

1

D.P.656511

1

D.P.656519

D.P.542913

1

2

D.P.538694

WARATAH

STREET

BUNGAN LANE

+8.94

M.G.A

NORTH

S.P.45698

S.P.72579

38°46'
60.35 TITLE 60.18 SURVEY

BITUMEN LANE WAY

No.12-14
TWO STOREY
BRICK & CONCRETE
FLAT BUILDING

S.P.33731

No.12-14
THREE STOREY
BRICK & CONCRETE
FLAT BUILDING

PT LOT 25
THIRD FLOOR
INDICATIVE POSITION

PT LOT 22
THIRD FLOOR
INDICATIVE POSITION

CARPARKING SPACES

ROAD WIDENING (5.485 WIDE) LIMITED IN HEIGHT

60.35 TITLE 60.23 SURVEY
218°46'

NOTES:

- TREE SPREADS & HEIGHTS ARE INDICATIVE ONLY.
- ONLY VISIBLE SERVICES HAVE BEEN SHOWN.
- UNDERGROUND SERVICES HAVE NOT BEEN LOCATED.
- NOTIFICATION OF ALL RELEVANT AUTHORITIES SHOULD BE UNDERTAKEN.
- BEFORE CARRYING OUT ANY CONSTRUCTION ACTIVITY IN OR NEAR THE SURVEYED AREA.
- THIS SURVEY HAS BEEN CARRIED OUT FOR INFORMATION PURPOSES ONLY AND SURVEY MARKS SHOULD BE PLACED IF STRUCTURES ARE TO BE ERECTED ON OR NEAR THE BOUNDARIES. BOUNDARIES ARE NOT TO BE ESTABLISHED FROM INFORMATION SHOWN ON DRAWING.
- SPOT LEVELS SHOULD BE ADOPTED FOR DESIGN AND CALCULATION PURPOSES. CRITICAL SPOT LEVELS SHOULD BE CONFIRMED WITH SURVEYOR.
- ORIGIN OF DATUM:- SSM149400 RL13.625 AHD (SCMS)
- REFER TO STRATA PLAN FOR ROAD WIDENING STRATUM LIMITATIONS.
- COPYRIGHT © ADAM CLERKE SURVEYORS PTY LTD 2020
- THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF KEN SNELL
- PLAN PREPARED BY REGISTERED SURVEYOR FOR DEVELOPMENT APPLICATION PURPOSES.

Adam Clerke
Registered surveyor No: 8490

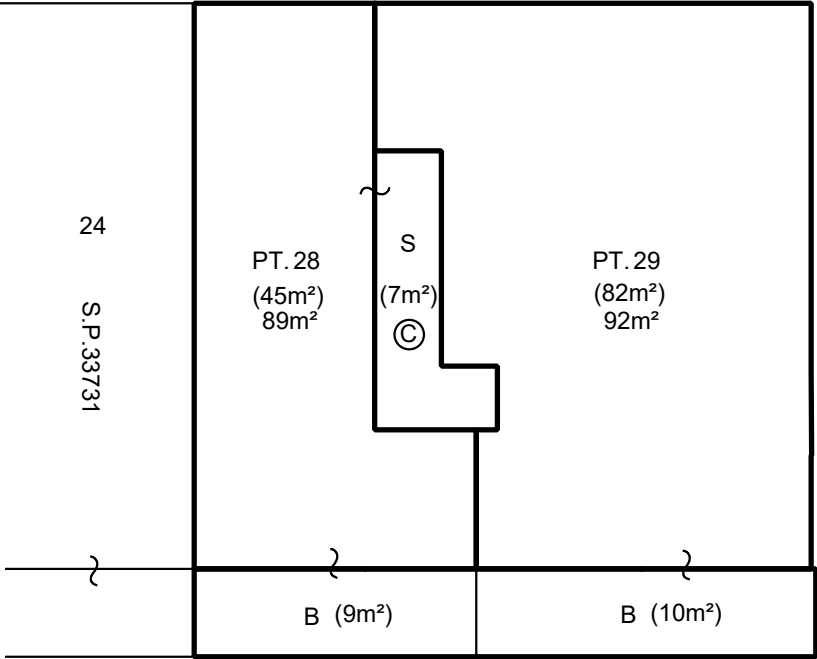
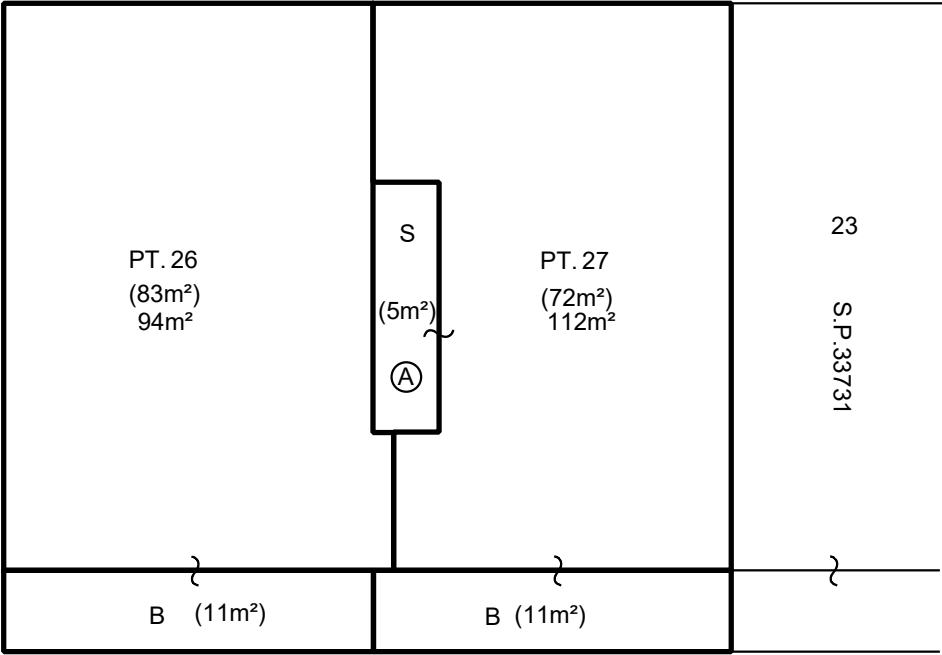
10

ADAM CLERKE SURVEYORS PTY LTD
Incorporating PAUL KEEN & COMPANY
LAND & ENGINEERING SURVEYORS
38 KEVIN AVENUE, AVALON 2107
TEL...9918 4111

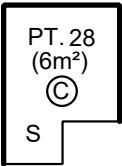
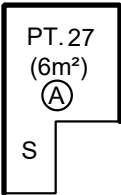
DETAILS AND LEVELS OVER PART
OF S.P.33731

LOTS 22 & 25 IN S.P.33731
12-14 WARATAH STREET, MONA VALE

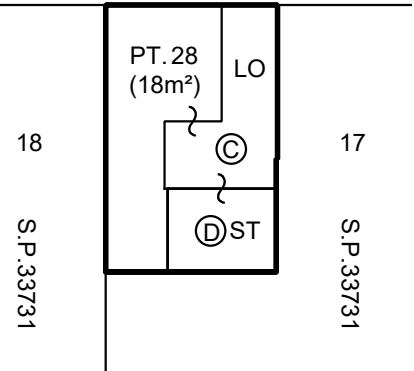
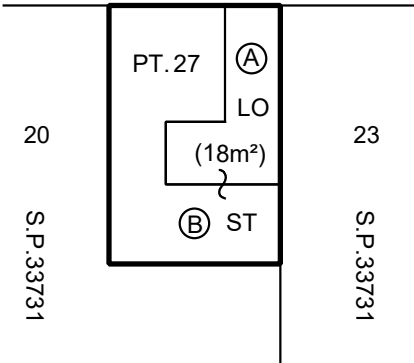
DATE... 29/02/20 REF... 7519A
SCALE...1:100/A1 DATUM...A.H.D



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

FORM 1

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

OFFICE USE ONLY

N
O
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B
E
R
1
9
8
8

The Council of the "City of Warrington" having satisfied the requirements of the State Titles Act 1973 in relation to the requirements for the registration of plans have been complied with approval of the proposed State plan.

Illustrated herein
"City of Warrington" Direct to the encroachment of the building beyond the scheme of
Plans A & B to Bungah St Waratah St

Shown (plotted) for the registration on order referred to in sub-section 14(1)(b) of the State Titles Act 1973
Date 7.9.88
Suburban No. 1219/88
Council

"Complete" or "partial" registration

EDWARD HALL
WALLIS & MOORE PTY LTD DX 321
4991 KENT ST SYDNEY 2000

- (1) any wall, the inner surface of 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 lower surface of 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 cube space, by reference to which any boundary of a proposed lot shown in the accompanying floor plan is defined exists
- (4) any building, structure or proposed structure shown on the land shown on the accompanying floor plan, the existence of which is material to the plan, is subject to sub-sections (1) and (3)

"I do, except to the extent that the building encroaches on a public place

for the purpose of the plan, the plan is subject to the provisions of the State Titles Act 1973 in relation to the registration of plans.

(5) the survey information recorded in the accompanying location plan is correct

Signature *Edward Hall*
Date 11.11.88

"Delete if applicable
I State whether drawing or plan and quote registered number

This is sheet 1 of my plan in 4 sheets

SUBDIVISION OF
PLAN OF A 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 (m)

STRATA PLAN 33731

Registered 6-10-88

CA No 1219/88 OF 7.9.1988

PURPOSE STRATA PLAN

Ref Map U2767-41*

Last Plan D.P. 350408

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

Particulars of land addressed for
purpose of title to be in the
body of the plan
"Address" required on
original strata plan only

Legislatures, bodies and statements of intention to create easements or rights to be used

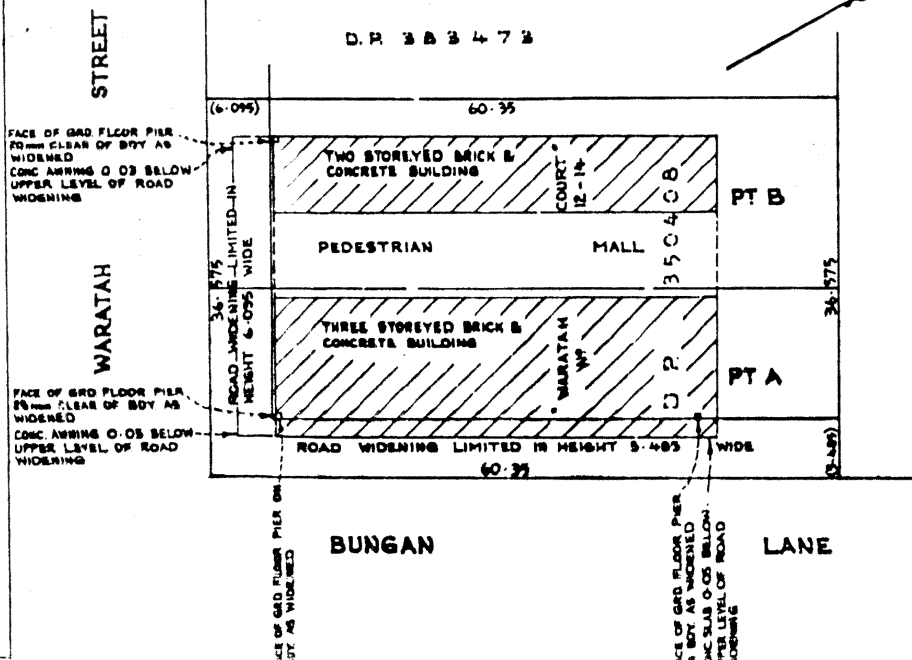
Edward Hall
Director

FORWARDED BY LINDA J. HINE
DIRECTOR OF LAND REGISTRATION
MUNICIPALITY OF WARRINGAH
CITY

in the presence of -
Witnesses

9 pages are issued by the City of Warrington
South of Warrington by the City of Warrington
Municipality of Warrington
and is currently issued by the City of Warrington

AUSTRIA AND NEW ZEALAND
1988

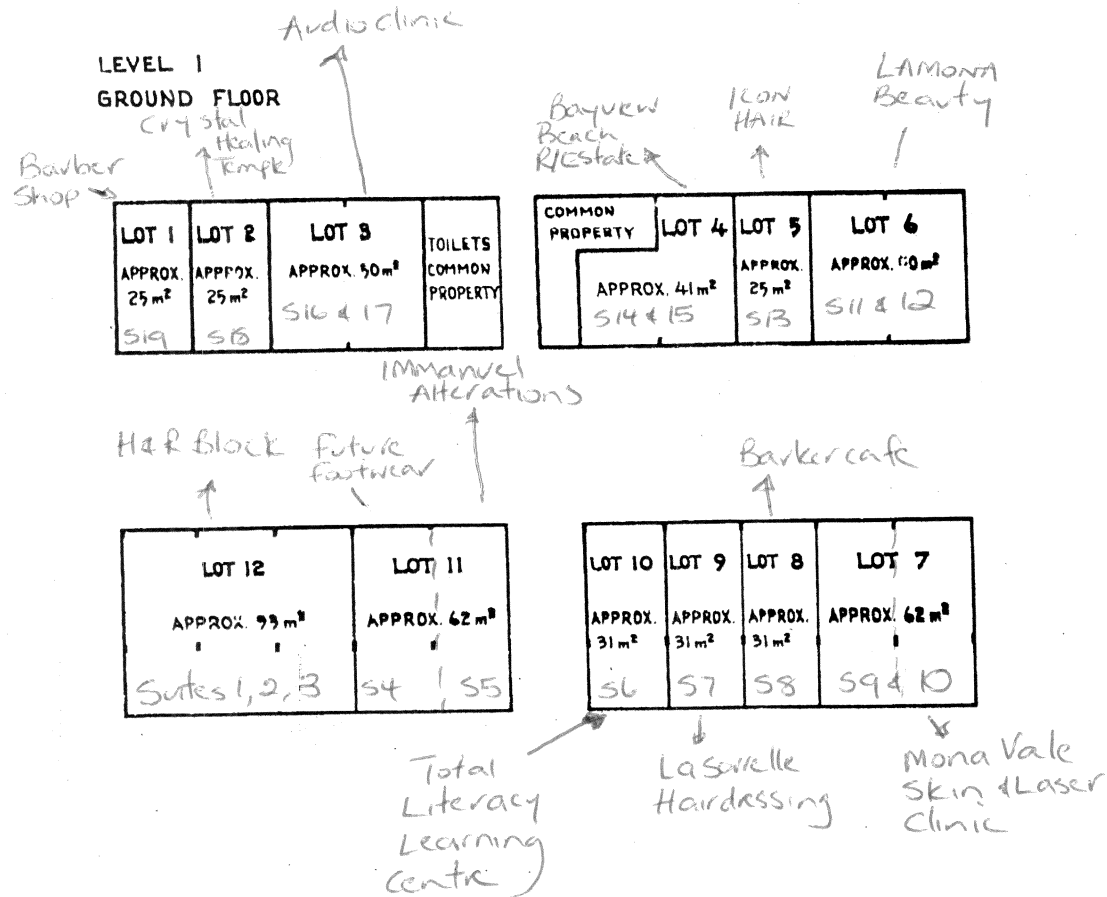


Plan Drawing only to appear in this space

as negative is a photograph made as a permanent record of a document in the custody of the Registrar General this day 6th October, 1988



STRA 1 PLAN 33731



SCHEDULE OF UNIT ENTITLEMENT	
LOT NO	UNIT ENTITLEMENT
1	36
2	23
3	44
4	35
5	22
6	43
7	54
8	25
9	25
10	25
11	33
12	94
13	32
14	45
15	36
16	35
17	36
18	58
19	36
20	30
21	20
22	58
23	29
24	29
25	37
AGGREGATE	1000

OFFICE USE ONLY

Reduction Ratio 1: 200

Lengths are in metres


 Registered Surveyor


 Council Clerk

SURVEYOR'S REFERENCE 13351

UPDATED March 2016

FORM 2

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

Sheet No 3 of 4 sheets

STRATA PLAN 33731

OFFICE USE ONLY

LEVEL 2
FIRST FLOOR

METRO STRATA

LOT 13

APPROX. 50 m²

543 542 541 540 539

LOT 14

APPROX. 69 m²COMMON
PROPERTYCOMMON
PROPERTYCOMMON
PROPERTY

LOT 15

APPROX. 70 m²

538 537 536

LOT 16

APPROX. 63 m²

535 534 533

Stylist constant

Dr Pickles

OPTIONS Realty

Mark Hennessy Solicitor

The natural
way weight lossAcupuncture
CLINIC

Northern Beaches

Cancelling

Malcolm
Cotton
Dental

Thai Massage

The Big
PictureHealth
Matters

LOT 21

APPROX.
98 m²

521 522

LOT 20

APPROX. 47 m²PT LOT
22
(APPROX.
19 m²)

LOT 19

APPROX. 95 m²

523 24 25

STAIRWAY
COMMON
PROPERTY

LOT 18

APPROX. 114 m²

27 28 29

PT LOT
25
(APPROX.
19 m²)

LOT 17

APPROX. 75 m²

30 31

photograph made as a permanent
ment in the custody of the
this day.

5th October, 1988



Reduction Ratio 1: 200

Lengths are in metres



Edward Lee
Registered Surveyor

[Signature]
Council Clerk

SURVEYOR'S REFERENCE: 13351

This negative is
record of a doc
Registrar General

FORM 2

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

Sheet No. 4 of 4 Sheets

STRATA PLAN 33731

LEVEL 3
SECOND FLOOR

PT LOT 22	LOT 23	LOT 24	PT LOT 25
(APPROX. 195 m ² INCL. BALCONY)	APPROX. 86 m ² INCL. BALCONY	APPROX. 90 m ² INCL. BALCONY	(APPROX. 168 m ² INCL. BALC.)
TOTAL APPROX. 214 m ²			TOTAL APPROX. 187 m ²
U22A U22B	U23	U26D	UE UF
BALCONY	BALCONY	BALCONY	BALCONY

STAIRS
LIFT
CP
CHANGE PROPERTY

OFFICE USE ONLY

10 20 30 40 50 60 70 Table of mm 110 120 130 140

2

Reduction Ratio 1: 200

Lengths are in metres



Edward Lee

[Signature]

FORM 2

WARNING: CREAMING OR FOLDING WILL LEAD TO REJECTION

Sheet No 3 of 4 Sheets

STRATA PLAN 33731

LEVEL 2
FIRST FLOOR

METRO STRATA
MANAGERS

THE NATURAL WAY WEIGHT LOSS
VACANT

BETTA STORAGE
CONTAINERS

I.P. Edge

STYLIST CONSULTANT

DR PICKLES

JOHN JONES REAL ESTATE (OPTIONAL REALTY)
MARK HENNESSY SOLICITOR

<p>LOT 13 APPROX. 50 m² SUITE 43 SUITE 42</p>	<p>LOT 14 APPROX. 69 m² SUITE 41 SUITE 40 SUITE 39</p>	<p>COMMON PROPERTY COMMON PROPERTY COMMON PROPERTY</p>	<p>LOT 15 APPROX. 70 m² 38 37 36</p>	<p>LOT 16 APPROX. 63 m²</p>
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99995443

99977354

SUITE 35 34 33 32

The Big Picture

HEALTH MATRON

NORTHERN REACHES
MEDITATION & COUNSELLING

DENTAL SURGERY 9997 1400

MONOVAL

THAI MASSAGE

99972257
0421 854 431

<p>LOT 21 APPROX. 38 m² SUITE 21</p>	<p>LOT 20 APPROX. 47 m² SUITE 22</p>	<p>PT LOT 22 (APPROX. 19 m²) LOT 19 APPROX. 95 m² SUITES 23, 24, 25</p>	<p>LOT 18 APPROX. 114 m² SUITES 27, 28 & 29</p>	<p>PT LOT 25 (APPROX. 19 m²) LOT 17 APPROX. 75 m² SUITES 30, 31 & 32</p>
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Lot 23 ABOVE

OFFICE USE ONLY

holograph made as a permanent
ent in the custody of the
his day. 5th October, 1988



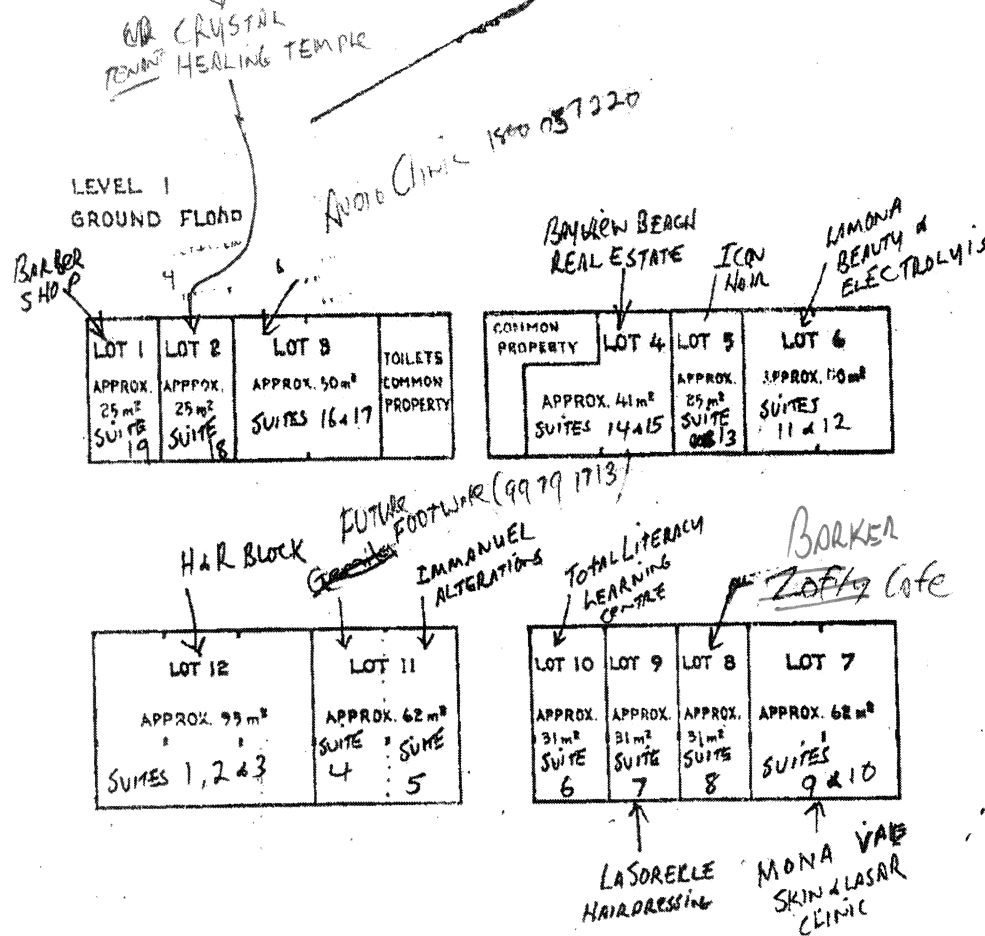
JO (ASIN JOHNS) BLANEY
0425 218 304 / 9997 8608

FORM 2

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

Sheet No 2 of 4 Sheets

STRA 1 PLAN 33731



LOT NO	UNIT ENTITLEMENT
1	36
2	23
3	44
4	25
5	22
6	43
7	54
8	22
9	23
10	21
11	23
12	24
13	32
14	45
15	34
16	35
17	34
18	58
19	56
20	30
21	20
22	50
23	29
24	29
25	57
AGGREGATE	1000

OFFICE USE ONLY

110 120 130
70 Table of mm

Reduction Ratio 1: 200

Lengths are in metres

Registered Surveyor
SURVEYOR'S REFERENCE 13351

Council Clerk

UPDATED JAN 2014

Reduction Ratio 1: 200

Lengths are in metres

Edward A. Lee
Registered Surveyor

[Signature]
Counsel Clerk

SURVEYOR'S REFERENCE: 13351

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record of a d
Registrar Gen

FORM 2

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

Sheet No. 4 of 4 Sheets

STATA PLAN 33731

OFFICE USE ONLY

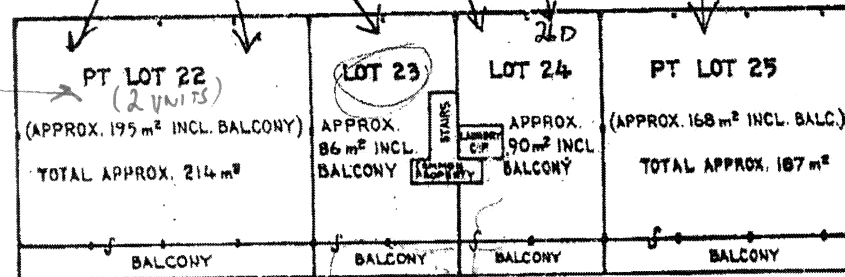
UNITS 22A & 22B

LEVEL 3
SECOND FLOOR

ALL RESIDENTIAL

RESIDENTIAL

RESIDENTIAL
UNITS 26 E & F



↑ OWNER OCCUPIER
CARLOS
MARTINE
10431601 194

OTHER THAN LOT 23

ALL OTHERS ARE LEASED TO
TENANTS

Reduction Ratio 1: 200

Lengths are in metres

Edward A. Lee
Registered Surveyor

[Signature]
Counsel Clerk

10 20 30 40 50 60 70 Table of mm 110 120 130 140

2