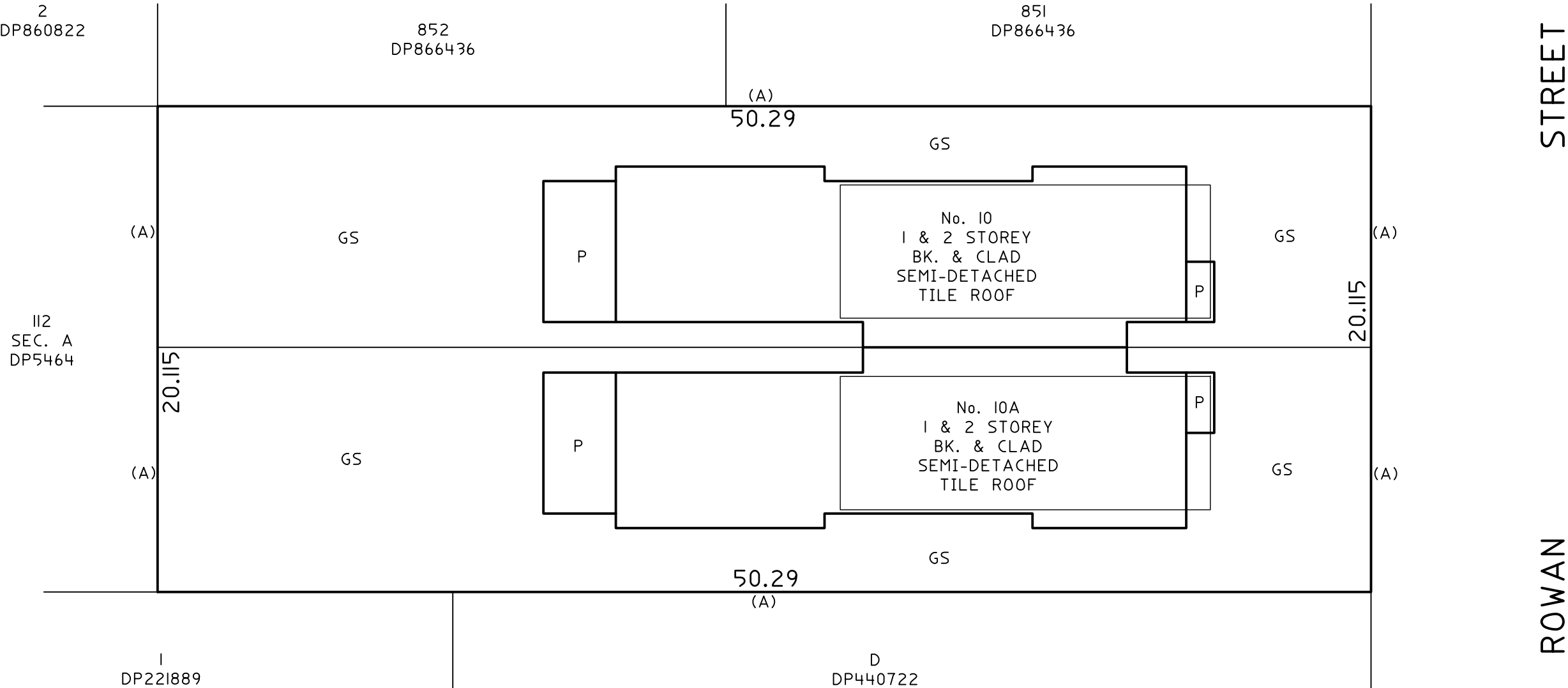
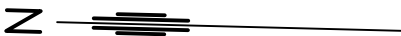


WARNING

THIS DRAFT STRATA PLAN FOR LOT 86 OF SECTION A IN DP5464 HAS BEEN PREPARED FROM ARCHITECTURAL DRAWINGS AS PROVIDED AND PREPARED BY 'RAWSON HOMES' AND IS SUBJECT TO ALTERATION OR AMENDMENT.

ALL DIMENSIONS AND AREAS SHOWN ON THESE DRAFT STRATA PLANS ARE APPROXIMATE AND SUBJECT TO FINAL SURVEY AT COMPLETION OF CONSTRUCTION.

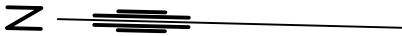
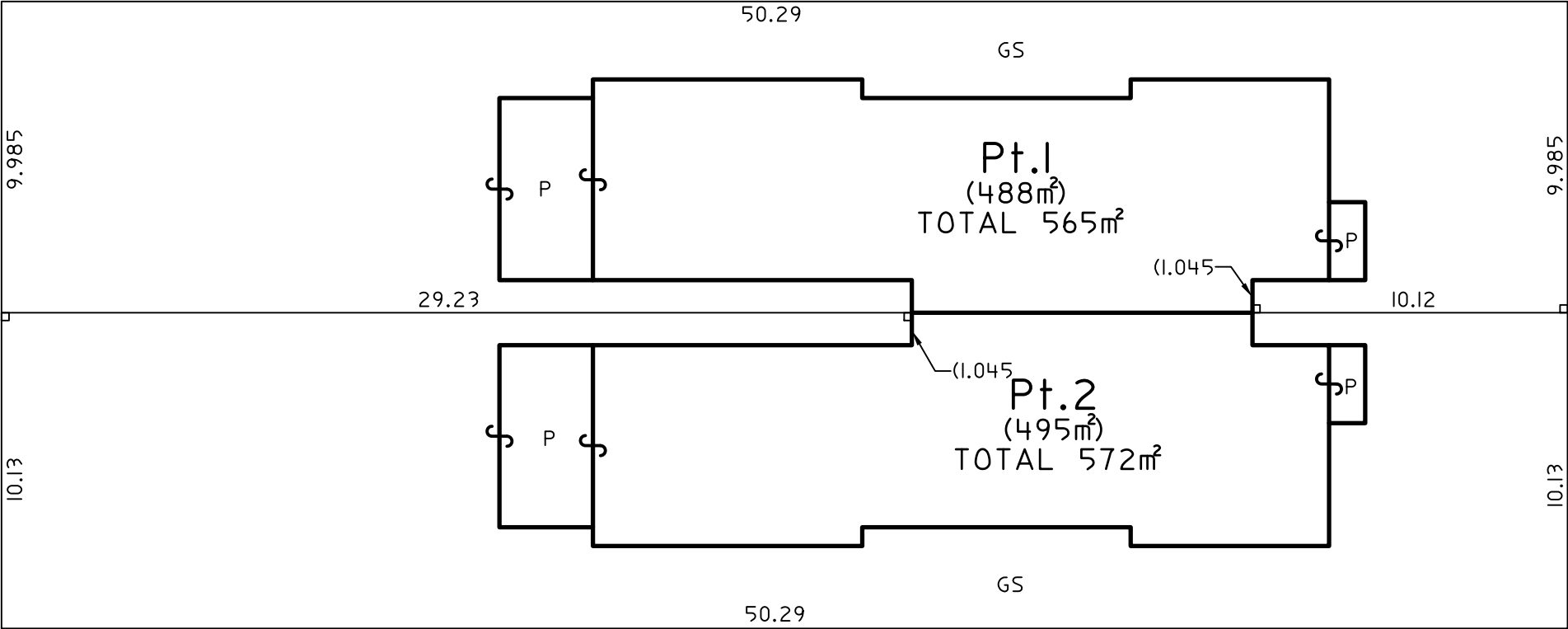
A 'PLAN OF REDEFINITION' FOR THE SUBJECT LAND WOULD BE REQUIRED TO BE PREPARED BY A REGISTERED SURVEYOR AND REGISTERED WITH NSW LRS PRIOR TO THE LODGMENT FOR REGISTRATION OF ANY STRATA PLAN, AS THE CURRENT BASE PLAN DOES NOT MEET THE REQUIREMENTS AS OUTLINED IN THE REGISTRAR GENERAL'S GUIDELINES.



LOCATION PLAN

GS = GARDEN SPACE
P = PATIO
(A) = LOT BOUNDARY IS COINCIDENT WITH PARCEL BOUNDARY

<div>SURVEYOR</div> <div>Name: ROBERT SHAWN FRIEND</div> <div>Date: 14th December 2022</div> <div>Reference: 22101-2-A(Draft Only)</div>	<div>PLAN HEADING</div> <div>DRAFT PLAN OF SUBDIVISION OF LOT 86 OF SECTION A IN DP5464</div>	<div>L.G.A.: NORTHERN BEACHES</div> <div>Locality: MONA VALE</div> <div>Reduction Ratio: 1:200</div> <div>Lengths are in metres</div>	<div>REGISTERED</div>	<div>DRAFT</div>
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GROUND FLOOR PLAN

WARNING

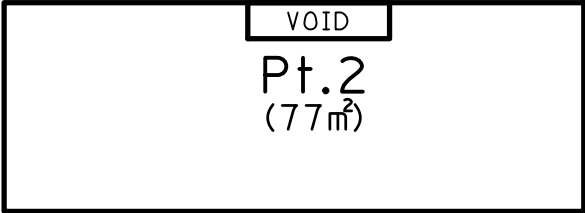
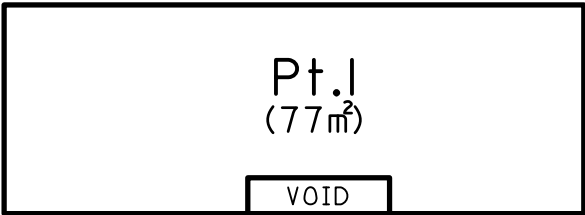
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THE HEIGHT OF ALL PATIOS AND GARDEN SPACES ARE LIMITED IN HEIGHT TO 20 ABOVE THE UPPER SURFACE OF THE GARAGE CONCRETE FLOOR LEVEL OF THAT UNIT, EXCEPT WHERE COVERED WITHIN THAT LIMIT.
THE HEIGHT OF ALL GARDEN SPACES ARE LIMITED IN DEPTH TO 6 BELOW THE UPPER SURFACE OF THE GARAGE CONCRETE FLOOR LEVEL OF THAT UNIT.

P = PATIO
GS = GARDEN SPACE
⊥ = RIGHT ANGULAR (90°) MEASUREMENT



FIRST FLOOR PLAN

<div>SURVEYOR</div> <div>Name: ROBERT SHAWN FRIEND</div> <div>Date: 14th December 2022</div> <div>Reference: 22101-2-A(Draft Only)</div>	<div>PLAN HEADING</div> <div>DRAFT PLAN OF SUBDIVISION OF LOT 86 OF SECTION A IN DP5464</div>	<div>L.G.A.: NORTHERN BEACHES</div> <div>Locality: MONA VALE</div> <div>Reduction Ratio: 1:200</div> <div>Lengths are in metres</div>	<div>REGISTERED</div>	<div>DRAFT</div>
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