



MGA
NORTH



DIAGRAM

(N.T.S)

LOT 1

EXISTING
DWELLING

(C)(D)

(C)(D)

(K)

(F)

EXISTING
DWELLING

LOT 2

APPROX. 83.5

APPROX. 51.5

APPROX. 30

EXISTING
SHED

120

25.275

82.455

107.47

67.615

94.07

(A)

(B)

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

LOT 3
DP 587583

LOT 1
DP 392476

LOT 46
DP 825770

LOT 3
DP 999253

LOT 1
DP 822148

LOT 1
60.01 ha

LOT 2
56.77 ha

LOT 48
DP 826013

LOT 99
DP 752497

LOT 1
DP 729047

SEE

DIAGRAM

0 50 100 150 200 250 300m

SCALE 1:6000 @ A3

- (A) RIGHT OF WAY 20.115 WIDE (G289577, DP 392476).
(B) RIGHT OF CARRIAGEWAY 20.115 WIDE (Q14618, DP 587583).
(C) RIGHT OF WAY 10.06 WIDE (G289577, DP 392476).
(D) RIGHT OF CARRIAGEWAY 10.06 WIDE (Q14618, DP 587583).
(E) EASEMENT FOR WATER SUPPLY 5 WIDE (DP 826013).
(F) EASEMENT FOR POWER TRANSMISSION LINE 10 WIDE (DP 826013).
(G) RIGHT OF CARRIAGEWAY 20 WIDE (Q14618, DP 587583).
(H) EASEMENT FOR PIPELINE 5 WIDE (E119186, DP 640866).
(J) EASEMENT FOR OVERHEAD POWER LINE(S) 20 WIDE (AD151556, DP 1098364).
(K) PROPOSED RIGHT OF CARRIAGEWAY 10.06 & 20 WIDE.

NOTE:
FURTHER EASEMENTS MOST LIKELY
REQUIRED UPON EXTENSION &
CONNECTION OF SERVICE MAINS.

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 - BOUNDARY

1. Boundary distances are by Title and/or Deed only.
2. The subject land is burdened by Easement(s) as shown on the plan.
3. Do not scale off this plan. Relationship of improvements to boundaries is diagrammatic only. Where offsets are critical they should be confirmed by further boundary survey.

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 Dungog 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.

I, Adam McCaul 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.

A. McCaul

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



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Professionals Standards Legislation

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

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

Surveyed
Drafted
PG 18/09/2025
Checked
AJM 18/09/2025

Title
Client
Site
Locality

LOT 49 DP 826013 & LOT 261 DP 728991-No.229 OAKENDALE ROAD
GLEN OAK

PROPOSED SUBDIVISION

HAND

LGA DUNGOG

Our Ref:

9813 PS-V1

Original Size
A3

Sheet No.
1 of 1

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