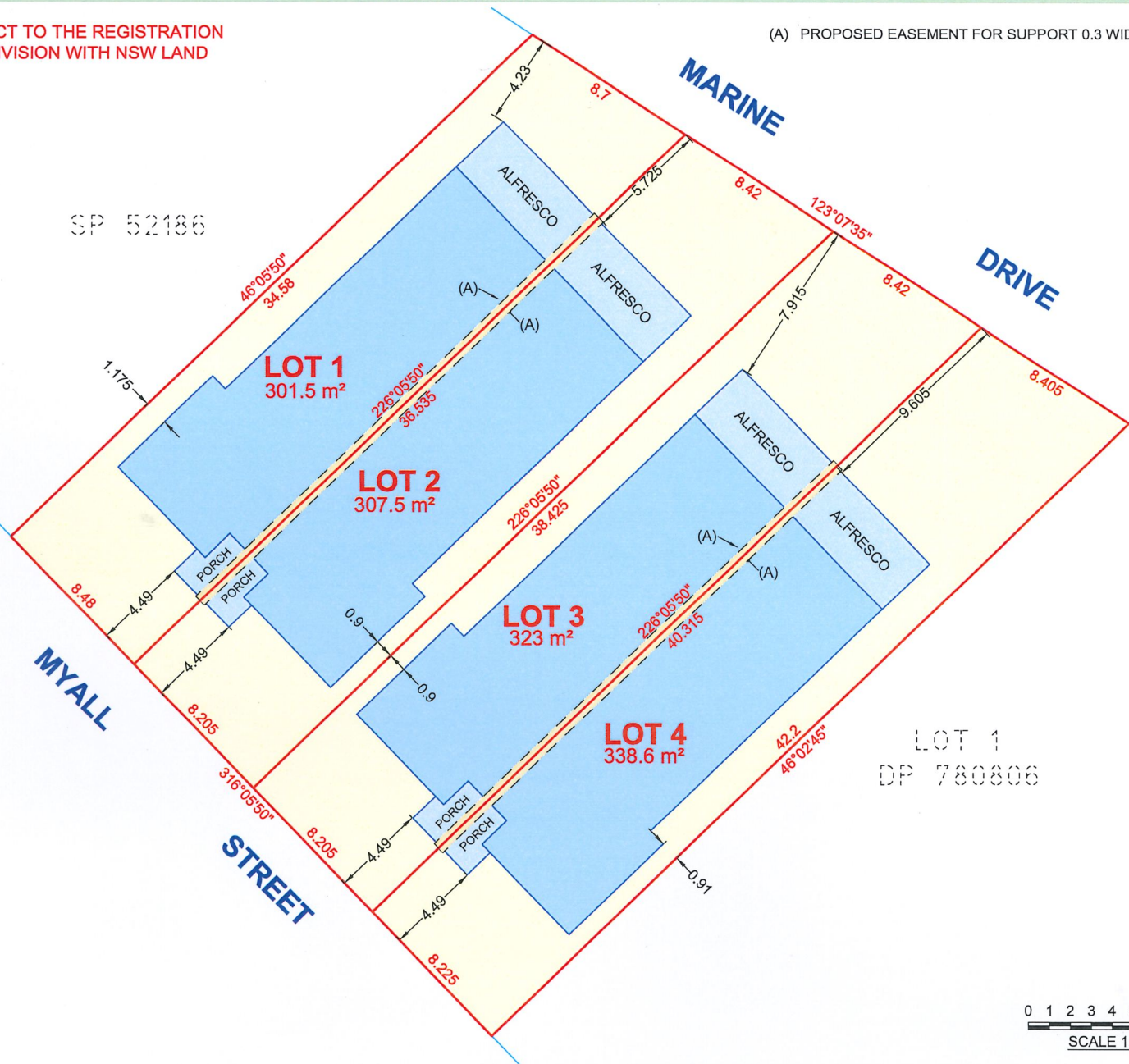


CAUTION: ALL DIMENSIONS ARE SUBJECT TO THE REGISTRATION OF THE FINAL PLAN OF SUBDIVISION WITH NSW LAND REGISTRY SERVICES (LRS).

(A) PROPOSED EASEMENT FOR SUPPORT 0.3 WIDE



SP 52186

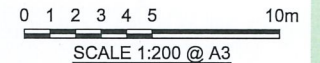


NOTES - GENERAL

1. This plan may be colour coded and black & white copies may not fully disclose the information hereon.
2. This plan has been prepared for the exclusive use of the client named hereon. No responsibility is taken for any loss incurred by any third party resulting from unauthorised use of the plan.

NOTES - PROPOSED SUBDIVISION PLAN

1. Boundaries have not been verified by survey. All dimensions and areas are subject to final survey, council approval & registration of the final plan of subdivision with NSW Land Registry Services (LRS).
2. This plan is to accompany an application to Maitland Council and should not be used for any other purpose.
3. Easement(s) & Restriction(s) on the Use of Land & Positive Covenant(s) shown as "Proposed" on this plan are subject to final survey, council approval & registration of the final plan of subdivision with NSW Land Registry Services (LRS).
4. Easement(s) & Restriction(s) on the Use of Land & Positive Covenant(s) may be created on the final subdivision plan.
5. The subject land is held under "Limited Title" and the dimensions stated hereon may vary after survey. The location of the boundaries shown hereon are in accordance with the relevant Certificate of Title. However, dimensions stated hereon have not been ratified by NSW Land Registry Services (LRS) and are based on preliminary survey only. A plan of survey must be prepared and registered at NSW Land Registry Services (LRS) to ratify the dimensions prior to any detailed design or construction.



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LE MOTTEE GROUP

SURVEYING | CIVIL ENGINEERING | TOWN PLANNING | PROJECT MANAGEMENT
STRATA CERTIFICATION | ECOLOGY | BUSHFIRE ASSESSMENT

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Professionals Standards Legislation

Technical Details:
Azimuth - MGA
Origin -
Easting -
Northing -

Datum -
Origin -
R.L. -
Contour Int. -

Surveyed
Dated
AJM 05/12/22
Checked
AJM 05/12/22

Title
Client
Site
Locality

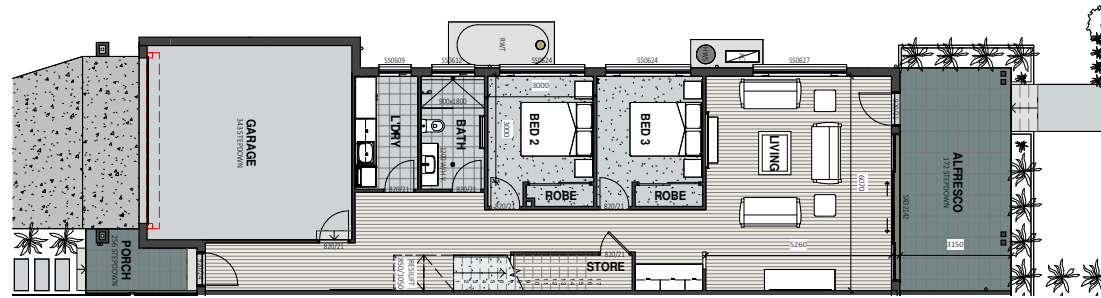
PROPOSED SUBDIVISION

VALLEY HOMES - COMBINED DEVELOPMENT GROUP
LOT 1 & 2 DP 1031655 - No.47-49 MARINE DRIVE
TEA GARDENS LGA MID-COAST

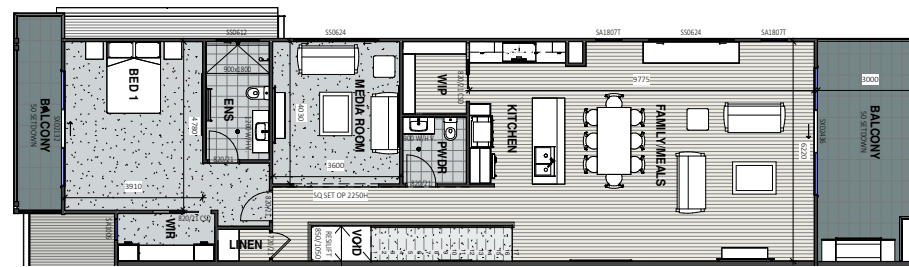
Our Ref:
8929 PS-V2
Original Size Sheet No.
A3 1 of 1

Homes 1 & 3

GROUND FLOOR:



FIRST FLOOR:

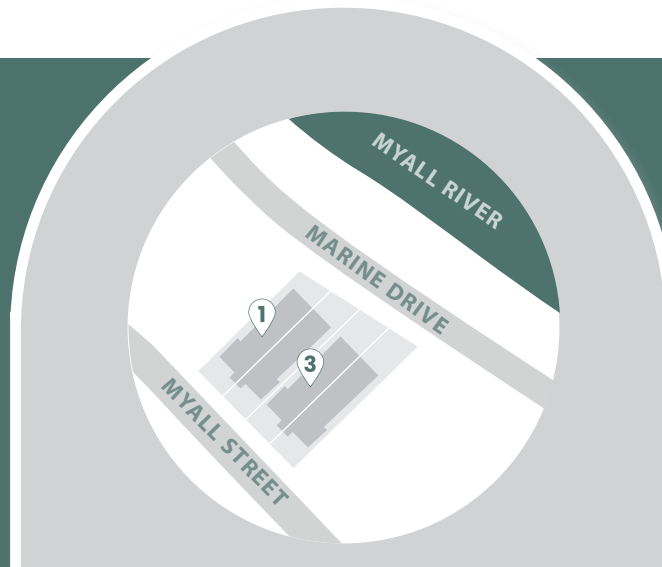


Bed & Bath Space

Bedroom 1	5.1m x 3.9m
Ensuite	3.3m x 1.8m
Bedroom 2	3.7m x 3m
Bedroom 3	3.7m x 3m
Media Room	4 x 3.6m
Powder Room	1.8 x 1.8m
Bath	3 x 1.8m
Laundry	3 x 1.7m

Floorplan 3 Bedroom Home

Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print. Changes may be made during the development process and dimensions, fixtures, fittings, finishes and specifications are subject to change without notice. Window placement, balcony configuration, wardrobe sizes and living areas may vary slightly within each plan type. Please refer to contract drawings for more accurate information on a particular property.



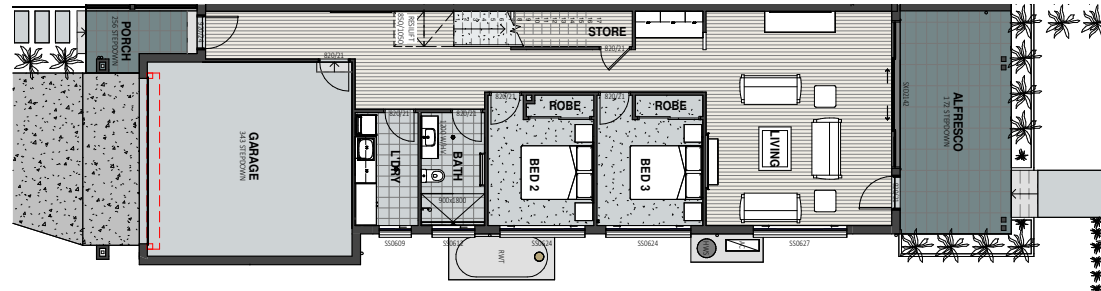
3	
2.5	
2	

Living Space

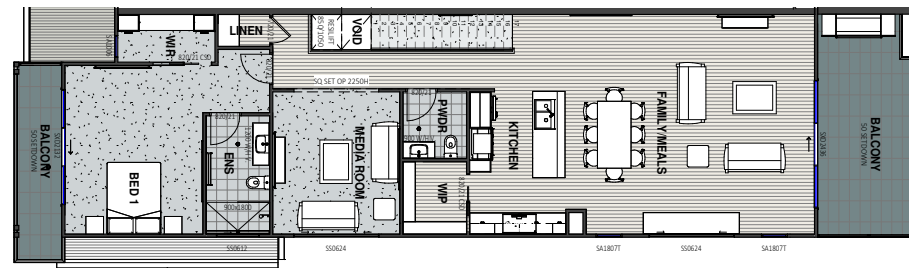
Alfresco	20.27m ²
Living	106.75m ²
Garage	35.27m ²
Patio	5.01m ²
Balcony 1	7.73m ²
Balcony 2	18.52m ²
Living Upper	135.62m ²
Kitchen	8.91m ²
Walk in Pantry	3.69m ²

Homes 2 & 4

GROUND FLOOR:



FIRST FLOOR:

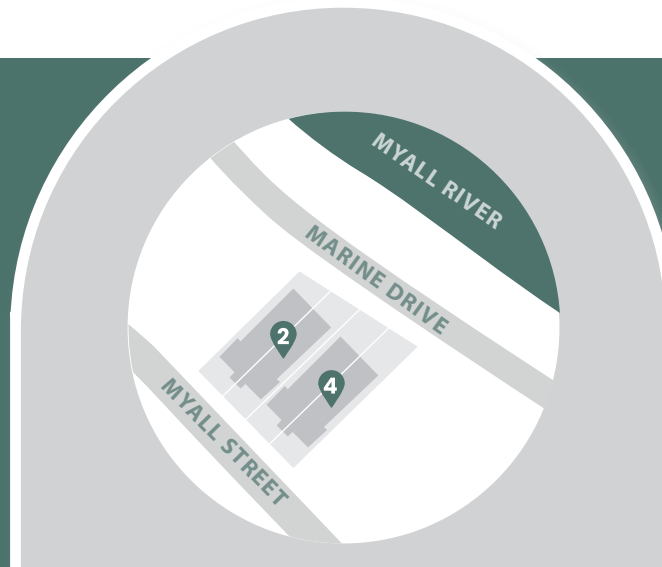


Bed & Bath Space

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Floorplan 3 Bedroom Home

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3	
2.5	
2	

Living Space

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