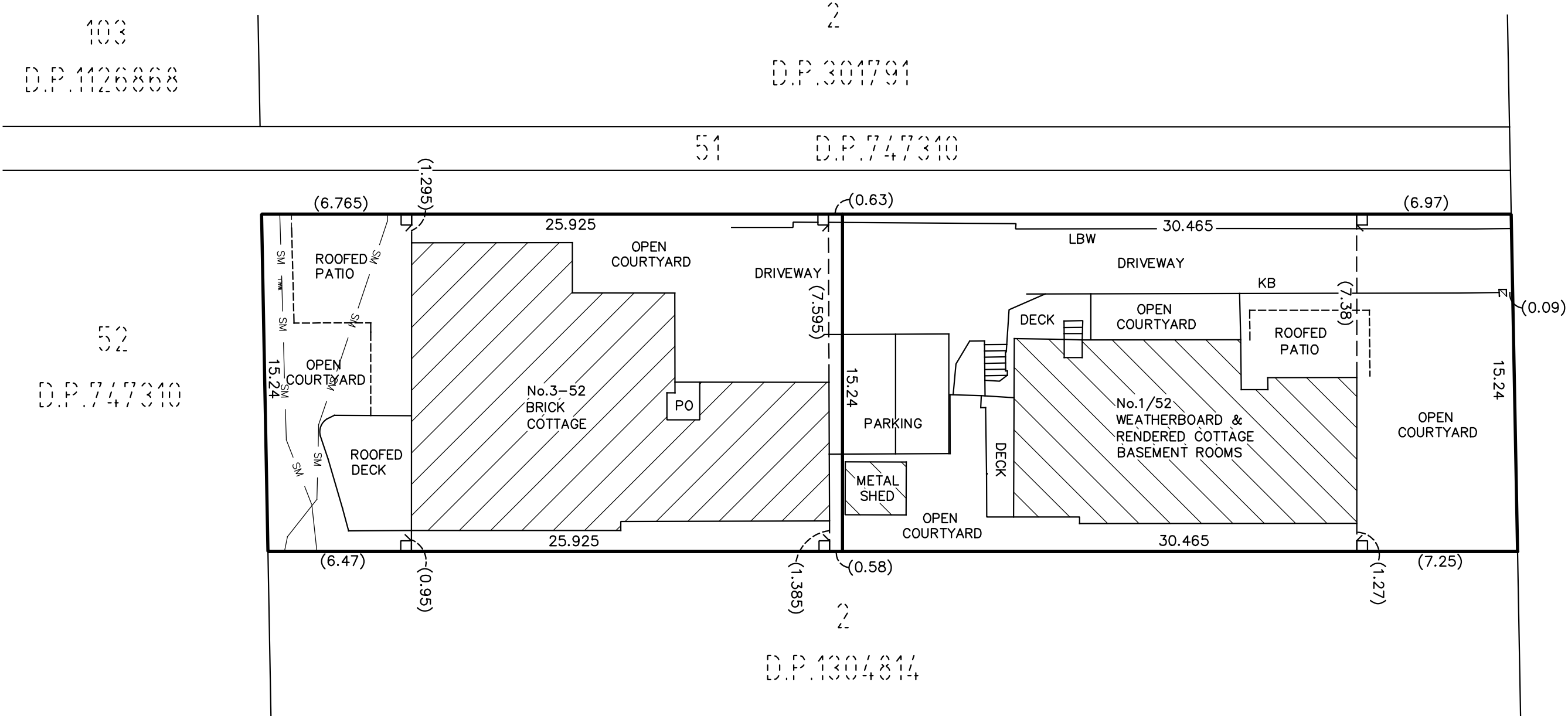


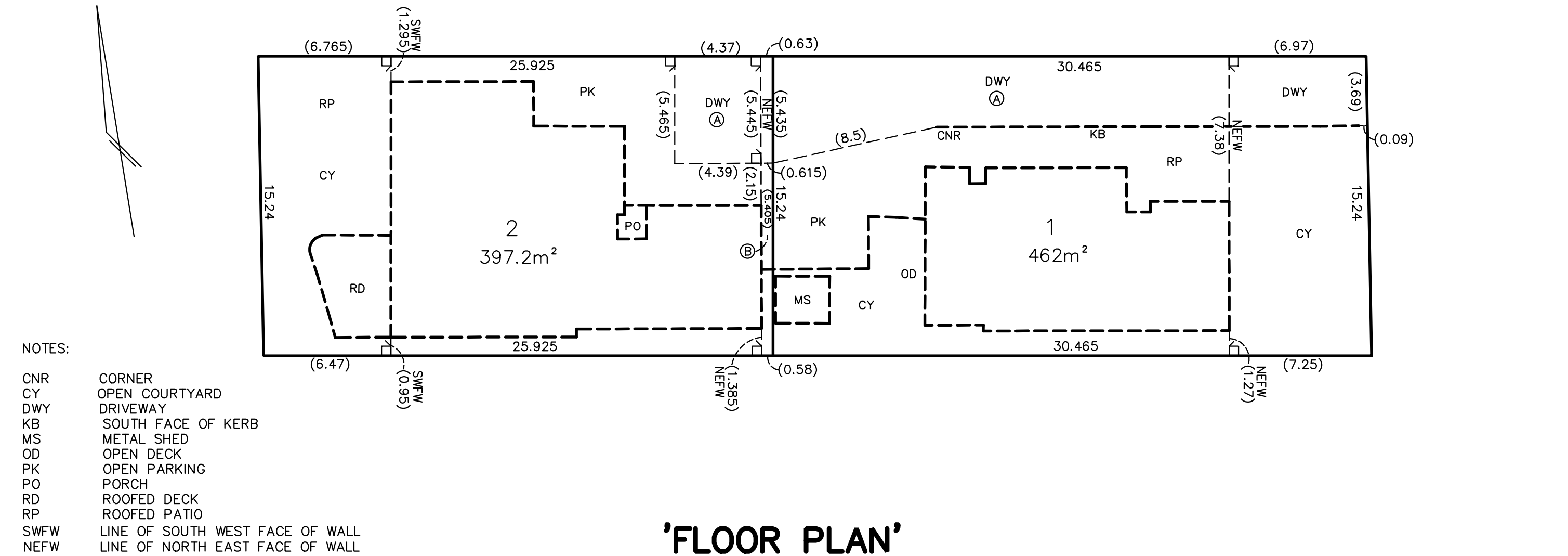
DRAFT PLAN ONLY  
PLANS & AREAS ARE  
SUBJECT TO FINAL DESIGN & SURVEY

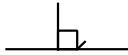
'LOCATION PLAN'



- NOTES:
- KB CONCRETE KERB
  - LBW LOW BRICK RETAINING WALL
  - NWFW LINE OF NORTH WEST FACE OF WALL
  - PCW PROLONGATION OF CENTRELINE OF WALL
  - SEFW LINE OF SOUTH EASTERN FACE OF WALL
  - SM — INDICATIVE POSITION OF STORMWATER PIPE
  - DENOTES RIGHT ANGLE

<div>SURVEYOR</div> <div>Name: ADAM CLERKE</div> <div>Date: 27/04/2025</div> <div>Reference: 2325SP</div>	<div>PLAN HEADING</div> <div>PLAN OF SUBDIVISION OF LOT 1 IN D.P. (FORMERLY LOT B IN D.P.394188)</div>	<div>L.G.A.: NORTHERN BEACHES</div> <div>Locality: BROOKVALE</div> <div>Reduction Ratio 1: 200</div> <div>Lengths are in metres.</div>	<div>Registered</div>	<div>This plan is to be electronically lodged only with the LRS. Nothing is to be remove or erased from this plan without the permission of Adam Clerke. This plan will be examined by the LRS and amendments to this plan may be requested.</div>
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 DENOTES RIGHT ANGLE

THE WHOLE OF THE STRUCTURE OF THE BUILDING, EXCLUDING COMMON WALL, STANDING ON EACH LOT, INCLUDING WALLS, FLOORS, CEILINGS AND ROOFS, FORM PART OF THE LOT IS NOT COMMON PROPERTY.

ALL CONCRETE PATHS, PATIO STRUCTURES, DECK & LANDING STRUCTURES AND TIMBER RETAINING WALL STRUCTURES WITHIN THE LOT FORM PART OF THEIR RESPECTIVE LOT.

LOTS 1 AND 2 ARE LIMITED IN STRATUM FROM \_ METRES BELOW TO \_ METRES ABOVE THE UPPER SURFACE OF THE RESPECTIVE UNITS GARAGE FLOOR SLAB.

ALL COMMON SERVICE LINES ARE COMMON PROPERTY.

ALL SERVICE LINE WITHIN ONE LOT SERVICING ANOTHER LOT IS COMMON PROPERTY.

BOUNDARY FENCING IS COMMON PROPERTY.

THE CONCRETE DRIVEWAY STRUCTURE WITHIN THE RIGHT OF CARRIAGEWAY VARIABLE ,AFFECTING LOTS 1 AND 2, AND THE EASEMENT FOR PARKING VARIABLE WIDTH, AFFECTING LOT 2, IS COMMON PROPERTY.

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Ⓐ ...RIGHT OF CARRIAGEWAY VARIABLE WIDTH (LIMITED IN STRATUM) –  
THE STRATUM OF THE RIGHT OF CARRIAGEWAY IS LIMITED IN HEIGHT 5.7 METRES ABOVE THE UPPER SURFACE OF LOT 2 UNIT’S GARAGE CONCRETE FLOOR SLAB AND IN DEPTH TO UPPER SURFACE OF THE CONCRETE DRIVEWAY SLAB.

Ⓑ ...EASEMENT FOR PARKING VARIABLE WIDTH (LIMITED IN STRATUM) –  
THE STRATUM OF THE EASEMENT FOR PARKING IS LIMITED IN HEIGHT 2.3 METRES ABOVE AND LIMITED IN DEPTH TO THE UPPER SURFACE OF THE RESPECTIVE CONCRETE PARKING FLOOR SLAB).

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

<div>SURVEYOR</div> <div>Name: ADAM CLERKE</div> <div>Date: 27/04/2025</div> <div>Reference: 2325SP</div>	<div>PLAN HEADING</div> <div>PLAN OF SUBDIVISION OF LOT 1 IN D.P. (FORMERLY LOT B IN D.P.394188)</div>	<div>L.G.A.: NORTHERN BEACHES</div> <div>Locality: BROOKVALE</div> <div>Reduction Ratio 1: 200</div> <div>Lengths are in metres.</div>	<div>Registered</div>	<div>This plan is to be electronically lodged only with the LRS. Nothing is to be remove or erased from this plan without the permission of Adam Clerke. This plan will be examined by the LRS and amendments to this plan may be requested.</div>
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