

LOCATION DIAGRAM

Scale 1:700

THIS SHEET IS BEING CONTINUALLY UPDATED TO SHOW THE CURRENT SUBDIVISION PATTERN OF THE SCHEME. FOR DETAILS OF UPDATES AND ADDITIONAL AND REPLACEMENT SHEETS SEE SCHEDULE BELOW

SCHEDULE OF CHANGES TO THE SCHEME

LOT No	DETAILS	SHEET No

Subdivision Certificate No: SC2018/0032

Date: 6/12/2019

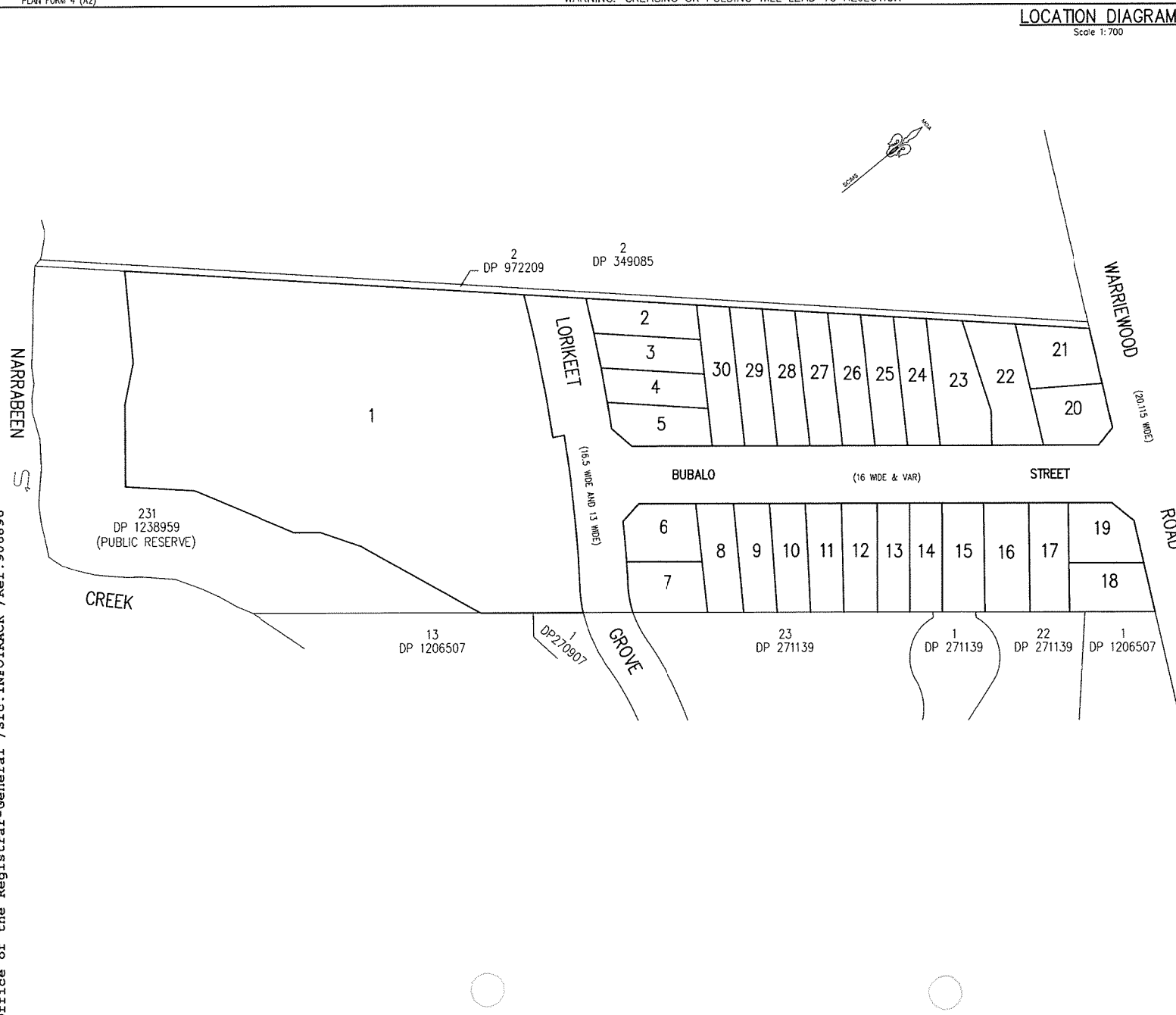
Surveyor: William L. Hamer

Surveyors Ref: 181610-2

REGISTERED:  16.12.2019

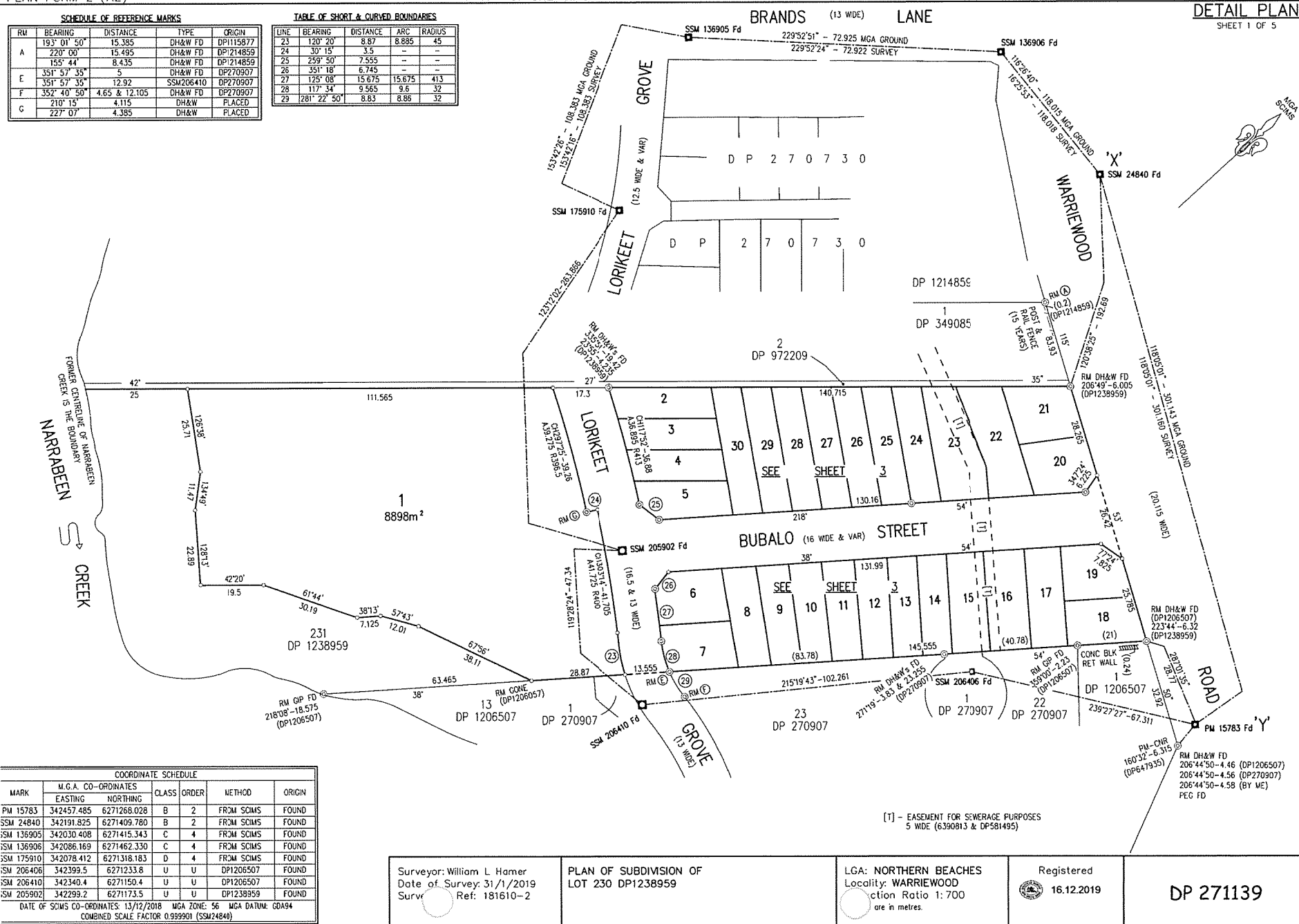
COMMUNITY/~~PRECINCT~~/NEIGHBOURHOOD PLAN

DP 271139



RM	BEARING	DISTANCE	TYPE	ORIGIN
A	193° 01' 50"	15.385	DH&W FD	DP1115877
	220° 00'	15.495	DH&W FD	DP1214859
	155° 44'	8.435	DH&W FD	DP1214859
E	351° 57' 35"	5	DH&W FD	DP270907
	351° 57' 35"	12.92	SSM206410	DP270907
F	352° 40' 50"	4.65 & 12.105	DH&W FD	DP270907
G	210° 15'	4.115	DH&W	PLACED
	227° 07'	4.385	DH&W	PLACED

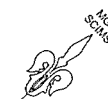
LINE	BEARING	DISTANCE	ARC	RADIUS
23	120° 20'	8.87	8.885	45
24	30° 15'	3.5	-	-
25	259° 50'	7.555	-	-
26	351° 18'	6.745	-	-
27	125° 08'	15.675	15.675	413
28	117° 54'	9.565	9.6	32
29	281° 22' 50"	8.83	8.86	32



[1] - EASEMENT FOR SEWERAGE PURPOSES
5 WIDE (6390813 & DP581495)

DETAIL PLAN

SHEET 2 OF 5



2
DP 349085

SEE SHEET 4 FOR
EASEMENTS AFFECTING
LOTS 2 - 30

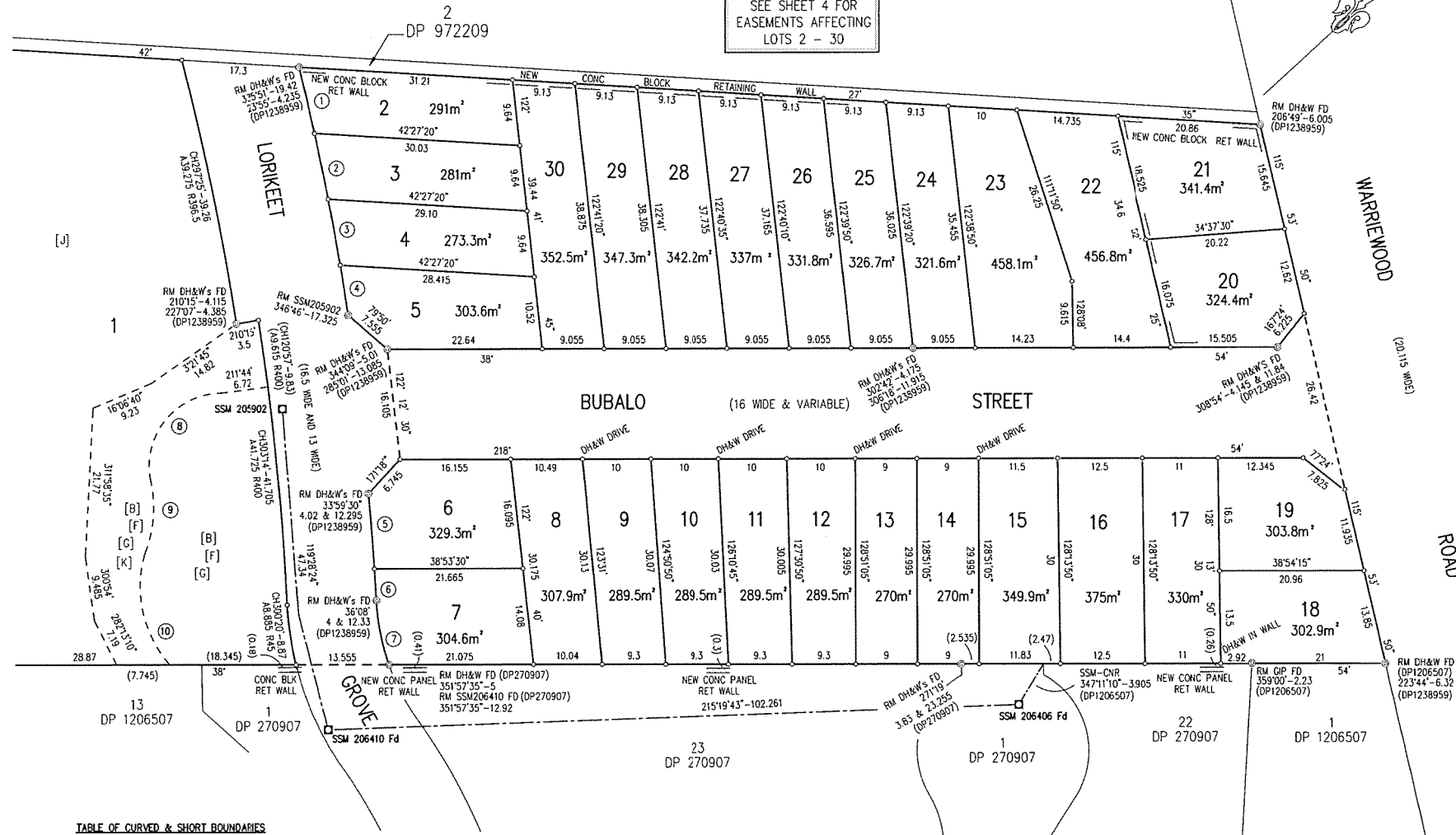


TABLE OF CURVED & SHORT BOUNDARIES

LINE	BEARING	CH DIST	ARC DIST	RADIUS
1	115° 55' 30"	9.91	9.915	413
2	117° 21' 50"	9.84	9.84	413
3	118° 43' 35"	9.78	9.78	413
4	119° 54' 55"	7.365	7.355	413
5	124° 48' 45"	11.05	11.05	413
6	125° 54' 55"	4.625	4.625	413
7	117° 34'	9.56	9.6	32
8	169° 01'	16.19	18.405	10.63
9	132° 52'	11	11.17	18.385
10	116° 32'	16.735	17.465	17.365

EASEMENTS:

[B] - EASEMENT TO DRAIN WATER VARIABLE WIDTH
[F] - POSITIVE COVENANT
[G] - RESTRICTION ON THE USE OF LAND
[H] - EASEMENT FOR ACCESS & MAINTENANCE 0.9 WIDE
[J] - POSITIVE COVENANT
[K] - RIGHT OF FOOTWAY VARIABLE WIDTH

Surveyor: William L Hamer
Date of Survey: 31/1/2019
Surv Ref: 181610-2

PLAN OF SUBDIVISION OF
LOT 230 DP1238959

LGA: NORTHERN BEACHES
Locality: WARRIEWOOD
Section Ratio 1:400
Distances are in metres

Registered
16.12.2019

DP 271139

DETAIL PLAN

SHEET 3 OF 5
PLAN SHOWING
EASEMENTS ONLY

EASEMENTS:

- [C] - EASEMENT TO DRAIN WATER 2.5 WIDE
 [H] - EASEMENT FOR ACCESS & MAINTENANCE 0.9 WIDE
 [BE1], [BE2], [BE3] - RESTRICTION ON THE USE OF LAND

WARRIEWOOD

(20.115 WIDE)

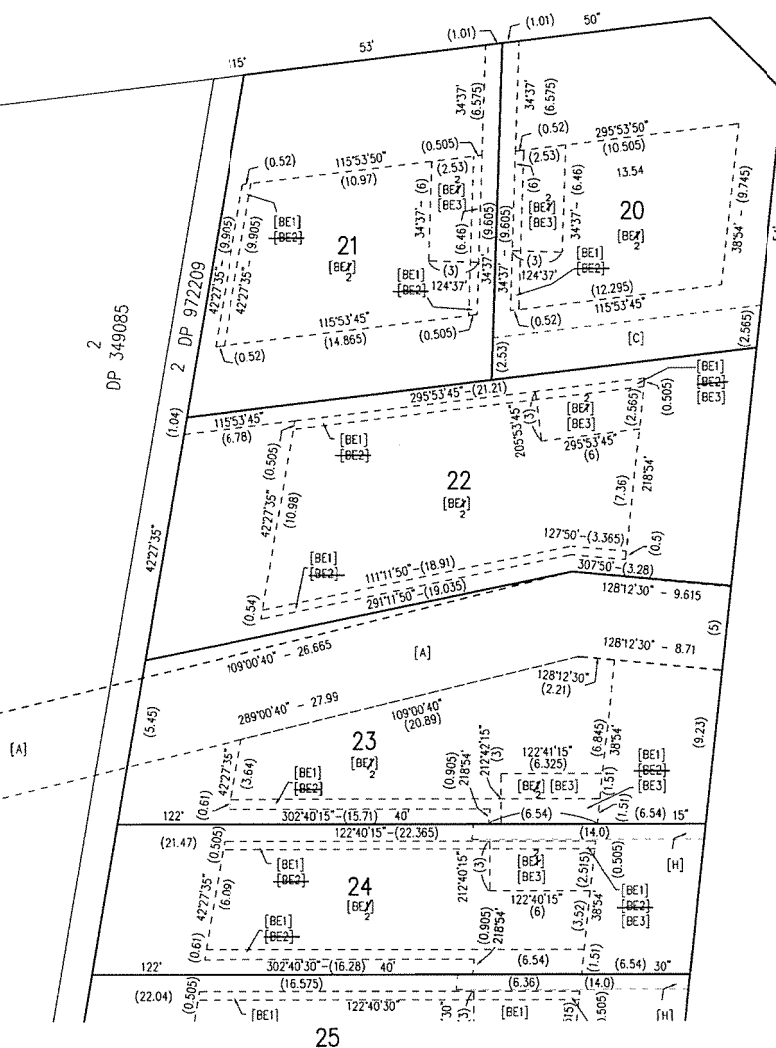
ROAD

STREET

BUBALO

(16 WIDE & VAR)

DP 270907



SHEET 5 ADJOINS

EXISTING EASEMENTS:

- [A] - EASEMENT FOR SEWAGE PURPOSES 5 WIDE
 (VIDE 6771995)

EASEMENTS:

- [H] - EASEMENT FOR ACCESS & MAINTENANCE 0.9 WIDE
 [BE1], [BE2], [BE3] - RESTRICTION ON THE USE OF LAND

Surveyor: William L. Hamer
 Date of Survey: 31/1/2019
 Surv Ref: 181610-2

PLAN OF SUBDIVISION OF
 LOT 230 DP1238959

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

Registered
 16.12.2019

DP 271139

PLAN FORM 2 (A2)

DP271139_1

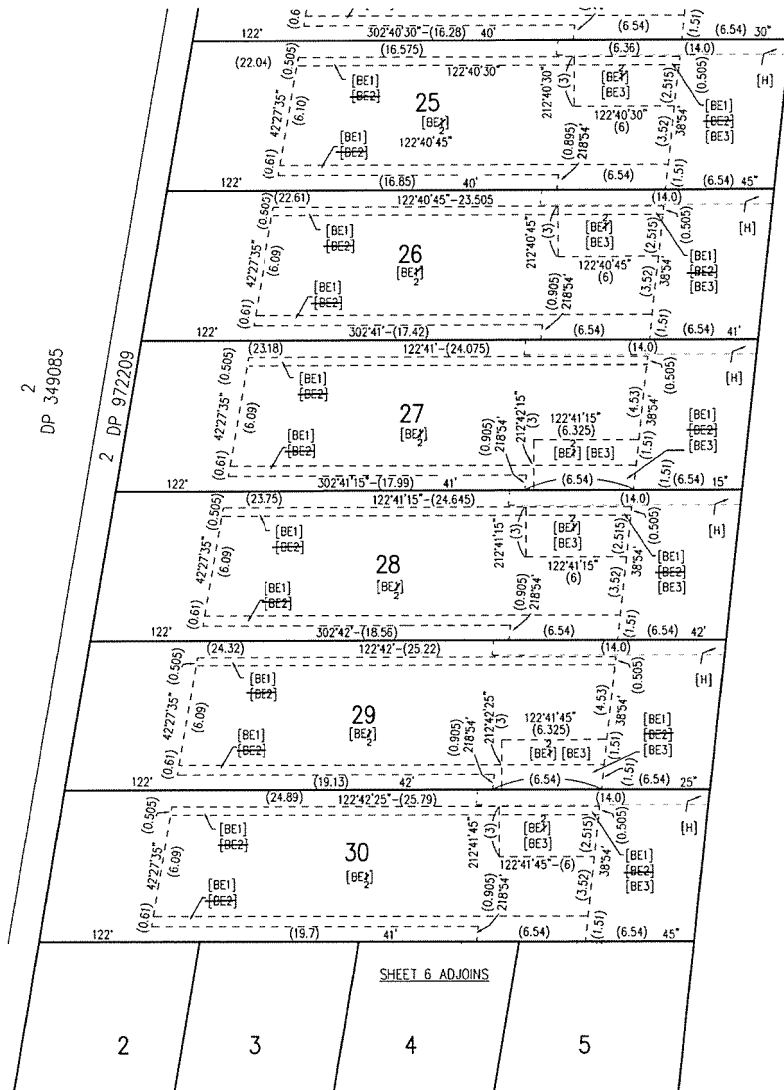
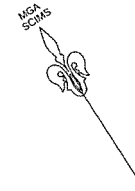
WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

ePlan

Sheet 5 of 7 sheets

DETAIL PLAN

SHEET 4 OF 5
 PLAN SHOWING
 EASEMENTS ONLY



SHEET 6 ADJOINS

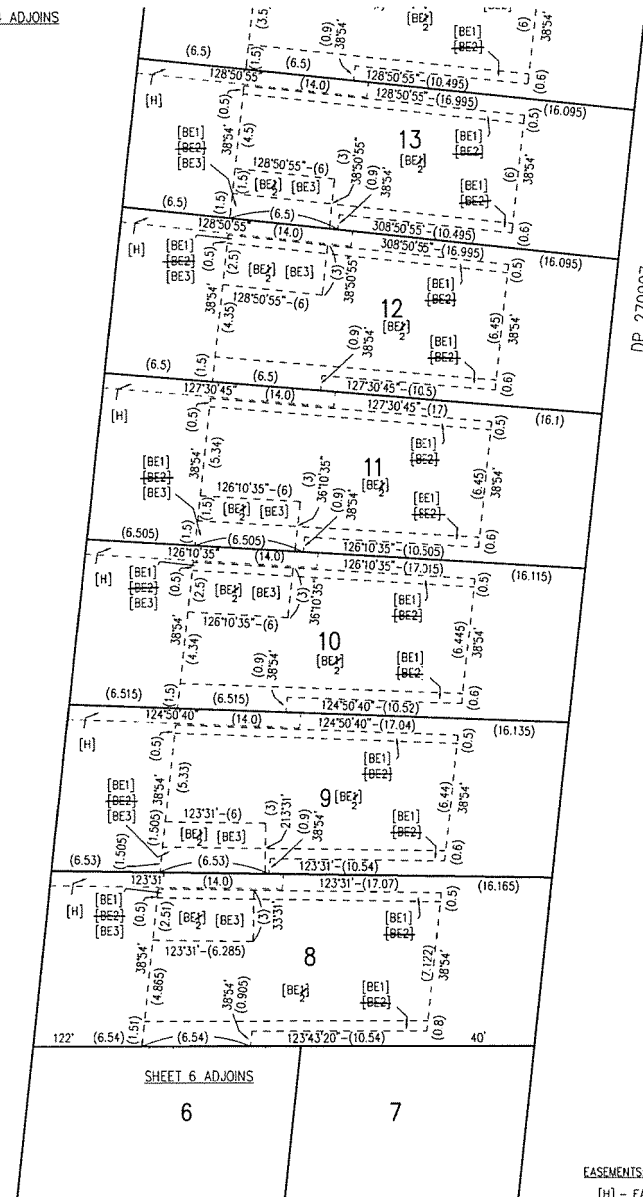
SHEET 4 ADJOINS

STREET

(16 WIDE & VAB)

BUBALO

STREET



SHEET 6 ADJOINS

EASEMENTS:

[H] - EASEMENT FOR ACCESS & MAINTENANCE 0.9 WIDE
 [BE1] [BE2] [BE3] - RESTRICTION ON THE USE OF LAND

Surveyor: William L. Hamer
 Date of Survey: 31/1/2019
 Surv: Ref: 181610-2

PLAN OF SUBDIVISION OF
 LOT 230 DP1238959

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

Registered
 16.12.2019

DP 271139

DESIGNATIONS BE1 & BE2 AMENDED SEE 2019/1623 23.12.2019

sq:R431063 /Doc:DP 0271139 P /Rev:24-Dec-2019 /NSW LRS /Pgs:ALL /Prt:24-Dec-2019 11:20 /Seq:6 of 13
Office of the Registrar-General /Src:INFOTRACK /Ref:906896

PLAN FORM 2 (A2)

DP271139_1

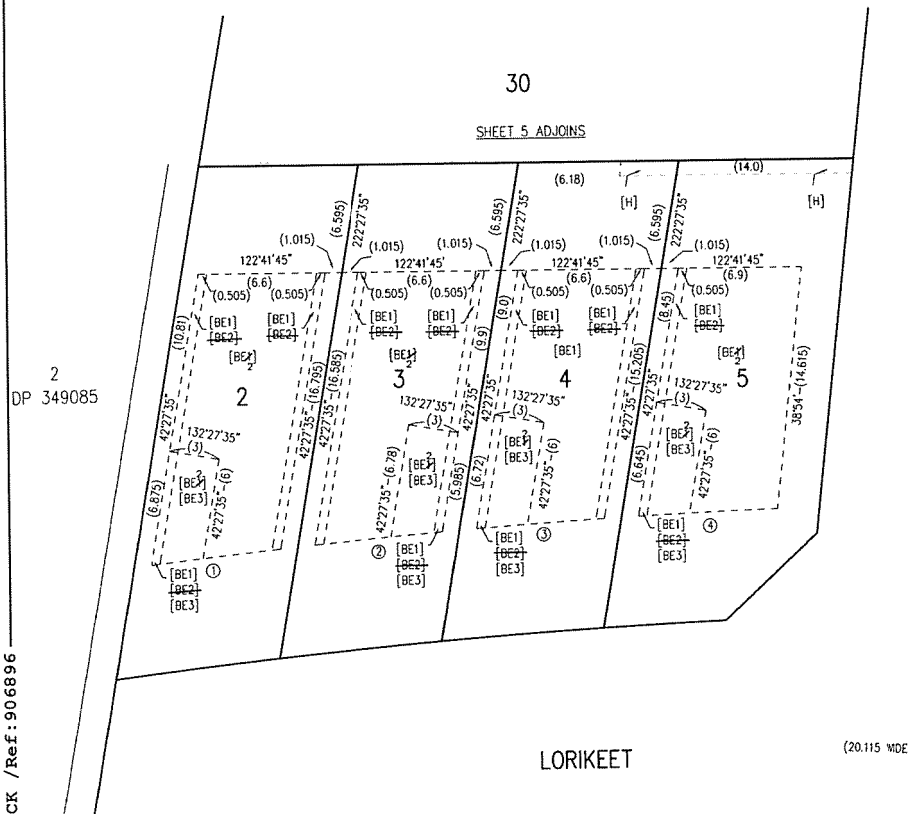
WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

ePlan

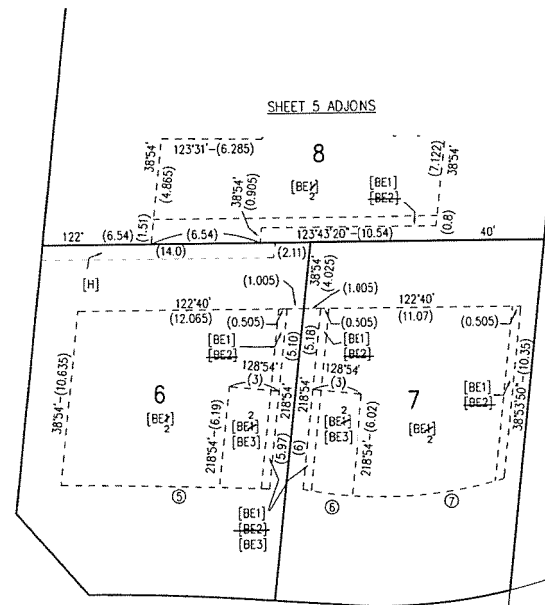
Sheet: 6 of 7 sheets

DETAIL PLAN

SHEET 5 OF 5
PLAN SHOWING
EASEMENTS ONLY



BUBALO STREET
(16 MDE & VAR)



DP 270907

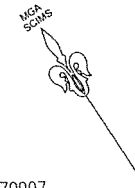


TABLE OF CURVED & SHORT LINES

LINE	BEARING	CH DIST	ARC DIST	RADIUS
1	116°15'	7.81	7.81	419.5
2	117°36'	7.76	7.76	419.5
3	118°55'	7.71	7.71	419.5
4	120°19'	8.39	8.39	419.5
5	124°38'	12.535	12.535	419.5
6	130°22'	3	3.005	25.5
7	116°52'	9.205	9.255	25.5

EASEMENTS:

[H] - EASEMENT FOR ACCESS & MAINTENANCE 0.9 MDE
[BE1] [BE2] [BE3] - RESTRICTION ON THE USE OF LAND

Surveyor: William L. Hamer
Date of Survey: 31/1/2019
Surf: 181610-2

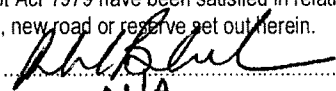
PLAN OF SUBDIVISION OF
LOT 230 DP1238959

LGA: NORTHERN BEACHES
Locality: WARRIWOOD
Production Ratio 1:200
Units are in metres.

Registered
16.12.2019

DP 271139

[illegible]

PLAN FORM 6 (2017)		DEPOSITED PLAN ADMINISTRATION SHEET	Sheet 1 of 5 sheet(s)												
Registered:  16.12.2019 Title System: TORRENS	DP 271139 (DOC.A)														
PLAN OF SUBDIVISION OF LOT 230 DP 1238959	LGA: NORTHERN BEACHES Locality: WARRIEWOOD Parish: NARRABEEN County: CUMBERLAND														
Survey Certificate I, WILLIAM L HAMER of TSS Total Surveying Solutions Pty Ltd Unit 8, 448 Pacific Highway, Lane Cove North NSW 2066 a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i>, certify that: *(a) The land shown in the plan was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2017</i>, is accurate and the survey was completed on 31/1/2019....., or *(b) The part of the land shown in the plan (*being/*excluding**.....) was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2017</i>, the part surveyed is accurate and the survey was completed on..... the part not surveyed was compiled in accordance with that Regulation, or *(c) The land shown in this plan was compiled in accordance with the <i>Surveying and Spatial Information Regulation 2017</i>. Datum Line: 'X' - 'Y' Type: *Urban/*Rural The terrain is *Level Undulating / *Steep Mountainous. Signature: Dated: 16/3/2019 Surveyor Identification No: 1606..... Surveyor registered under the <i>Surveying and Spatial Information Act 2002</i> *Strike out inappropriate words. **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, (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given. Signature: Date: File Number: Office: Subdivision Certificate I, ROBERT BARBUTO *Authorised Person/*General Manager/*Accredited Certifier, certify that the provisions of section 109J <i>Environmental Planning and Assessment Act 1979</i> have been satisfied in relation to the proposed subdivision, new road or reserve set out herein. Signature:  Accreditation number: N/A Consent Authority: NORTHERN BEACHES COUNCIL Date of endorsement: 6/12/19 Subdivision Certificate number: SC 2019/0032 File number: N0491/16 *Strike through if inapplicable.														
Plans used in the preparation of survey/compilation. <table style="width:100%;"> <tr> <td>DP 270730</td> <td>DP 349085</td> </tr> <tr> <td>DP 647935</td> <td>DP 942319</td> </tr> <tr> <td>DP 1071760</td> <td>DP 1054499</td> </tr> <tr> <td>DP 1115877</td> <td>DP 1238959</td> </tr> <tr> <td>DP 1151062</td> <td>DP 270907 (unregistered)</td> </tr> <tr> <td>DP 1161389</td> <td>DP 1206507 (unregistered)</td> </tr> </table>	DP 270730	DP 349085	DP 647935	DP 942319	DP 1071760	DP 1054499	DP 1115877	DP 1238959	DP 1151062	DP 270907 (unregistered)	DP 1161389	DP 1206507 (unregistered)	Statements of intention to dedicate public roads, create public reserves and drainage reserves, acquire/resume land.		
DP 270730	DP 349085														
DP 647935	DP 942319														
DP 1071760	DP 1054499														
DP 1115877	DP 1238959														
DP 1151062	DP 270907 (unregistered)														
DP 1161389	DP 1206507 (unregistered)														
Surveyor's Reference: 181610-2	Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A														

ePlan

PLAN FORM 6A (2017)

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 2 of 5 sheet(s)

Registered:



16.12.2019

Office Use Only

Office Use Only

DP 271139

(DOC.A)

PLAN OF SUBDIVISION OF

LOT 230 DP 1238959

Subdivision Certificate number: SC 2019 / 0032

Date of Endorsement: 16/12/16

This sheet is for the provision of the following information as required:

- A schedule of lots and addresses - See 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.

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919

AS AMENDED, IT IS INTENDED TO CREATE:

1. Easement to Drain Water Variable Width (B)
2. Easement to Drain Water 2.5 Wide (C)
3. Positive Covenant (F)
4. Restriction on the Use of Land (G)
5. Easement for Access & Maintenance 0.9 Wide (H)
6. Positive Covenant (J)
7. Right of Footway Variable Width (K)
8. Restriction on the Use of Land
9. Restriction on the Use of Land (BE), (BE1), (BE2), (BE3)
10. Restriction on the Use of Land

EXECUTED by WOOLWICH PTY LTD
ACN 608 231 787 in accordance with
section 127(1) of the Corporations Act:

Signature of Director

Name of Director

JOHN SEARP

Signature of Director/Secretary

Name of Director/Secretary

Sam BAUAS.

If space is insufficient use additional annexure sheet

Surveyor's Reference: 181610-2

PLAN FORM 6A (2017)

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 3 of 5 sheet(s)

Registered:



16.12.2019

Office Use Only

Office Use Only

PLAN OF SUBDIVISION OF
LOT 230 DP 1238959

DP 271139

(DOC.A)

This sheet is for the provision of the following information as required:

- A schedule of lots and addresses - See 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: SC2019/0032

Date of Endorsement: NOV 1/16

EXECUTED by NATIONAL AUSTRALIA BANK LIMITED

**Level 5,
402-410 Chapel Road,
Bankstown NSW 2200**

Mortgagee under Mortgage No. AM239497
Signed at Bankstown this 11th day of December
2019 for National Australia Bank Limited ABN 12 004 044 937
by Hla Vo its duly

appointed Attorney under Power of Attorney No. 39 Book 4512

Attorney Signature, Level 3 Attorney [Signature]

Witness Signature [Signature]

Witness Name THANJA TENG

Witness Address 402 Chapel Rd Bankstown
NSW 2200

If space is insufficient use additional annexure sheet

Surveyor's Reference: 181610-2

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 4 of 5 sheet(s)

Registered:



16.12.2019

Office Use Only

Office Use Only

DP 271139

(DOC.A)

PLAN OF SUBDIVISION OF LOT 230 DP 1238959

Signatures and Consents, a schedule of lots and addresses and statements relating to a section 88B instrument should be provided on Plan Form 6A

Subdivision Certificate number: SC 2019/0032

Date of endorsement: 6/12/19

Name of Development (Optional)

Address for Service of Notices

Jamesons Strata Management
Level 1, 483 Riley Street
Surry Hills NSW 2010

WARNING STATEMENT (Approved Form 7)

This document shows an initial schedule of unit entitlements for the Community, Precinct or Neighbourhood Scheme which is liable to be altered, as the scheme is developed or on completion of the scheme, in accordance with the provisions of section 30 *Community Land Development Act 1989*.

Any changes will be recorded in a replacement schedule.

UPDATE NOTE (Approved Form 8)

This document contains an *updated/*revised Schedule of Unit Entitlements and replaces the existing schedule registered on

^

* Strike through if inapplicable

^ Insert registration date of previous schedule

VALUER'S CERTIFICATE (Approved Form 9)

I, Tyrone Hodge AAPI CPV
of Level 25, 420 George Street Sydney
being a qualified valuer, as defined in the *Community Land Development Act 1989*, certify that;

- (a) The unit entitlements shown in the schedule herewith are based upon valuations made by me on ^ 6 March 2019.
- (b) The unit entitlements shown in the schedule herewith, for the new lots created by the subdivision, are based upon their market value on ^ being the date of the valuer's certificate lodged with the original initial schedule or the revised schedule.

Signature: Dated: 9 July 2019.

* Strike through if inapplicable

^ Insert date of valuation

INITIAL SCHEDULE OF UNIT ENTITLEMENT

LOT	UNIT ENTITLEMENT	SUBDIVISION	LOT	UNIT ENTITLEMENT	SUBDIVISION
1	COMMUNITY PROPERTY		17	35	
2	33		18	33	
3	32		19	33	
4	31		20	34	
5	34		21	36	
6	35		22	39	
7	34		23	37	
8	34		24	35	
9	33		25	35	
10	33		26	35	
11	33		27	35	
12	33		28	36	
13	31		29	36	
14	31		30	36	
15	38				
16	40		TOTAL	1000	

If space is insufficient use annexure sheet -Plan Form 6A

Surveyor's Reference: 181610-2

PLAN FORM 6A (2017)

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 5 of 5 sheet(s)

Registered:



16.12.2019

Office Use Only

Office Use Only

DP 271139

PLAN OF SUBDIVISION OF
LOT 230 DP 1238959

(DOC.A)

Subdivision Certificate number: SC 2019/0032

Date of Endorsement: 6/12/19

This sheet is for the provision of the following information as required:

- A schedule of lots and addresses - See 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.

STREET ADDRESSES

Locality: Warriewood

Street Name: Lorikeet Street Type: Grove

Lot	Street Number
1	-
2	53
3	55
4	57
5	59
6	61
7	63

Street Name: Bubalo Street Type: Street

Lot	Street Number	Lot	Street Number	Lot	Street Number
8	21	15	5	26	12
9	19	16	3	27	14
10	17	17	1	28	16
11	15	22	4	29	18
12	13	23	6	30	20
13	9	24	8		
14	7	25	10		

Street Name: Warriewood Street Type: Road

Lot	Street Number	Lot	Street Number
18	59	20	63
19	61	21	65

If space is insufficient use additional annexure sheet

Surveyor's Reference: 181610-2