








-  BUILDINGS PROPOSED TO BE DEMOLISHED (STAGE 1)
-  BUILDINGS PROPOSED TO BE DEMOLISHED (STAGE 2 - AS RESIDENTS MOVE INTO NEW FACILITY)
-  PROPOSED EASEMENTS AS DESIGNATED (A, B, or C)  
(WORDING, SIZE & DIMENSIONS SUBJECT TO AUTHORITIES, SURVEY AND SOLICITORS)

- (A) PROPOSED EASEMENT FOR GAS SERVICES 2.3 WIDE (FOR NEW GAS METER)
- (B) PROPOSED EASEMENT FOR ACCESS 3.5 WIDE
- (C) PROPOSED EASEMENT FOR ELECTRICITY & OTHER PURPOSES 2.5 WIDE (FOR SUBSTATION)

-  TREE TO REMAIN
-  TREE TO BE REMOVED

**NOTE:**  
The dimensions, area and total number of Lots shown hereon are subject to survey.

- PLEASE NOTE:**
- This plan was prepared for BRISBANE WATER (N.S.W.) LEGACY as a proposed subdivision to accompany a subdivision application to CENTRAL COAST COUNCIL, and should not be used for any other purpose.
  - The dimensions, area and total number of Lots shown hereon are subject to field survey and also to the requirements of Council and any other authority which may have requirements under any relevant legislation.
  - In particular, no reliance should be placed on the information on this plan for any financial dealings involving the land.
  - Bannister and Hunter Pty Ltd therefore disclaims any liability for any loss or damage whatsoever or howsoever incurred arising from any party who uses or relies upon this plan for any purpose other than as a document prepared for the sole purpose of making a subdivision application to Council and which may be subject to alteration for reasons beyond the control of Bannister and Hunter Pty Ltd.
  - This plan is not a plan of an approved subdivision.
  - This note is an integral part of this plan.
  - The drawing and information shown hereon are the property of Bannister and Hunter Pty Ltd and shall not be copied or reproduced without the written permission of Bannister and Hunter Pty Ltd and shall be used only by the client of Bannister and Hunter Pty Ltd for the purpose for which it was approved.

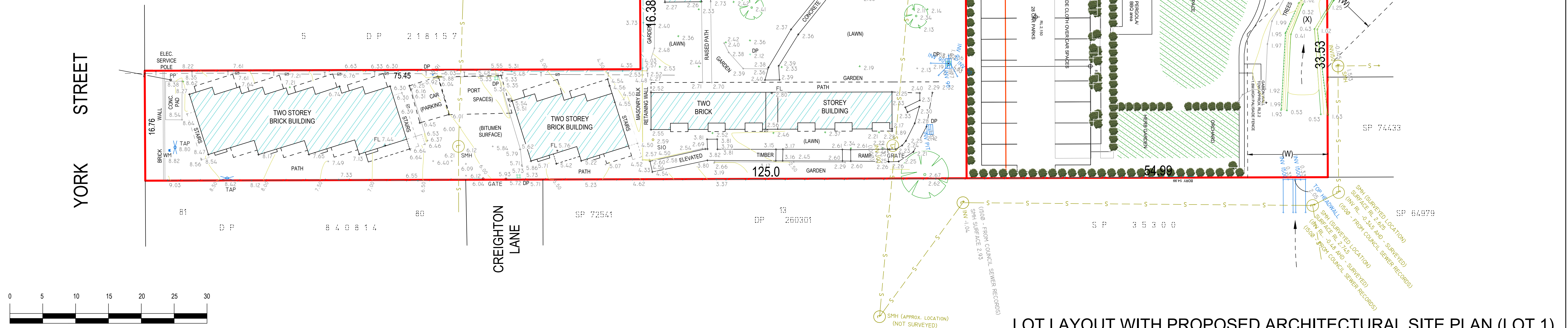
- PLEASE NOTE:**
- The title boundaries shown hereon were not verified or marked at the time of survey but were determined by a combination of existing title dimensions, occupation (where available) and other evidence. Consequently, these measurements may be out of date due to more recent surrounding surveys or inaccurate by modern surveying standards. This plan should not be used for building in relation to a boundary without further boundary survey.
  - Therefore the boundary lines shown on this plan do not necessarily reflect the true position of the boundaries and further definition of the boundaries should be carried out for design of buildings and structures close to boundaries.

- This plan has been prepared for BRISBANE WATER (N.S.W.) LEGACY from a combination of field survey and existing records for the purpose of showing the physical features of the land to assist in designing future development, and should not be used for any other purpose.
- Services shown hereon were located where possible by field survey completed on 11-06-2020. Where services are not visible on-site, service alignments have been shown from the relevant asset owners records (Dial-Before-You-Dig) and are therefore approximate only. The location of all services shown hereon must be confirmed with the asset owner prior to commencement of any works on-site.
- Bannister and Hunter Pty Ltd therefore accepts no liability whatsoever, except to the extent required by consumer protection legislation, for any damage caused to any underground service or any loss or injury suffered if enquiry and verification have not been completed in accordance with this note.
- This note is an integral part of this plan or data as transmitted. Reproduction of this plan or any part of it without this note being included in full will render the information shown on such reproduction invalid and not suitable for use.
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**Notes:**

- ORIGIN OF LEVELS, PM 19217, RL 1.564m (A.H.D.).
- LOCATION OF UNDERGROUND SERVICES NOT SURVEYED.
- CONTOUR INTERVAL 0.5m.
- M.G.A. CO-ORDINATES G.D.A. 94.
- DP DENOTES DRAINAGE PIT.
- FL DENOTES FLOOR LEVEL (GROUND FLOOR).

- (W) EASEMENT TO DRAIN WATER 12.19 WIDE (VIDE J461377&BK2669 NO.395).
- (X) J461377 AFFECTING THE SITE FORMERLY IN LOT 2 DP 218157.
- (Y) BK2669 NO.395 AFFECTING THE SITE FORMERLY IN LOT 9 DP 218157.



**LOT LAYOUT WITH PROPOSED ARCHITECTURAL SITE PLAN (LOT 1)**

DATE	NO.	REVISION DESCRIPTION
31/08/2021	A	TREES TO BE REMOVED NOTED IN RED (SHEET 1)

SCALE 1:300 BASE DRAWING SIZE A1
SURVEYED BY: PM DATE OF SURVEY: 11/06/2020
DRAWN BY: RB DATE: 26/08/2021
CHECKED BY: RB DATE: 26/08/2021

Client: BRISBANE WATER (N.S.W.) LEGACY


PLAN OF: PROPOSED SUBDIVISION OF LOT 8 DP218157 & LOT 51 DP732632, BRISBANE WATER (N.S.W.) LEGACY NO.51-57 MASONS PARADE, GOSFORD.	75 Mann Street, Gosford, N.S.W. 2250 Phone: (02) 4324 2566 Web: www.bannisterhunter.com.au Email: admin@bannisterhunter.com.au	Ref. No: 16195 Ccad Ref: 16195 Acad Ref: 16195-03c SHEET No: 2 of 2	Date: 26th August 2021 Datum: A.H.D. REVISION A
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