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380
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420
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460
470
480
490
500
Table of mm

North of
DP847910

This plan has been prepared to satisfy the project specific brief provided by the client nominated in the title block and should not be relied upon by any third party.

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NOTES

LOT AREAS AND BOUNDARY DIMENSIONS HAVE BEEN COMPILED FROM DEPOSITED PLANS AVAILABLE AT LAND & PROPERTY INFORMATION NSW. NO BOUNDARY SURVEY OR INVESTIGATION HAS BEEN MADE AND NO BOUNDARIES HAVE BEEN MARKED. BOUNDARIES SHOWN HEREON ARE PROVISIONAL AND SUBJECT TO FURTHER SURVEY. POSITION OF IMPROVEMENTS RELATIVE TO BOUNDARIES SHOWN HEREON IS DIAGRAMMATIC ONLY.

BEARINGS SHOWN ON THIS PLAN ARE ORIENTATED TO NORTH VIDE DP847910. IF SHADOW DIAGRAMS ARE TO BE CALCULATED THEY MUST BE CALCULATED USING TRUE NORTH.

SERVICES & UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED BY COMBINATION OF FIELD SURVEY AND REFERENCE TO SERVICE PLANS FROM STATUTORY AUTHORITIES. ONLY VISIBLE AND APPARENT SERVICE COVERS AND POLES HAVE BEEN LOCATED BY FIELD SURVEY. SEWER & STORMWATER MANHOLE CHAMBERS HAVE NOT BEEN SURVEYED INSIDE. MANHOLE LIDS WERE EITHER IN LIVE TRAFFIC LANES OR UNABLE TO BE OPENED. SERVICE DETAILS AND LOCATIONS SHOULD BE CONFIRMED WITH THE RELEVANT SERVICE AUTHORITY DURING DESIGN & PRIOR TO ANY CONSTRUCTION. THE LOCATION OF UNDERGROUND SERVICES HAS NOT BEEN INVESTIGATED BY USHER & COMPANY PTY LTD.

WHERE THE EXACT LOCATION OF UNDERGROUND SERVICES IS CRITICAL TO THE DESIGN OR CONSTRUCTION THE RELEVANT PARTY SHOULD ARRANGE TO HAVE AN UNDERGROUND SERVICES TRACE CARRIED OUT TO CONFIRM THE SERVICES EXACT LOCATION. IN THIS REGARD ALL PARTIES SHOULD CONTACT THE 'DIAL BEFORE YOU DIG' SERVICE.

CONTOUR INTERVAL 1.0m MAJOR 0.25m MINOR

AHD HEIGHT DATUM HAS BEEN TRANSFERRED TO THE SUBJECT LOT VIA GPS. AHD LEVELS SHOWN HAVE AN ACCURACY OF 0.1m.

LEGEND

- 0.3 TRUNK DIAMETER/6m FOLIAGE SPREAD/8m HEIGHT
TREE SIZES ARE ESTIMATES ONLY
- POWER ——— POWER ——— OVERHEAD POWER (SURVEYED)
UE ——— UE ——— UNDERGROUND POWER (NOT SURVEYED)
CUG ——— CUG ——— UNDERGROUND COMMUNICATIONS (NOT SURVEYED)
SND ——— SND ——— UNDERGROUND STORMWATER (NOT SURVEYED)
S ——— S ——— UNDERGROUND WATER (NOT SURVEYED)
S ——— S ——— UNDERGROUND SEWER (NOT SURVEYED)
——— TOP OF BANK
——— BOTTOM OF BANK
——— FENCE
- ⊙ POWER POLE
⊙ LIGHT POLE
⊙ TELSTRA PIT
⊙ STORMWATER GRATE
⊙ STORMWATER MANHOLE
⊙ SEWER MANHOLE
⊙ WATER METER
⊙ FIRE HYDRANT
⊙ STOP VALVE
⊙ GAS VALVE
⊙ MONITORING WELL
- ⊙ PARKING METER
⊙ RECYCLED WATER VALVE
⊙ RISING SEWER MAIN VALVE
⊙ SEWER INSPECTION PIT
⊙ GATE
⊙ PHOTO LOCATION & DIRECTION
⊙ BENCHMARK
⊙ SPOT HEIGHTS
- DIAL BEFORE YOU DIG**
www.1100.com.au

SHEET 2

SHEET 3

- (A) EASEMENT FOR SERVICES 6.095 WIDE (DP847910)
(B) EASEMENT FOR UNDERGROUND POWER RETICULATION 6.095 WIDE (DP847910)
(C) RIGHT OF CARRIAGE WAY 3.5 WIDE (DP847910)
(D) RESTRICTIONS AND CONDITIONS IN CROWN GRANTS (DP847910)

Scale 1:400 - Lengths are in Metres

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APPROVED

Amendments

ISSUE	DATE	DETAILS
A	29-05-2020	Original Issue

TITLE:

PLAN OF SITE DETAIL AND LEVELS
AT 10-12 SHIRLEY STREET
BEING LOT 1 ON DP847910
SHEET 1 OF 3

LGA:

BYRON

SUBURB:

BYRON BAY

ORIGIN:

PSM 30293
RL 3.384 AHD
CLASS LC, ORDER L3

REDUCTION RATIO:

1:400 (A1)

DATUM:

AHD

DATE OF SURVEY:

20-05-2020

SURVEYED BY:

MB

DRAWN BY:

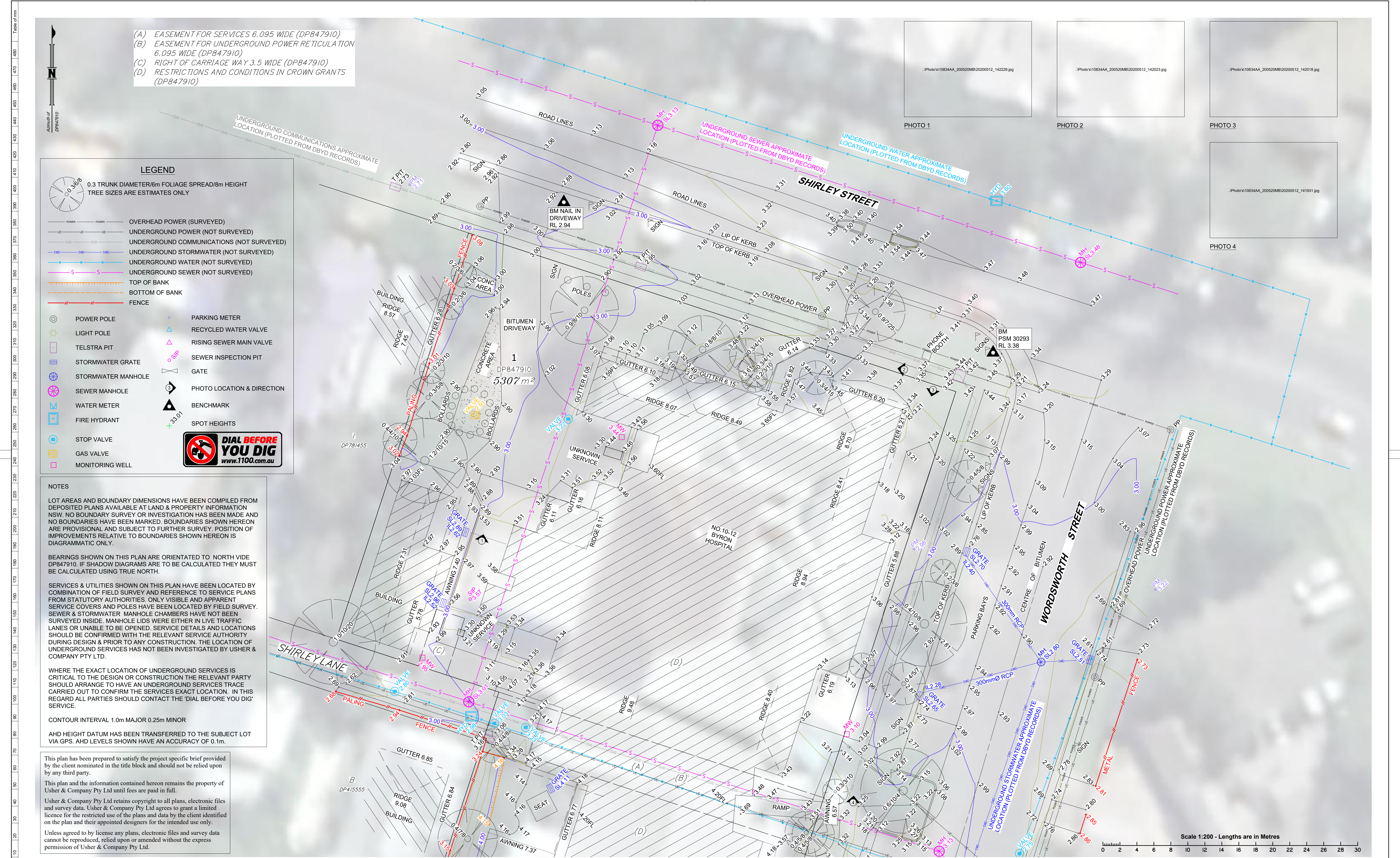
TM

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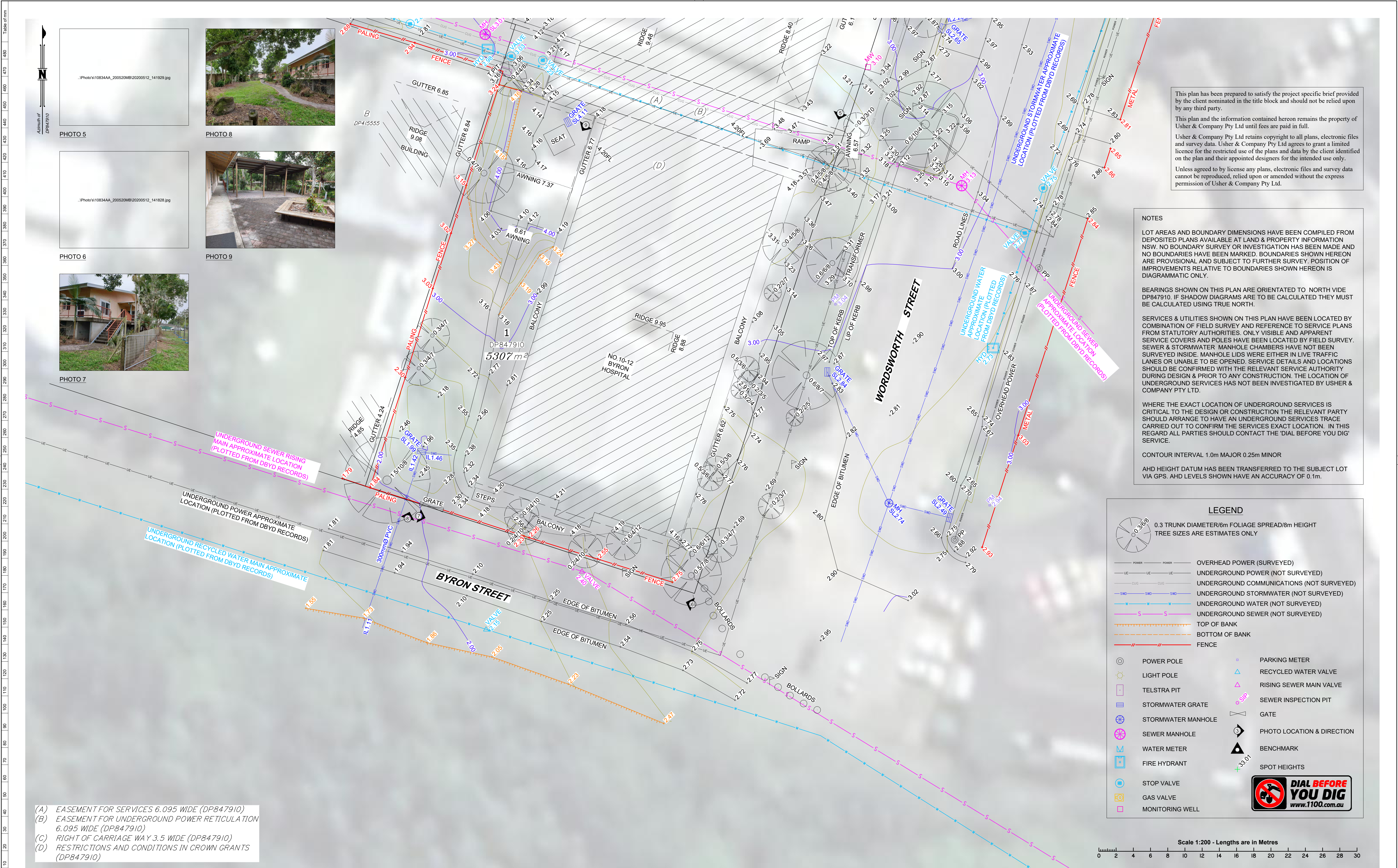
PLAN REFERENCE
10834

ISSUE
A

A1



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