

DRAFT SUBDIVISION PLAN BASED ON:
STORY DESIGN COLLECTIVE LOT LAYOUT PLAN
REVISION K (ISSUED 25/06/2024)
PROJECT No.20320 DRAWING No.202
LOT 159, 30 CHINBIBLE AVENUE, MULLUMBIMBY
RESIDENTIAL DEVELOPMENT

CAUTIONARY NOTES:

- EXTERNAL BOUNDARY DIMENSIONS FOR EXISTING SUBJECT PARCEL LOT 159 DP755687 ARE BASED ON SURROUNDING REGISTERED PLANS ON PUBLIC RECORD. DIMENSIONS & AREAS SHOWN ARE SUBJECT TO CHANGE BASED ON LAND AVAILABLE SUBJECT TO SITE SURVEY.
- EXTERNAL BOUNDARY DIMENSIONS FOR PROPOSED BASE LOT 7 ARE SUBJECT TO COUNCIL APPROVAL, SURVEY AND REGISTRATION OF PROPOSED SUBDIVISION OF STAGE 1.
- PROPOSED LOT DIMENSIONS AND AREAS SHOWN ARE PRELIMINARY ONLY AND SUBJECT TO CHANGE PENDING LODGMET OF SUBJECT DEVELOPMENT APPLICATION AND APPROVAL FROM RELEVANT AUTHORITIES
- ADDITIONAL ENCUMBRANCES (INCL EASEMENTS, POSITIVE COVENANTS RESTRICTIONS ON THE USE OF LAND) MAY BE REQUIRED SUBJECT TO PLANNING APPROVALS, ANY SUBSEQUENT CONSTRUCTION WORKS AND FINAL CADASTRAL SURVEY.
- NO INVESTIGATION HAS BEEN MADE FOR EASEMENTS REQUIRED BASED ON EXISTING OR PROPOSED UTILITY SERVICE/INSTALLATIONS.
- LOCATION OF ANY EASEMENT REQUIRED TO BENEFIT ESSENTIAL ENERGY TO BE CONFIRMED BY CERTIFIED DRAWINGS APPROVED BY ESSENTIAL ENERGY ONLY.
- CREATION OF ALL NEW TITLES AND ENCUMBRANCES ARE SUBJECT TO EXAMINATION/REGISTRATION OF A PLAN OF SUBDIVISION WITH NSW LAND REGISTRY SERVICE (LRS).

- (A) UNREGISTERED EASEMENT TO DRAIN WATER 3 WIDE & VARIABLE WIDTH (STAGE 1)
(B) UNREGISTERED EASEMENT TO DRAIN SEWAGE 3 WIDE (STAGE 1)
(C) UNREGISTERED EASEMENT TO DRAIN SEWAGE 6 WIDE (STAGE 1)
(D) UNREGISTERED EASEMENT TO DRAIN SEWAGE 3 WIDE & VARIABLE WIDTH (STAGE 1)
(R) PROPOSED RESTRICTION ON THE USE OF LAND 9 WIDE

- A DENOTES ARC DISTANCE
C DENOTES CARPORT
CP DENOTES COMMON PROPERTY
D DENOTES DECK
P DENOTES PATIO

NOTES:

ALL AREAS ARE APPROXIMATE ONLY

ANY SERVICE LINE WITHIN ONE LOT SERVICING ANOTHER IS COMMON PROPERTY

ALL COMMON SERVICE LINES ARE COMMON PROPERTY

ALL DRAINAGE LINES ARE COMMON PROPERTY

ALL FENCES ARE COMMON PROPERTY

THE WHOLE OF THE STRUCTURE OF THE BUILDING WITHIN EACH LOT, INCLUDING FLOORS, WALLS, CEILINGS AND ROOFS FORM PART OF THAT LOT AND IS NOT COMMON PROPERTY.

CONCRETE PATHS/DRIVEWAYS & PORCHES WITHIN A LOT FORM PART OF THE LOT

THE STRATUM OF LOTS 1-12 EXTENDS FROM 5 METRES BELOW TO 10 METRES ABOVE THE UPPER SURFACE OF THE CONCRETE GROUND FLOOR OF THE RESIDENTIAL BUILDING ERECTED UPON EACH LOT RESPECTIVELY.

THE STRATUM OF DEVELOPMENT LOT 13 EXTENDS FROM 30 METRES BELOW TO 30 METRES ABOVE THE UPPER SURFACE OF THE CONCRETE GROUND FLOOR OF THE RESIDENTIAL BUILDING ERECTED UPON STRATA LOT 12.

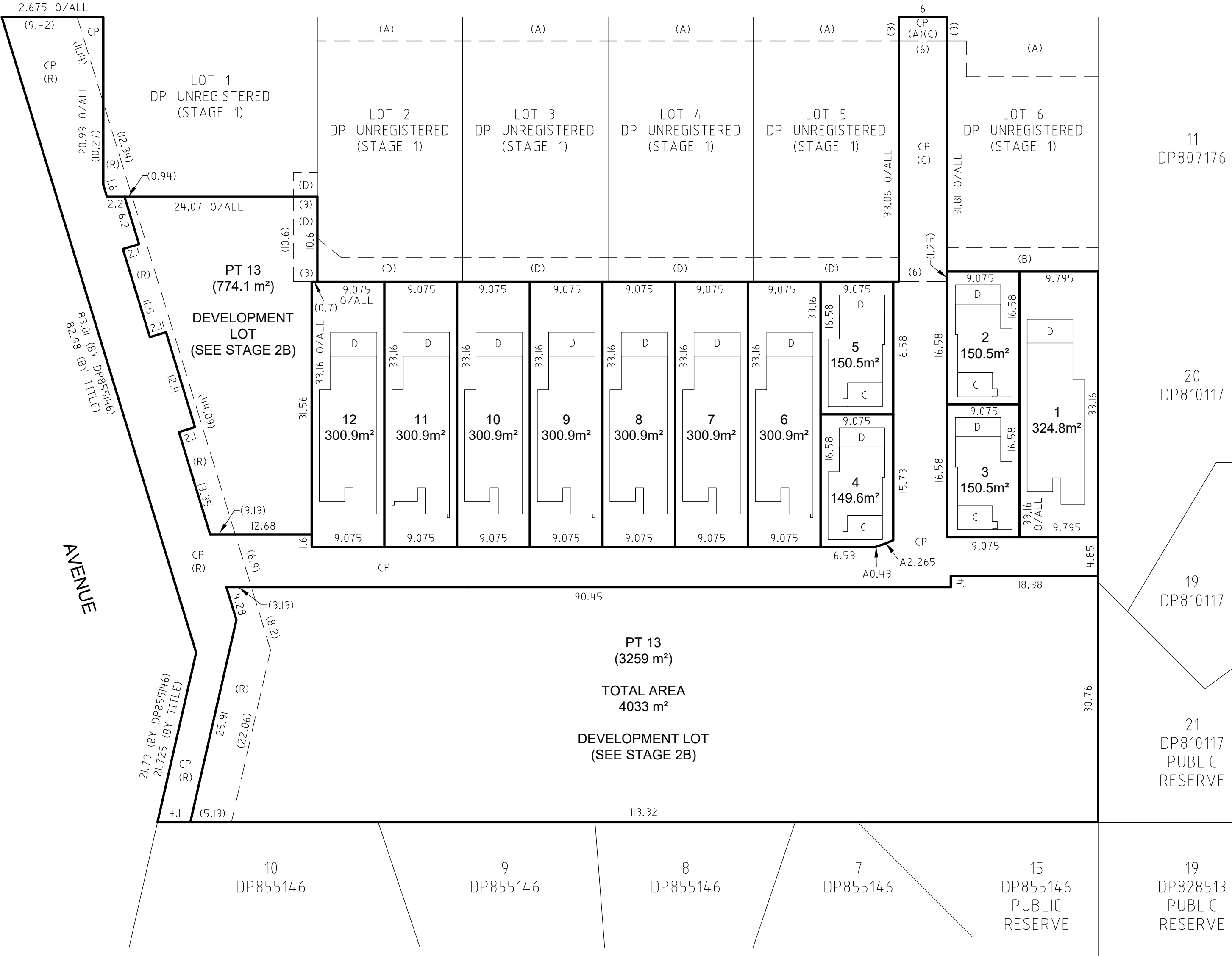
SURVEYOR
Name: NEIL JAMES LLOYD
Date:
Reference: 12041_STAGE 2A (DRAFT)

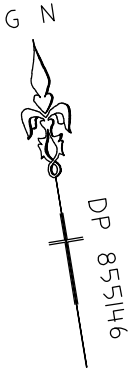
PLAN OF PROPOSED STRATA SUBDIVISION OF
DRAFT LOT 7 (STAGE 1) BEING A PROPOSED
SUBDIVISION OF BASE LOT 159 DP755687
CLIENT: SKED No.2 PTY LTD (ACN 146 109 319)

L.G.A.: BYRON
Locality: MULLUMBIMBY
Reduction Ratio: 1: 400
Lengths are in metres

REGISTERED
DRAFT

USHER & COMPANY
Surveying & Land Development Consultants
A.B.N. 70 128 414 602
1 West Street, Burleigh Heads QLD 4220
PO Box 756 Burleigh Heads QLD 4220
Phone: (07) 5535 8346
Email: admin@usherandcompany.com.au
REF: 12041_STAGE 2A (DRAFT) 28-06-2024





DRAFT SUBDIVISION PLAN BASED ON:
STORY DESIGN COLLECTIVE LOT LAYOUT PLAN
REVISION K (ISSUED 25/06/2024)
PROJECT No.20320 DRAWING No.202
LOT 159, 30 CHINBIBLE AVENUE, MULLUMBIMBY
RESIDENTIAL DEVELOPMENT

- CAUTIONARY NOTES:
- EXTERNAL BOUNDARY DIMENSIONS FOR EXISTING SUBJECT PARCEL LOT 159 DP755687 ARE BASED ON SURROUNDING REGISTERED PLANS ON PUBLIC RECORD. DIMENSIONS & AREAS SHOWN ARE SUBJECT TO CHANGE BASED ON LAND AVAILABLE SUBJECT TO SITE SURVEY.
 - EXTERNAL BOUNDARY DIMENSIONS FOR PROPOSED BASE LOT 7 ARE SUBJECT TO COUNCIL APPROVAL, SURVEY AND REGISTRATION OF PROPOSED SUBDIVISION OF STAGE 1.
 - EXTERNAL BOUNDARY DIMENSIONS FOR PROPOSED DEVELOPMENT LOT 13 ARE SUBJECT TO COUNCIL APPROVAL, SURVEY & REGISTRATION OF PROPOSED SUBDIVISION OF STAGE 2A.
 - PROPOSED LOT DIMENSIONS AND AREAS SHOWN ARE PRELIMINARY ONLY AND SUBJECT TO CHANGE PENDING LODGMENT OF SUBJECT DEVELOPMENT APPLICATION AND APPROVAL FROM RELEVANT AUTHORITIES
 - ADDITIONAL ENCUMBRANCES (INCL EASEMENTS, POSITIVE COVENANTS RESTRICTIONS ON THE USE OF LAND) MAY BE REQUIRED SUBJECT TO PLANNING APPROVALS, ANY SUBSEQUENT CONSTRUCTION WORKS AND FINAL CADASTRAL SURVEY.
 - NO INVESTIGATION HAS BEEN MADE FOR EASEMENTS REQUIRED BASED ON EXISTING OR PROPOSED UTILITY SERVICE/INSTALLATIONS.
 - LOCATION OF ANY EASEMENT REQUIRED TO BENEFIT ESSENTIAL ENERGY TO BE CONFIRMED BY CERTIFIED DRAWINGS APPROVED BY ESSENTIAL ENERGY ONLY.
 - CREATION OF ALL NEW TITLES AND ENCUMBRANCES ARE SUBJECT TO EXAMINATION/REGISTRATION OF A PLAN OF SUBDIVISION WITH NSW LAND REGISTRY SERVICE (LRS).

- (A) UNREGISTERED EASEMENT TO DRAIN WATER 3 WIDE & VARIABLE WIDTH (STAGE 1)
(B) UNREGISTERED EASEMENT TO DRAIN SEWAGE 3 WIDE (STAGE 1)
(C) UNREGISTERED EASEMENT TO DRAIN SEWAGE 6 WIDE (STAGE 1)
(D) UNREGISTERED EASEMENT TO DRAIN SEWAGE 3 WIDE & VARIABLE WIDTH (STAGE 1)
(R) UNREGISTERED RESTRICTION ON THE USE OF LAND 9 WIDE (STAGE 2A)

C DENOTES CARPORT
CP DENOTES COMMON PROPERTY
D DENOTES DECK
P DENOTES PATIO

NOTES:

ALL AREAS ARE APPROXIMATE ONLY

ANY SERVICE LINE WITHIN ONE LOT SERVICING ANOTHER IS COMMON PROPERTY

ALL COMMON SERVICE LINES ARE COMMON PROPERTY

ALL DRAINAGE LINES ARE COMMON PROPERTY

ALL FENCES ARE COMMON PROPERTY

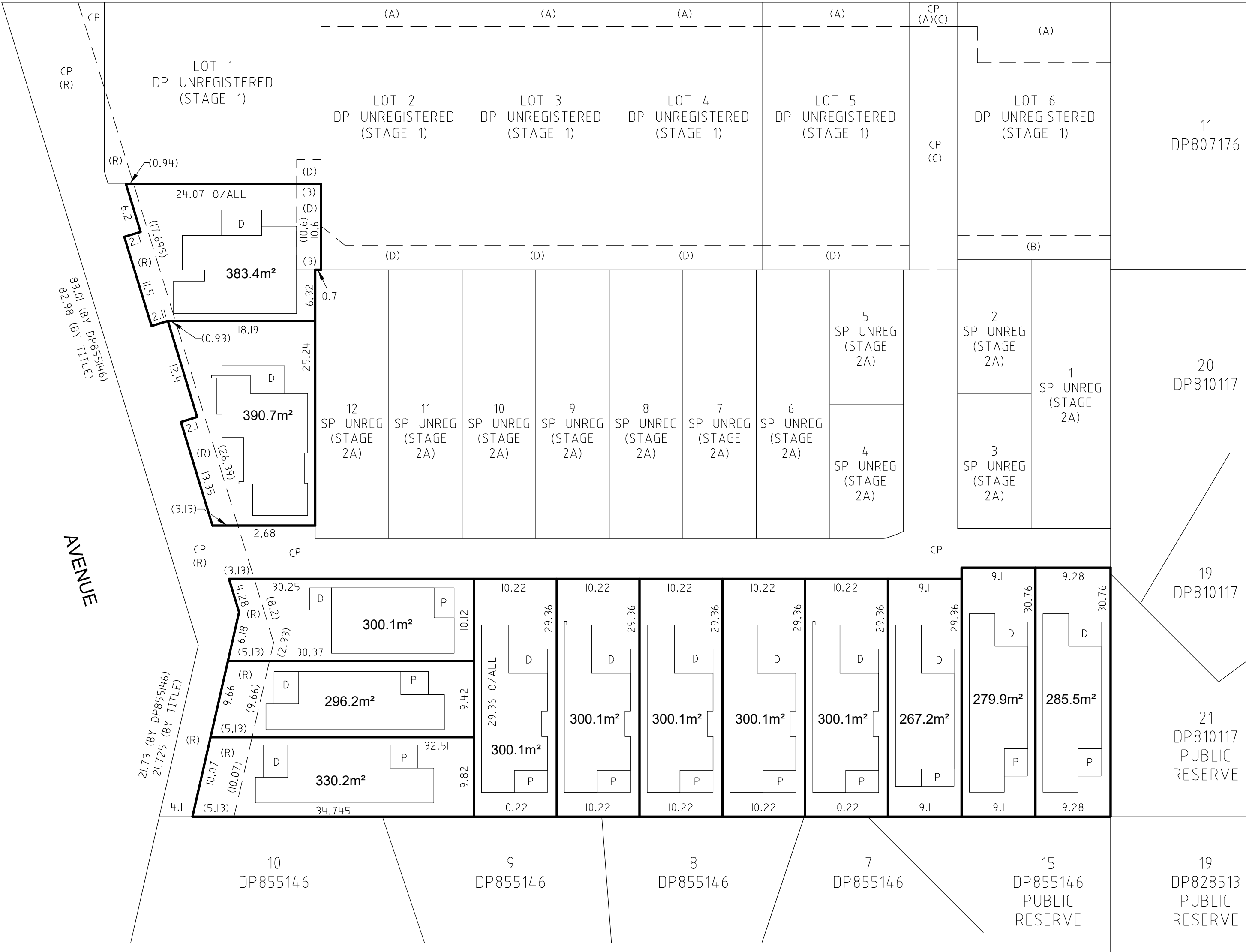
THE WHOLE OF THE STRUCTURE OF THE BUILDING WITHIN EACH LOT, INCLUDING FLOORS, WALLS, CEILINGS AND ROOFS FORM PART OF THAT LOT AND IS NOT COMMON PROPERTY.

CONCRETE PATHS/DRIVEWAYS & PORCHES WITHIN A LOT FORM PART OF THE LOT

THE STRATUM OF ALL LOTS EXTENDS FROM 5 METRES BELOW TO 10 METRES ABOVE THE UPPER SURFACE OF THE CONCRETE GROUND FLOOR OF THE RESIDENTIAL BUILDING ERECTED UPON EACH LOT RESPECTIVELY.

CHINBIBLE

AVENUE



SURVEYOR
Name: NEIL JAMES LLOYD
Date:
Reference: 12041_STAGE 2B (DRAFT)

PLAN OF PROPOSED STRATA SUBDIVISION OF DRAFT
DEVELOPMENT LOT 13 (STAGE 2A)
BEING A PROPOSED SUBDIVISION OF BASE LOT 159 DP755687
CLIENT: SKED No.2 PTY LTD (ACN 146 109 319)

L.G.A.: BYRON
Locality: MULLUMBIMBY
Reduction Ratio: 1: 400
Lengths are in metres

REGISTERED
DRAFT

USHER & COMPANY
Surveying & Land Development Consultants
1 West Street, Burleigh Heads QLD 4220
PO Box 756 Burleigh Heads QLD 4220
Phone: (07) 5535 8346
Email: admin@usherandcompany.com.au
REF: 12041_STAGE 2B (DRAFT) 28-06-2024