



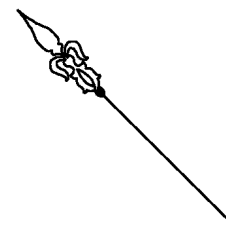
LOCATION PLAN

NOTE:

THE SUBJECT LAND IS A STRATUM LOT PARTLY LIMITED IN HEIGHT AND DEPTH AS SHOWN IN DP 1172864

THE CORSO

DARLEY ROAD



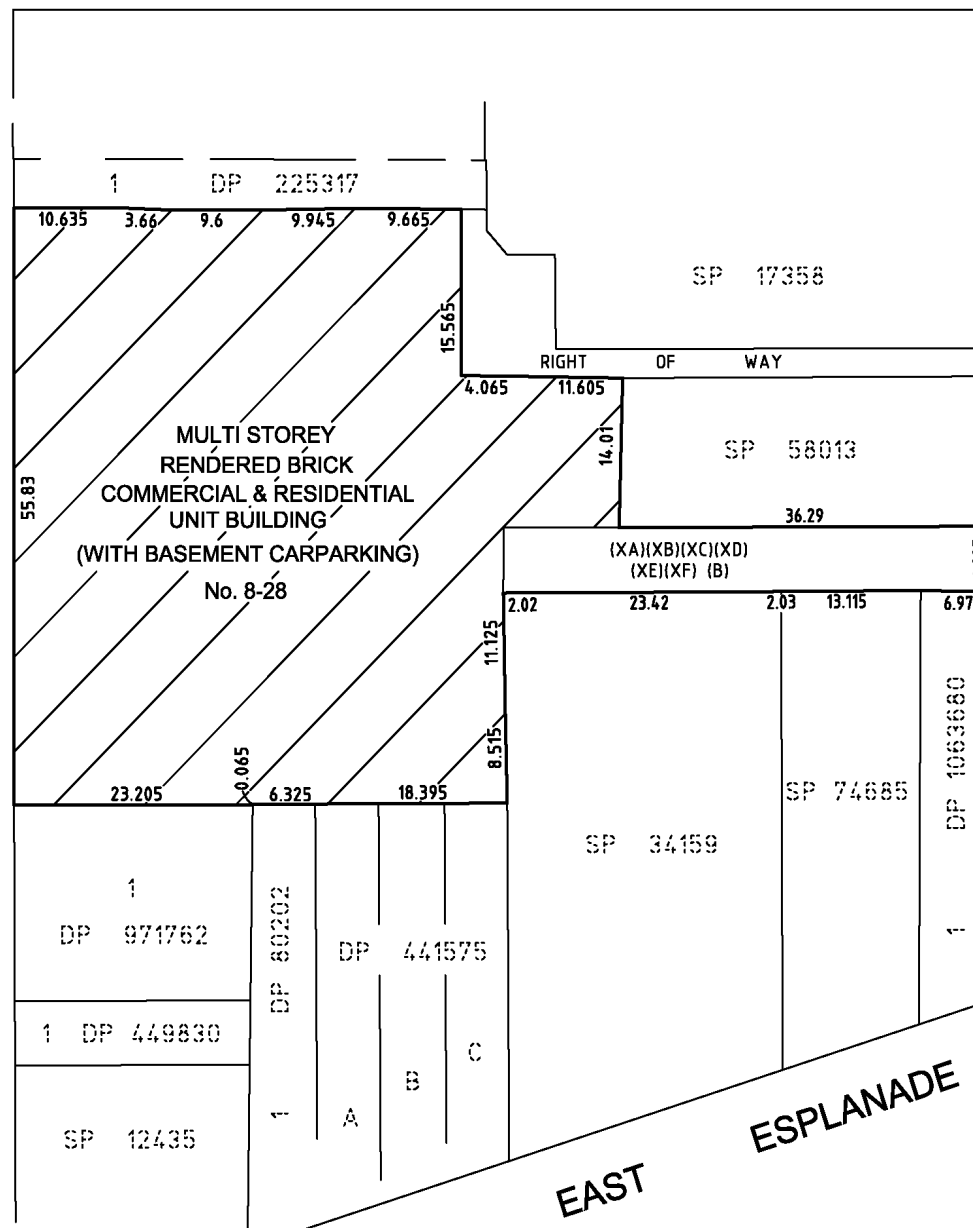
WENTWORTH STREET

EAST ESPLANADE

- (W) EASEMENT FOR SUPPORT AND SHELTER (WHOLE OF LOT)
EASEMENT FOR SERVICES (WHOLE OF LOT)
EASEMENT FOR DRAINAGE OF WATER (WHOLE OF LOT)
EASEMENT FOR FIRE STAIRS, PASSAGES AND EGRESS (WHOLE OF LOT)
EASEMENT FOR ACCESS (WHOLE OF LOT)

(B) RIGHT OF ACCESS (DP 1172864)

- (XA) RIGHT OF WAY (BOOK 271 No. 840)
(XB) RIGHT OF WAY (BOOK 272 No. 326) (VIDE DP 215492)
(XC) RIGHT OF WAY (BOOK 273 No. 995)
(XD) RIGHT OF WAY (BOOK 273 No. 996)
(XE) RIGHT OF WAY (BOOK 274 No. 313)
(XF) RIGHT OF WAY (BOOK 274 No. 315)



Surveyor: PETER WILLIAM VANDERGRAAF

Registered:

Surveyor's Ref: G289-SP3
(CAD Ref: G289-SP3-001b.dwg)

Subdivision No: SC1711

Lengths are in metres. Reduction Ratio 1: 300



28.11.2012

SP87071

LOCATION PLAN BASEMENT LEVEL

No.	DISTANCE
2	2.7
3	5.395
4	2.7
5	5.4
6	3.78
7	5.14
8	3.74
9	5.215

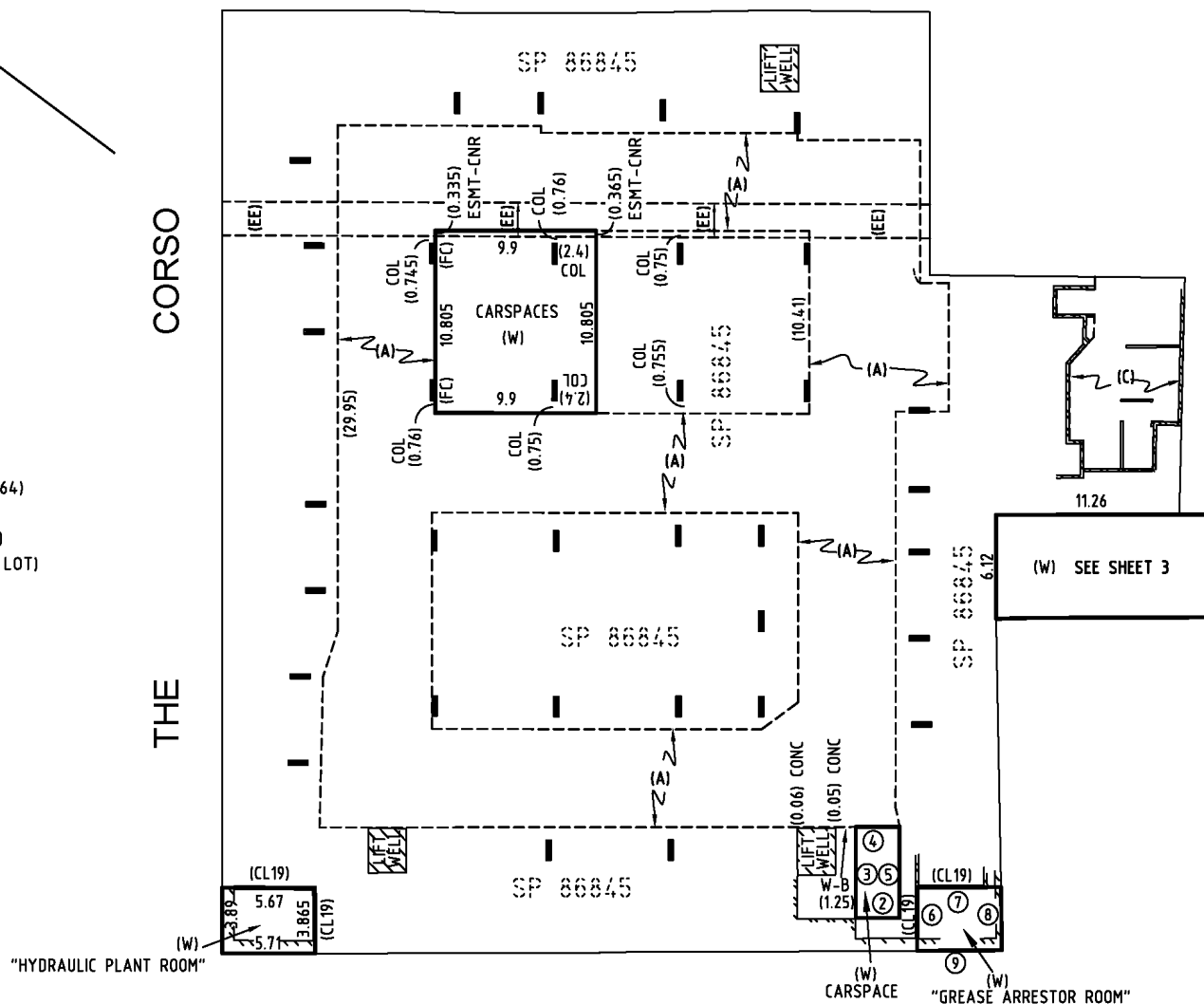
(W) EASEMENT FOR SUPPORT AND SHELTER (WHOLE OF LOT) (DP1172864)
 EASEMENT FOR SERVICES (WHOLE OF LOT) (DP1172864)
 EASEMENT FOR DRAINAGE OF WATER (WHOLE OF LOT) (DP1172864)
 EASEMENT FOR FIRE STAIRS, PASSAGES AND EGRESS (WHOLE OF LOT) (DP1172864)
 EASEMENT FOR ACCESS (WHOLE OF LOT) (DP1172864)

(CL19) DENOTES LINE IS CENTRELINE OF 0.19 WIDE WALL
 (FC) DENOTES LINE FOLLOWS FACE OF COLUMN
 COL DENOTES COLUMN

(A) RIGHT OF ACCESS (DP 1172864) (LIMITED IN STRATUM)
 (C) RIGHT OF ACCESS TO AND USE OF WASTE STORAGE ROOM AND HOIST (DP 1172864)
 (EE) EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 2 WIDE (VIDE DEALING (AG975993) LIMITED IN HEIGHT TO RL 5.0 AHD

THE SUBJECT LAND IS A STRATUM PARCEL LIMITED IN HEIGHT AND DEPTH AS DEFINED IN DP 1172864

THE LAND IS SUBJECT TO THE TERMS OF THE STRATA MANAGEMENT STATEMENT REGISTERED WITH SP 86845



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Registered:



28.11.2012

SP87071

LOCATION PLAN

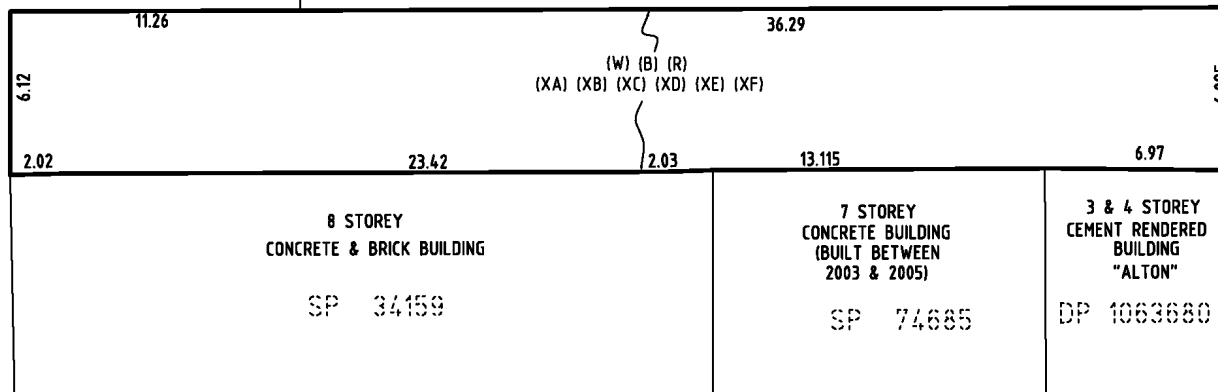
LANE GROUND FLOOR

NEW
MULTI STOREY
COMMERCIAL & RESIDENTIAL
BUILDING

SP 86845

SP 58013

5 STOREY CONCRETE BUILDING
"THE WENTWORTH"
No. 1



STREET
WENTWORTH

(W) EASEMENT FOR SUPPORT AND SHELTER (WHOLE OF LOT) (DP1172864)
EASEMENT FOR SERVICES (WHOLE OF LOT) (DP1172864)
EASEMENT FOR DRAINAGE OF WATER (WHOLE OF LOT) (DP1172864)
EASEMENT FOR FIRE STAIRS, PASSAGES AND EGRESS (WHOLE OF LOT) (DP1172864)
EASEMENT FOR ACCESS (WHOLE OF LOT) (DP1172864)

(B) RIGHT OF ACCESS (DP1172864)

(R) EASEMENT FOR ELECTRICITY AND OTHER PURPOSES AND
RIGHT OF CARRIAGEWAY (VIDE AG859952)

(XA) RIGHT OF WAY (BOOK 271 No. 840)

(XB) RIGHT OF WAY (BOOK 272 No. 326) (VIDE DP 215492)

(XC) RIGHT OF WAY (BOOK 273 No. 995)

(XD) RIGHT OF WAY (BOOK 273 No. 996)

(XE) RIGHT OF WAY (BOOK 274 No. 313)

(XF) RIGHT OF WAY (BOOK 274 No. 315)

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(CAD Ref: G289-SP3-001b.dwg)

Subdivision No: SC1711

Lengths are in metres. Reduction Ratio 1: 200

Registered:



28.11.2012

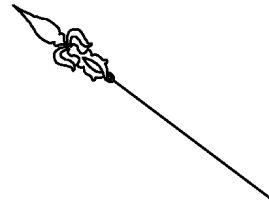
SP87071

LOCATION PLAN

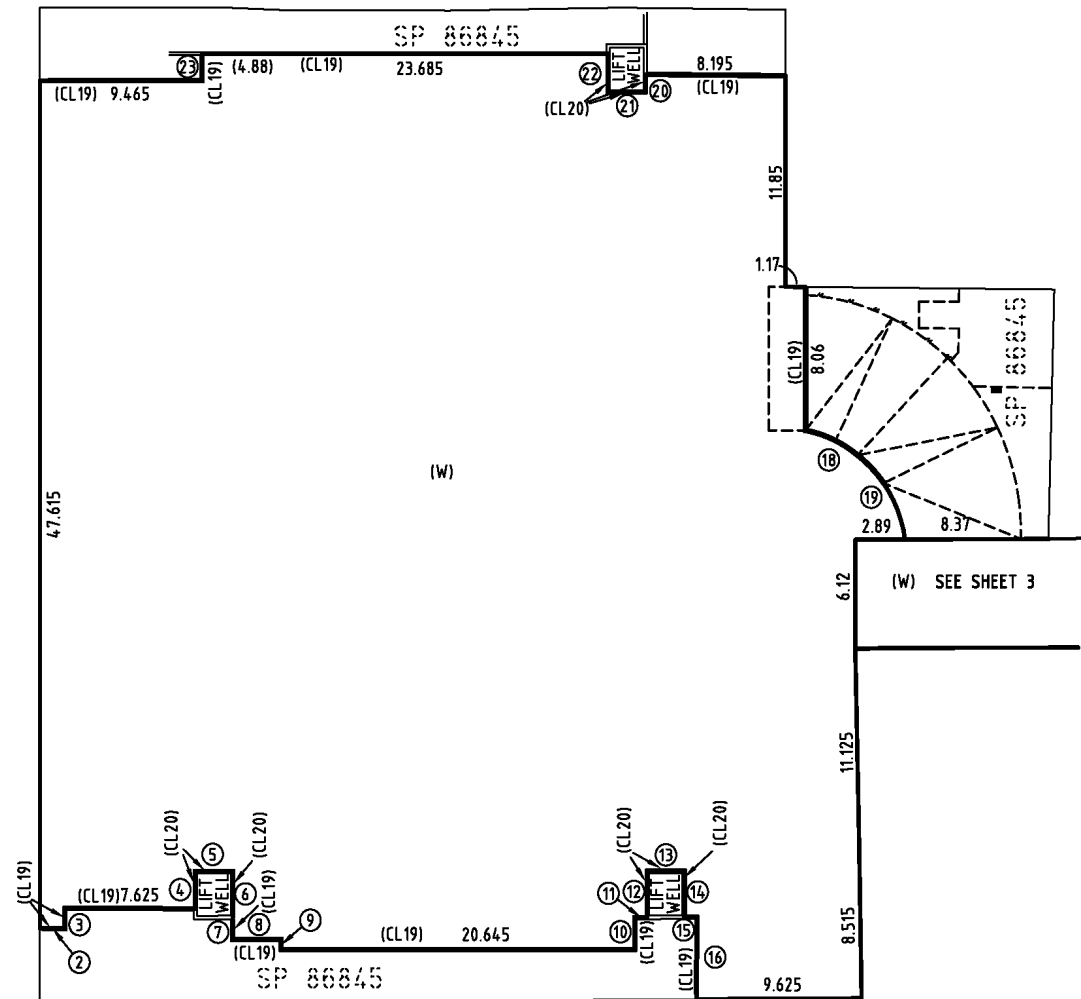
GROUND FLOOR LEVEL

SHORT & CURVED LINES

No.	DISTANCE	ARC
2	1.46	
3	1.135	
4	2.09	
5	2.15	
6	2.59	
7	1.22	
8	2.835	
9	0.565	
10	1.785	
11	0.71	
12	2.59	
13	2.15	
14	2.59	
15	0.74	
16	4.61	
18		3.375
19		5.625
20	0.975	
21	2.15	
22	2.155	
23	1.52	



THE CORSO



- (W) EASEMENT FOR SUPPORT AND SHELTER (WHOLE OF LOT) (DP1172864)
 EASEMENT FOR SERVICES (WHOLE OF LOT) (DP1172864)
 EASEMENT FOR DRAINAGE OF WATER (WHOLE OF LOT) (DP1172864)
 EASEMENT FOR FIRE STAIRS, PASSAGES AND EGRESS (WHOLE OF LOT) (DP1172864)
 EASEMENT FOR ACCESS (WHOLE OF LOT) (DP1172864)

(CL19) DENOTES LINE IS CENTRELINE OF 0.19 WIDE WALL
 (CL20) DENOTES LINE IS CENTRELINE OF 0.2 WIDE WALL

Surveyor: PETER WILLIAM VANDERGRAAF

Surveyor's Ref: G289-SP3
 (CAD Ref: G289-SP3-001b.dwg)

Subdivision No: SC1711

Lengths are in metres. Reduction Ratio 1: 300

Registered:

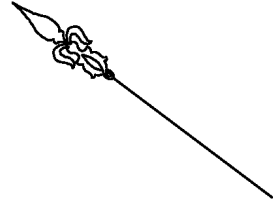


28.11.2012

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LOCATION PLAN

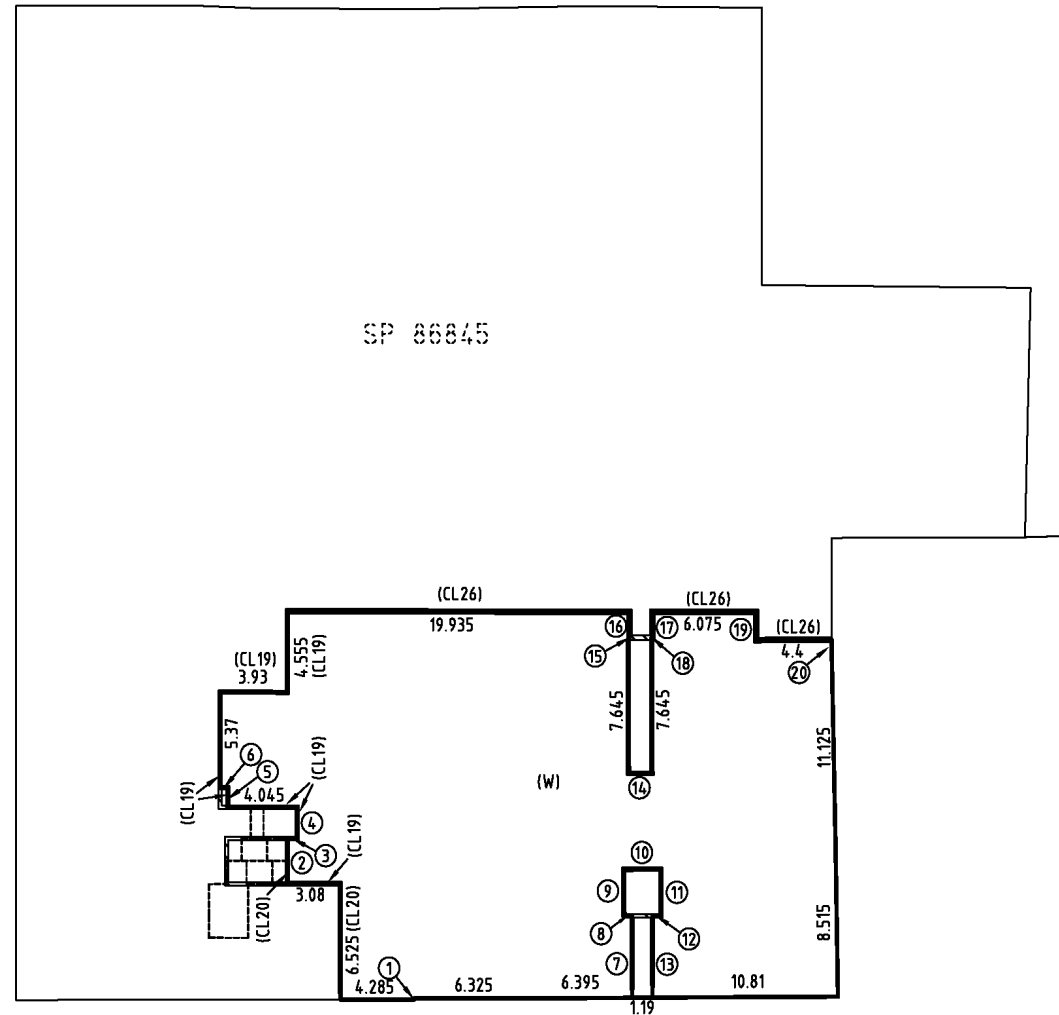
LEVEL ONE



CORSO

THE

No.	DISTANCE
1	0.065
2	2.56
3	0.59
4	1.745
5	1.095
6	0.455
7	4.61
8	0.485
9	2.59
10	2.15
11	2.59
12	0.465
13	4.6
14	1.355
15	0.07
16	1.435
17	1.44
18	0.045
19	1.595
20	0.41



(W) EASEMENT FOR SUPPORT AND SHELTER (WHOLE OF LOT) (DP1172864)
EASEMENT FOR SERVICES (WHOLE OF LOT) (DP1172864)
EASEMENT FOR DRAINAGE OF WATER (WHOLE OF LOT) (DP1172864)
EASEMENT FOR FIRE STAIRS, PASSAGES AND EGRESS (WHOLE OF LOT) (DP1172864)
EASEMENT FOR ACCESS (WHOLE OF LOT) (DP1172864)

(CL19) DENOTES LINE IS CENTRELINE OF 0.19 WIDE WALL
(CL20) DENOTES LINE IS CENTRELINE OF 0.2 WIDE WALL
(CL26) DENOTES LINE IS CENTRELINE OF 0.26 WIDE WALL

Surveyor: PETER WILLIAM VANDERGRAAF

Surveyor's Ref: G289-SP3
(CAD Ref: G289-SP3-001b.dwg)

Subdivision No: SC1711

Lengths are in metres. Reduction Ratio 1: **300**

Registered:



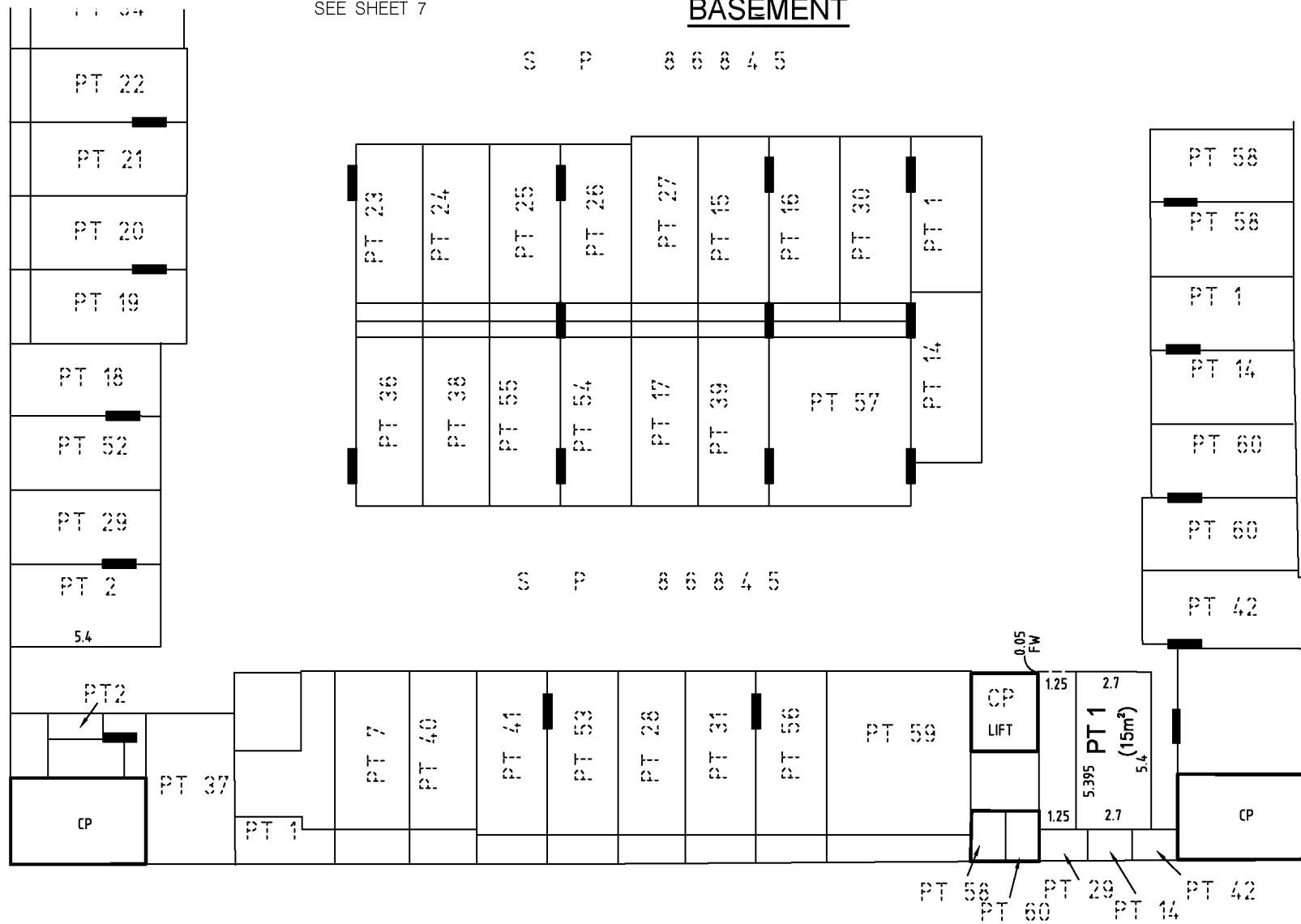
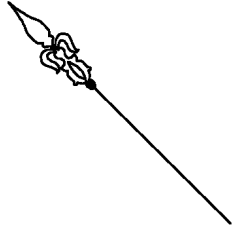
28.11.2012

SP87071

Reg:R074015 /Doc:SP 0087071 P /Rev:28-Nov-2012 /NSW LRS /Pgs:ALL /Prt:04-Apr-2025 14:12 /Seq:6 of 11
© Office of the Registrar-General /Src:InfoTrack /Ref:martin?prestigetownplanning.com.

SEE SHEET 7

BASEMENT



NOTES

ALL AREAS ARE APPROXIMATE AND ARE SHOWN FOR THE PURPOSES OF THE STRATA SCHEMES FREEHOLD DEVELOPMENT ACT 1973 ONLY, AND ARE NOT TO BE USED FOR LEASE PURPOSES

CP DENOTES COMMON PROPERTY

FW DENOTES PROLONGATION OF FACE OF WALL

ALL PART LOTS ARE COVERED CARSPACES UNLESS NOTED OTHERWISE

Surveyor: PETER WILLIAM VANDERGRAAF

Surveyor's Ref: G289-SP3
(CAD Ref: G289-SP3-001b.dwg)

Subdivision No: SC1711

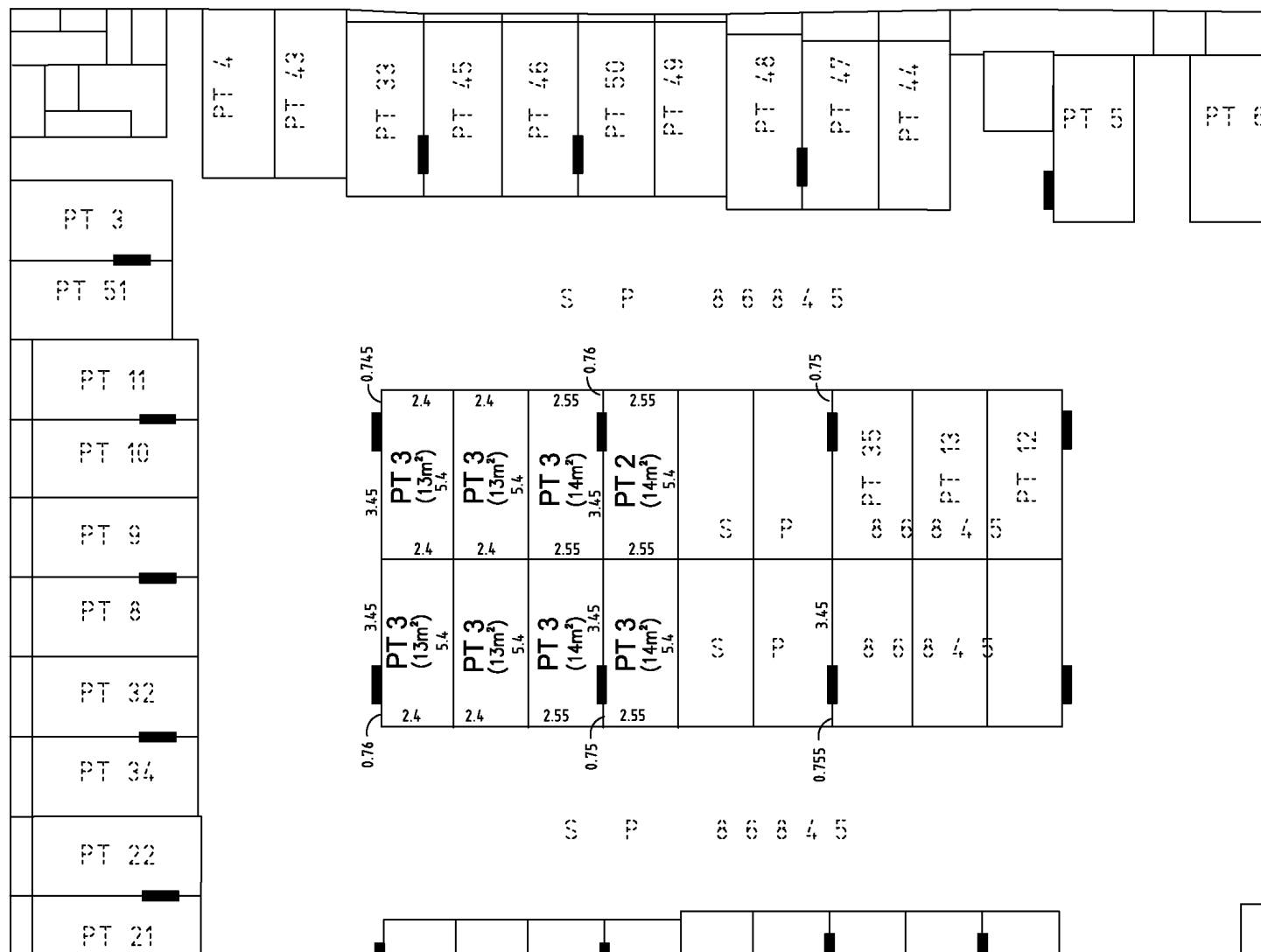
Lengths are in metres. Reduction Ratio 1: 150

Registered:



28.11.2012

SP87071



ALL AREAS ARE APPROXIMATE AND ARE SHOWN
FOR THE PURPOSES OF THE STRATA SCHEMES
FREEHOLD DEVELOPMENT ACT 1973 ONLY, AND ARE
NOT TO BE USED FOR LEASE PURPOSES

 — DENOTES CENTRE OF COLUMN
 — DENOTES LINE OF FACE OF COLUMN

ALL PART LOTS ARE COVERED CARSPACES UNLESS
NOTED OTHERWISE

ALL CARSPACES ARE RECTANGULAR UNLESS
STATED OTHERWISE

SEE SHEET 6

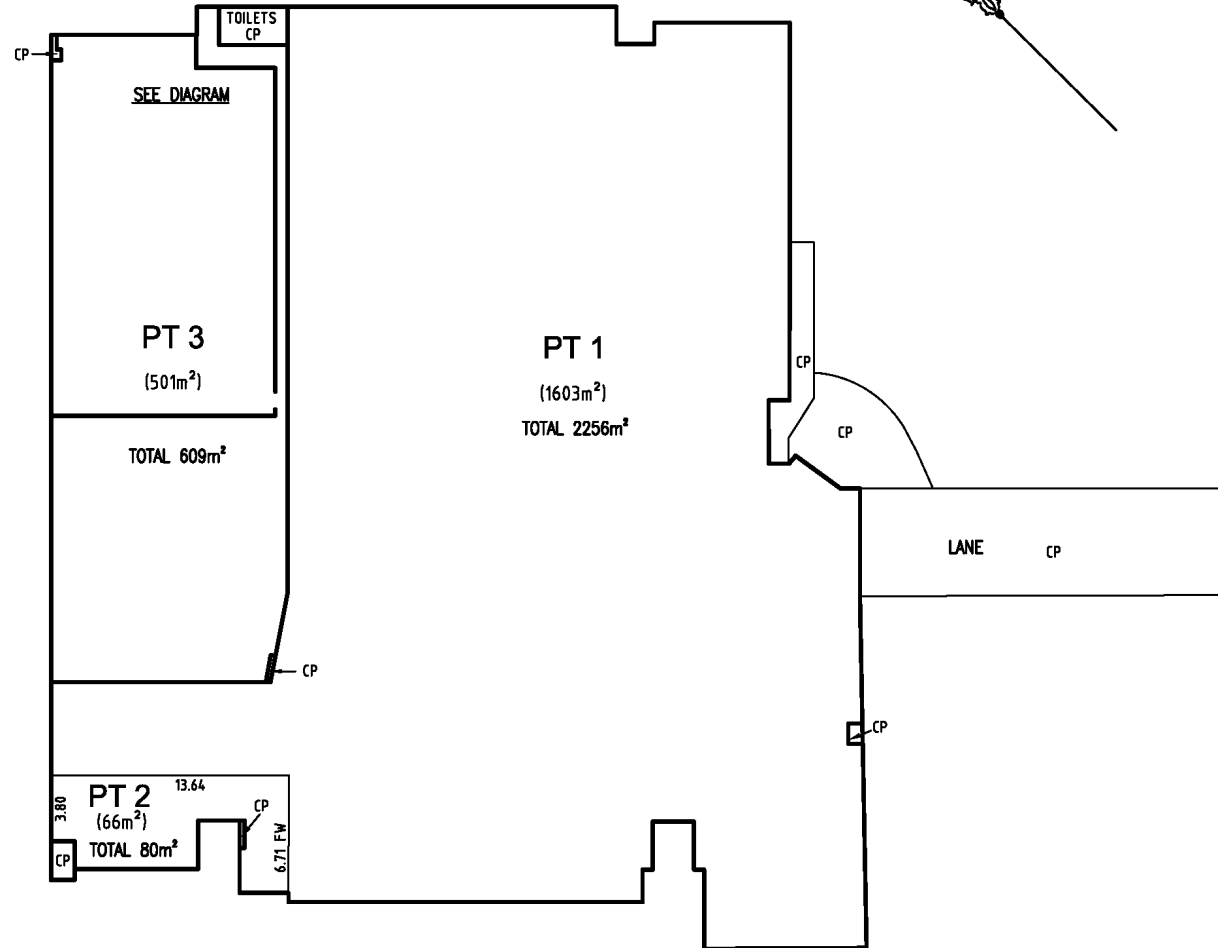
1

28.11.2012

SP87071

GROUND FLOOR

PT 3
(14m²)
DIAGRAM
MEZZANINE ABOVE PASSAGEWAY
NOT TO SCALE

NOTES

ALL AREAS ARE APPROXIMATE AND ARE SHOWN FOR THE PURPOSES OF THE STRATA SCHEMES FREEHOLD DEVELOPMENT ACT 1973 ONLY, AND ARE NOT TO BE USED FOR LEASE PURPOSES

CP DENOTES COMMON PROPERTY
FW DENOTES PROLONGATION OF FACE OF WALL

ALL ANGLES ARE 90° UNLESS SHOWN OTHERWISE

FOR CLARITY REASONS NOT ALL COLUMNS AND DUCTS HAVE BEEN SHOWN

THE WALLS AS SHOWN INTERNAL TO PT LOT 3 ARE COMMON PROPERTY AND NOT PART OF THE LOT

Surveyor: PETER WILLIAM VANDERGAAFF

Surveyor's Ref: G289-SP3
(CAD Ref: G289-SP3-001b.dwg)

Subdivision No: SC1711

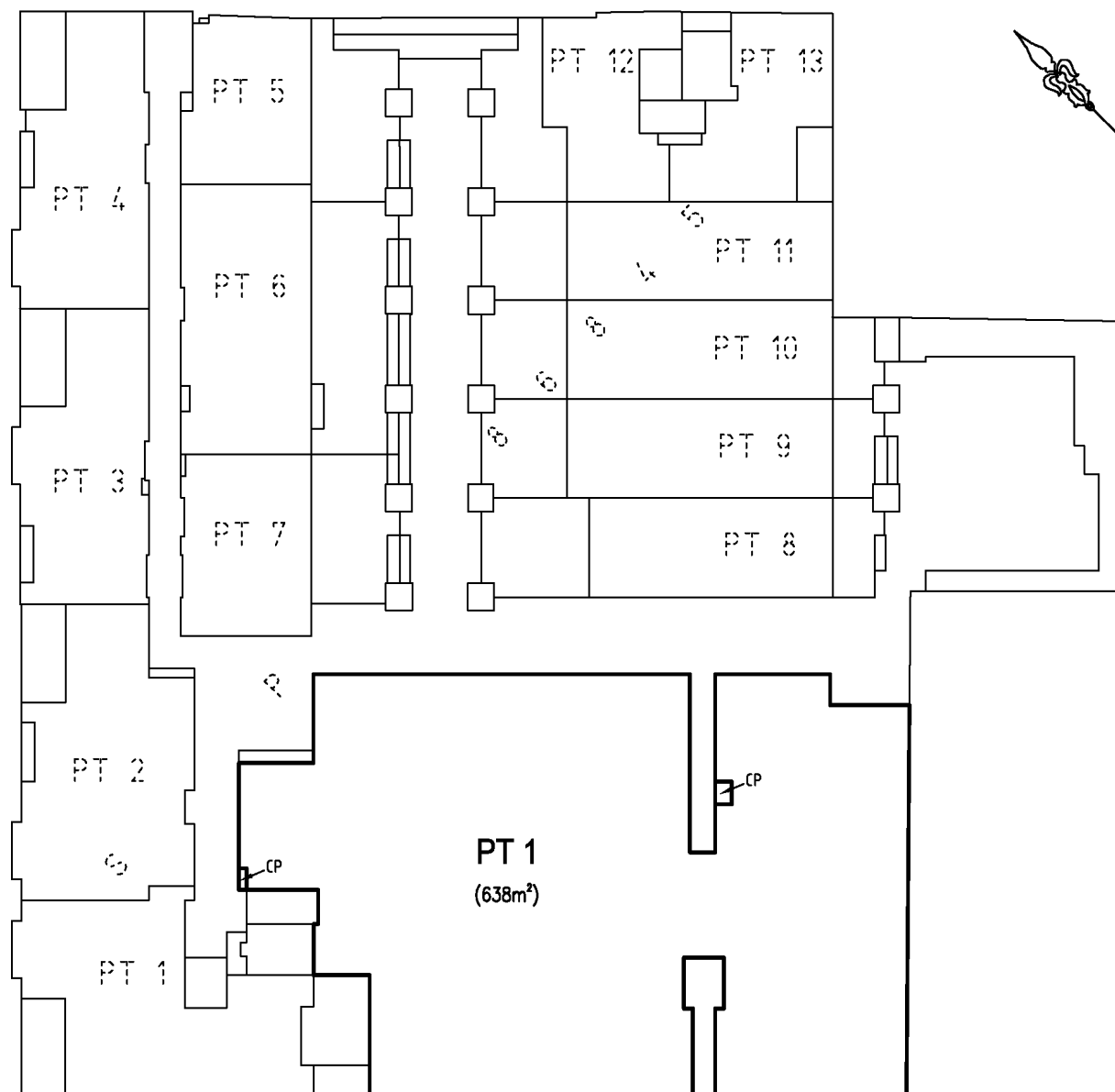
Lengths are in metres. Reduction Ratio 1: 300

Registered:



28.11.2012

SP87071

FIRST FLOORNOTES

ALL AREAS ARE APPROXIMATE AND ARE SHOWN FOR THE PURPOSES OF THE STRATA SCHEMES FREEHOLD DEVELOPMENT ACT 1973 ONLY, AND ARE NOT TO BE USED FOR LEASE PURPOSES

CP DENOTES COMMON PROPERTY

FOR CLARITY PURPOSES NOT ALL COLUMNS AND ARE SHOWN

Surveyor: PETER WILLIAM VANDERGRAAF

Surveyor's Ref: G289-SP3
(CAD Ref: G289-SP3-001b.dwg)

Subdivision No: SC1711

Lengths are in metres. Reduction Ratio 1: 250

Registered:



28.11.2012

SP87071

STRATA PLAN FORM 3 (PART 1)

WARNING: Creasing or folding will lead to rejection

ePlan

STRATA PLAN ADMINISTRATION SHEET

Sheet 1 of 2 sheet(s)

Name of, and address for service of notices on, the Owners Corporation. (Address required on original strata plan only)

Office Use Only

The Owners – Strata Plan No 87071
2-28 The Corso
Manly NSW 2095

SP87071

Registered:  28.11.2012

Office Use Only

Purpose: STRATA PLAN

PLAN OF SUBDIVISION OF LOT 1
IN DP 1172864

~~RETAIL Model by-laws adopted for this scheme~~

~~*Keeping of animals: Option A/B/C~~

~~*Schedule of By-laws in _____ sheets filed with plan~~

~~*No By-laws apply~~ Schedule of By-laws in 5 sheets
* strike out whichever is inapplicable Filed with this plan.

Strata Certificate (Approved Form 5)

(1) ~~The Council of _____~~
*The Accredited Certifier GORDON WREN
Accreditation No. BPB 0447

has made the required inspections and is satisfied that the requirements of;

* (a) Section 37 or 37A Strata Schemes (Freehold Development) Act 1973 and clause 29A Strata Schemes (Freehold Development) Regulation 2007,

~~* (b) Section 66 or 66A Strata Schemes (Leasehold Development) Act 1986 and clause 30A of the Strata Schemes (Leasehold Development) Regulation 2007;~~

have been complied with and approves of the proposed strata plan illustrated in the plan with this certificate.

* (2) The Accredited Certifier is satisfied that the plan is consistent with a relevant development consent in force, and that all conditions of the development consent that by its terms are required to be complied with before a strata certificate may be issued, have been complied with.

~~* (3) The strata plan is part of a development scheme. The council or accredited certifier is satisfied that the plan is consistent with any applicable conditions of the relevant development consent and that the plan gives effect to the stage of the strata development contract to which it relates.~~

* (4) The building encroaches on a public place and;

* (a) The Council does not object to the encroachment of the building beyond the alignment of _____

* (b) The Accredited Certifier is satisfied that the building complies with the relevant development consent which is in force and allows the encroachment.

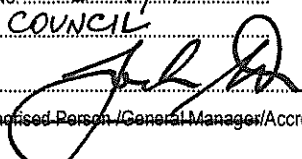
* (5) This approval is given on the condition that lot(s) [^] _____ are created as utility lots in accordance with section 39 of the Strata Schemes (Freehold Development) Act 1973 or section 68 of the Strata Schemes (Leasehold Development) Act 1986.

Date: 2nd AUGUST 2012

Subdivision No. SC1711

Relevant Development Consent No. 247/11

issued by MANLY COUNCIL



Authorised Person / General Manager / Accredited Certifier

* Strike through if inapplicable.

[^] Insert lot numbers of proposed utility lots.

LGA: MANLY

Locality: MANLY

Parish: MANLY COVE

County: CUMBERLAND

Surveyor's Certificate (Approved Form 3)

I, PETER WILLIAM VANDERGRAAF _____

of WHELAN'S INSITES DX 288 SYDNEY NSW _____

a surveyor registered under the Surveying and Spatial Information Act, 2002, hereby certify that:

(1) Each applicable requirement of

* Schedule 1A of the Strata Schemes (Freehold Development) Act 1973

* Schedule 1A of the Strata Schemes (Leasehold Development) Act 1986

has been met;

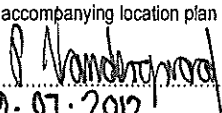
* (2) * (a) the building encroaches on a public place;

* (b) the building encroaches on land (other than a public place), and an

appropriate easement has been created by [^] _____ to

permit the encroachment to remain.

* (3) the survey information recorded in the accompanying location plan is accurate.

Signature: 

Date: 19.07.2012

* Strike through if inapplicable.

[^] Insert the Deposited Plan Number or Dealing Number of the instrument that created the easement

SURVEYOR'S REFERENCE: G289-SP3

Use STRATA PLAN FORM 3A for additional certificates, signatures and seals

STRATA PLAN ADMINISTRATION SHEET

Sheet 2 of 2 sheet(s)

PLAN OF SUBDIVISION OF LOT 1 IN DP 1172864

SP87071

Registered:  28.11.2012

* OFFICE USE ONLY

Strata Certificate Details: Subdivision No: SC1711

Date: 2ND AUGUST 2012

SCHEDULE OF UNIT ENTITLEMENT

(if insufficient space use additional annexure sheet)

LOT	UNIT ENTITLEMENT
1	34
2	8
3	58
TOTAL	100

Signatures, seals and statements of intention to create easements, restrictions on the use of land or positive covenants
(if insufficient space use additional annexure sheet)

NAME: JOHN STEVEN ROTH



DIRECTOR
LONDON FASHIONS P/L



NAME: STANLEY BARRY ROTH



DIRECTOR
LONDON FASHIONS P/L

SURVEYOR'S REFERENCE: G289-SP3