



- (A) - EASEMENT TO DRAIN WATER 1 WIDE (VIDE DEALING AS493623)
- (B) - EASEMENT FOR SERVICES 1 WIDE (VIDE DEALING AS493624)
- (R) - PROPOSED RIGHT OF CARRIAGEWAY VARIABLE WIDTH
- (U) - PROPOSED EASEMENT FOR SERVICES VARIABLE WIDTH
- (V) - PROPOSED EASEMENT FOR WATER MAIN 2.5 WIDE
- (W) - PROPOSED EASEMENT TO DRAIN WATER 1 WIDE
- (X) - PROPOSED RIGHT OF CARRIAGEWAY VARIABLE WIDTH
- (Y) - PROPOSED RIGHT OF ACCESS (FOR LETTERBOXES), EASEMENT FOR SERVICES & EASEMENT TO DRAIN WATER 1 WIDE
- (Z) - PROPOSED EASEMENT FOR SERVICES & EASEMENT TO DRAIN WATER 1 WIDE

- NOTES:**
- DIMENSIONS AND AREAS ARE SUBJECT TO FINAL SURVEY AND APPROVAL BY RELEVANT AUTHORITIES
 - BUILDING AREAS SHOWN ARE INDICATIVE ONLY TO SHOW POSSIBLE BUILDING LOCATIONS AND ARE SUBJECT TO VARIATIONS BY DWELLINGS DA'S.
 - ADDITIONAL EASEMENTS & RESTRICTIONS MAY BE REQUIRED SUBJECT TO COUNCIL DEVELOPMENT APPLICATION AND SUBDIVISION CERTIFICATE APPROVAL.

5	WATER MAIN EDITED & PROPOSED HOUSE REMOVED	12/09/2024
4	PROPOSED WATER MAIN EASEMENT ADDED	28/08/2024
3	PROPOSED R.O.C. & DRIVEWAY ADDED	22/07/2024
2	LOT 2 & 3 BOUNDARIES AMENDED	17/05/2024
1	FIRST ISSUE	8/05/2024

CLIENT:
SOMERS ISLES PTY LTD
LGA: NORTHERN BEACHES

PLAN OF PROPOSED SUBDIVISION OVER
LOT 35 SECTION 1 DP6462, LOT 1 IN DP305247 &
PROPOSED EASEMENTS WITHIN LOT 1 DP1271591
No.62 & 64 POWDERWORKS ROAD, NORTH NARRABEEN

CMS SURVEYORS PTY LTD
 ACN 096 240 201
 PO Box 463 Dee Why, NSW, 2099
 2/99A South Creek Road, Dee Why, NSW, 2099
 (02) 9971 4802
 info@cmssurveyors.com.au
 www.cmssurveyors.com.au

SURVEYED N/A	DRAWN RM	CHECKED SM	APPROVED SM
SURVEY INSTRUCTION 10814E	SCALE 1:400@A3	DATE OF SURVEY 11/04/2023	
DRAWING NAME 10814Esubdivision			SHEET 1 OF 1
CAD FILE 10814Esubdivision 5.dwg			ISSUE 5