



IMPORTANT NOTE

THIS PLAN WAS PREPARED FOR MR. RYAN CAPELLO, AS A PROPOSED SUBDIVISION TO ACCOMPANY A DEVELOPMENT APPLICATION TO YASS VALLEY COUNCIL AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE. THE DIMENSIONS AND AREAS SHOWN HEREON ARE SUBJECT TO SURVEY AND ALSO TO THE REQUIREMENTS OF COUNCIL AND ANY OTHER RELEVANT AUTHORITY WHICH MAY HAVE REQUIREMENTS UNDER ANY RELEVANT LEGISLATION. THE DETAIL INFORMATION SHOWN IS APPROXIMATE ONLY. IN PARTICULAR, NO RELANCE SHOULD BE PLACED ON THE INFORMATION ON THIS PLAN FOR FINANCIAL DEALINGS INVOLVING THIS LAND. THIS NOTE IS AN INTEGRAL PART OF THIS PLAN.

BE1 BUILDING ENVELOPE 3000m²

BE2 BUILDING ENVELOPE 5000m²

CLIENT:

RYAN CAPELLO

A3 SHEET	1 OF 1
DATE OF SURVEY	JAN 2026
JOB REFERENCE	5929
COMPUTER REFERENCE	5929_PPSt.dwg
LEVEL DATUM	
ORIGINS OF LEVEL	
CONTOUR INTERVAL	0.25M

PLAN OF PROPOSED SUBDIVISION

LOT 4 DP1086437

LOT 130 DP754908

613 TALLAGANDRA LANE

SUTTON



REDUCTION RATIO:

1:6000 @ A3

LEGEND:

- (H) EASEMENT FOR TRANSMISSION LINE 45.72 WIDE (DP109650)
- (G) EASEMENT FOR OVERHEAD POWER LINES 20 WIDE (DP1086437)
- E1 PROPOSED EASEMENT FOR OVERHEAD POWER LINES 20 WIDE



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