

PROPOSED

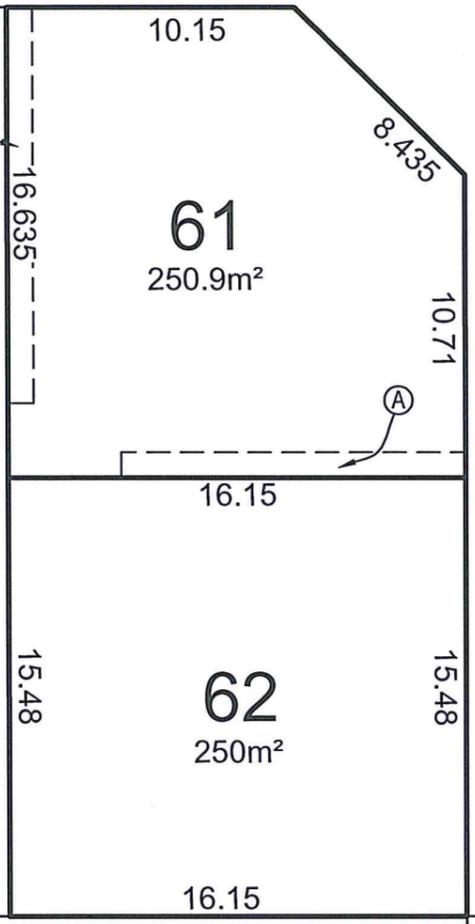
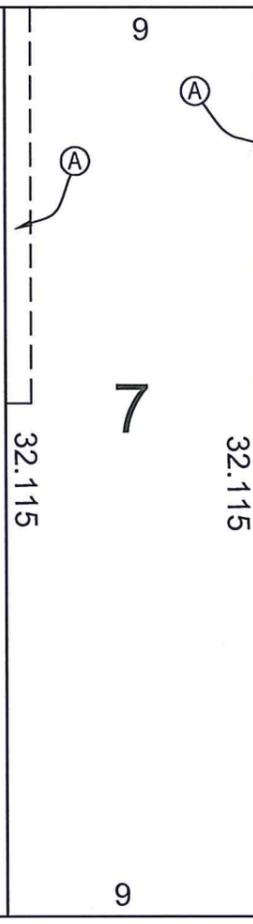
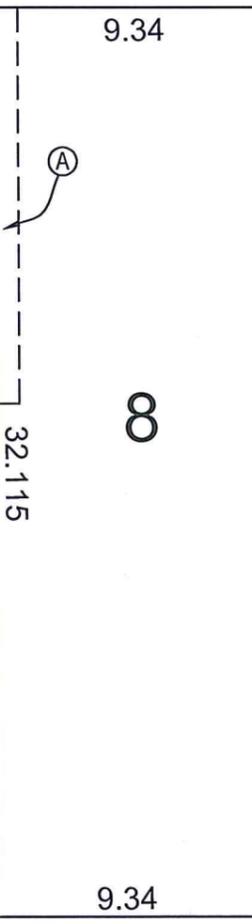
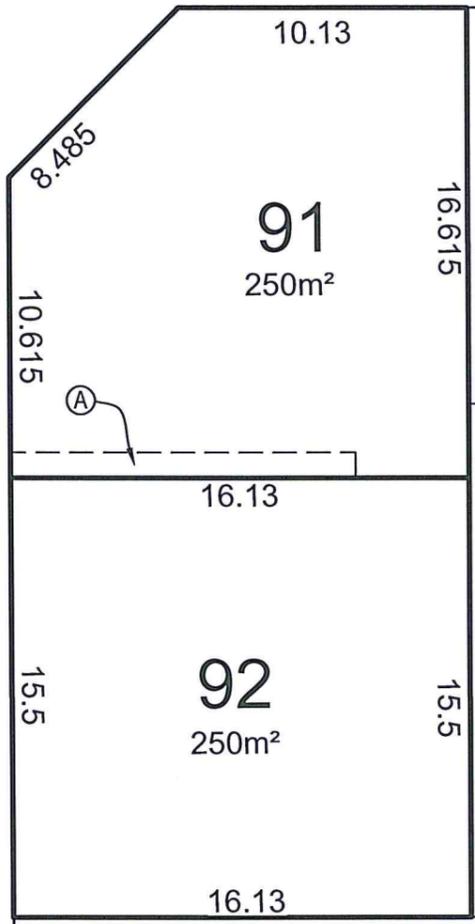
ROAD N°1

PROPOSED

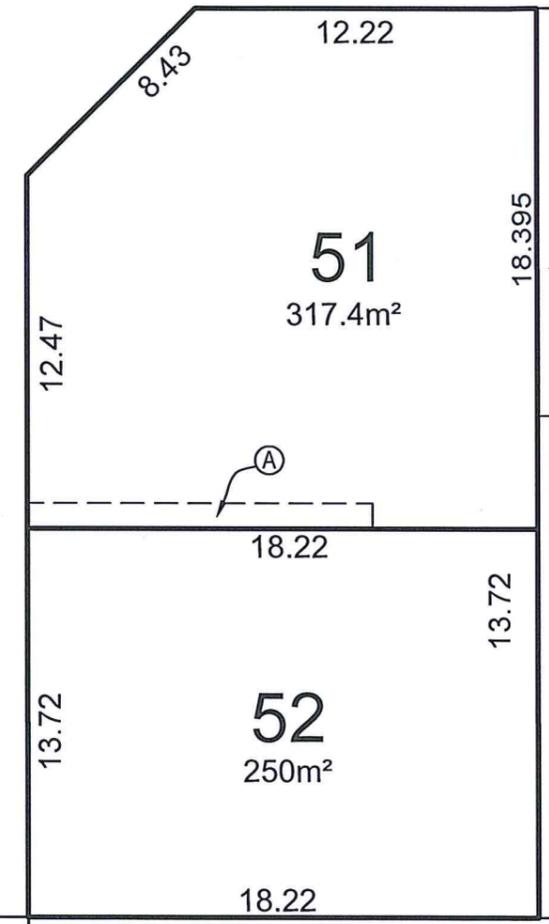
ROAD N°3

PROPOSED

ROAD N°2



432
DP 2475



Ⓐ PROPOSED EASEMENT FOR ACCESS AND MAINTENANCE 0.9 WIDE

STAGE - 2

CAUTION 1:
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PROJECT:
LOTS 51, 52, 61, 62, 91 & 92
PROPOSED SUBDIVISION LOT 4312 IN DP 1263706
LGA: LIVERPOOL
COMP REF: J:\79896\...79896_ILL_OP7_MGA2020_BEP2.1 A3

REVISION		
A	Areas added & Setbacks amended on 18.07.2023	
CLIENT: ALL PROPERTY PEOPLE		
DATE: 30.06.2023	SCALE: 1:250	SHEET
REF: S2912 / 79896_BEP/KK	DATUM: AHD	1 of 1

"Liability limited by a scheme approved
under Professional Standards Legislation"

DRAFT

OPTION 7

MGA



SCHEDULE of CURVED BOUNDARIES

No	Bearing	Chord	Arc	Radius
1	34°28'40"	8.975	9.18	12.5
2	34°29'35"	10.155	10.46	12.5
3	41°59'45"	7.085	7.185	12.5
4	16°53'35"	3.755	3.77	12.5

4311
DP 1263706

DRAFT SUBDIVISION ONLY

1. THIS PLAN HAS BEEN PREPARED FROM INFORMATION PROVIDED TO BURTON & FIELD.
2. THIS PLAN IS DRAFT ONLY AND IS NOT CHECKED OR REGISTERED BY THE LAND TITLES OFFICE. MINOR ALTERATIONS MAY BE REQUIRED PRIOR TO ACCEPTANCE & REGISTRATION.
3. THE BOUNDARY POSITIONS & DIMENSIONS MAY CHANGE PRIOR TO REGISTRATION.
4. EASEMENTS, RESTRICTIONS ETC MAY CHANGE PRIOR TO REGISTRATION.
5. THIS PLAN IS SUBJECT TO COUNCIL APPROVAL.
6. THIS PLAN IS SUBJECT TO ENGINEERING DESIGN. DRAINAGE AND ROAD FORMATION HAS NOT BEEN INVESTIGATED.

PROPOSED ROAD 3
8 WIDE

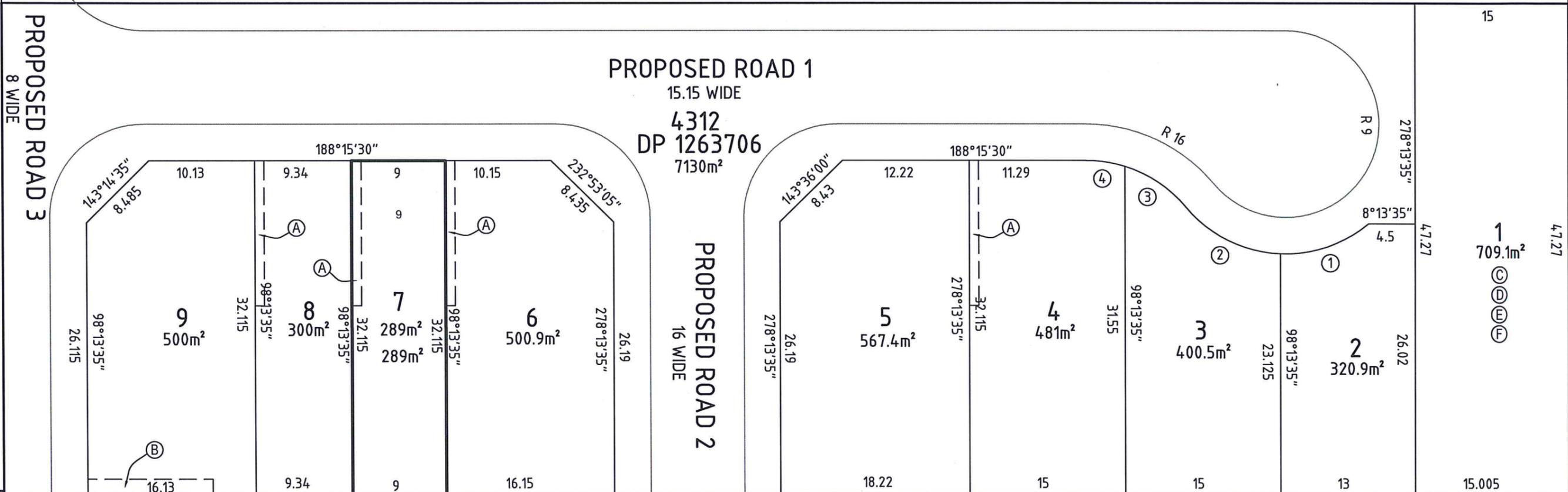
PROPOSED ROAD 1

15.15 WIDE

4312
DP 1263706
7130m²

PROPOSED ROAD 2
16 WIDE

FIFTEENTH AVENUE



- (A) EASEMENT FOR ACCESS AND MAINTENANCE 0.9 WIDE
- (B) EASEMENT FOR DRAINAGE OF WATER 1.5 WIDE
- (C) EASEMENT FOR DRAINAGE OF WATER (WHOLE OF LOT)
- (D) RESTRICTION ON THE USE OF LAND (WHOLE OF LOT)
- (E) POSITIVE COVENANT (WHOLE OF LOT)
- (F) POSITIVE COVENANT (WHOLE OF LOT)

432
DP 2475

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REVISION	
C	18-07-2023 ZERO LOT EASEMENTS ADDED
B	11-04-2023 PLAN AMENDED WITH EASEMENTS
A	15-11-2021 PLAN AMENDED WITH BUILDING ENVELOPE PLAN IN LOT 7
DATE:	25-02-2021
REF:	S2912-79896
SURVEYED:	DC
DRAWN:	DC
CHECKED:	SS

CLIENT:	ALL PROPERTY PEOPLE
PROJECT:	PLAN OF INDICATIVE LOT LAYOUT OF LOT4312 IN DP 1263706 AT FIFTEENTH AVENUE, AUSTRAL - OPTION 7
LGA:	LIVERPOOL
COMP REF:	J:\79896\...79896_JLL_DP7_MGA2020_REV-C.1
SIZE:	A1

ISSUE:	A
SHEET:	1
OF 2 SHEETS	
DATUM:	N/A
SCALE:	1:200