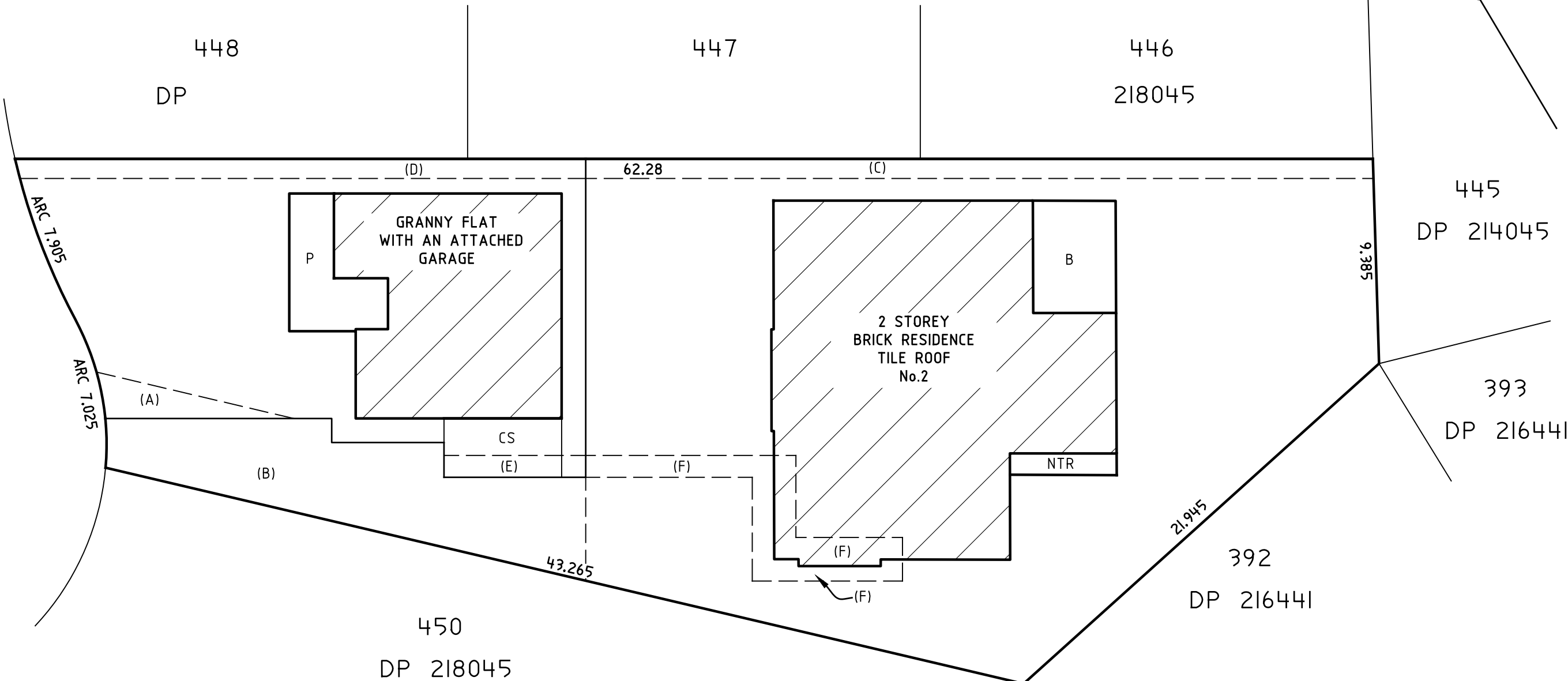
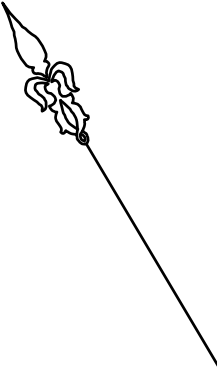


LOCATION PLAN

PLACE
EMMETT



PRELIMINARY ONLY

THIS PLAN IS PREPARED FROM ARCHITECTURAL DRAWINGS.
BY ACCREDITED BUILDING DESIGNER DATED 11/05/22
REF: GROUND FLOOR PLAN ISSUE:D
CHANGES MAY OCCUR DURING CONSTRUCTION.
DIMENSIONS AND AREAS ARE APPROXIMATE ONLY AND ARE SUBJECT TO FINAL SURVEY.
THIS PLAN IS A DRAFT ONLY AND IS NOT CHECKED OR REGISTERED BY THE LAND REGISTRY SERVICES.
ALTERATIONS MAY BE REQUIRED PRIOR TO ITS ACCEPTANCE AND REGISTRATION.

- B BALCONY
- CS CAR SPACE
- G GARAGE
- NTR NON TRAFFICABLE ROOF
- P PORCH

- (A) PROPOSED RIGHT OF CARRIAGE WAY
- (B) PROPOSED RIGHT OF CARRIAGE WAY
- (C) PROPOSED EASEMENT FOR SERVICES
- (D) PROPOSED EASEMENT FOR SERVICES
- (E) PROPOSED EASEMENT FOR SERVICES
- (F) PROPOSED EASEMENT FOR SERVICES

PRELIMINARY PLAN 21/08/2025

SURVEYOR
Name: RAMSAY SURVEYORS
Date: 18 AUGUST 2025
Reference: 9802

PLAN OF DRAFT STRATA SUBDIVISION OF
LOT 449 IN DP 218045

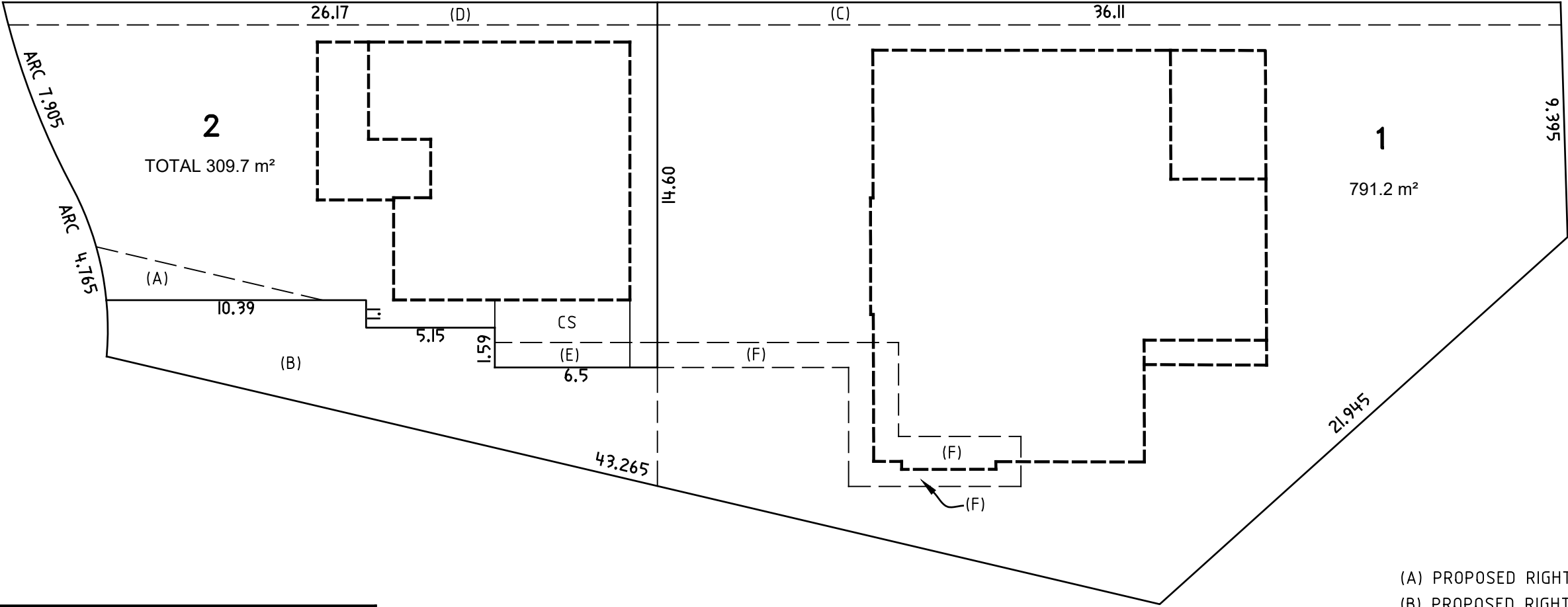
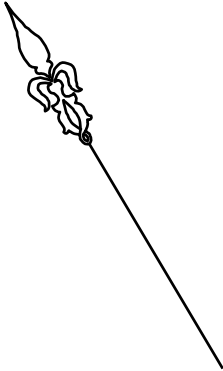
LGA: NORTHERN BEACHES
Locality: KILLARNEY HEIGHTS
Reduction Ratio: 1: 200

Registered:

Lengths are in metres.

10	20	30	40	50	60	70	80	90	100	110	120	130	140	150
----	----	----	----	----	----	----	----	----	-----	-----	-----	-----	-----	-----

FLOOR PLAN



PRELIMINARY ONLY

THIS PLAN IS PREPARED FROM ARCHITECTURAL DRAWINGS.
BY ACCREDITED BUILDING DESIGNER DATED 11/05/22
REF: GROUND FLOOR PLAN ISSUE:D
CHANGES MAY OCCUR DURING CONSTRUCTION.
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ALTERATIONS MAY BE REQUIRED PRIOR TO ITS ACCEPTANCE
AND REGISTRATION.

- (A) PROPOSED RIGHT OF CARRIAGE WAY
- (B) PROPOSED RIGHT OF CARRIAGE WAY
- (C) PROPOSED EASEMENT FOR SERVICES
- (D) PROPOSED EASEMENT FOR SERVICES
- (E) PROPOSED EASEMENT FOR SERVICES
- (F) PROPOSED EASEMENT FOR SERVICES

CS CAR SPACE

AREAS ARE APPROXIMATE ONLY AND ARE SHOWN FOR THE PURPOSES OF THE
STRATA SCHEMES DEVELOPMENT ACT 2015, ONLY.

PRELIMINARY PLAN 21/08/2025

SURVEYOR
Name: RAMSAY SURVEYORS
Date: 18 AUGUST 2025
Reference: 9802

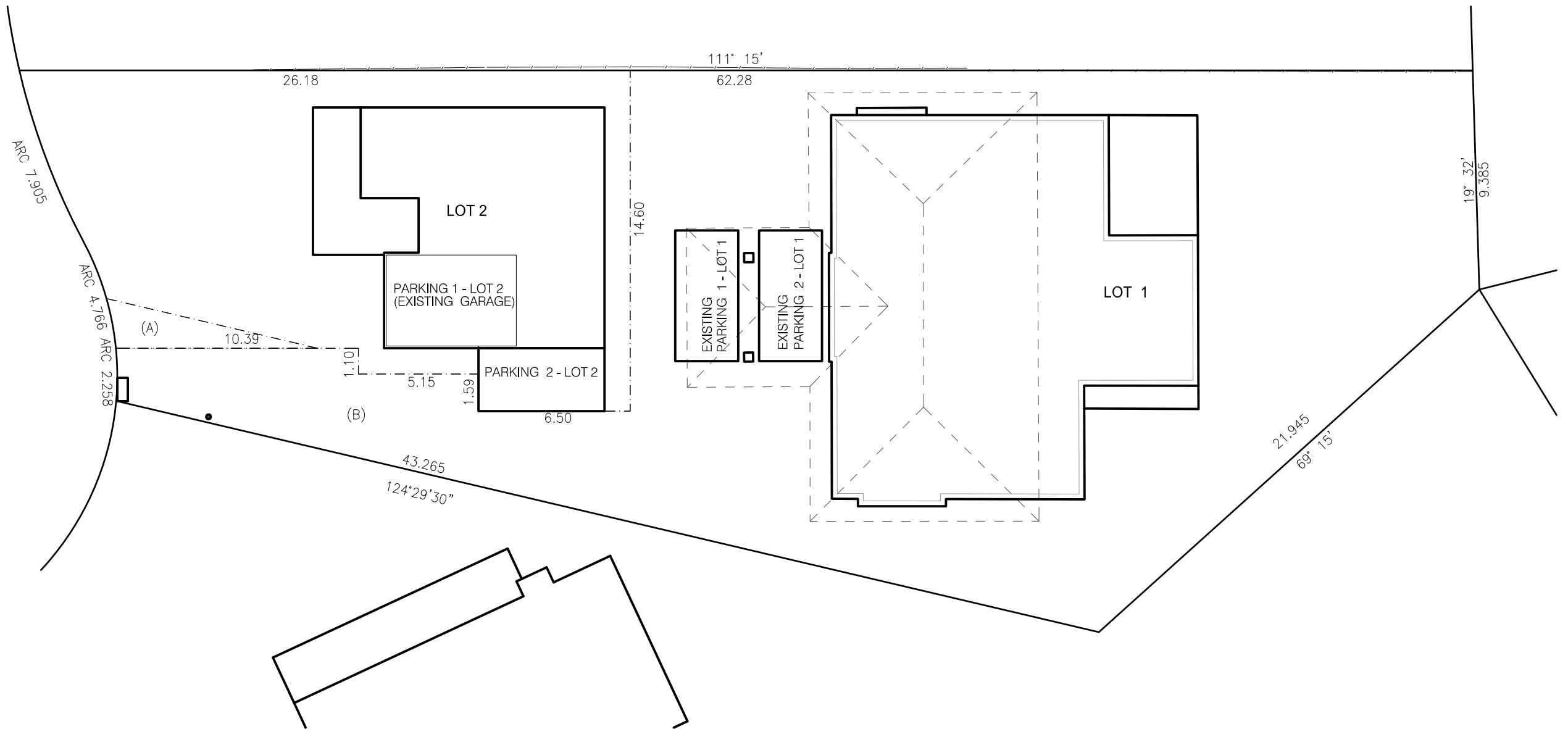
PLAN OF DRAFT STRATA SUBDIVISION OF
LOT 449 IN DP 218045

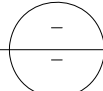
LGA: NORTHERN BEACHES
Locality: KILLARNEY HEIGHTS
Reduction Ratio: 1: 200

Registered:

Lengths are in metres.

10	20	30	40	50	60	70	80	90	100	110	120	130	140	150
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 **PARKING ARRANGEMENT PLAN**
1:200

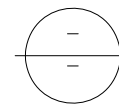
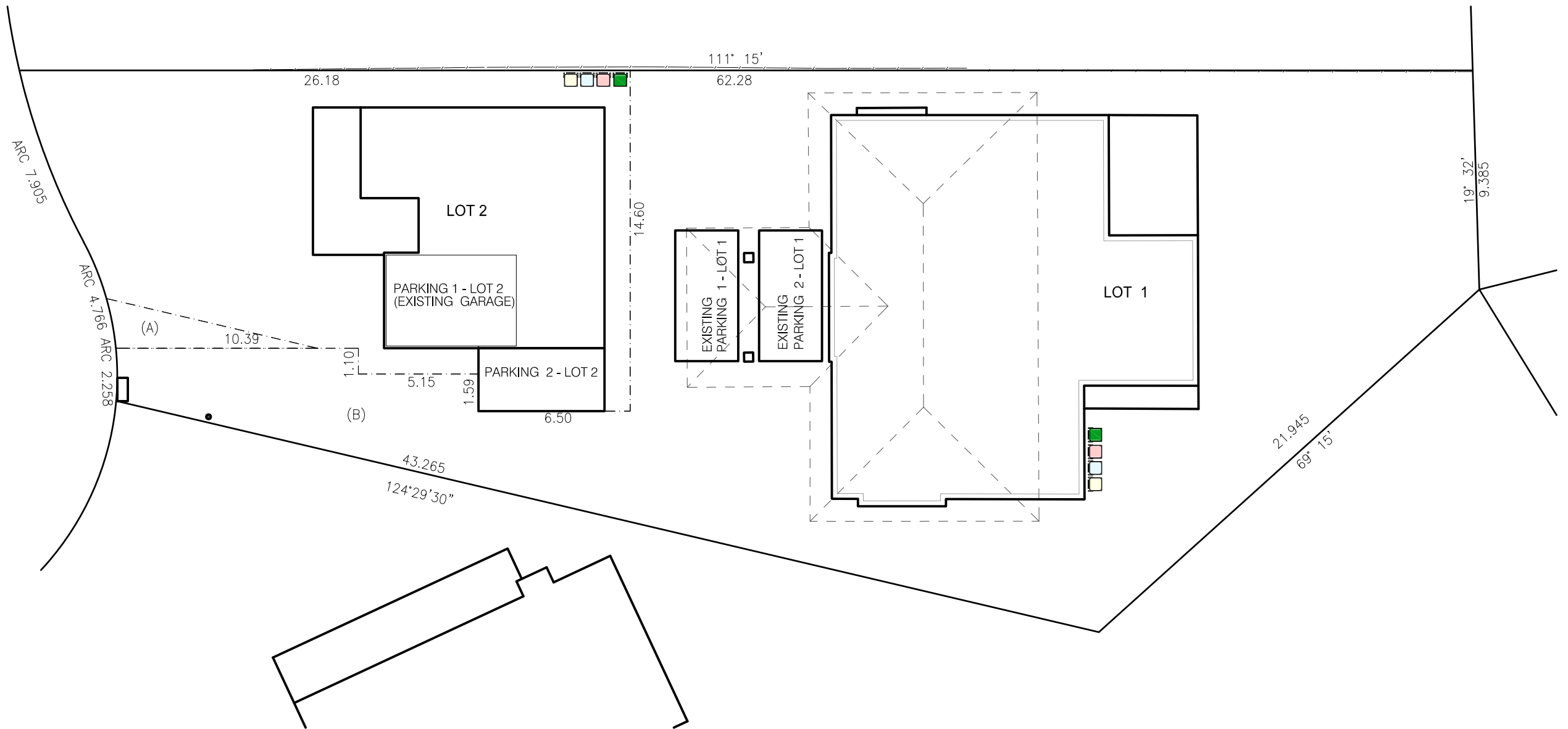
GENERAL NOTES:
1 Builder to check and confirm all necessary dimensions on site prior to construction. Do not scale the drawing.
2 All dimensions that relate to site boundaries and easements are subject to verification by site survey.
3 All work to be in accordance with BUILDING CODE of AUSTRALIA & to the satisfaction of local council requirements & other authorities.
4 All timber construction to be in accordance with the "TIMBER FRAMING" code.
5 Any detailing in addition to what is supplied shall be resolved between the owner and the builder to the owner's approval, except for any structural details or design which is to be supplied by Structural Engineer.
6 Roof water & sub-soil drainage to be disposed of in the approved manner or as directed by local council inspectors.
7 All electrical power & light outlets to be determined by owner.
8 Make good and repair all existing finishes damaged by new work. Reuse existing material where possible.

1	ISSUED FOR DA	31/08/25
No.	AMENDMENT	DATE
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Mob: 0438 148 944

PROJECT:
**PLAN OF DRAFT STRATA SUBDIVISION OF
2 EMMETT PLACE, KILLARNEY HEIGHTS
LOT 449 IN DP 218045**
CLIENT:
ADAM HYDR

DATE: 31/08/25	SCALE: AS NOTED
DRAWN: MK	ISSUE: 1
DRAWING Nr : 25044	SHEET: 1



PARKING AND BIN STORAGE ARRANGEMENT PLAN

1:200

GENERAL NOTES:

- Builder to check and confirm all necessary dimensions on site prior to construction. Do not scale the drawing.
- All dimensions that relate to site boundaries and easements are subject to verification by site survey.
- All work to be in accordance with BUILDING CODE of AUSTRALIA & to the satisfaction of local council requirements & other authorities.
- All timber construction to be in accordance with the "TIMBER FRAMING" code.
- Any detailing in addition to what is supplied shall be resolved between the owner and the builder to the owner's approval, except for any structural details or design which is to be supplied by Structural Engineer.
- Roof water & sub-soil drainage to be disposed of in the approved manner or as directed by local council inspectors.
- All electrical power & light outlets to be determined by owner.
- Make good and repair all existing finishes damaged by new work. Reuse existing material where possible.

1	ISSUED FOR DA	31/08/25
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PROJECT:

**PLAN OF DRAFT STRATA SUBDIVISION OF
2 EMMETT PLACE, KILLARNEY HEIGHTS
LOT 449 IN DP 218045**

CLIENT:

ADAM HYDR

DATE: 31/08/25	SCALE: AS NOTED
DRAWN: MK	ISSUE: 1
DRAWING Nr : 25044	SHEET: 1