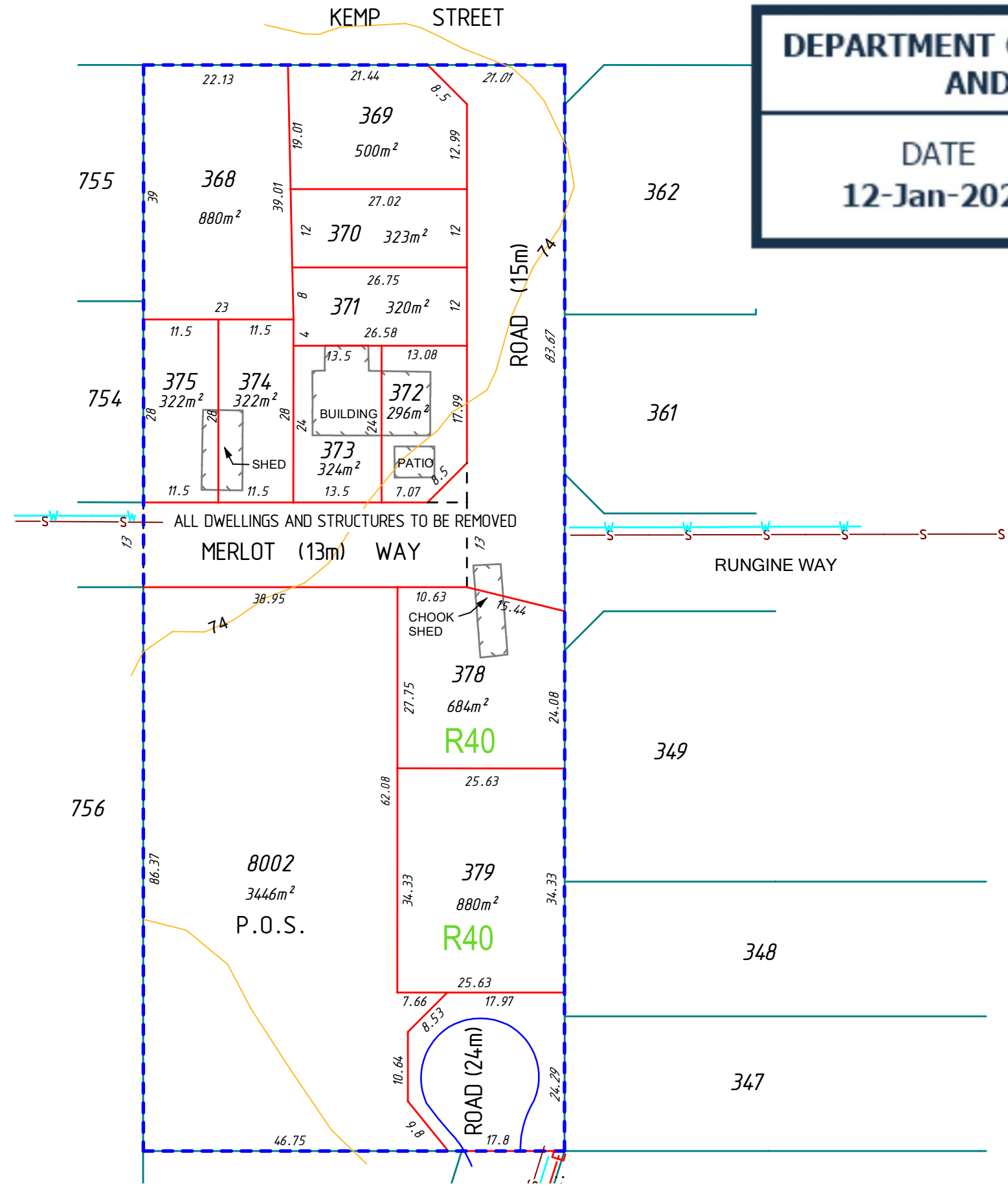


**DEPARTMENT OF PLANNING, LANDS AND HERITAGE**

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DATE  
**12-Jan-2024**

FILE  
**164184**



**APPLICATION SKETCH LEGEND**

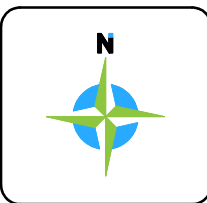
- Sewer Main
- Water Main
- Power Line
- Drainage Line
- Building Line
- Wall Line
- Eave/Gutter Line
- Fenceline
- Contour - Major
- Contour - Minor

- Power Dome
- Power Pole
- Water Meter
- Telstra Pit
- Drainage Gull/Manhole
- Light Pole
- Tree

SUMMARY	
52 Kemp Street, PEARSALL	
Application Type	Subdivision
Parent Lot	10
Parent Graphic	D 76474
Certificate of Title	Volume 1852 Folio 921
Total Area	10,743m <sup>2</sup>
Local Authority	City of Wanneroo
TPS	East Wanneroo Cell 4
Zoning	R20/40
Proposed No. of Lots	12 lots & 1 POS lot

This plan, which was prepared by MNG for Justin Sonia Pty Ltd., shows the proposed subdivision of MASTER MODEL and is intended to accompany an application to the Western Australian Planning Commission (WAPC) for approval to subdivide. All information relating to the subdivision, including lot dimensions and areas are subject to approval by the WAPC, the Local Authority and other servicing authorities having an interest in the land. Existing boundaries shown hereon are a graphical representation only, they have been extracted from Landgate's Spatial Cadastral Database, which is only a model of the cadastre, and has not been re-established by survey. MNG does not guarantee position unless stated otherwise. Existing easements, encumbrances and interests are not necessarily depicted on the plan and a current title search is recommended to check this information prior to sale and development of proposed lots). The use of this plan for other than the purpose for which it is commissioned is strictly prohibited. In particular, the information shown on the plan is not relied upon for financial dealings involving the land either in the whole or in the part. The contents of this plan are current and correct as of the date stated within the revision panel. All consultants and persons wishing to utilise this data should satisfy themselves of this plan's currency by contacting the McMullen Nolan Group. Contours are compiled from MNG Survey Data and Landgate SLIP Data and are subject to change without notice. This plan is not to be distributed without this note, which is an integral part of the plan.



Extent of Subject Land

Existing Boundaries

Proposed Boundaries

CLIENT:

**Justin Sonia Pty. Ltd**

SCALE 1:750 @ A3

0 15 30

ALL DISTANCES ARE IN METRES

For a true to scale reproduction of this plan, plot it to A3 with the Paging Scaling set to None.

**PROPOSED SUBDIVISION**  
**LOTS 10 ON D 76474**  
**SUBDIVISION**

Project Mngr.	Nigel Simpson	Datum	PCG94/AHD
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**93254 - AP - 065 - F**

Job Number	Type	Plan Number	Revision
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**MNG**

McMULLEN NOLAN GROUP  
Level 1, 2 Sabre Crescent  
Jandakot, W.A. 6164  
PO Box 3526, Success  
W.A. 6964, Australia  
ABN 90 009 363 311  
Offices in: Perth | Melbourne | Kimberley | South West WA

Tel: (08) 6436 1599  
Fax: (08) 6436 1500  
info@mngsurvey.com.au  
www.mngsurvey.com.au  
ABN 90 009 363 311