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DIAL 1100 BEFORE YOU DIG

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

(A) PROPOSED EASEMENT TO DRAIN SEWAGE 2, 3 WIDE AND VARIABLE WIDTH.
(B) PROPOSED EASEMENT TO DRAIN WATER 2, 3 WIDE AND VARIABLE WIDTH.
(D) PROPOSED EASEMENT FOR ACCESS AND SERVICES 1.75 WIDE.
(F) PROPOSED RESTRICTION ON THE USE OF LAND.

(P) EASEMENT FOR SERVICES 2 WIDE (DP1262714).

LOT 284
DP 126714

ROAD 16 WIDE

KOMIRRA DRIVE

ROAD 16 WIDE

LOT101 598.4 m²
LOT102 550 m²
LOT103 609.1 m²
LOT104 554.8 m²
LOT105 555.8 m²
LOT106 742.9 m²
LOT107 742.9 m²
LOT108 742.9 m²
LOT109 742.9 m²
LOT110 742.9 m²
LOT111 742.9 m²
LOT112 604.5 m²
LOT113 680.9 m²
LOT114 757.2 m²
LOT115 716 m²
LOT116 742.9 m²
LOT117 742.9 m²
LOT118 742.9 m²
LOT119 742.9 m²
LOT120 742.9 m²
LOT121 742.9 m²
LOT122 550 m²
LOT123 747.8 m²
LOT124 578.8 m²
LOT125 555.9 m²
LOT126 599.9 m²
LOT127 585.9 m²
LOT128 601.2 m²
LOT129 608.4 m²
LOT130 697.7 m²
LOT131 1291 m²
LOT132 1630 m²
LOT133 550 m²
LOT134 594.6 m²
LOT135 680.8 m²
LOT136 643.4 m²
LOT137 550 m²
LOT138 550 m²
LOT139 550 m²
LOT140 647.2 m²

PROPOSED DRAINAGE RESERVE LOT141 3880 m²

LOT 142

ROAD 16 WIDE

KB TIMMS DRIVE

LOT 188
DP 750192

0 5 10 15 20 25m
SCALE 1:500 @ A1

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. The lot yield on this plan may change to reflect council requirements.
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.

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

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Technical Details:
Azimuth - MGA
Origin -
Easting -
Northing -
Datum -
Origin -
R.L. -
Contour Int. -

Surveyed
Drafted CW 19/10/2022
Checked PLM 19/10/2022

Title
Client
Site
Locality EDEN

PROPOSED SUBDIVISION LOT LAYOUT

EDEN LAND FUND PTY LTD
LOT 285 DP 1262714 - KB TIMMS DRIVE
LGA BEGA VALLEY

Our Ref: 8235 PS1-V7
Original Size A1
Sheet No. 5 of 6