WARNING: Creasing or folding will lead to rejection

PLAN OF SUBDIVISION OF: SUBDIVISION OF  LGA.: NORTHERN BEACHES Locality: COLLAROY Parish: MANLY COVE County: CUMBERLAND  This is a * FREEHOLD/*LEASEHOLD Strata Scheme  Address for Service of Documents 3 BIRDWOOD AVENUE COLLAROY NSW 2097  Provide an Australian postal address including a postcode  Surveyor's Certificate  PAUL BARRY BYRNE  G. S. WATERLOO. SIREET NARRABEEN 2101  being a land surveyor registered under the Surveying and Spatial Information Act 2002, certify that the information hown in the accompanying plan is accurate and each applicable requirement of Schedule 1 of the Strata Schemes Development Act 2015 has been met.  * The building encroaches on:  * (a) a public place  * (b) land other than a public place and an appropriate easement to permit the encroachment has been created by ^  Signature:  * Signature:  * (b) The building approval that Is in force for the building with the encroachment or for the subdivision specifying the existence of the encroachment or for the subdivision specifying the existence of the encroachment or construction of the subdivision specifying the existence of the encroachment or for the subdivision specifying the existence of the encroachment or for the subdivision specifying the existence of the encroachment or for the subdivision specifying the existence of the encroachment or for the subdivision specifying the existence of the encroachment or for the subdivision specifying the existence of the encroachment or for the subdivision specifying the existence of the encroachment.  * (b) This building approval that Is in force for the building with the encroachment or for the subdivision specifying the existence of the encroachment.  * (c) This certificate is given on the condition contained in the relevant planning approval that Is in force for the building encounters.  * (b) This building encroachment.  * (c) This certificate is given on the condition contained in the relevant planning approval that Is Is In Contained in the relevant planning approval that Is Is In Contain	SP FORM 3.01	STRATA PLAN ADMI	NISTRATION SHEET	Sheet No. 1 of 3 Sheet(s)
Locality: COLLAROY Parish: MANLY COVE County: CUMBERLAND  This is a * FREEHOLD/*LEASEHOLD Strata Scheme  Address for Service of Documents 3 BIRDWOOD AVENUE COLLAROY NSW 2097  Provide an Australian postal address including a postoode  Surveyor's Certificate  PAUL BARRY BYRNE  of 63. WATERLOO STREET NARRABEEN 2101  being a land surveyor registered under the Surveying and Spatial Information Act 2002, certify that the information shown in the accompanying plan is accurate and each applicable requirement of Schedule 1 of the Strata Schemes Development Act 2015 has been met.  * The building encroaches on:  * (a) a public place  * (b) land other than a public place and an appropriate easement to permit the encroachment has been created by ^  Signature:  Date:  Surveyor's Reference: 11147SD ISSUE A  * Insert the Deposlated Plan Nurriber or Dealing Number of the Instrument that created the easement  Certificate Reference:  Relevant Planning approval that is in force for the building exit necessaries in the existence of the encroachment.  * (c) This certificate is given on the condition contained in the relevant planning approval that 1s in force for the building exit necessaries and each appropriate easement to permit the encroachment that created the existence of the encroachment.  * (c) This certificate is given on the condition contained in the relevant planning approval that 1s in force for the building exit necessaries and an appropriate easement existence of the encroachment.  * (c) This certificate is given on the condition contained in the existence of the encroachment and accordance with section 63 Strata Schemes Development Act 2015.  Certificate Reference:  Relevant Planning Approval No:  issued by:  Signature:	Registered:	Office Use Only		Office Use Only
Parish: MANLY COVE County: CUMBERLAND  This is a * FREEHOLD/*LEASEHOLD Strata Scheme  Address for Service of Documents 3 BIRDWOOD AVENUE COLLAROY NSW 2097  Provide an Australian postal address Including a postcode  Surveyor's Certificate PAUL BARRY BYRNE of 63 WATERLOO STREET NARRABEEN 2101  being a land surveyor registered under the Surveying and Spatial Information Act 2002, certify that the information shown in the accompanying plan is accurate and each applicable requirement of Schedule 1 of the Strata Schemes Development Act 2015 has been met. *The building encroaches on: *(a) a public place (b) land other than a public place and an appropriate easement to permit the encroachment has been created by ^  Signature: Date: Signature: Signature: Date: Signature: Signatu	PLAN OF SUBDIVISION	N OF:	LGA.: NORTHERN BE	ACHES
Address for Service of Documents 3 BIRDWOOD AVENUE COLLAROY NSW 2097  Provide an Australian postal address including a postcode  Surveyor's Certificate  PAUL BARRY BYRNE  of 6.3 WATERLOO STREET NARRABEEN 2101  being a land surveyor registered under the Surveying and Spatial Information Act 2002, certify that the information shown in the accompanying plan is accurate and each applicable requirement of Schedule 1 of the Strata Schemes Development Act 2015 has been met.  * The building encroaches on:  * (a) a public place  * (b) I and other than a public place and an appropriate easement to permit the encroachment has been created by ^	SUBDIVISION OF		Locality: COLLAROY	
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* Model by-laws for residential strata schemes together with: Keeping of Animals: Option *A*B Smoke pentertation: Option *A*B Strata Schemes Management Regulation 2016 Certificr, registration number. regards to the strata plan with this certificate; I have made the required inspections and I am satisfied the plan complies with clause 17 Strata Schemes Development Act 2015.  *(a) This plan is part of a development act 2015. *(b) The building encroaches on a public place and in accordance with section 62(3)		This is a * FREEHOLD/*LE	ASEHOLD Strata Scheme	
Surveyor's Certificate    PAUL BARRY BYRNE	3 BIRDWOOD AVENUE COLLAROY NSW 2097		<ul> <li>Model by-laws for residential str Keeping of Animals Smoke penetration: (see Schedule 3 Strata Schem</li> </ul>	ata schemes together with: : Option *A/*B : Option *A/*B es Management Regulation 2016)
PAUL BARRY BYRNE   1			<u> </u>	·
Date:  ^ insert lot numbers of proposed utility lots.  * Strike through if inapplicable	paul Barry Byrne of 63 Waterloo Street Narr being a land surveyor registered Spatial Information Act 2002, cert shown in the accompanying plan applicable requirement of Schedus Schemes Development Act 2015 * The building encroaches on: * (a) a public place * (b) land other than a public plate easement to permit the encreated by ^	ABEEN 2101  under the Surveying and tify that the information is accurate and each ale 1 of the Strata has been met.  ace and an appropriate croachment has been	Certifier, registration number regards to the strata plan with required inspections and I am clause 17 Strata Schemes De the relevant parts of Section 5 Act 2015.  *(a) This plan is part of a devent (b) The building encroaches accordance with section 6 Development Act 2015 the relevant planning approvation with the encroachment or existence of the encroachment of the encroachment planning approvation be created as utility lots a section 63 Strata Scheme Certificate Reference:  Relevant Planning Approval No.: issued by:  Signature:	being an Registered

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SP FORM 3.08 (Annexure)

STRATA PLAN ADMINISTRATION SHEET

Sheet No. 3 of 3

Office Use Only

## Registered:



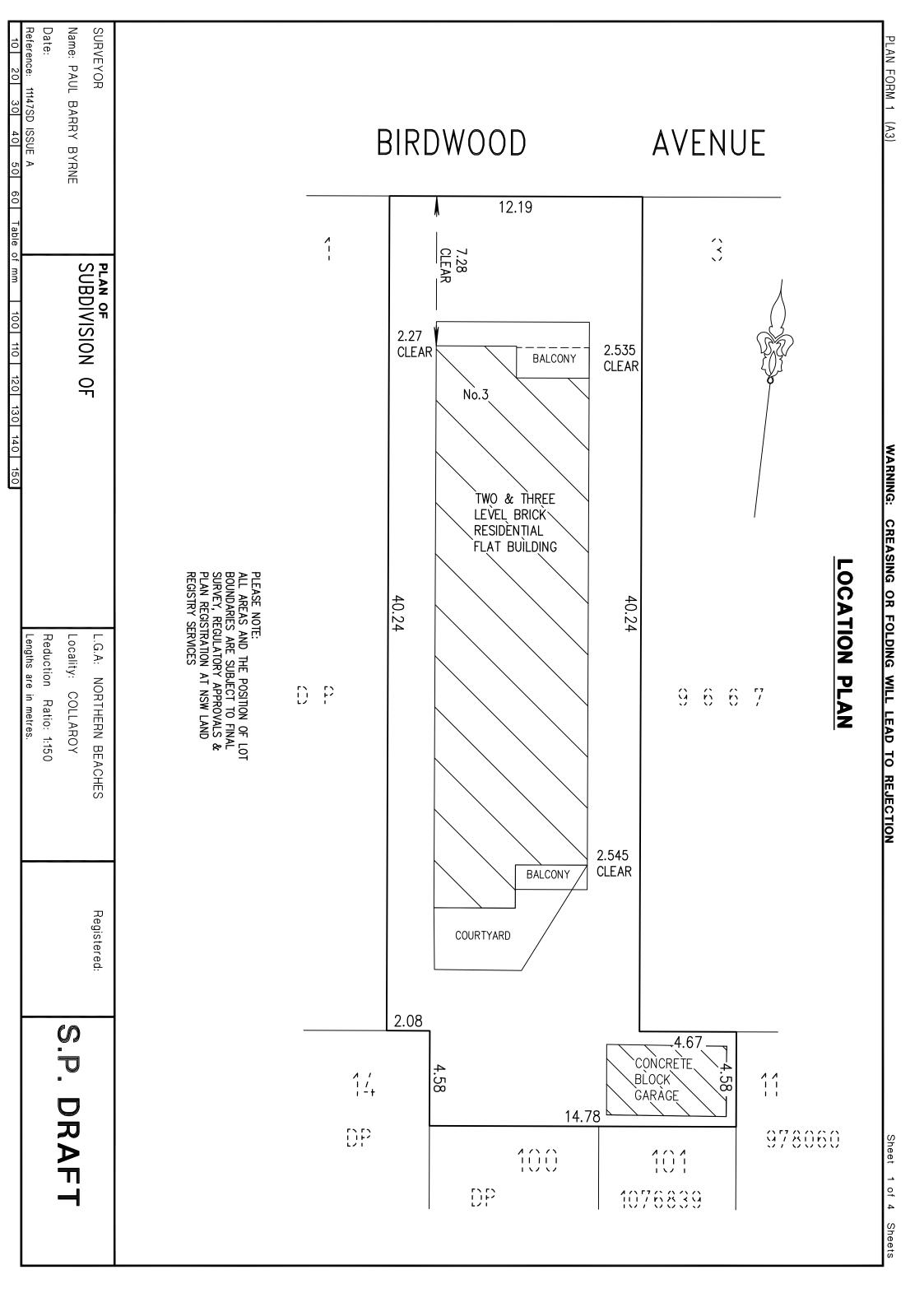
This sheet is for the provision of the following information as required:

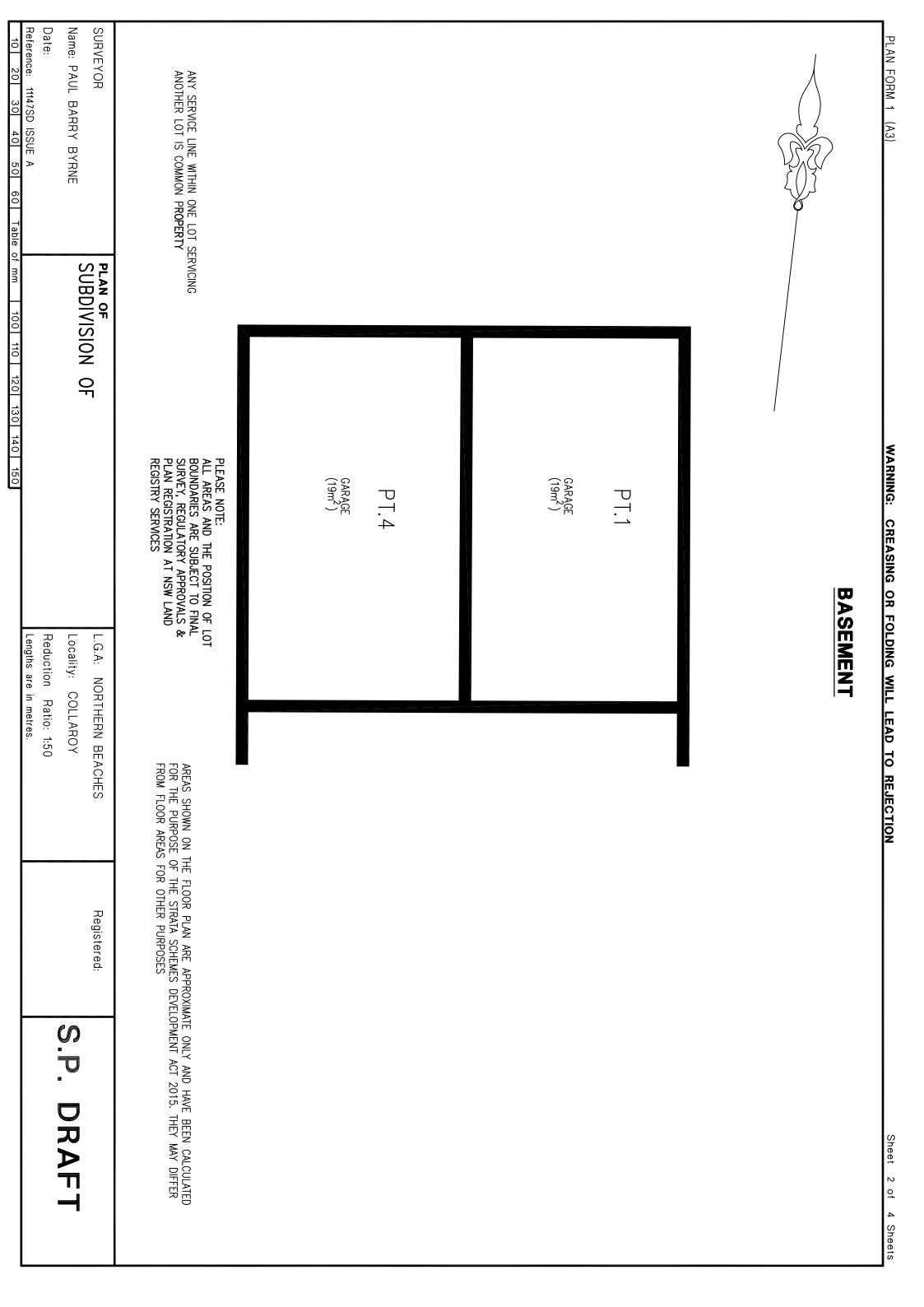
- Any information which cannot fit in the appropriae panel of any previous administration sheets
- Statements of intention to create and or release affecting interests in accordance with section 88B Conveyancing Act 1919
- Signatures and seals- see section 22 Strata Schemes Development Act 2015

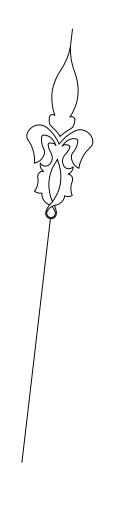
LOT	SUB-ADDRESS	l ADDRESS NUMBER	l ROAD NAME	l ROAD TYPE	l LOCALITY NAME I
	NUMBER				
CP	N/A	3	BIRDWOOD	AVENUE	COLLAROY
1	1	3	BIRDWOOD	AVENUE	COLLAROY
2	2	3	BIRDWOOD	AVENUE	COLLAROY
3	3	3	BIRDWOOD	AVENUE	COLLAROY
4	4	3	BIRDWOOD	AVENUE	COLLAROY

Surveyor's Reference:

11147SD ISSUE A

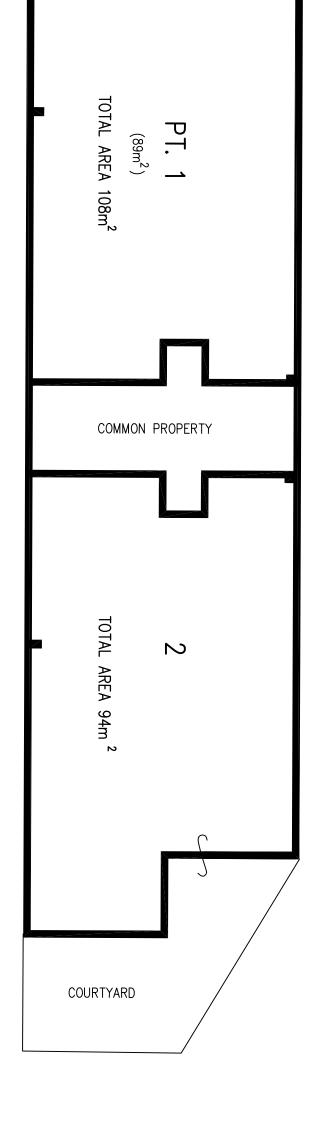






## **GROUND FLOOR**

PT. 3
(16m²)
GARAGE



BALCONY

(COVERED)

THE COURTYARD OF LOT 2 IS LIMITED IN DEPTH TO ?? BELOW AND IN HEIGHT TO ?? ABOVE THE THE UPPER SURFACE OF THE FLOOR OF ITS ADJOINING UNIT EXCEPT WHERE COVERED WITHIN THAT LIMIT

ANY SERVICE LINE WITHIN ONE LOT SERVICING ANOTHER LOT IS COMMON PROPERTY

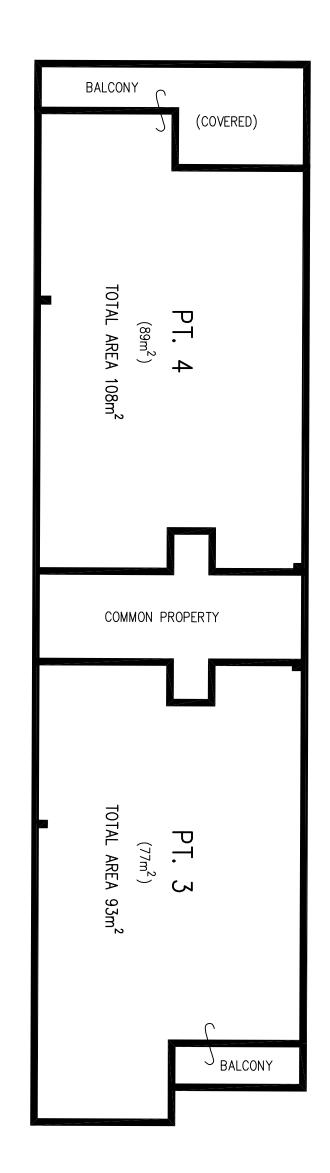
PLEASE NOTE:
ALL AREAS AND THE POSITION OF LOT
BOUNDARIES ARE SUBJECT TO FINAL
SURVEY, REGULATORY APPROVALS &
PLAN REGISTRATION AT NSW LAND
REGISTRY SERVICES

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

Reference: 11147SD ISSUE A Name: PAUL BARRY BYRNE SURVEYOR 10 20 30 40 50 60 Table of mm | 100 110 120 130 140 150 SUBDIVISION OF L.G.A: Reduction Ratio: 1:100 Locality: Lengths are in metres. NORTHERN BEACHES COLLAROY Registered: S.P. DRAFT



## FIRST FLOOR



THE BALCONY OF LOT 4 IS LIMITED IN HEIGHT TO ?? ABOVE THE UPPER SURFACE OF ITS FLOOR EXCEPT WHERE COVERED WITHIN THAT LIMIT

ANY SERVICE LINE WITHIN ONE LOT SERVICING ANOTHER LOT IS COMMON PROPERTY

PLEASE NOTE:
ALL AREAS AND THE POSITION OF LOT
BOUNDARIES ARE SUBJECT TO FINAL
SURVEY, REGULATORY APPROVALS &
PLAN REGISTRATION AT NSW LAND
REGISTRY SERVICES

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

	Name: PAUL BARRY BYRNE	
PLAN OF	SURVEYOR	

ISION OF

 Reference:
 11147SD ISSUE A
 Image: Number of the control of the co

L.G.A: Locality: COLLAROY NORTHERN BEACHES

Reduction Ratio: 1:100

Lengths are in metres.

Registered:

S.P. DRAFT