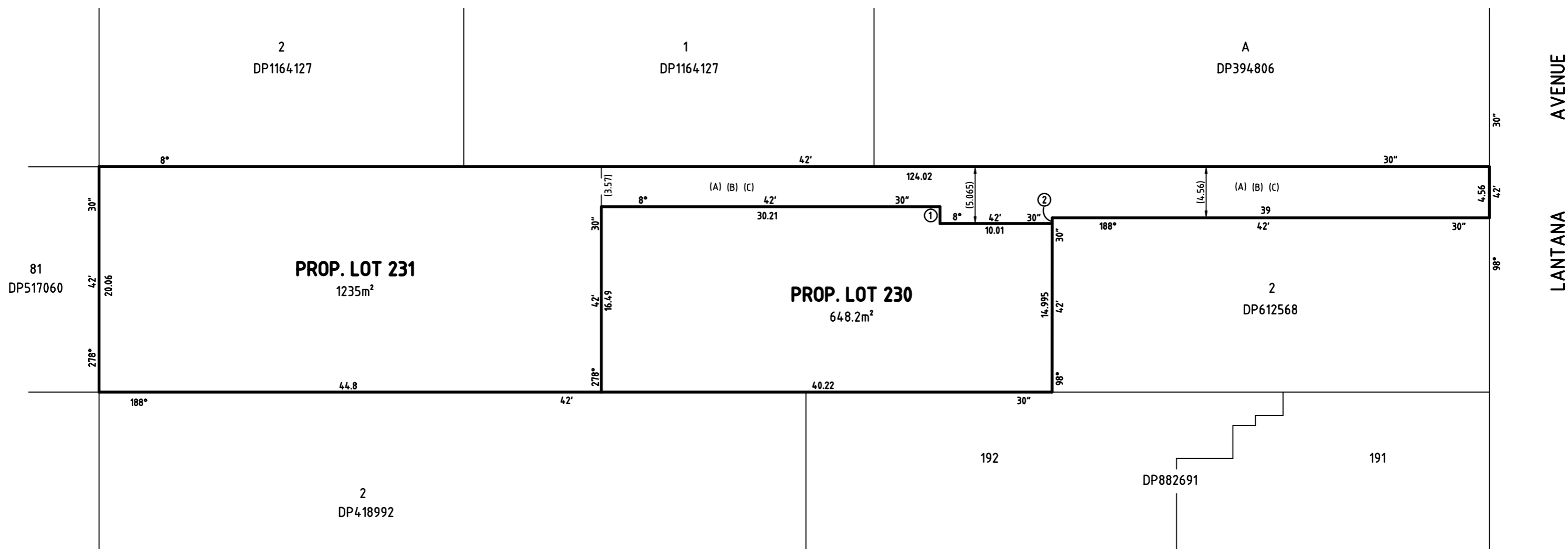


PROPOSED SUBDIVISION

MGA GDA2020
SCIMS

IMPORTANT NOTE:

THIS PLAN WAS PREPARED FOR MR JASON CHARLES HITCHMAN ON BEHALF OF MR TIM AND MRS ELLIE BROWN ASA PROPOSED SUBDIVISION TO ACCOMPANY A DEVELOPMENT APPLICATION TO NORTHERN BEACHES COUNCIL AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE. THE DIMENSIONS, AREAS, LOCATION OF EASEMENTS AND LOT LAYOUT SHOWN HEREON ARE SUBJECT TO FIELD SURVEY AND ALSO THE REQUIREMENTS OF COUNCIL AND ANY OTHER STATUTORY AUTHORITY, INCLUDING SYDNEY WATER CORPORATION, NSW LAND REGISTRY SERVICES (NSW LRS), ETC. IN PARTICULAR NO RELIANCE SHOULD BE PLACED ON THE INFORMATION SHOWN ON THIS PLAN FOR ANY FINANCIAL DEALINGS INVOLVING THE LAND. THIS NOTE IS AN INTEGRAL PART OF THIS PLAN.



(A) - PROPOSED RIGHT OF CARRIAGEWAY 3.57, 4.56 & 5.065 WIDE
 (B) - PROPOSED EASEMENT FOR SERVICES 3.57, 4.56 & 5.065 WIDE
 (C) - PROPOSED EASEMENT TO DRAIN WATER 3.57, 4.56 & 5.065 WIDE

ADVANCE COPY
1st MAY, 2024

WARNING NOTE - UNREGISTERED DP:
THE DIMENSIONS, LOTS, EASEMENTS AND AREAS SHOWN ARE APPROXIMATE ONLY, THE INFORMATION SHOWN IS SUBJECT TO FINAL SURVEY, COUNCIL APPROVAL AND REGISTRATION AT LPI.

SHORT LINE TABLE		
NUMBER	BEARING	DIST.
①	98°42'30"	1.495
②	278°42'30"	0.505

ISSUED FOR DA SUBDIVISION APPROVAL ONLY

SURVEYOR JUSTICE ELI KOFI FOLI
 REALSERVE PTY LTD
 Name: PO BOX 7911 BALUKHAM HILLS BC NSW 2153
 T:1800 961 668 E: jaco.pearson@realserve.com.au
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 Date: XX, XXXX 2024
 Reference: 86809DPS 'DRAFT COPY ONLY'

PROPOSED PLAN OF SUBDIVISION OF LOT 1
 IN DP612568

L.G.A.: NORTHERN BEACHES
 Locality: WHEELER HEIGHTS
 Reduction Ratio: 1:250
 Lengths are in metres

REGISTERED

DP