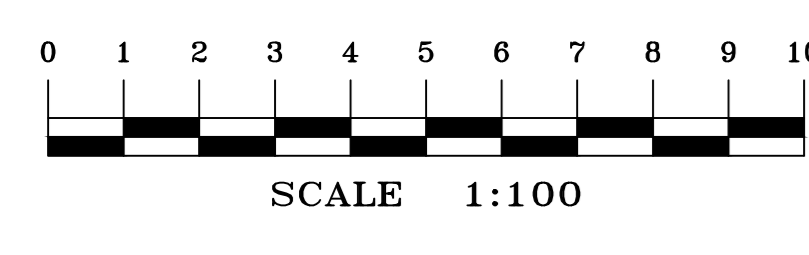


APPROX POSITION OF ROAD BOUNDARY (NOT SURVEYED) (VIDE R1477-1603)

APPROX POSITION OF ROAD BOUNDARY (NOT SURVEYED) (VIDE R1477-1603)



TITLE INDICATES THAT LOT 7005 & 7006 IN D.P.117451 IS SUBJECT TO:
- THE LAND IS A RESERVE WITHIN THE MEANING OF PART 3 OF THE CROWN LANDS ACT 1989 AND THERE ARE RESTRICTIONS ON TRANSFER AND OTHER DEALINGS BY THE LAND UNDER THAT ACT, WHICH MAY REQUIRE CONSENT OF THE MINISTER.
- LIMITED TITLE, LIMITATION PURSUANT TO SECTION 87(1) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.
- LAND THAT MAY BE THE SUBJECT TO A LICENCE AGREEMENT WITH COUNCIL OR THE CROWN HAS NOT BEEN INVESTIGATED IN THIS SURVEY.

TITLE INDICATES THAT LOT 298 IN D.P.721522 IS SUBJECT TO:
- 3942964 LAND EXCLUDES MINERALS (S171 CROWN LANDS ACT 1989)
- 3942965 CROWN LEASE TO GARNEL EUGENE WALTON, RUSSELL WALTON, WENDY WALTON, CHRISTOPHER HOGG & JOANNE HOGG (LE 30506), EXPIRES: 30/4/2022.
- 3942964 LEASE NO. LE 30506 (3942965) MAY NOT BE TRANSFERRED, MORTGAGED, SUB-LEASED OR DEALT WITH IN ANY SPECIFIED MANNER WITHOUT THE CONSENT OF THE MINISTER ADMINISTERING THE CROWN LANDS ACT 1989
- A8365809 LEASE OF LEASE 3942965 TO AIRPORT PTY LIMITED OF SHOP 3, BARRENJOEY BOATHOUSE, GOVERNOR PHILLIP PARK, PALM BEACH, EXPIRES: 18/9/2009, OPTION OF RENEWAL: FIVE YEARS.
- A887963 TRANSFER OF LEASE A8365809 LESSEE NOW KRUG AGENCIES PTY. LIMITED.
- A192796 LEASE OF LEASE 3942965 TO DAWSON BROWN ARCHITECTURE PTY LIMITED OF SHOP 4, BARRENJOEY BOATHOUSE, GOVERNOR PHILLIP PARK, PALM BEACH, EXPIRES: 28/2/2007, OPTION OF RENEWAL: 1 YEAR.
- A251976 LEASE OF LEASE 3942965 TO BARRENJOEY BOATING SERVICES PTY LIMITED OF SHOP 4, BARRENJOEY BOATHOUSE, GOVERNOR PHILLIP PARK, PALM BEACH, EXPIRES: 28/2/2007, OPTION OF RENEWAL: 5 YEARS.
- A252044 TRANSFER OF LEASE 3942965 LESSEE NOW ISLAND GETAWAY PTY LIMITED, NITOLA PTY LTD & N B T PTY LIMITED
- A17085 TRANSFER OF LEASE A251976 LESSEE NOW BRIGHT PTY LIMITED & NORTH SUMMER BAY INVESTMENTS PTY LTD
- A149576 TRANSFER OF LEASE 3942965 LESSEE NOW ISLAND GETAWAY PTY LTD, NBT PTY LTD, NITOLA PTY LTD & CHAPPANES LAKES PTY LTD
- A209277 VARIATION OF LEASE A251976 EXPIRY DATE NOW 28/2/2006.
- LAND THAT MAY BE THE SUBJECT TO A LICENCE AGREEMENT WITH COUNCIL OR THE CROWN HAS NOT BEEN INVESTIGATED IN THIS SURVEY.

- NOTES
- A BOUNDARY SURVEY HAS BEEN UNDERTAKEN.
- THE BOUNDARIES OF THE SITE HAVE BEEN IDENTIFIED BY FIELD SURVEY.
- CROWN LAND STATEMENT: THE BOUNDARIES AS SHOWN ON REGISTERED PLAN DP721522 CAN BE CONSIDERED TO BE THE CURRENT BOUNDARY LOCATIONS CONSIDERING DP721522 IS THE CURRENT TITLE DIAGRAM.
- WALL TO BOUNDARY DIMENSIONS SHOWN HEREON MUST NOT BE USED FOR CONSTRUCTION. IF CONSTRUCTION IS INTENDED TO BE UNDERTAKEN ON OR ADJACENT TO PROPERTY BOUNDARIES THE BOUNDARIES OF THE LAND MUST BE MARKED OR THE BUILDING SETOUT.
- AREA HAS BEEN CALCULATED BY TITLE DIMENSIONS.
- THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF BLUE PACIFIC CONSTRUCTIONS PTY LTD.
- RELATIONSHIP OF DIMENSIONS TO BOUNDARIES IS DIAGRAMMATIC ONLY. WHERE OFFSETS ARE CRITICAL THEY SHOULD BE CONFIRMED BY FURTHER SURVEY.
- EXCEPT WHERE SHOWN BY DIMENSION LOCATION OF DETAIL WITH RESPECT TO BOUNDARIES IS INDICATIVE ONLY.
- ONLY VISIBLE SERVICES HAVE BEEN LOCATED. UNDERGROUND SERVICES HAVE NOT BEEN LOCATED. DIAL BEFORE YOU DIG SERVICES (BY 190) SHOULD BE USED AND A FULL UTILITY INVESTIGATION, INCLUDING A UTILITY LOCATION SURVEY, SHOULD BE UNDERTAKEN BEFORE CARRYING OUT ANY CONSTRUCTION ACTIVITY IN OR NEAR THE SURVEYED AREA.
- CRITICAL SPOT LEVELS SHOULD BE CONFIRMED WITH SURVEYOR.
- THIS PLAN IS ONLY TO BE USED FOR THE PURPOSE OF DESIGNING NEW CONSTRUCTIONS.
- CONTOURS SHOWN DEPICT THE TOPOGRAPHY. THEY DO NOT REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.
- CONTOUR INTERVAL - 0.5 metre. SPOT LEVELS SHOULD BE ADDED.
- POSITION OF RIDGE LINES ARE DIAGRAMMATIC ONLY (NOT TO SCALE).
- THE INFORMATION IS ONLY TO BE USED AT A SCALE ACCURACY OF 1:100.
- DO NOT SCALE OFF THIS PLAN / FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALE READINGS.
- COPYRIGHT © CMS SURVEYORS 2019.
- NO PART OF THIS SURVEY MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM OR TRANSMITTED IN ANY FORM, WITHOUT THE WRITTEN PERMISSION OF THE COPYRIGHT OWNER EXCEPT AS PERMITTED BY THE COPYRIGHT ACT 1968.
- ANY PERMITTED DOWNLOADING, ELECTRONIC STORAGE, DISPLAY, PRINT, COPY OR REPRODUCTION OF THIS SURVEY SHOULD CONTAIN NO ALTERATION OR ADDITION TO THE ORIGINAL SURVEY.
- THIS NOTICE MUST NOT BE ERASED.

STEPHEN EMBRY
REGISTERED SURVEYOR BSS NUMBER 1405

LEGEND:

| | | |
|------------------------|---|------------------------|
| BB | = | BOTTOM OF BANK |
| BBQ | = | BARBEQUE |
| BIT | = | BITUMEN |
| BLD | = | EXTERNAL BUILDING |
| BOL | = | BOLLARD |
| BW | = | BOTTOM WALL |
| CHI | = | CHIMNEY |
| CON | = | CONCRETE |
| DD | = | DISH DRAIN |
| DK | = | DECK |
| FCE | = | FENCE |
| FL | = | FLOOR LEVEL |
| GDN | = | GARDEN |
| JET | = | JETTY |
| LID | = | MISCELLANEOUS PIT LID |
| NS | = | NATURAL SURFACE |
| PAV | = | PAVING |
| PIL | = | PILE |
| RF | = | TOP OF ROOF |
| RHP | = | RAMP |
| RR | = | ROOF RIDGE |
| STR | = | STAIRS |
| TB | = | TOP OF BANK |
| TG | = | TOP OF GUTTER |
| TR | = | TREE |
| TW | = | TOP OF WALL |
| EO | = | ELECTRICITY OVERHEAD |
| SG | = | SEWER UNDERGROUND |
| TREE | = | TREE |
| SPREAD-DIAMETER-HEIGHT | = | SPREAD-DIAMETER-HEIGHT |

HORIZONTAL DATUM:
CO-ORDINATE SYSTEM: N.G.A.
MARKS ADOPTED: PM1657 & PM140338

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: PM1657
R.L. 2.171 (ORDER L2)
SOURCE: S.C.I.M.S. (02/02/18)

| | | |
|---|-----------------------|----------|
| 3 | ADD SIGNATURE & NOTES | 24/05/21 |
| 1 | FIRST ISSUE | 21/08/19 |

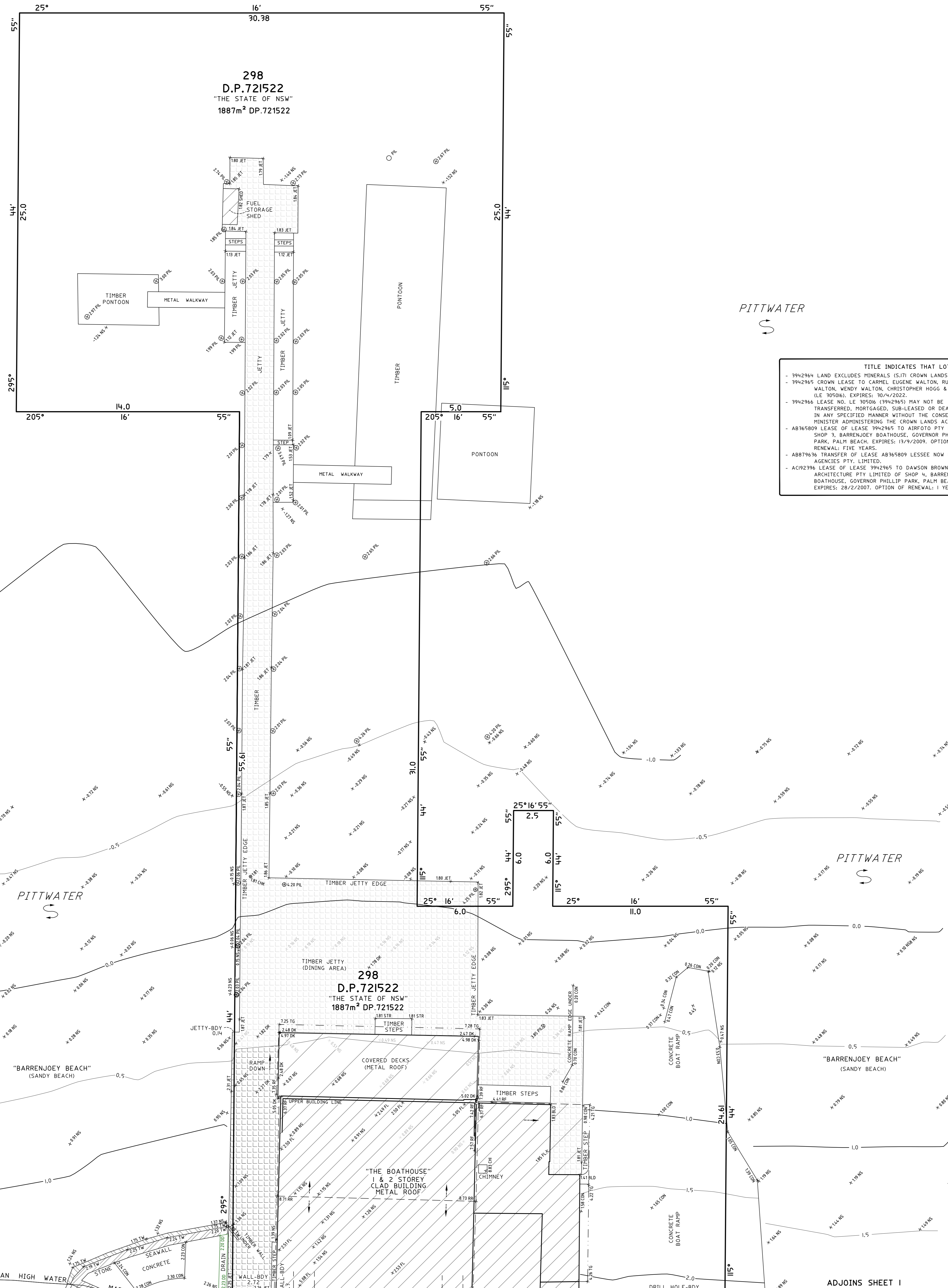
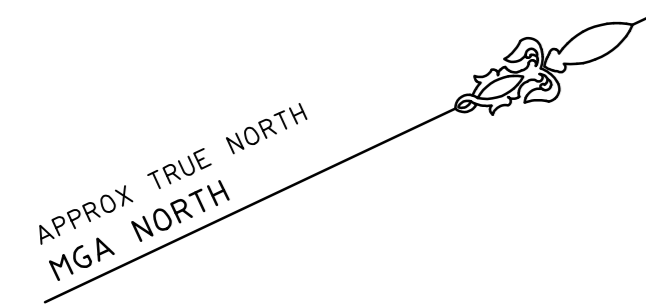
CLIENT: BLUE PACIFIC CONSTRUCTIONS PTY LTD
74 CABARITA ROAD, AVALON NSW 2108

SURVEY PLAN
SHOWING DETAIL & LEVELS
OVER LOT 298 IN D.P.721522
"THE BOATHOUSE"
GOVERNOR PHILLIP PARK
PALM BEACH NSW 2108

C.M.S. Surveyors Pty Limited
ACN: 096 240 201
PO Box 463 Dee Why NSW 2099
2/298 South Creek Road, Dee Why NSW 2099
Telephone: (02) 9971 4802
Facsimile: (02) 9971 4822
E-mail: info@cmsurveyors.com.au
LGA: NORTHERN BEACHES SHEET 1 OF 2

| | | | |
|----------|---------|---------|----------|
| SURVEYED | DRAWN | CHECKED | APPROVED |
| L.J. | R.N./GP | L.J. | S.M./MDL |

SURVEY INSTRUCTION: 17534
SCALE: 1:100
DATE OF SURVEY: 19/08/19
DRAWING NAME: 17534detail
ISSUE: 3



298
D.P.721522
"THE STATE OF NSW"
1887m² DP.721522

TITLE INDICATES THAT LOT 7005 & 7006 IN D.P.117451 IS SUBJECT TO:
- THE LAND IS A RESERVE WITHIN THE MEANING OF PART 5 OF THE CROWN LANDS ACT 1989 AND THERE ARE RESTRICTIONS ON TRANSFER AND OTHER DEALINGS IN THE LAND UNDER THAT ACT, WHICH MAY REQUIRE CONSENT OF THE MINISTER.
- LIMITED TITLE, LIMITATION PURSUANT TO SECTION 28(1)(i) OF THE REAL PROPERTY ACT, 1900, THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.

TITLE INDICATES THAT LOT 298 IN D.P.721522 IS SUBJECT TO:
- 3942964 LAND EXCLUDES MINERALS (S.171 CROWN LANDS ACT 1989)
- 3942965 CROWN LEASE TO CARMEL EUGENE WALTON, RUSSELL WALTON, WENDY WALTON, CHRISTOPHER HOGG & JUDANE HOGG (LE 39506), EXPIRES: 30/4/2022.
- 3942966 LEASE NO. LE 30506 (3942965) MAY NOT BE TRANSFERRED, MORTGAGED, SUB-LEASED OR DEALT WITH IN ANY SPECIFIED MANNER WITHOUT THE CONSENT OF THE MINISTER ADMINISTERING THE CROWN LANDS ACT 1989
- AB365809 LEASE OF LEASE 3942965 TO ABBOTO PTY LIMITED OF SHOP 3, BARRENJOEY BOATHOUSE, GOVERNOR PHILLIP PARK, PALM BEACH, EXPIRES: 19/9/2009, OPTION OF RENEWAL: FIVE YEARS.
- AB879636 TRANSFER OF LEASE AB365809 LESSEE NOW KRUG AGENCIES PTY LIMITED.
- AC192396 LEASE OF LEASE 3942965 TO DAWSON BROWN ARCHITECTURE PTY LIMITED OF SHOP 4, BARRENJOEY BOATHOUSE, GOVERNOR PHILLIP PARK, PALM BEACH, EXPIRES: 28/2/2007, OPTION OF RENEWAL: 1 YEAR.
- AC251936 LEASE OF LEASE 3942965 TO BARRENJOEY BOATING SERVICES PTY LIMITED OF SHOP 1, BARRENJOEY BOATHOUSE, GOVERNOR PHILLIP PARK, PALM BEACH, EXPIRES: 28/2/2011, OPTION OF RENEWAL: 5 YEARS.
- AC522266 TRANSFER OF LEASE 3942965 LESSEE NOW ISLAND GETAWAY PTY LTD, NBT PTY LTD, NITOLA PTY LTD & CHAMPAMES LAKES PTY LTD
- AF7085 TRANSFER OF LEASE AC251936 LESSEE NOW RICHWEST PTY LIMITED & NORTH SUMMER BAY INVESTMENTS PTY LTD
- AF495746 TRANSFER OF LEASE 3942965 LESSEE NOW ISLAND GETAWAY PTY LTD, NBT PTY LTD, NITOLA PTY LTD & CHAMPAMES LAKES PTY LTD
- AH20977 VARIATION OF LEASE AC251936 EXPIRY DATE NOW 28/2/2016.

- NOTES
- A BOUNDARY SURVEY HAS BEEN UNDERTAKEN.
- THE BOUNDARIES OF THE SITE HAVE BEEN IDENTIFIED BY FIELD SURVEY.
- CROWN LAND STATEMENT: THE BOUNDARIES AS SHOWN ON REGISTERED PLAN DP721522 CAN BE CONSIDERED TO BE THE CURRENT BOUNDARY LOCATIONS CONSIDERING DP721522 IS THE CURRENT TITLE DIAGRAM.
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- EXCEPT WHERE SHOWN BY DIMENSION LOCATION OF DETAIL WITH RESPECT TO BOUNDARIES IS INDICATIVE ONLY.
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- THIS NOTICE MUST NOT BE ERASED.

STEPHEN CHERRY
REGISTERED SURVEYOR BOSS NUMBER 1605

LEGEND:

| | |
|-----|-------------------------|
| BB | = BOTTOM OF BANK |
| BBQ | = BARBEQUE |
| BIT | = BITUMEN |
| BLO | = EXTERNAL BUILDING |
| BOL | = BOLLARD |
| BW | = BOTTOM WALL |
| CHI | = CHIMNEY |
| CON | = CONCRETE |
| DD | = DISH DRAIN |
| DK | = DECK |
| FCE | = FENCE |
| FL | = FLOOR LEVEL |
| GDN | = GARDEN |
| JET | = JETTY |
| LID | = MISCELLANEOUS PIT LID |
| NS | = NATURAL SURFACE |
| PAV | = PAVING |
| PIL | = PILE |
| RF | = TOP OF ROOF |
| RNP | = RAMP |
| RR | = ROOF RIDGE |
| STR | = STAIRS |
| TB | = TOP OF BANK |
| TG | = TOP OF GUTTER |
| TR | = TREE |
| T4 | = TOP OF WALL |
| EO | = ELECTRICITY OVERHEAD |
| UG | = SEWER UNDERGROUND |

TREE
SPREAD-DIAME-TER-HEIGHT

HORIZONTAL DATUM:
CO-ORDINATE SYSTEM: M.G.A.
MARKS ADOPTED: PM1657 & PM10338

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: PM 1657
R.L. 2.171 (ORDER L2)
SOURCE: S.C.I.M.S. (02/02/18)

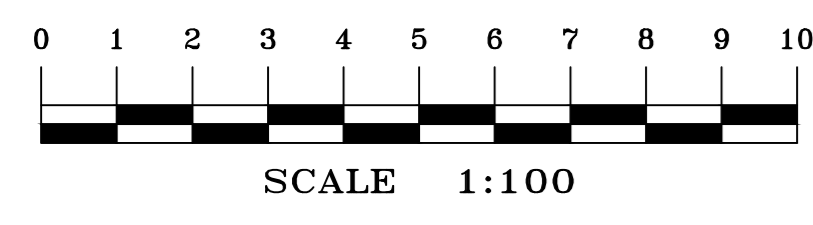
| | | |
|---|-----------------------|----------|
| 3 | ADD SIGNATURE & NOTES | 24/05/21 |
| 1 | FIRST ISSUE | 21/08/19 |

CLIENT:
BLUE PACIFIC CONSTRUCTIONS PTY LTD
74 CABARITA ROAD,
AVALON NSW 2108

SURVEY PLAN
SHOWING DETAIL & LEVELS
OVER LOT 298 IN D.P.721522
"THE BOATHOUSE"
GOVERNOR PHILLIP PARK
PALM BEACH NSW 2108

C.M.S. Surveyors Pty Limited
ACN: 096 240 201
PO Box 463 Dee Why NSW 2099
2/29A South Creek Road, Dee Why NSW 2099
Telephone: (02) 9971 4802
Facsimile: (02) 9971 4822
E-mail: info@cmsurveyors.com.au

| | | | |
|-----------------------------|---------------|--------------|-------------------------|
| LGA: NORTHERN BEACHES | | SHEET 2 OF 2 | |
| SURVEYED L.J. | DRAWN R.N./GP | CHECKED L.J. | APPROVED S.M./MDL |
| SURVEY INSTRUCTION 17534c | | SCALE 1:100 | DATE OF SURVEY 12/08/19 |
| DRAWING NAME 17534detail | | ISSUE 3 | |
| CAD FILE 17534Cdetail_3.dwg | | | |



ADJOINS SHEET I

ADJOINS SHEET I