B+B Reference: 230684	**Date:** 5 November 2024

Town Planning Studio
PO Box 238
Brunswick Heads NSW 2483
Sent Via Email: joe@jdtownplanning.com.au

RE: Lot 4 D.P.244699, 23 Marine Parade, Byron Bay

Dear Joe,

I refer to the above property for which a Development Application is being prepared for a dual occupancy and strata subdivision development.

I confirm that the property comprises the following land areas:

Area as shown within Deposited Plan 244699	31.5 perches
Area when converting from imperial to metric	796.7 square metres
Area when calculated from boundary lengths and orientation	803.2 square metres

The difference arises when the conversion happens from the old imperial measurements to metric. The accurate area is that calculated (803.2 square metres) as opposed to that shown on the title plan.

As part of the strata title subdivision, a plan of survey redefinition will be completed which will further confirm the current title dimensions and areas.

Yours Sincerely

Scott Thompson
Project Manager

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Canty's
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In reply please quote: 7489

Date.   19th February 1996

David Messiter
Architect
PO Box 959
BYRON BAY NSW 2481

Dear David

RE: LOT 4 SECTION 61 IN DP 244699 MARINE PARADE,
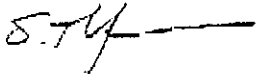### WATEGOS BEACH, BYRON BAY

In accordance with your instructions we have determined the area of Lot 4 Section 61 in Deposited Plan Registered Number 244699 Marine Parade. Wategos Beach, Byron Bay.

We find that the above mentioned Deposited Plan states that Lot 4 has an area of 31½ perches. This converts to 796.7 m². By calculation using the bearings and distances shown on DP244699 Lot 4 has an area of 802.7 m² .The difference between these two areas arises because the area shown on the Deposited Plan is rounded down to the nearest ¼ of a perch (6.3 m²). In my opinion the calculated area of 802.7 m² is the more accurate figure for the true area of Lot 4

We trust that this information is satisfactory for your requirements.

Thanking you.

Yours faithfully,

S.A. THOMPSON
Registered Surveyor
CANTY'S CONSULTING
SURVEYORS PTY LIMITED