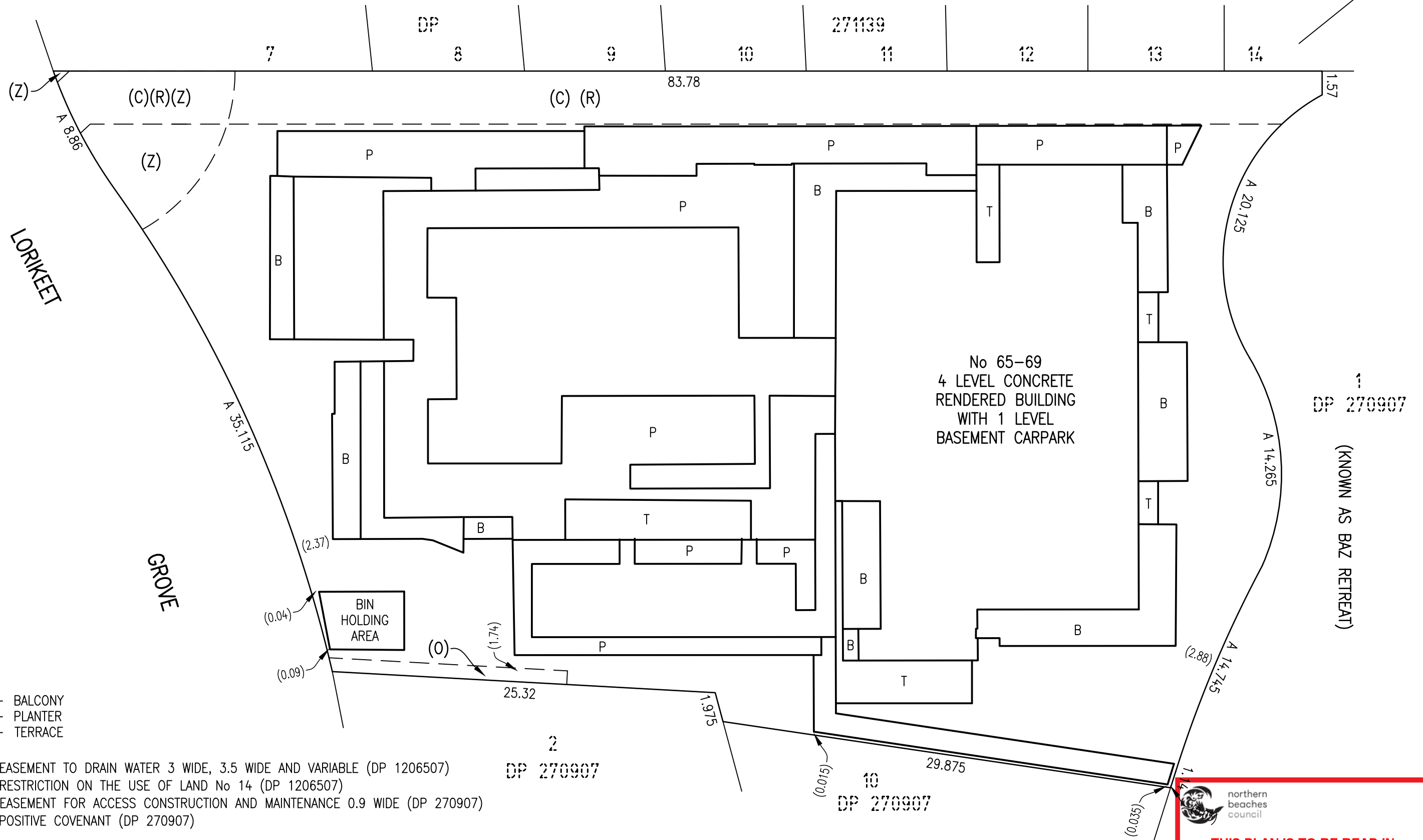


LOCATION PLAN



No 65-69
 4 LEVEL CONCRETE
 RENDERED BUILDING
 WITH 1 LEVEL
 BASEMENT CARPARK

DP 270907
 (KNOWN AS BAZ RETREAT)

- B - BALCONY
- P - PLANTER
- T - TERRACE

- (C) EASEMENT TO DRAIN WATER 3 WIDE, 3.5 WIDE AND VARIABLE (DP 1206507)
- (R) RESTRICTION ON THE USE OF LAND No 14 (DP 1206507)
- (O) EASEMENT FOR ACCESS CONSTRUCTION AND MAINTENANCE 0.9 WIDE (DP 270907)
- (Z) POSITIVE COVENANT (DP 270907)

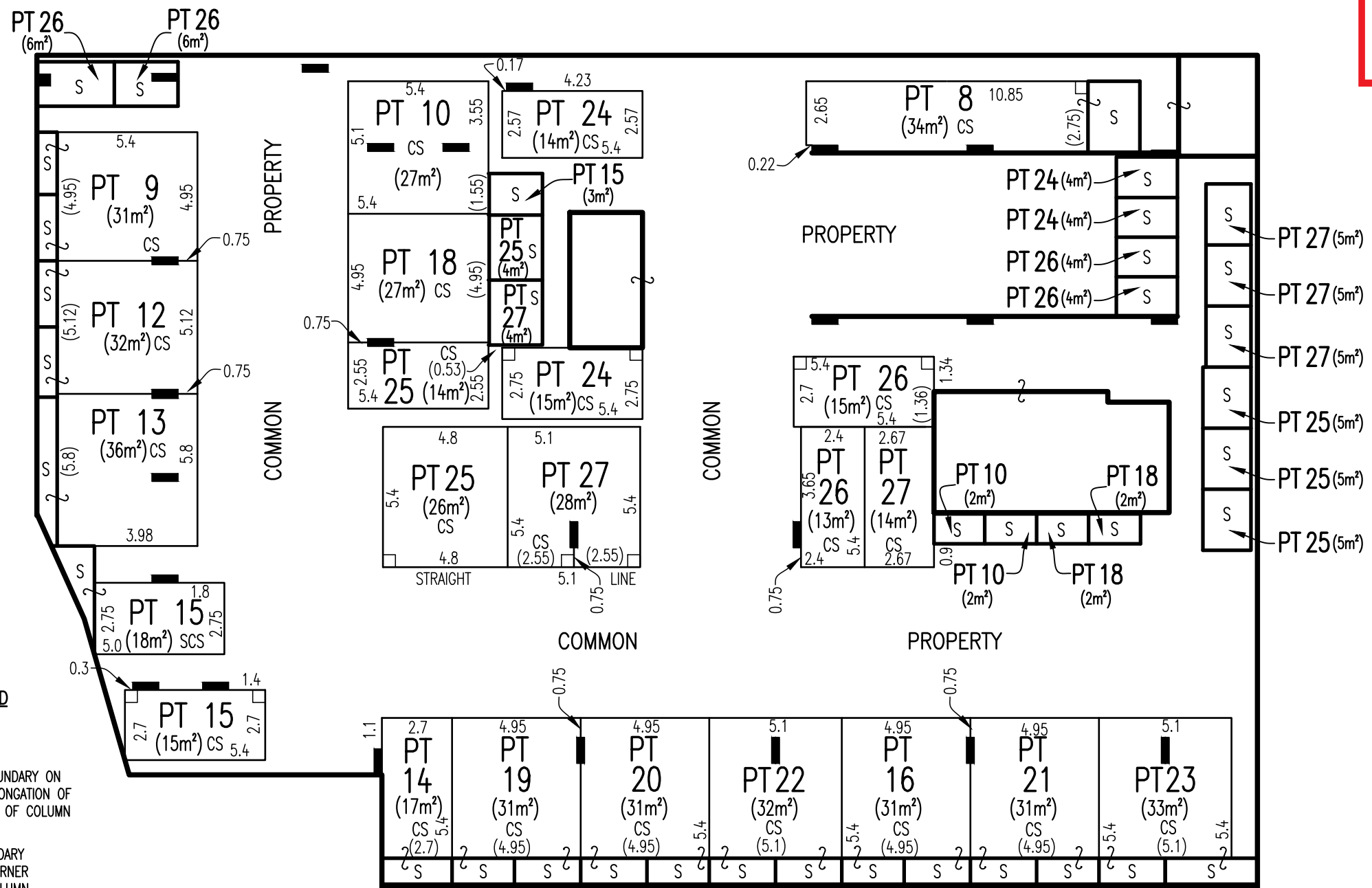

 northern beaches council
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
MOD2023/0161

SURVEYOR Name: KARL ROBERTSON Date: 21/4/2021 Reference: 202546 SP	PLAN OF SUBDIVISION OF LOT 23 IN DP 270907	LGA: NORTHERN BEACHES Locality: WARRIEWOOD Reduction Ratio: 1:250 Lengths are in metres.	REGISTERED	
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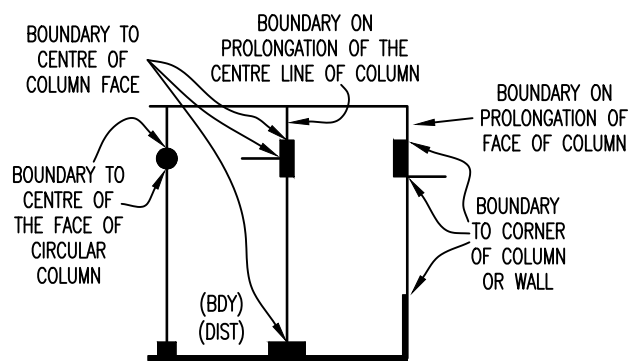
BASEMENT LEVEL 1

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

MOD2023/0161



TYPICAL KEY - UNLESS OTHERWISE NOTED



AREAS SHOWN ON THE FLOOR PLAN HAVE BEEN CALCULATED FOR THE PURPOSE OF THE STRATA SCHEMES DEVELOPMENT ACT 2015 ONLY. THEY MAY DIFFER FROM FLOOR AREAS FOR OTHER PURPOSES.

THOSE PARTS OF SERVICE LINES WHICH SERVICE ONE LOT ONLY AND ARE LOCATED OUTSIDE OF THAT LOT ARE COMMON PROPERTY.

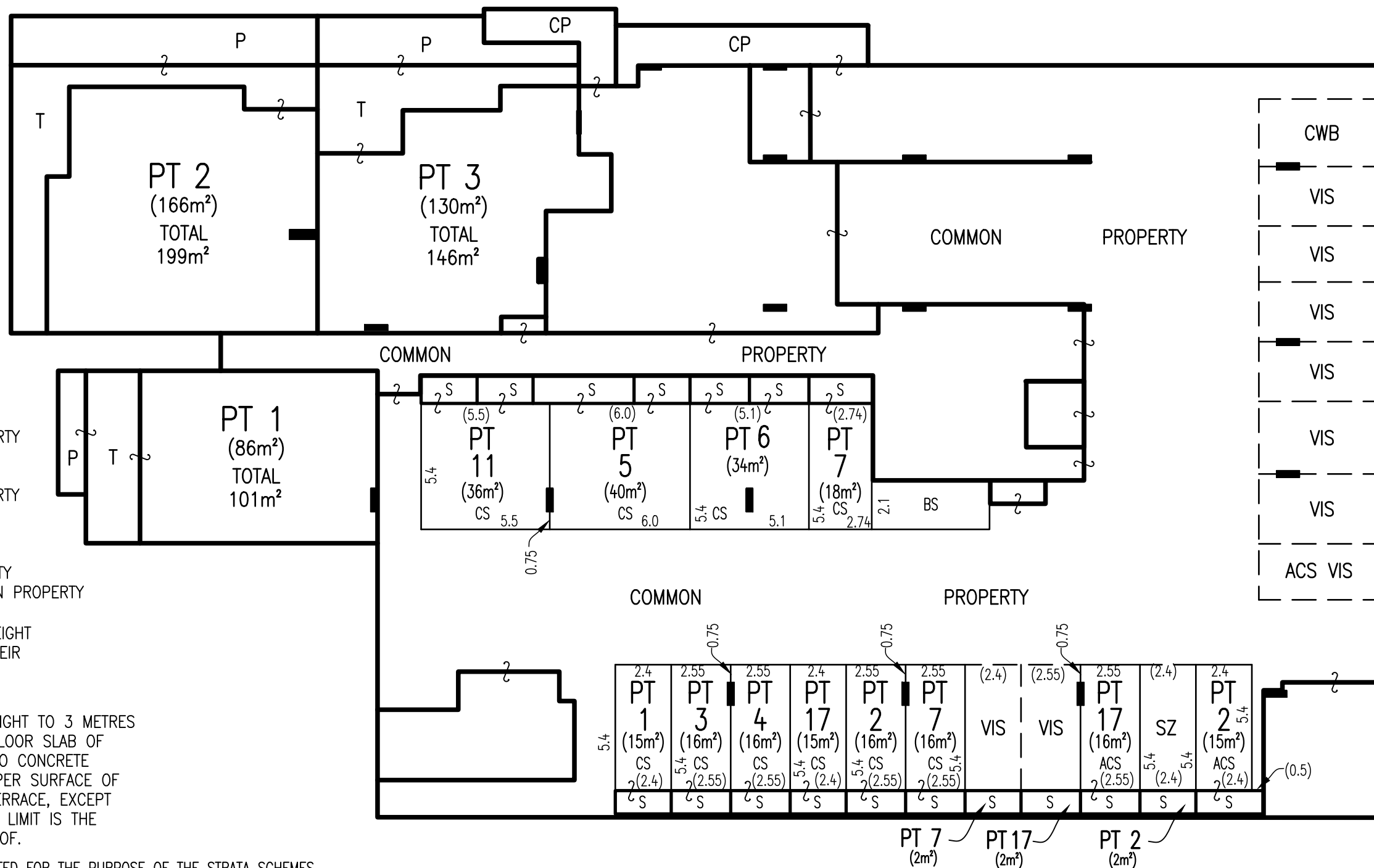
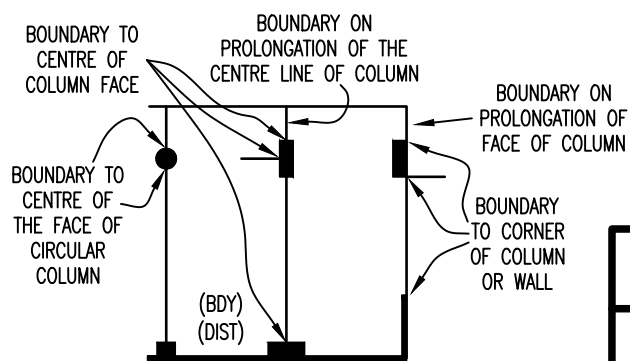
FOR CLARITY NOT ALL COMMON PROPERTY STRUCTURES ARE SHOWN.

- ☐ - DENOTES 90°
- CS - CAR SPACE
- S - STORAGE SPACE
- SCS - SMALL CAR SPACE

<p>SURVEYOR Name: KARL ROBERTSON Date: 21/4/2021 Reference: 202546 SP</p>	<p>PLAN OF SUBDIVISION OF LOT 23 IN DP 270907</p>	<p>LGA: NORTHERN BEACHES Locality: WARRIEWOOD Reduction Ratio: 1:200 Lengths are in metres.</p>	<p>REGISTERED</p>	
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GROUND LEVEL

TYPICAL KEY - UNLESS OTHERWISE NOTED



- ACS - ACCESSIBLE CAR SPACE
- BS - BICYCLE SPACE WITHIN COMMON PROPERTY
- CP - COMMON PROPERTY
- CS - CAR SPACE
- CWB - CAR WASH BAY WITHIN COMMON PROPERTY
- P - PLANTER
- S - STORAGE SPACE
- T - TERRACE
- SZ - SHARED ZONE WITHIN COMMON PROPERTY
- VIS - VISITOR PARKING SPACE WITHIN COMMON PROPERTY

THE STRATUM OF THE TERRACES IS LIMITED IN HEIGHT TO 3 METRES ABOVE THE UPPER SURFACE OF THEIR CONCRETE FLOOR SLABS EXCEPT WHERE COVERED WITHIN THIS LIMIT.

THE STRATUM OF THE PLANTERS IS LIMITED IN HEIGHT TO 3 METRES ABOVE THE UPPER SURFACE OF THE CONCRETE FLOOR SLAB OF THE ADJOINING TERRACE AND IN DEPTH, WHERE NO CONCRETE FLOOR SLAB EXISTS, TO 1 METRE BELOW THE UPPER SURFACE OF THE CONCRETE FLOOR SLAB OF THE ADJOINING TERRACE, EXCEPT WHERE THE BASEMENT EXISTS BELOW, WHERE THE LIMIT IS THE UPPER SURFACE OF THE CONCRETE BASEMENT ROOF.

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THOSE PARTS OF SERVICE LINES WHICH SERVICE ONE LOT ONLY AND ARE LOCATED OUTSIDE OF THAT LOT ARE COMMON PROPERTY.

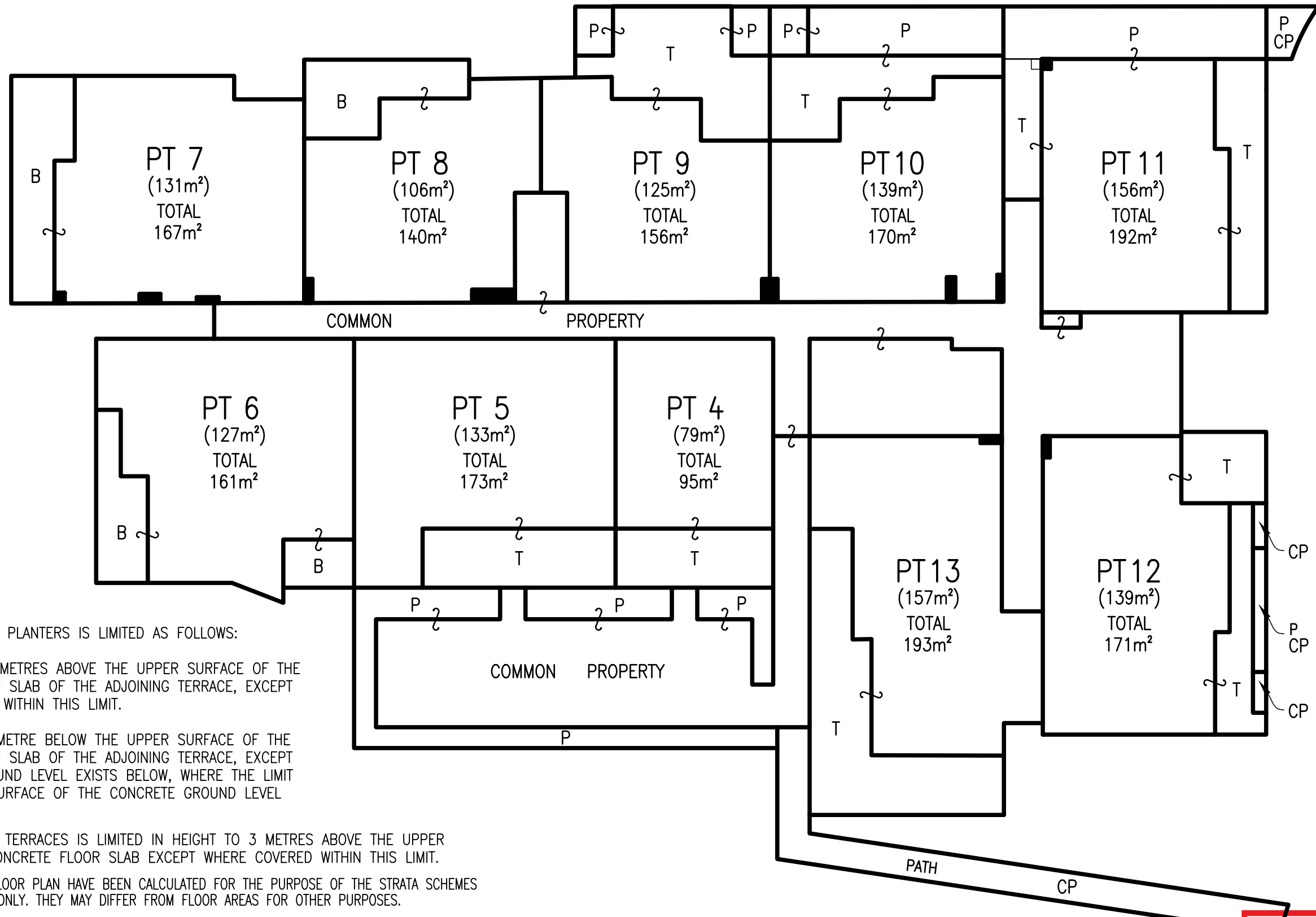
FOR CLARITY NOT ALL COMMON PROPERTY STRUCTURES ARE SHOWN.

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MOD2023/0161

<p>SURVEYOR Name: KARL ROBERTSON Date: 21/4/2021 Reference: 202546 SP</p>	<p>PLAN OF SUBDIVISION OF LOT 23 IN DP 270907</p>	<p>LGA: NORTHERN BEACHES Locality: WARRIEWOOD Reduction Ratio: 1:200 Lengths are in metres.</p>	<p>REGISTERED</p>	<p>THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT</p> <p>MOD2023/0161</p>
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LEVEL 1



THE STRATUM OF THE PLANTERS IS LIMITED AS FOLLOWS:

- IN HEIGHT TO 3 METRES ABOVE THE UPPER SURFACE OF THE CONCRETE FLOOR SLAB OF THE ADJOINING TERRACE, EXCEPT WHERE COVERED WITHIN THIS LIMIT.
- IN DEPTH TO 1 METRE BELOW THE UPPER SURFACE OF THE CONCRETE FLOOR SLAB OF THE ADJOINING TERRACE, EXCEPT WHERE THE GROUND LEVEL EXISTS BELOW, WHERE THE LIMIT IS THE UPPER SURFACE OF THE CONCRETE GROUND LEVEL ROOF.

THE STRATUM OF THE TERRACES IS LIMITED IN HEIGHT TO 3 METRES ABOVE THE UPPER SURFACE OF THEIR CONCRETE FLOOR SLAB EXCEPT WHERE COVERED WITHIN THIS LIMIT.

AREAS SHOWN ON THE FLOOR PLAN HAVE BEEN CALCULATED FOR THE PURPOSE OF THE STRATA SCHEMES DEVELOPMENT ACT 2015 ONLY. THEY MAY DIFFER FROM FLOOR AREAS FOR OTHER PURPOSES.

THOSE PARTS OF SERVICE LINES WHICH SERVICE ONE LOT ONLY AND ARE LOCATED OUTSIDE OF THAT LOT ARE COMMON PROPERTY.

FOR CLARITY NOT ALL COMMON PROPERTY STRUCTURES ARE SHOWN.

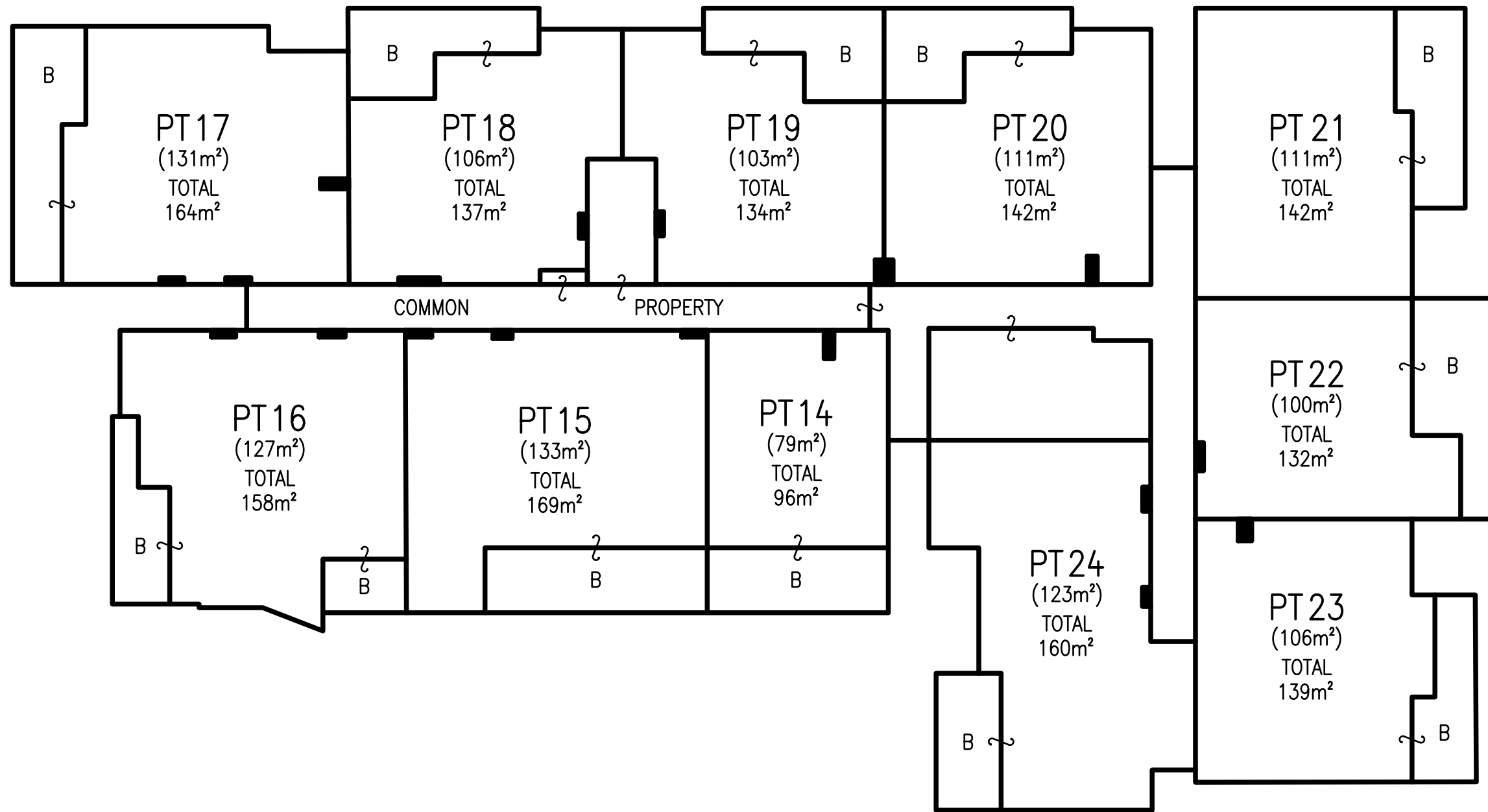
- DENOTES 90°
 - COVERED BALCONY
 - COMMON PROPERTY
 - PLANTER
 - TERRACE

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

MOD2023/0161

<p>SURVEYOR Name: KARL ROBERTSON Date: 21/4/2021 Reference: 202546 SP</p>	<p>PLAN OF SUBDIVISION OF LOT 23 IN DP 270907</p>	<p>LGA: NORTHERN BEACHES Locality: WARRIEWOOD Reduction Ratio: 1:200 Lengths are in metres.</p>	<p>REGISTERED</p>	<p style="color: red; text-align: center;"> THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT MOD2023/0161 </p>
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LEVEL 2



THE STRATUM OF THE BALCONIES IS LIMITED IN HEIGHT TO 3 METRES ABOVE THE UPPER SURFACE OF THEIR CONCRETE FLOOR SLAB EXCEPT WHERE COVERED WITHIN THIS LIMIT.

AREAS SHOWN ON THE FLOOR PLAN HAVE BEEN CALCULATED FOR THE PURPOSE OF THE STRATA SCHEMES DEVELOPMENT ACT 2015 ONLY. THEY MAY DIFFER FROM FLOOR AREAS FOR OTHER PURPOSES.

THOSE PARTS OF SERVICE LINES WHICH SERVICE ONE LOT ONLY AND ARE LOCATED OUTSIDE OF THAT LOT ARE COMMON PROPERTY.

FOR CLARITY NOT ALL COMMON PROPERTY STRUCTURES ARE SHOWN.

B - BALCONY



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

MOD2023/0161

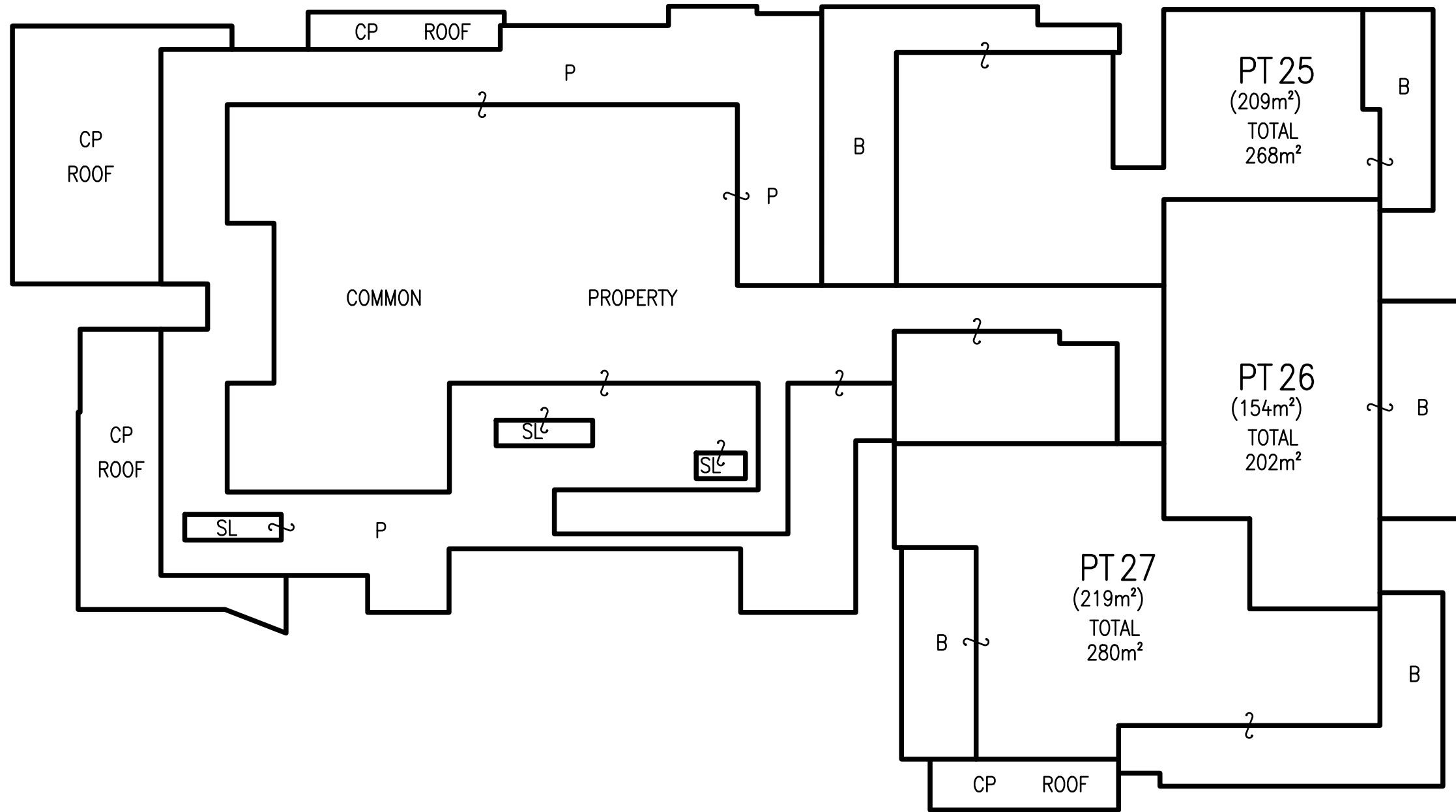
SURVEYOR
Name: KARL ROBERTSON
Date: 21/4/2021
Reference: 202546 SP

PLAN OF SUBDIVISION OF
LOT 23 IN DP 270907

LGA: NORTHERN BEACHES
Locality: WARRIEWOOD
Reduction Ratio: 1:200
Lengths are in metres.

REGISTERED

LEVEL 3



THE STRATUM OF THE BALCONIES IS LIMITED IN HEIGHT TO 3 METRES ABOVE THE UPPER SURFACE OF THEIR CONCRETE FLOOR SLAB EXCEPT WHERE COVERED WITHIN THIS LIMIT

AREAS SHOWN ON THE FLOOR PLAN HAVE BEEN CALCULATED FOR THE PURPOSE OF THE STRATA SCHEMES DEVELOPMENT ACT 2015 ONLY. THEY MAY DIFFER FROM FLOOR AREAS FOR OTHER PURPOSES.

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FOR CLARITY NOT ALL COMMON PROPERTY STRUCTURES ARE SHOWN.

SL - SKYLIGHT
 B - BALCONY
 CP - COMMON PROPERTY
 P - PLANTER

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

MOD2023/0161

<p>SURVEYOR Name: KARL ROBERTSON Date: 21/4/2021 Reference: 202546 SP</p>	<p>PLAN OF SUBDIVISION OF LOT 23 IN DP 270907</p>	<p>LGA: NORTHERN BEACHES Locality: WARRIEWOOD Reduction Ratio: 1:200 Lengths are in metres.</p>	<p>REGISTERED</p>	<p>THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT</p> <p>MOD2023/0161</p>
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