.

DRAFT

Subdivision Certificate Number: .....

Date of Endorsement: .....

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.



**THIS PLAN IS TO BE READ IN  
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CONSENT**

**DA2018/1989**

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Surveyor's Reference:

10937CP (DRAFT) ISSUE C

## SCHEDULE OF CHANGES TO THIS SCHEME

SHEET  
No.

R.R. 1: 400

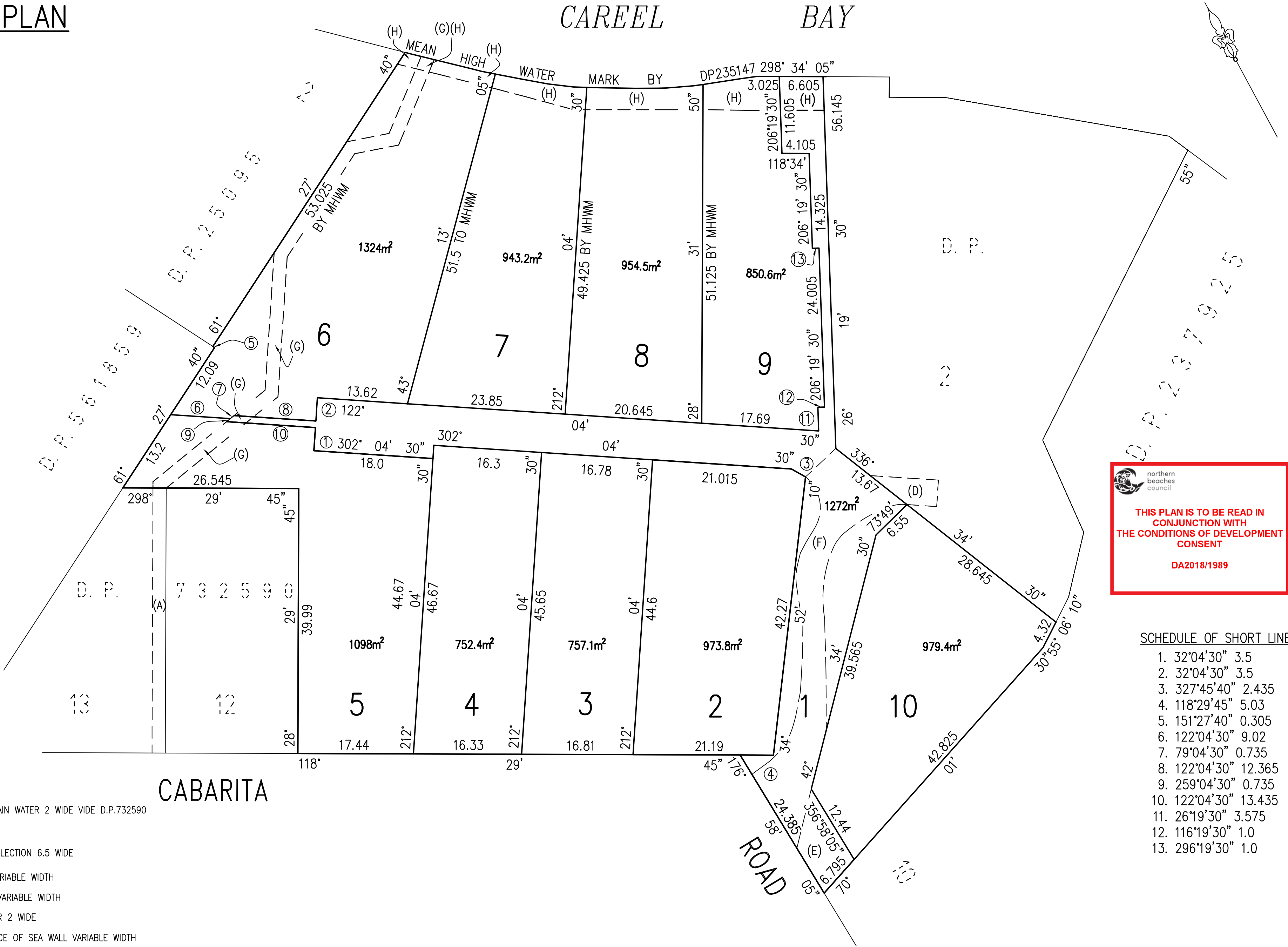
BAY



DRAFT



DETAIL PLAN



- (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

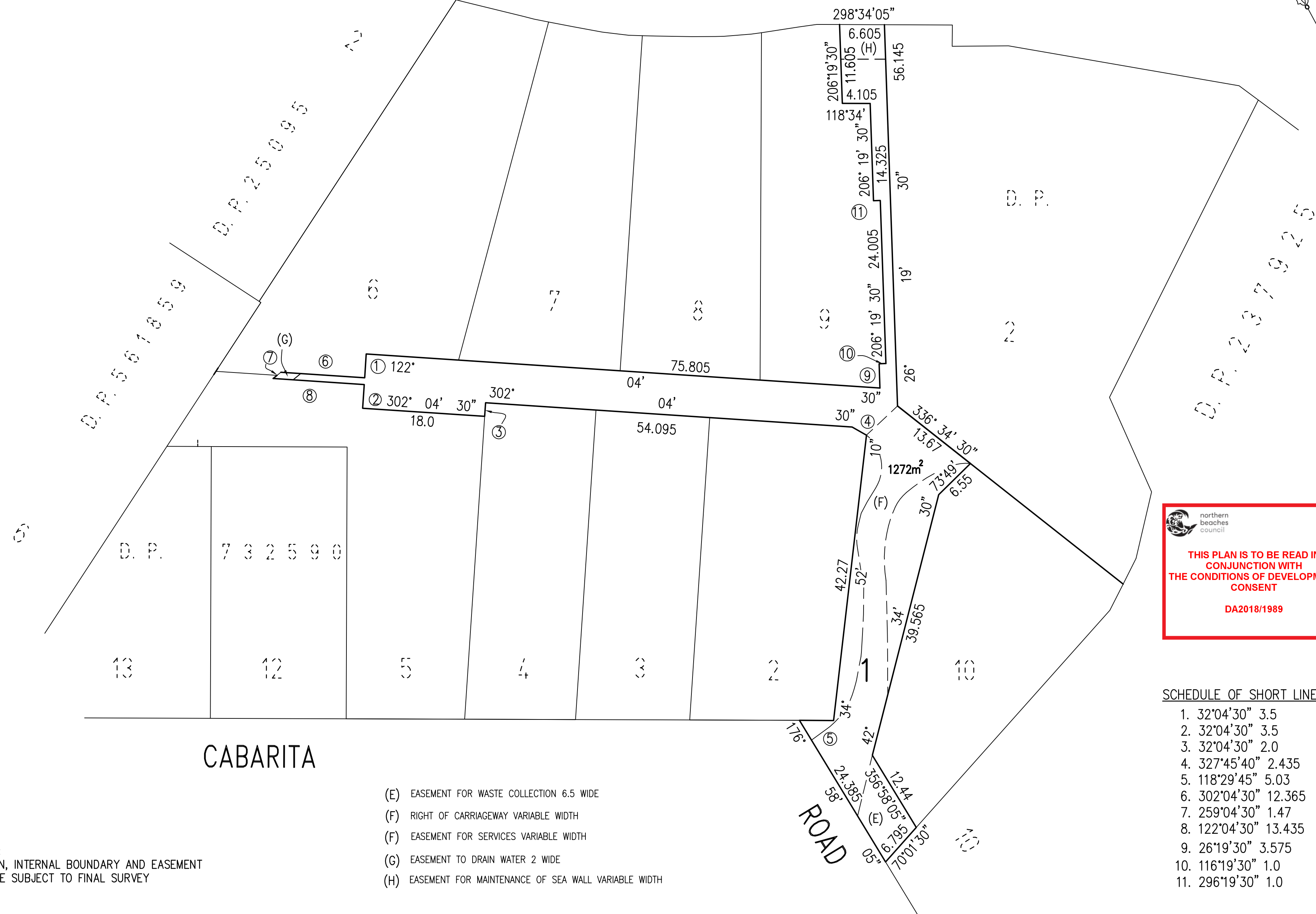
Surveyor: PAUL BARRY BYRNE	PLAN OF SUBDIVISION OF LOT 1 IN D.P.	L.G.A. NORTHERN BEACHES	Registered:	D.P. DRAFT
Date of Survey:		Locality: AVALON BEACH		
Surveyor's Reference: 10937CP(DRAFT) ISSUE C		Subdivision No:		

Lengths are in metres. Reduction Ratio 1:400



NEIGHBOURHOOD PROPERTY PLAN

CAREEL BAY





northern  
beaches  
council

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CONSENT

DA2018/1989

SCHEDULE OF SHORT LINES

- 1. 32°04'30" 3.5
- 2. 32°04'30" 3.5
- 3. 32°04'30" 2.0
- 4. 327°45'40" 2.435
- 5. 118°29'45" 5.03
- 6. 302°04'30" 12.365
- 7. 259°04'30" 1.47
- 8. 122°04'30" 13.435
- 9. 26°19'30" 3.575
- 10. 116°19'30" 1.0
- 11. 296°19'30" 1.0

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

- (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

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

1801 A002 B

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

RE-ISSUED FOR DEVELOPMENT APPLICATION AMENDMENT	SEPTEMBER 2019 DATE	8 ISSUE
MARK HURCUM DESIGN PRACTICE ARCHITECTS		
LEVEL 2 271 ALFRED STREET NORTH NORTH SYDNEY NSW 2060 FACSIMILE 02) 9955 5063 TELEPHONE 02) 9955 5608		

Monday, 16 September 2019

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MARK HURCUM DESIGN PRACTICE PTY LIMITED 2018

MERAKI DEVELOPMENTS PTY LIMITED

1801 A001 Site Plan Drawings.vwx