

RICHMOND VALLEY

1. THIS PLAN WAS PREPARED FOR THE SOLE PURPOSES OF THE CLIENT FOR THE SPECIFIC PURPOSE OF PRODUCING A CONTROL PLAN. THIS PLAN IS STRICTLY LIMITED TO THE PURPOSE AND DOES NOT APPLY DIRECTLY OR INDIRECTLY AND WILL NOT BE USED FOR ANY OTHER APPLICATION, PURPOSE, USE OR MATTER. THE PLAN IS PRESENTED WITHOUT THE ASSUMPTION OF A DUTY OF CARE TO ANY OTHER PERSON (OTHER THAN THE CLIENT) ("THIRD PARTY") AND MAY NOT BE RELIED ON BY THIRD PARTY.
2. RPS AUSTRALIA EAST PTY LTD WILL NOT BE LIABLE (IN NEGLIGENCE OR OTHERWISE) FOR ANY DIRECT OR INDIRECT LOSS, DAMAGE, LIABILITY OR CLAIM ARISING OUT OF OR INCIDENTAL TO:

A. A THIRD PARTY PUBLISHING, USING OR RELYING ON THE PLAN;

B. RPS AUSTRALIA EAST PTY LTD RELYING ON INFORMATION PROVIDED TO IT BY THE CLIENT OR A THIRD PARTY WHERE THE INFORMATION IS INCORRECT, INCOMPLETE, INACCURATE, OUT-OF-DATE OR UNREASONABLE;

C. ANY INACCURACIES OR OTHER FAULTS WITH INFORMATION OR DATA SOURCED FROM A THIRD PARTY;

D. RPS AUSTRALIA EAST PTY LTD RELYING ON SURFACE INDICATORS THAT ARE INCORRECT OR INACCURATE;

E. THE CLIENT OR ANY THIRD PARTY NOT VERIFYING INFORMATION IN THIS PLAN WHERE RECOMMENDED BY RPS AUSTRALIA EAST PTY LTD;

F. LODGMENT OF THIS PLAN WITH ANY LOCAL AUTHORITY AGAINST THE RECOMMENDATION OF RPS AUSTRALIA EAST PTY LTD;

G. THE ACCURACY, RELIABILITY, SUITABILITY OR COMPLETENESS OF ANY APPROXIMATIONS OR ESTIMATES MADE OR REFERRED TO BY RPS AUSTRALIA EAST PTY LTD IN THIS PLAN.
3. WITHOUT LIMITING PARAGRAPH 1 OR 2 ABOVE, THIS PLAN MAY NOT BE COPIED, DISTRIBUTED, OR REPRODUCED BY ANY PROCESS UNLESS THIS NOTE IS CLEARLY DISPLAYED ON THE PLAN.
4. ANY ELECTRONIC FILE IS PROVIDED WITHOUT WARRANTY AND SHOULD BE USED ONLY IN CONJUNCTION WITH THE SUPPLIED PDF/PAPER COPY OF THIS PLAN.
5. LIMITED BOUNDARY SURVEY HAS BEEN UNDERTAKEN UNDER CLAUSE 9 OF THE SURVEY AND SPATIAL INFORMATION REGULATIONS (2017). BEARINGS, DIMENSIONS AND AREA ARE FROM TITLE ONLY AND ARE SUBJECT TO CONFIRMATION BY FULL BOUNDARY SURVEY. BOUNDARIES SHOWN ON THIS PLAN SHOULD NOT BE RELIED UPON FOR WORK ON OR NEAR THE BOUNDARY
6. SERVICES SHOWN ARE INDICATIVE ONLY. POSITIONS ARE BASED ON DIAL BEFORE YOU DIG PLANS DATED 30th AUGUST 2022, PROVIDED BY THE RELEVANT AUTHORITIES AND FROM VISIBLE SURFACE LIDS/INDICATORS. CONFIRMATION OF THE EXACT POSITION SHOULD BE MADE PRIOR TO ANY EXCAVATION WORK. OTHER SERVICES MAY EXIST WHICH ARE NOT SHOWN.
7. LEVELS ARE BASED ON AUSTRALIAN HEIGHT DATUM (AHD) USING PM 24697 WITH RL OF 30.551 LOCATED AT ALBERT STREET, CASINO.
8. ORIGIN OF CO-ORDINATES PM 24697 WITH MGA (GDA2020) CO-ORDINATE VALUES OF E 504772.578, N 6806301.28
9. CONTOUR INTERVAL 0.25m. CONTOURS ARE AN INDICATION OF LANDFORM AND SHOULD NOT BE TAKEN IN PREFERENCE TO SPOT LEVELS SHOWN.

Tree Table			
Number	Spread	Height	Trunk
1	6	6	0.4
2	6	6	0.3
3	6	6	0.3
4	6	6	0.3
5	5	8	0.3
6	5	8	0.3
7	5	8	0.3
8	5	8	0.4
9	5	8	0.4
10	4	4	0.2
11	4	4	0.2
12	4	3	0.2
13	4	3	0.2
14	4	3	0.2
15	4	3	0.2
16	4	3	0.2
17	4	3	0.2
18	8	8	0.4
19	4	6	0.3
20	4	6	0.3
21	8	10	0.5
22	3	3	0.2
23	6	8	0.4
24	6	8	0.4
25	6	8	0.4
26	6	6	0.4
27	6	6	0.5
28	6	6	0.5
29	6	5	0.2
30	5	6	0.2
31	5	6	0.2
32	5	6	0.2
33	5	6	0.2
34	5	6	0.2
35	5	6	0.2
36	5	6	0.2
37	6	5	0.2
38	5	6	0.3
39	4	5	0.3
40	6	6	0.3

Tree Table			
Number	Spread	Height	Trunk
41	6	6	0.3
42	6	6	0.3
43	6	6	0.3
44	6	8	0.3
45	6	8	0.3
46	4	5	0.2
47	4	5	0.2
48	4	5	0.2
49	4	5	0.3
50	4	5	0.3
51	8	9	0.3
52	3	5	0.2
53	3	5	0.2
54	3	5	0.2
55	3	5	0.2
56	6	8	0.3
57	4	5	0.2
58	4	5	0.2
59	5	8	0.2
60	5	7	0.3
61	5	7	0.3
62	5	7	0.3
63	5	7	0.3
64	5	7	0.3
65	5	7	0.3
66	6	8	0.4
67	6	8	0.3
68	8	10	0.3
69	8	10	0.3
70	8	10	0.7
71	6	6	0.3
72	12	12	0.7
73	4	6	0.3
74	5	4	0.2
75	3	3	0.2
76	3	3	0.2
77	3	3	0.2
78	3	3	0.2
79	5	6	0.3
80	5	6	0.3
81	8	8	0.4
82	5	5	0.3



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10

No.	DATE	NOTATION/AMENDMENT	No.	DATE	NOTATION/AMENDMENT					
1	21-09-2022	Initial Detail Plan				12905 64-70 Stapleton Ave, Casino Detail Plan REV03.dwg	0.78MB			
2	05-09-2023	Services updated, Sewer and Water								
3	27-10-2023	Services updated, Telstra conduit located								
		FILE			FILE SIZE (MB)	CHECKED BY				
						DA				
						100 YEAR FLOOD RL:				
						RECOMMENDED MINIMUM FLOOR RL:				
						SOURCE OF FLOOD INFO:				
						LEGEND OF COMMONLY USED SYMBOLS				
						REDUCTION RATIO 1 :				
						LAND TITLE INFORMATION				
						LOTS: LOTS 8, 9, 10 & 11				
						PLAN NOS : DP 31850				
						OTHER:				
						AREA: SEE PLAN				
						DATE OF SURVEY: 07 / 09 /20 22				
						SURVEY CONSULTANT:				
						RPS Australia East Pty Ltd				
						SURVEYORS REF : 151987...				
						NSW GOVERNMENT Land & Housing Corporation				
						Division of the Department of Family & Community Services				
						DRAWING TITLE				
						Detail & Level Survey				
						LOCATION				
						CASINO				
						STREET ADDRESS				
						64-70 Stapleton Avenue, Casino				
						TYPE				
						S				
						SITE LAYOUT JOB				
						SHT. 1 OF 2				
						/ /				

The site plan illustrates a residential development in Richmond Valley, featuring four lots (No. 64, 66, 68, 70) and a sunroom. The plan includes property boundaries, easements, and various structures like sheds and fences. A north arrow is located in the top right corner.

Lot Details:

- Lot No. 64:** One Storey Fibro Clad Residence Metal Roof. Ridge: 32.77, FFL: 26.83. Area: 885.25M².
- Lot No. 66:** One Storey Fibro Clad Residence Metal Roof. Ridge: 32.06, FFL: 26.83. Area: 885.25M².
- Lot No. 68:** One Storey Fibro Clad Residence Metal Roof. Ridge: 31.44, FFL: 26.86. Area: 885.25M².
- Lot No. 70:** One Storey Fibro Clad Residence Metal Roof. Ridge: 30.66, FFL: 26.28. Area: 885.25M².

Other Structures:

- Sunroom:** Located adjacent to Lot No. 70. Ridge: 29.92, FFL: 26.18.
- Sheds:** Metal sheds are located on the northern boundary of each lot.
- Fences:** Metal panel fences and timber paling fences are shown along the boundaries.
- Driveways:** Concrete driveways are shown for each lot.
- Paths:** Concrete paths are shown connecting the buildings.

Easements and Notes:

- TEL:** Telstra easement, shown as a line along the southern boundary.
- MB:** Meter box location, marked with a circle.
- WM:** Water meter location, marked with a circle.
- TOP OF TELSTRA CONDUIT:** Indicated by a green arrow pointing to the top of the Telstra conduit.
- STAPLETON AVENUE:** The main road running along the southern boundary.

No.		DATE		NOTATION/AMENDMENT		No.		DATE		NOTATION/AMENDMENT		CONTOUR INTERVAL: 0.25m		LEGEND OF COMMONLY USED SYMBOLS		REDUCTION RATIO 1 :125.....		DATE OF SURVEY: 07 / 09 /20 22		NSW GOVERNMENT Division of the Department of Family & Community Services Land & Housing Corporation Detail & Level Survey		LOCATION		CASINO		STREET ADDRESS		TYPE	
1		21-09-2022		Initial Detail Plan								DATUM: AHD		SEWER MANHOLE		0		SURVEY CONSULTANT:				RPS AAP Consulting Pty Ltd		64-70 Stapleton Avenue, Casino		S			
2		05-09-2023		Services updated, Sewer and Water								ORIGIN OF DATUM: PM 24697		POWER POLE		1						Pty Ltd		SITE		SHT. 2			
3		27-10-2023		Services updated, Telstra conduit located								100 YEAR FLOOD RL:		WATER METER		2						Pty Ltd		LAYOUT JOB		OF 2			
						FILE		FILE SIZE (MB)		CHECKED BY		RECOMMENDED MINIMUM FLOOR RL:		MAILBOX <td colspan="2">3</td> <td colspan="2"></td> <th colspan="2">SURVEYORS</th> <th colspan="2"></th> <th colspan="2"></th>		3				SURVEYORS									
						12905 64-70 Stapleton Ave, Casino Detail Plan REV03.dwg		0.78MB		DA		SOURCE OF FLOOD INFO:		OVERHEAD POWER		4				REGISTERED SURVEYOR									
														SEWER VENT		5													
														TELSTRA PIT		6													
														PHOTOGRAPH		7													
														TREE		8													
														BENCH MARK		9													
														SURVEY CONTROL MARK		10													
														PM SSM		11													