

NOTES

Survey Intent

This detail survey was undertaken to locate the visible site features, including the topography & improvements thereon. It is not a "Land Survey" as defined by the Surveying and Spatial Information Act, 2002. As such, no boundary fixation was undertaken to accurately determine the parcel boundaries, the available land area or it's dimensions. The dimensions shown have been derived from the relevant registered plans held by the Land Titles Office. No work was undertaken to verify these dimensions. Should accurate boundary locations be required such as in work relying on critical setbacks from the street or boundaries, further survey work would need to be undertaken to accurately locate the boundaries, which may include the registration of a survey redefining the property. The Certificate of Title has not been investigated. Encumbrances may exist which are not identified on this plan, and therefore, a full investigation should be undertaken to assess any possible implications.

Underground Services

The location of the services shown hereon have been derived from a combination of field survey of visible components and records obtained from the appropriate authority. The exact location of these services, and any others may therefore vary and should be verified with the relevant authorities and or the "Dial before you Dig" service prior to any works being undertaken. Should any work be undertaken on or adjacent to the site to which this survey refers it is the responsibility of the person doing the work to locate any service that may be affected by that work. Numerous services including optic fibre cable may exist in the area and not all services may have been shown in our plan. Whilst due care was used in compiling this information, no responsibility can be accepted or taken by Ardill Payne & Partners for any inaccuracies or omissions shown or not shown hereon.

Level Datum

Level Datum: AHD Origin: PM30302 (RL 1.508 AHD) Contour Interval: 0.1m
Do not Scale Heights

NOTE: For Surveyed Points, Including Tree Details, refer to Autocad Layers: "X-MARK" "X-CODE" & "X-RL"

Accuracy

The accuracy of the features shown may not be suitable for purposes beyond the intent of the survey. The intended user must determine whether the required accuracy is adequate prior to use. Do not scale off this plan. relationships of improvements to boundaries are diagrammatic only. This plan has been created at a scale of 1:600 and may not be satisfactory for other purposes. The accuracy of any enlargement or other reproduction may be less than that of the original. No responsibility will be accepted by Ardill Payne & Partners for use contrary to these terms.

Trees

Only trees deemed substantial have been located. This generally includes those with trunks over 100mm in diameter when measured 1m from the ground. Tree spread and trunk diameters shown are diagrammatic only & may not be symmetrical. Tree heights are estimated. An attempt has been made to identify tree species where possible, the intended user must verify species with a qualified professional before using any tree species outside of the intent of the survey.

Autocad codes are expressed as follows:
TR/SPECIES/TRUNK/HEIGHT/SPREAD where:
SPECIES = Tree species (if known)
TRUNK = Approx. Trunk Diameter in mm
HEIGHT = Approx Height in Metres
SPREAD = Approx Foliage Diameter in Metres

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The title block and these notes are an integral part of this drawing and are not to be removed.

ZONING and BIODIVERSITY VALUE boundaries have been derived from the NSW Department of Planning and Environment Planning Portal mapping (<https://www.planningportal.nsw.gov.au/spatialviewer/#/find-a-property/address>).

SYMBOLS

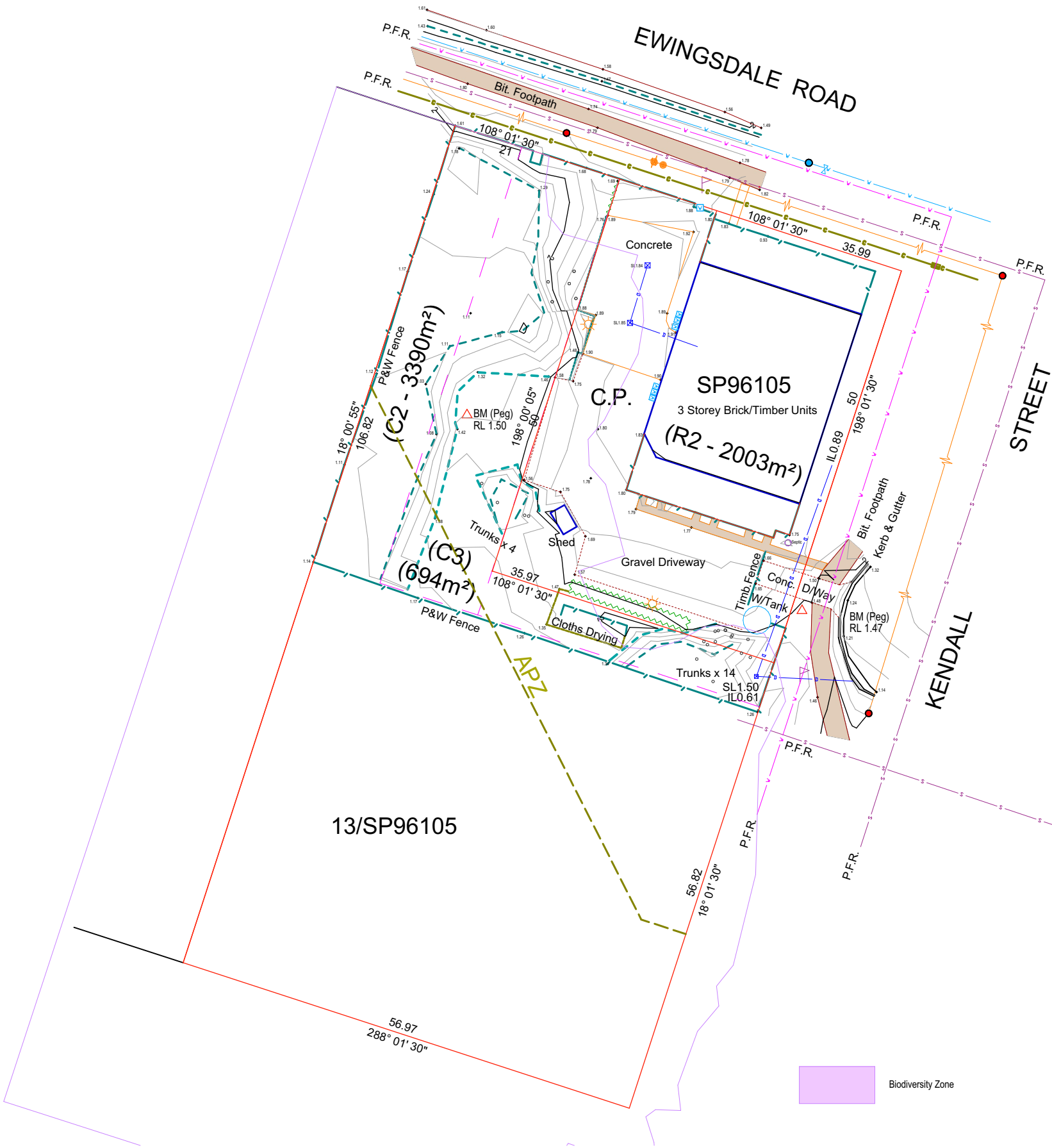
- WATER METER
- WATER TAP
- WATER VALVE
- WATER FIRE HYDRANT
- STORMWATER GRATE
- ELECTRICITY POLE
- LIGHT POLE (SOLAR)
- STAY WIRE
- ELECTRICITY PIT
- COMMS PIT
- BENCH MARK
- SIGN
- TREE (Spread approx. to scale)
- TREE TRUNK



LEGEND

LINE TYPES

- WATER RETIC
- WATER NP RETIC
- SEWER MAIN
- ELECTRICITY OVER HEAD
- COMMS
- BANK TOP
- BANK BOTTOM
- ROADS BITUMEN EDGE
- FENCE
- BOUNDARY SUBJECT
- BOUNDARY OTHER
- PAVING
- DRIVEWAY
- EAVE
- STORMWATER RETIC
- GARDEN
- ZONE BOUNDARY
- VEGETATION DRIP LINE



Project: 1 Kendall St, Byron Bay
Strata Plan 96105

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Client: Kollektive Kendall

Title:

Contour & Detail Survey

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Surveyed	PE	Scale at A3	1:600
Drawn	RJJ	Datum	A.H.D.
Date	30/10/23	Acad File	11620S01
Checked	RJJ	Approved	
Job No.	11620	Dwg No.	S01
		Issue	G