



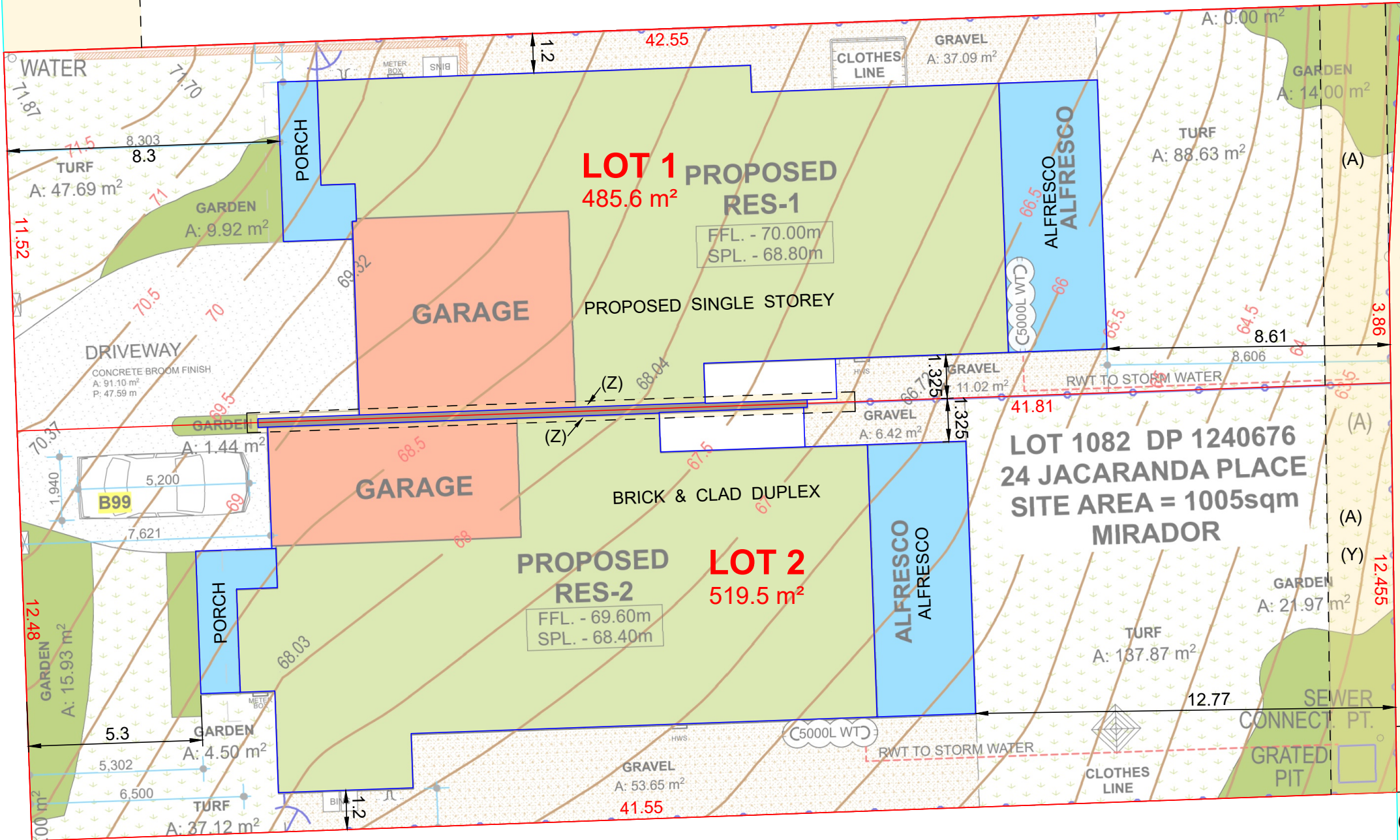
MGA  
NORTH



JACARANDA  
PLACE

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

1081  
DP 1240676



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 subdivision layout is a concept only and is subject to council approval.
3. This subdivision layout should not be used for financial planning prior to council approval.
4. This plan is to accompany an application to Bega Valley Council and should not be used for any other purpose.
5. 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).
6. Easement(s) & Restriction(s) on the Use of Land & Positive Covenant(s) may be created on the final subdivision plan.

- (A) EASEMENT TO DRAIN WATER 2 WIDE (DP 1240676).  
(CC) EASEMENT TO DRAIN SEWAGE 3 WIDE (DP 1240673).  
(D) RIGHT OF WAY VARIABLE WIDTH (DP 1240676).  
(G) EASEMENT FOR MULTI PURPOSE ELECTRICAL INSTALLATION 4.2 WIDE (DP 1240676).  
(PE) ASSET PROTECTION ZONE AFFECTED BY POSITIVE COVENANT (DP 1240676).  
(Y) PROPOSED EASEMENT TO DRAIN WATER 2 WIDE.  
(Z) PROPOSED EASEMENT FOR SUPPORT 0.3 WIDE.

1083  
DP 1240676

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.

*A. McCaull*

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

0 1 2 3 4 5 7.5m  
SCALE 1:150 @ A3



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Professionals Standards Legislation

Technical Details:  
Azimuth - MGA  
Origin - N/A  
Easting - N/A  
Northing - N/A

Datum - N/A  
Origin - N/A  
R.L. - N/A  
Contour Int. - N/A

Surveyed  
Drafted  
PG 9/04/2025  
Checked  
AJM 9/04/2025

Title  
Client  
Site  
Locality

PROPOSED SUBDIVISION

BARNES BUSH PTY LTD  
LOT 1082 DP 1240676 - No.24 JACARANDA PLACE  
MIRADOR LGA BEGA VALLEY

Our Ref:

9681 PS-V1

Original Size  
A3  
Sheet No.  
1 of 1