

From: [Anthony Witherdin](#)
To: [Brendon Roberts](#)
Subject: FW: Royal Far West S75W Concept Plan Modification (MP 10_0159 Mod 1) - Lot consolidation
Date: Tuesday, 8 March 2022 12:28:34 PM
Attachments: [image001.png](#)
[DP1276056reg.pdf](#)
[DP1247422reg.pdf](#)

From: Greg Boston <greg@bbfplanners.com.au>
Sent: Tuesday, 8 March 2022 12:15 PM
To: Anthony Witherdin <Anthony.Witherdin@planning.nsw.gov.au>
Cc: lindsayc@royalfarwest.org.au; Nicholas Gassmann <NG@lighthousepm.com.au>; Daniel Amzallag <da@lighthousepm.com.au>
Subject: Royal Far West S75W Concept Plan Modification (MP 10_0159 Mod 1) - Lot consolidation

Dear Anthony,

Reference is made to the current section 75W modification application as identified above.

The description of the land to which the Concept Approval relates as contained within Schedule 1 of the Approval Instrument is as follows:

Land: 14 – 22 Wentworth Street, 16 and 19 – 21 South Steyne, Manly

We note that no legal description of these individual properties is identified in Schedule 1 of the Approval Instrument.

The current section 75W modification application proposes to modify this Schedule 1 description given that since the granting of the Concept Approval No. 16 South Steyne has been sold and no longer forms part of the Concept Approval development site.

We note that at the time of approval of the original Concept Approval the legal description of the various allotments was as follows:

- Lot 101, DP1247422
- Lots 1 and 2, DP 223468,
- Lot 1, DP 435023
- Lot PT2587, DP752038
- Lots 1 and 2, DP 1093126
- Lot 12, DP 1096038
- Lot 1, DP 1091717 & Lot C, DP 369972

No 16 South Steyne is legally described as Lot 1, DP 1091717 and Lot C, DP 369972.

We confirm that on 14 December 2021 these allotments were consolidated to create 2 Lots being Lot 100, DP1276056 and Lot 101, DP1247422 as detailed on the accompanying registered Deposited Plans.

Although the consolidation of the allotments does not further alter the description of the land to

which the Concept Approval relates as contained within Schedule 1 of the Approval Instrument, we bring this matter to your attention should you need to refer to the legal description of the land to which the Concept Approval, as modified, relates.

Please do not hesitate to contact me to discuss any aspect of this email.

Regards

Greg Boston
B Urb & Reg Plan (UNE) MPIA
B Env Hlth (UWS)
Director



BOSTON BLYTH FLEMING PTY LIMITED
Town Planners
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PLAN FORM 6 (2017)	DEPOSITED PLAN ADMINISTRATION SHEET	Sheet 1 of ² sheet(s)
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Office Use Only Registered: 23.11.2018 Title System: TORRENS	Office Use Only <h1 style="margin: 0;">DP1247422</h1>
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PLAN OF CONSOLIDATION OF LOT 4 DP 65707, LOT 1 DP 72699, LOT 1 DP 72969 & LOT 1 SECTION 5 DP 979703	LGA: NORTHERN BEACHES Locality: MANLY Parish: MANLY COVE County: CUMBERLAND
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<p style="text-align: center;">Survey Certificate</p> I, William 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 28/8/18, 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: 25/9/2018 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.	<p style="text-align: center;">Crown Lands NSW/Western Lands Office Approval</p> 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:
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<p style="text-align: center;">Subdivision Certificate</p> I, *Authorised Person/*General Manager/*Accredited Certifier, certify that the provisions of s.109J of the <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: Consent Authority: Date of endorsement: Subdivision Certificate number: File number: *Strike through if inapplicable.	<p style="text-align: center;">Subdivision Certificate</p> I, *Authorised Person/*General Manager/*Accredited Certifier, certify that the provisions of s.109J of the <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: Consent Authority: Date of endorsement: Subdivision Certificate number: File number: *Strike through if inapplicable.
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Plans used in the preparation of survey/compilation. DP65707 DP72699 DP72969 DP223468 DP369972 DP435023 DP569782 DP805728 DP849849 DP979703 DP999133 DP999134 DP999137 DP1017433 DP1041317 DP1115753 DP1175785 M2.2193 M31.2193 M35.2193 M3260.3000	Statements of intention to dedicate public roads, create public reserves and drainage reserves, acquire/resume land.
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Surveyor's Reference: 181804-1	Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A
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DP1247422

PLAN FORM 6A (2017) DEPOSITED PLAN ADMINISTRATION SHEET Sheet 2 of 2 sheet(s)

Office Use Only
 Registered:  23.11.2018

Office Use Only
DP1247422

**PLAN OF CONSOLIDATION OF LOT 4
 DP 65707, LOT 1 DP 72699, LOT 1 DP 72969
 & LOT 1 SECTION 5 DP 979703**


- 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:
 Date of Endorsement:

STREET ADDRESSES

Lot	Street Number	Street Name	Street Type	Locality
101	14-18	Wentworth	Street	Manly

EXECUTED by Royal Far West (formerly Royal)
 Far West Children's Health Scheme & Royal)
 Far West Children's Health Scheme and)
 Services for the Aged) **ACN 000 267 087** in
 accordance with section 127 of the Corporations
 Act:


 Signature of Director


 Signature of Director/Secretary

EDWARD G WATERS
 Name of Director

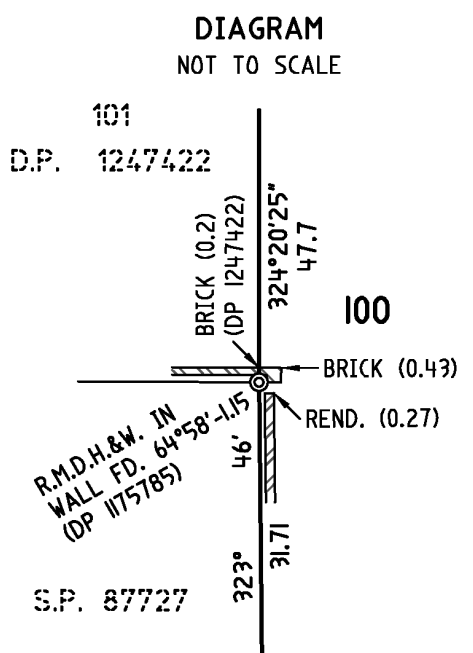
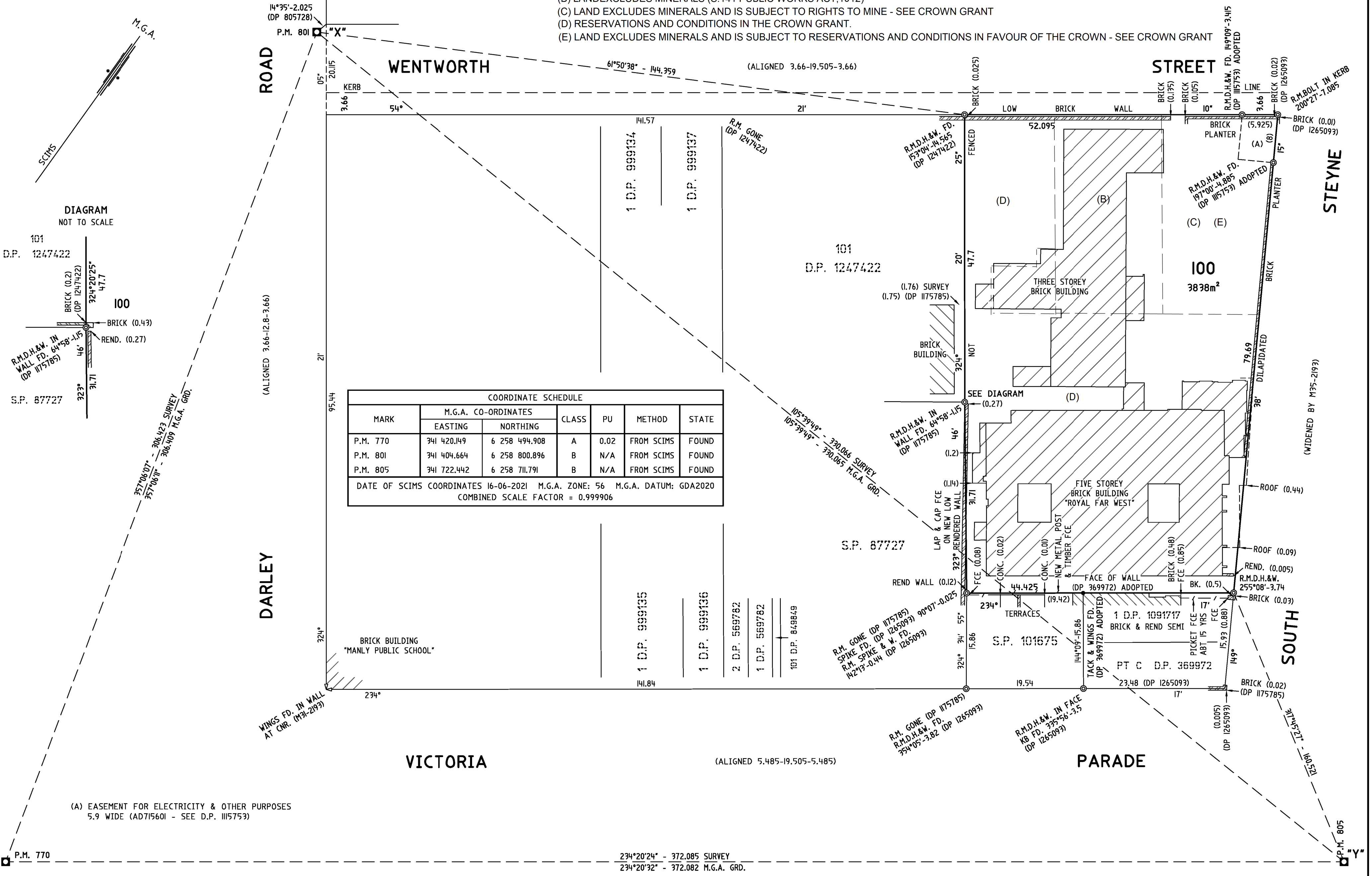
LISA RICHARDSON
 Name of Director/Secretary

If space is insufficient use additional annexure sheet

Surveyor's Reference: 181804-1

DP1247422

(B) LANDEXCLUDES MINERALS (S.141 PUBLIC WORKS ACT,1912)
 (C) LAND EXCLUDES MINERALS AND IS SUBJECT TO RIGHTS TO MINE - SEE CROWN GRANT
 (D) RESERVATIONS AND CONDITIONS IN THE CROWN GRANT.
 (E) LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT



MARK	M.G.A. CO-ORDINATES		CLASS	PU	METHOD	STATE
	EASTING	NORTHING				
P.M. 770	341 420.149	6 258 494.908	A	0.02	FROM SCIMS	FOUND
P.M. 801	341 404.664	6 258 800.896	B	N/A	FROM SCIMS	FOUND
P.M. 805	341 722.442	6 258 711.791	B	N/A	FROM SCIMS	FOUND


DATE OF SCIMS COORDINATES 16-06-2021 M.G.A. ZONE: 56 M.G.A. DATUM: GDA2020
 COMBINED SCALE FACTOR = 0.999906

(A) EASEMENT FOR ELECTRICITY & OTHER PURPOSES
 5.9 WIDE (AD715601 - SEE D.P. 1115753)

SURVEYOR
 Name: COPLAND C. LETHBRIDGE
 Date: 20-08-2021
 Reference: 21795 CONSOL

PLAN OF CONSOLIDATION OF LOT 12 IN
 D.P. 1096038, LOTS 1 & 2 IN D.P. 1093126,
 LOT 2587 IN D.P. 752038, LOT 1 IN D.P. 435023
 & LOTS 1 & 2 IN D.P. 223468

L.G.A: NORTHERN BEACHES
 Locality: MANLY
 Reduction Ratio: 1:400
 Lengths are in metres

REGISTERED

 14.12.2021

DP1276056


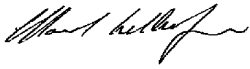
Req:R077773 /Doc:DP 1276056 P /Rev:14-Dec-2021 /NSW IRS /Prt:15-Dec-2021 08:02 /Seq:1 of 3
 © Office of the Registrar-General /Src:LEGALSTREAM /Ref:21795

PLAN FORM 6 (2020)


WARNING: Creasing or folding will lead to rejection

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 1 of 2 sheet(s)

<p style="text-align: right;">Office Use Only</p> <p>Registered:  14.12.2021</p> <p>Title System: TORRENS</p>	<p style="text-align: right;">Office Use Only</p> <h1 style="text-align: center;">DP1276056</h1>
<p>PLAN OF CONSOLIDATION OF LOT 12 IN DP1096038, LOTS 1 & 2 IN DP1093126, LOT 2587 IN DP752038, LOT 1 IN DP435023 & LOTS 1 & 2 IN DP223468</p>	<p>LGA: NORTHERN BEACHES Locality: MANLY Parish: MANLY COVE County: CUMBERLAND</p>
<p style="text-align: center;">Survey Certificate</p> <p>I, COPLAND C LETHBRIDGE of BEE & LETHBRIDGE PTY LTD (PH: 9451 6757) a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i>, certify that:</p> <p>*(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 20TH AUGUST 2021</p> <p>*(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</p> <p>*(c) The land shown in this plan was compiled in accordance with the <i>Surveying and Spatial Information Regulation 2017</i>.</p> <p>Datum Line: "X" – "Y" Type: *Urban/*Rural The terrain is *Level-Undulating / *Steep-Mountainous.</p> <p>Signature:  Dated: 20/08/2021</p> <p>Surveyor Identification No: SU001470 Surveyor registered under the <i>Surveying and Spatial Information Act 2002</i></p> <p>*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.</p>	<p style="text-align: center;">Crown Lands NSW/Western Lands Office Approval</p> <p>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.</p> <p>Signature: Date: File Number:</p> <p>Office: _____</p>
<p>Plans used in the preparation of survey/compilation.</p> <p>DP1096038 DP1093126 DP369972 DP435023 DP223468 DP1247422 DP1115753 DP1265093 DP1175785 C7576.2030</p>	<p style="text-align: center;">Subdivision Certificate</p> <p>I, *Authorised Person/*General Manager/*Registered Certifier, certify that the provisions of s.6.15 of the <i>Environmental Planning and Assessment Act 1979</i> have been satisfied in relation to the proposed subdivision, new road or reserve set out herein.</p> <p>Signature: Registration number: Consent Authority: Date of endorsement: Subdivision Certificate number: File number:</p> <p>*Strike through if inapplicable.</p>
<p>Surveyor's Reference: 21795 CONSOL</p>	<p>Statements of intention to dedicate public roads create public reserves and drainage reserves, acquire/resume land.</p> <p>Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A</p>

PLAN FORM 6A (2019) DEPOSITED PLAN ADMINISTRATION SHEET Sheet 2 of 2 sheet(s)

Registered:  14.12.2021 Office Use Only

Office Use Only

DP1276056

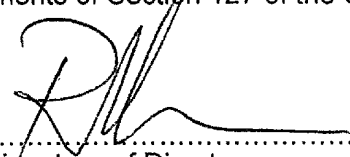
PLAN OF CONSOLIDATION OF LOT 12 IN DP1096038, LOTS 1 & 2 IN DP1093126, LOT 2587 IN DP752038, LOT 1 IN DP435023 & LOTS 1 & 2 IN DP223468

- 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:
 Date of Endorsement:

EXECUTION

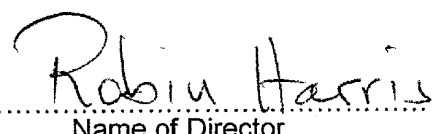
Executed by **Royal Far West** (formerly Royal Far West Children's Health Scheme & Royal Far West Children's Health Scheme and Services for the Aged) **ACN 000 267 087** in accordance with the requirements of Section 127 of the Corporations Act 2001 by:



Signature of Director

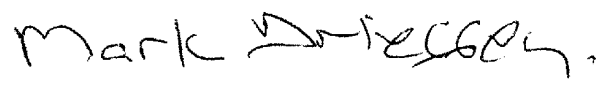


Signature of ~~Director~~ Secretary



Name of Director

ROBIN HARRIS



Name of ~~Director~~ Secretary

MARK DRIESSEN

SCHEDULE OF STREET ADDRESSES

Lot N°	Street number	Street name	Street type	Locality
100	19 - 21	SOUTH	STEYNE	MANLY

If space is insufficient use additional annexure sheet

Surveyor's Reference: 21795 CONSOL