

22 June 2018

E&A Lawyers
PO Box 320
MONA VALE NSW 1660

Our ref: BJS/37402945
Your ref: MJ/170077

Dear Sir

Vendor Colonial Credits Pty Ltd
Purchaser Adam Michael Camilleri
Property New lot 22 (former lot 19), Stage 2a, 29-31 Warriewood Road Warriewood NSW 2102

As you may be aware the subdivision of 29-31 Warriewood Road, Warriewood, consisted of:

1. Torrens lots 1-11 (Stage 1);
2. Community lots 2-30 (Stage 2).

To facilitate a faster settlement, the vendor has obtained a Section 96AA approval to stage the registration from stages 1 and 2 to Stages 1 (Torrens lots 1-11), Stage 2a (Community lots 2-22) and 2b (Community lot 23).

As a result the former lots within the community (lots 2-30) were altered by council. Please see below a table summary for old lot number to new lot numbers.

Old Lot number Stage 2	New Lot Number Stage 2a
Lot 5	Lot 2
Lot 6	Lot 3
Lot 7	Lot 4
Lot 8	Lot 5
Lot 9	Lot 6
Lot 10	Lot 7
Lot 11	Lot 8

Lot 12	Lot 9
Lot 13	Lot 10
Lot 30	Lot 11
Lot 29	Lot 12
Lot 28	Lot 13
Lot 27	Lot 14
Lot 26	Lot 15
Lot 25	Lot 16
Lot 24	Lot 17
Lot 23	Lot 18
Lot 22	Lot 19
Lot 21	Lot 20
Lot 20	Lot 21
Lot 19	Lot 22

Stage 2b is still part of DA Application (MOD 2017/0344) being 8 blocks of residential land. The residue lot 23 is formed for the purposes of allowing registration of stage 2a and therefore subsequent settlement with purchasers in a more timely manner.

Lot 23 is currently the subject of DA Application 2018/0607, being for the construction of a three level apartment building including basement parking.

The vendor is currently liaising closely with Council and Service Authorities for sign off of the Subdivision Certificate, s88B and Deposited Plan. The Section 96 has not altered the original lot location, dimensions and area of the lots, only lot numbers have been altered for Council purposes. The draft s88B and DP are being finalised in accordance with works as executed and Authority requirements.

Subject to unforeseen circumstances, the vendor anticipates registration to take place in October 2018

We enclose a copy of the updated draft plan for Stage 2a together with a copy of the old draft plan for the previous Stage 2 for ease of reference.

Please ensure a copy of this letter together with the attachments are provided to your client.

Your client's builder may contact Colonial Credits to request any updated plans if required. Please contact Erin Barclay (erin@bazem.com.au or 9965 7200).

Yours sincerely

Dentons Australia

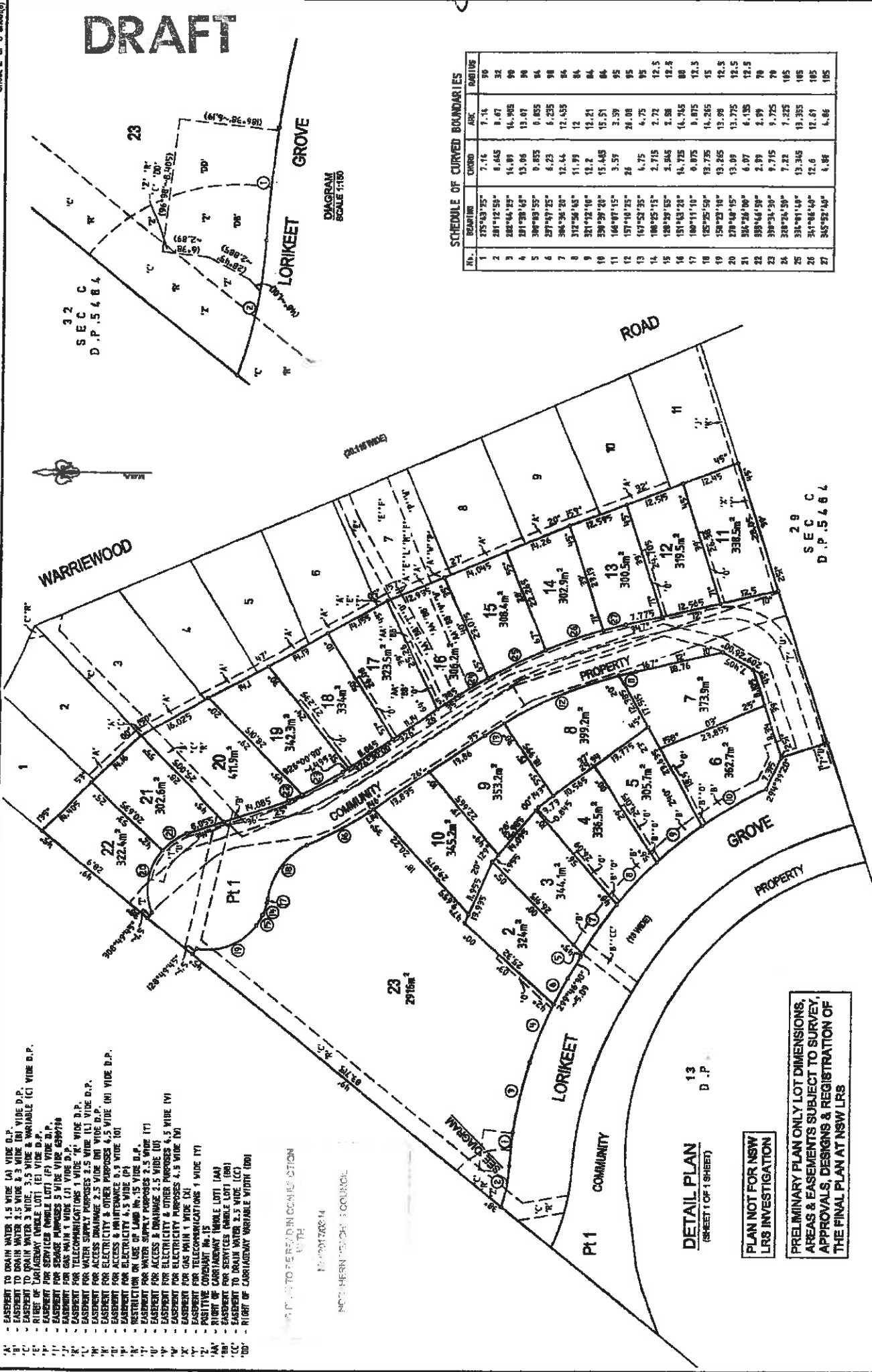
Dentons Australia

* Stage 2A *

Sheet 2 of 3 sheet(s)

DRAFT

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION



No.	BEARING	CURVED ARC	RADIUS
1	275°43'25"	7.16	7.16
2	281°12'51"	8.645	8.67
3	288°44'27"	14.89	14.905
4	291°30'41"	13.06	13.07
5	300°09'55"	0.855	0.855
6	297°47'25"	6.23	6.235
7	304°36'20"	12.64	12.645
8	312°56'45"	11.93	11.93
9	321°12'10"	12.2	12.21
10	330°39'20"	15.465	15.51
11	166°07'15"	3.59	3.59
12	157°10'25"	26	26.00
13	167°52'35"	6.75	6.75
14	166°25'15"	2.715	2.72
15	180°39'55"	3.945	3.98
16	151°43'20"	14.725	14.745
17	160°11'10"	0.875	0.875
18	125°25'50"	12.735	12.75
19	158°23'18"	13.265	13.26
20	279°48'15"	13.09	13.175
21	334°38'00"	6.07	6.155
22	339°44'50"	2.99	2.99
23	330°34'30"	9.715	9.725
24	330°26'30"	7.22	7.225
25	341°04'40"	13.345	13.355
26	341°04'40"	12.6	12.61
27	345°52'10"	4.84	4.86

PLAN FORM 2 (A2)

- 'A' - EASEMENT TO DRAIN WATER 1.5 WIDE (A) WIDE D.P.
- 'B' - EASEMENT TO DRAIN WATER 1.5 WIDE & 3 WIDE (B) WIDE D.P.
- 'C' - EASEMENT TO DRAIN WATER 3 WIDE, 2.5 WIDE & VARIABLE (C) WIDE D.P.
- 'D' - EASEMENT TO DRAIN WATER 3 WIDE (D) WIDE D.P.
- 'E' - EASEMENT FOR SERVICE PURPOSES 2.5 WIDE D.P.
- 'F' - EASEMENT FOR SERVICE PURPOSES 2.5 WIDE (F) WIDE D.P.
- 'G' - EASEMENT FOR SERVICE PURPOSES 2.5 WIDE (G) WIDE D.P.
- 'H' - EASEMENT FOR SERVICE PURPOSES 2.5 WIDE (H) WIDE D.P.
- 'I' - EASEMENT FOR SERVICE PURPOSES 2.5 WIDE (I) WIDE D.P.
- 'J' - EASEMENT FOR SERVICE PURPOSES 2.5 WIDE (J) WIDE D.P.
- 'K' - EASEMENT FOR SERVICE PURPOSES 2.5 WIDE (K) WIDE D.P.
- 'L' - EASEMENT FOR SERVICE PURPOSES 2.5 WIDE (L) WIDE D.P.
- 'M' - EASEMENT FOR SERVICE PURPOSES 2.5 WIDE (M) WIDE D.P.
- 'N' - EASEMENT FOR SERVICE PURPOSES 2.5 WIDE (N) WIDE D.P.
- 'O' - EASEMENT FOR SERVICE PURPOSES 2.5 WIDE (O) WIDE D.P.
- 'P' - EASEMENT FOR SERVICE PURPOSES 2.5 WIDE (P) WIDE D.P.
- 'Q' - EASEMENT FOR SERVICE PURPOSES 2.5 WIDE (Q) WIDE D.P.
- 'R' - EASEMENT FOR SERVICE PURPOSES 2.5 WIDE (R) WIDE D.P.
- 'S' - EASEMENT FOR SERVICE PURPOSES 2.5 WIDE (S) WIDE D.P.
- 'T' - EASEMENT FOR SERVICE PURPOSES 2.5 WIDE (T) WIDE D.P.
- 'U' - EASEMENT FOR SERVICE PURPOSES 2.5 WIDE (U) WIDE D.P.
- 'V' - EASEMENT FOR SERVICE PURPOSES 2.5 WIDE (V) WIDE D.P.
- 'W' - EASEMENT FOR SERVICE PURPOSES 2.5 WIDE (W) WIDE D.P.
- 'X' - EASEMENT FOR SERVICE PURPOSES 2.5 WIDE (X) WIDE D.P.
- 'Y' - EASEMENT FOR SERVICE PURPOSES 2.5 WIDE (Y) WIDE D.P.
- 'Z' - EASEMENT FOR SERVICE PURPOSES 2.5 WIDE (Z) WIDE D.P.
- 'AA' - EASEMENT FOR SERVICE PURPOSES 2.5 WIDE (AA) WIDE D.P.
- 'BB' - EASEMENT FOR SERVICE PURPOSES 2.5 WIDE (BB) WIDE D.P.
- 'CC' - EASEMENT FOR SERVICE PURPOSES 2.5 WIDE (CC) WIDE D.P.
- 'DD' - EASEMENT FOR SERVICE PURPOSES 2.5 WIDE (DD) WIDE D.P.

REGISTERED TO BE REPRODUCED IN CONNECTION WITH

REGISTRATION NO. 1001760014

NORTHERN BEACHES LOCAL COUNCIL

Surveyor: ANDREW RICHARD THOMAS
Date of Survey: 17/05/2024
Surveyor's Ref: 176234

PLAN OF SUBDIVISION OF LOT 12 D.P.

LOCAL: NORTHERN BEACHES
Locality: WARRIEWOOD
Subdivision No. 1001760014
Length in the field: 1:500

Registered
D.P. DRAFT
STAGE 2A - VERSION [05]

PLAN NOT FOR NSW LRS INVESTIGATION
PRELIMINARY PLAN ONLY LOT DIMENSIONS, AREAS & EASEMENTS SUBJECT TO SURVEY, APPROVALS, DESIGNS & REGISTRATION OF THE FINAL PLAN AT NSW LRS

DETAIL PLAN
(SHEET 1 OF 1 SHEET)

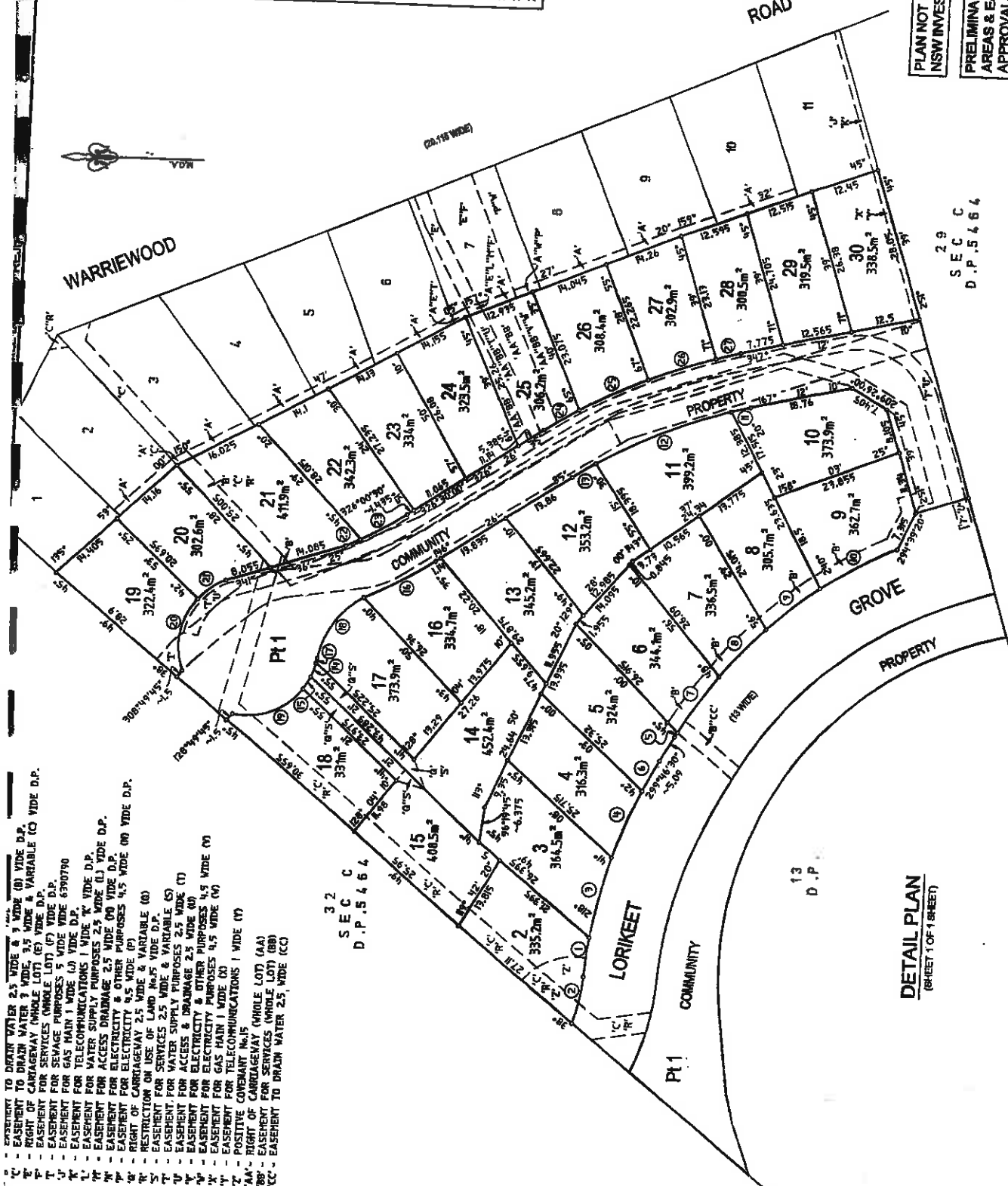
13
D.P.

old plan stage 2*

DRAFT

SCHEDULE OF CURVED BOUNDARIES

No.	BEARING	CURVED ARC	RADIUS
1	275°43'25"	7.14	99
2	201°12'50"	0.645	32
3	282°44'25"	14.985	90
4	291°38'45"	13.07	90
5	308°33'55"	0.855	84
6	297°47'25"	6.235	90
7	304°36'28"	12.44	84
8	312°56'45"	11.99	12
9	321°12'10"	12.2	84
10	338°39'20"	45.485	84
11	166°47'15"	3.59	95
12	157°10'25"	26	95
13	167°52'35"	4.75	95
14	180°25'15"	2.715	2.72
15	128°29'55"	2.845	2.55
16	151°43'20"	14.725	14.745
17	100°11'10"	0.875	0.875
18	125°25'50"	13.735	16.265
19	158°23'18"	13.265	13.79
20	278°48'18"	13.89	13.775
21	326°26'00"	6.87	6.135
22	335°44'58"	2.99	2.99
23	338°34'38"	9.715	9.725
24	328°24'58"	7.22	7.225
25	334°01'48"	13.385	13.355
26	341°06'48"	12.6	12.61
27	345°32'48"	4.86	4.86



- EASEMENT TO DRAIN WATER 2.5 WIDE & 3 WIDE (B) WIDE D.P.
- EASEMENT TO DRAIN WATER 2.5 WIDE & 3 WIDE & VARIABLE TO WIDE D.P.
- RIGHT OF CARRIAGEWAY (WHOLE LOT) (C) WIDE D.P.
- EASEMENT FOR SERVICES (WHOLE LOT) (E) WIDE D.P.
- EASEMENT FOR SERVICES (WHOLE LOT) (F) WIDE D.P.
- EASEMENT FOR GAS MAIN 1 WIDE (G) WIDE D.P.
- EASEMENT FOR TELECOMMUNICATIONS 1 WIDE (K) WIDE D.P.
- EASEMENT FOR WATER SUPPLY PURPOSES 2.5 WIDE (L) WIDE D.P.
- EASEMENT FOR ACCESS DRAINAGE 2.5 WIDE (M) WIDE D.P.
- EASEMENT FOR ACCESS DRAINAGE 2.5 WIDE (N) WIDE D.P.
- EASEMENT FOR ELECTRICITY 4.5 WIDE (P)
- RIGHT OF CARRIAGEWAY 2.5 WIDE & VARIABLE (O)
- RESTRICTION ON USE OF LAND No.5 WIDE D.P.
- EASEMENT FOR SERVICES 2.5 WIDE & VARIABLE (S)
- EASEMENT FOR WATER SUPPLY PURPOSES 2.5 WIDE (T)
- EASEMENT FOR ACCESS & DRAINAGE 2.5 WIDE (U)
- EASEMENT FOR ELECTRICITY & OTHER PURPOSES 4.5 WIDE (V)
- EASEMENT FOR GAS MAIN 1 WIDE (X)
- POSITIVE COMMENT No.5
- RIGHT OF CARRIAGEWAY (WHOLE LOT) (AA)
- EASEMENT FOR SERVICES (WHOLE LOT) (BB)
- EASEMENT TO DRAIN WATER 2.5 WIDE (CC)

3 2
S E C C
D . P . 5 4 6 4

DETAIL PLAN
(SHEET 1 OF 1 SHEET)

PLAN NOT FOR LPT
NSW INVESTIGATION

PRELIMINARY PLAN ONLY LOT DIMENSIONS,
AREAS & EASEMENTS SUBJECT TO SURVEY,
APPROVALS, DESIGNS & REGISTRATION OF
THE FINAL PLAN AT LPI NSW

Surveyor: ANDREW RICHARD THOMAS
Date of Survey:
Surveyor's Ref: 7852

PLAN OF
SUBDIVISION OF LOT 12 D.P.

LGA: PITTWATER
Locality: WARRIWOOD
Subdivision No.
Length in metres: 1000 (Scale 1: 500)

2 9
S E C C
D . P . 5 4 6 4

Registered

D.P. DRAFT

10 20 30 40 50 60 70 80 90 100 110 120 130 140