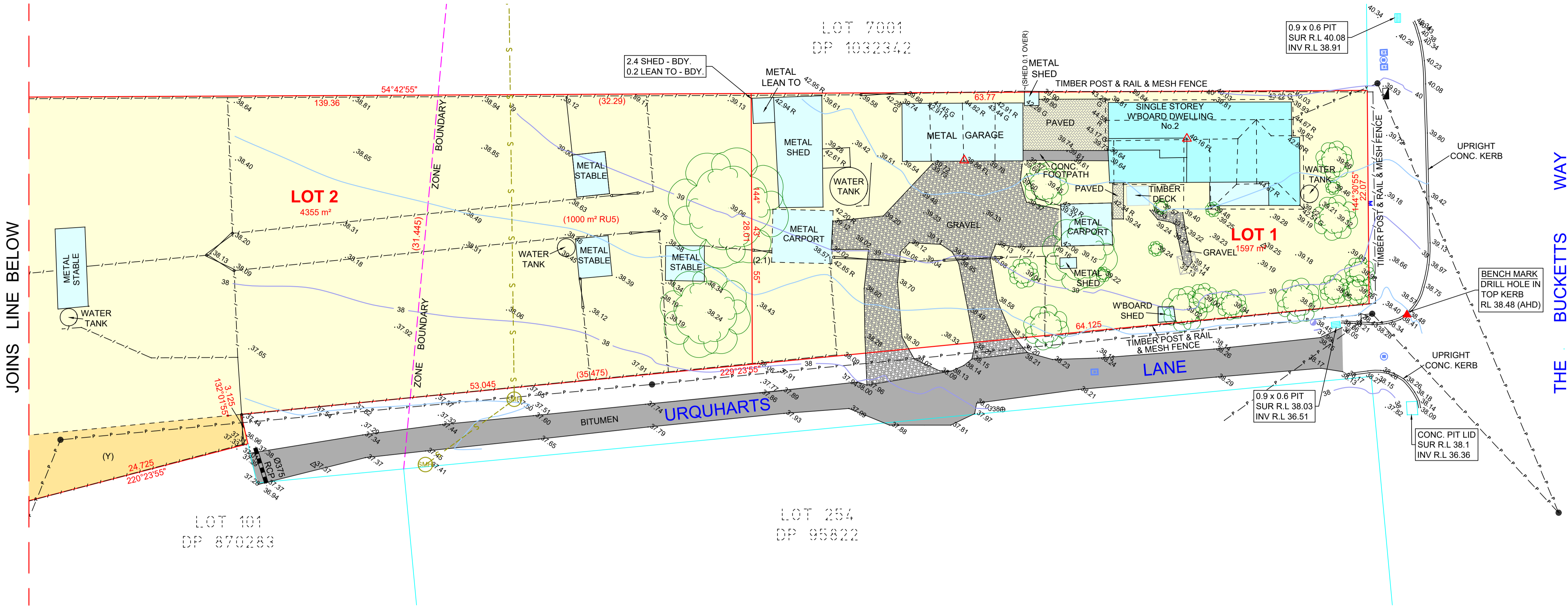




LEGEND

- TREE CANOPY (APPROXIMATE)
- TREE
 - RL AT BASE OF TREE
 - CLOTHES LINE
 - POWER POLE
 - TELSTRA PIT
 - TELSTRA POST
 - SEWER MANHOLE
 - STORMWATER PIT
 - WATER METER
 - HYDRANT
 - STOP VALVE
 - SIGN POST
 - FLOOR LEVEL
 - BENCH MARK
 - GATE
 - OVERHEAD POWER LINE
 - 19.75 G
 - 21.90 R
 - FENCE
 - KERB OUTLET
 - APPROX. SEWER LINE
 - INDICATIVE PROPOSED BOUNDARY

- (X) EASEMENT FOR OVERHANG 0.47 WIDE (DP 870284).
(Y) EASEMENT FOR SERVICES VARIABLE WIDTH (DP 870284).



NOTES - PROPOSED SUBDIVISION PLAN

- 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).
- This subdivision layout is a concept only and is subject to council approval.
- This subdivision layout should not be used for financial planning prior to council approval.
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- Easement(s) & Restriction(s) on the Use of Land & Positive Covenant(s) may be created on the final subdivision plan.

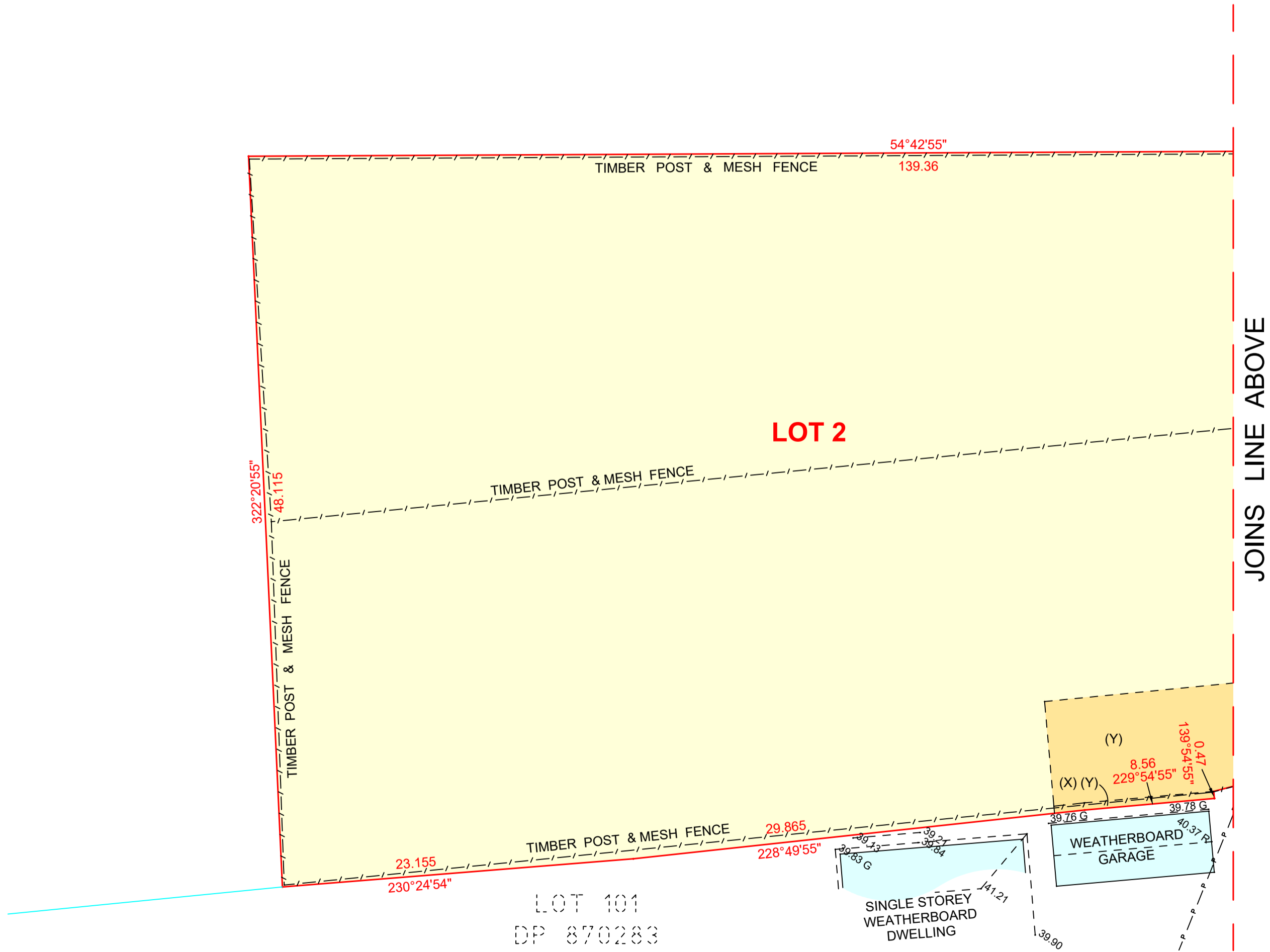
NOTES - GENERAL

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- 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 - TOPOGRAPHICAL

- Service lines and service structures have only been located and shown hereon where they were visible at the time of survey. Contact "Before You Dig" at www.byda.com.au prior to any excavation or earthworks.
- Neighbouring houses, ridges, windows & roof positions are approximate only.
- The accuracy of this data may not be suitable for building construction and therefore survey marks should be placed prior to any construction commencing.
- Contours shown are a computer interpretation only which depict the topography. Except at spot levels shown they do not represent the exact level at any particular point. The spot levels are true for their location, & are intended to be useful to represent the general terrain. Care should be taken if extrapolating.
- Tree spread diameters shown are diagrammatic only & may not be symmetrical. If any of these elements are critical to design, a further survey should be requested for accurate location.

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



0 1 2 3 4 5 7.5 10m

SCALE 1:250 @ A1

0 5 10 15 20 25m

SCALE 1:500 @ A3

I, Adam McCaull of Le Mottee Group, a surveyor registered under the Surveying and Spatial Information Act 2002, certify that:
The Land shown in this plan was surveyed in accordance with the Surveying and Spatial Information Regulation 2024, is accurate and the survey was completed on 21/06/2024.

Surveyor Identification No. SU1008248
Surveyor Registered under the Surveying and Spatial Information Act 2002

Our Ref:

9420 PS-V1

Original Size Sheet No.

A1 1 of 2



LE MOTTEE GROUP

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

4/199 ADELAIDE STREET
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ABN 38 136 535 156

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Technical Details:

Azimuth - MGA 2020
Origin - PM 10979
Easting - 402 325.556
Northing - 6 415 153.807

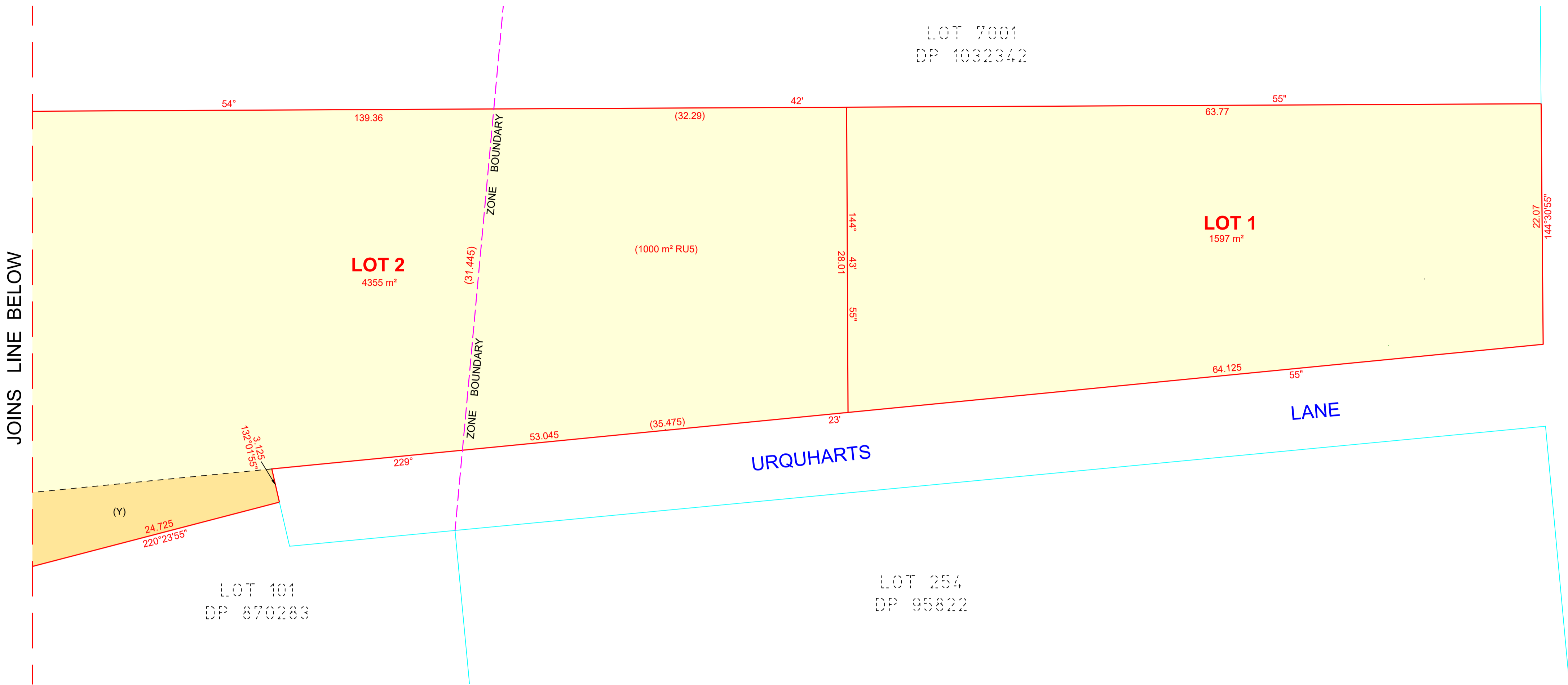
Datum - AHD
Origin - PM 10979
R.L. - 31.727 (AHD)
Contour Int. - 0.5 METRE

Surveyed
MB 21/06/2024
Drafted
PG 07/05/2025
Checked
AJM 07/05/2025

Title
Client
Site
Locality
STROUD

PROPOSED SUBDIVISION

SCOTT
Lot 100 DP 870284 - No.2 URQUHARTS LANE
LGA MID-COAST



(X) EASEMENT FOR OVERHANG 0.47 WIDE (DP 870284).
(Y) EASEMENT FOR SERVICES VARIABLE WIDTH (DP 870284).

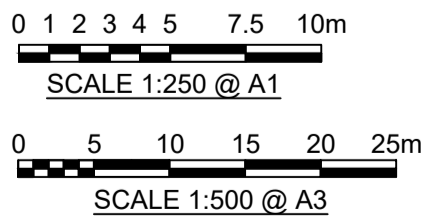
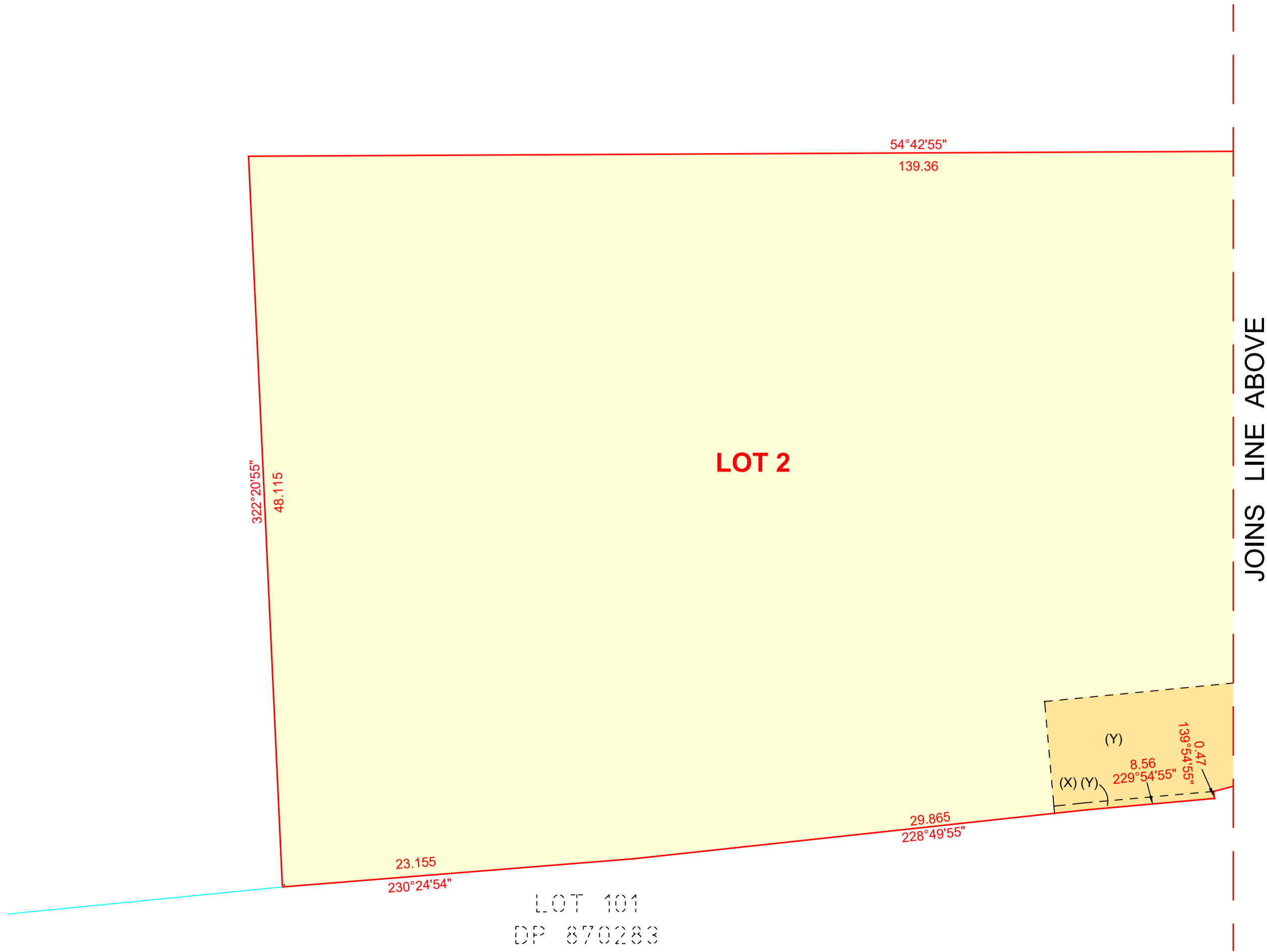
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I, Adam McCaull of Le Mottee Group, a surveyor registered under the Surveying and Spatial Information Act 2002, certify that -
The Land shown in this plan was compiled in accordance with the Surveying and Spatial Information Regulation 2024.

Surveyor Identification No. SU008248
Surveyor Registered under the Surveying and Spatial Information Act 2002.



SURVEYING | CIVIL ENGINEERING | TOWN PLANNING | PROJECT MANAGEMENT
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Our Ref:

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