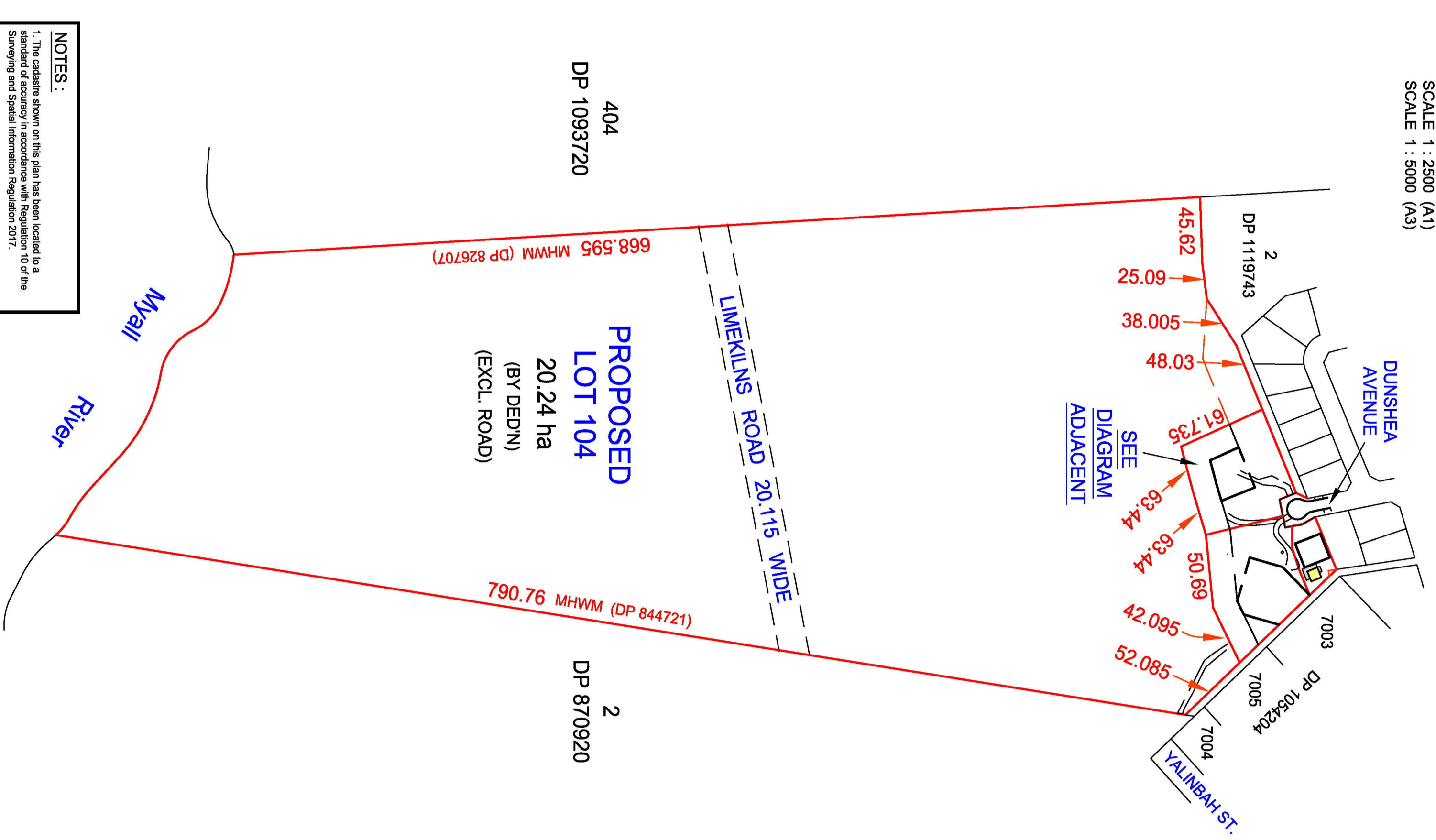
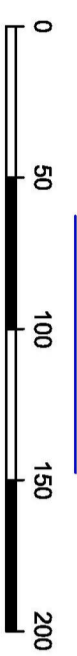


SITE PLAN

SCALE 1 : 2500 (A1)
SCALE 1 : 5000 (A3)



NOTES :

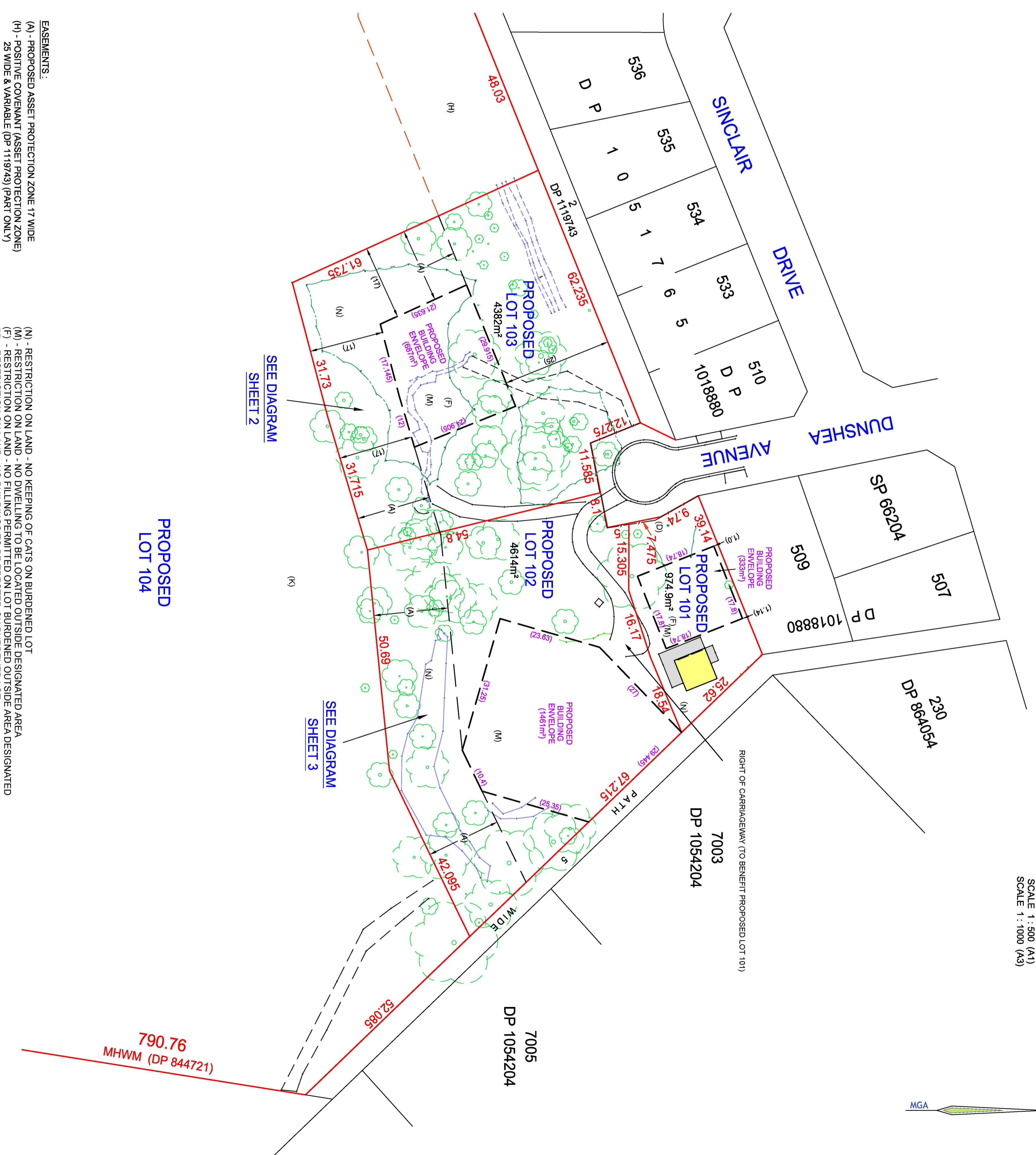
- The easements shown on this plan have been located to the satisfaction of the Surveyor-General with Reference to the Surveying and Spatial Information Regulation 2017.
- This plan displays information suitable for detailed planning and design at the design stage only.
- If any construction is anticipated, it is recommended to have the boundaries marked on the proposed improvements set out.
- Spot levels shown herein are for design purposes only. Further survey may be required to confirm these levels prior to any excavation or construction.
- Only trees with trunks larger than about 0.2 m trunk diameter have been located and shown on the detail survey plan. The location of the trees is for poding purposes only and is not intended to be a statement of tree location or survey accuracy in relation to any boundaries or structures.
- Services shown herein have been located by field survey or those shown only, unless otherwise noted.
- Prior to and during any demolition, excavation or construction the designer and/or contractor must obtain a current search from 'Call Before You Dig'.



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DIAGRAM

SCALE 1 : 500 (A1)
SCALE 1 : 1000 (A3)



EASEMENTS :

- (A) - PROPOSED ASSET PROTECTION ZONE 17 WIDE
- (H) - POSITIVE COVENANT (ASSET PROTECTION ZONE) 25 WIDE & VARIABLE (DP 1119743) (PART ONLY)

- (N) - RESTRICTION ON LAND - NO KEEPING OF CATS ON BURDENED LOT
- (M) - RESTRICTION ON LAND - NO DWELLING TO BE LOCATED OUTSIDE DESIGNATED AREA
- (F) - RESTRICTION ON LAND - NO FILLING PERMITTED ON LOT BURDENED OUTSIDE AREA DESIGNATED
- (K) - RESTRICTION ON LAND - NO BUILDINGS TO BE ERCTED ON BURDENED LOT
- (D) - RESTRICTION ON LAND - MATURE BANKSIA TREE MUST NOT BE REMOVED OR DAMAGED



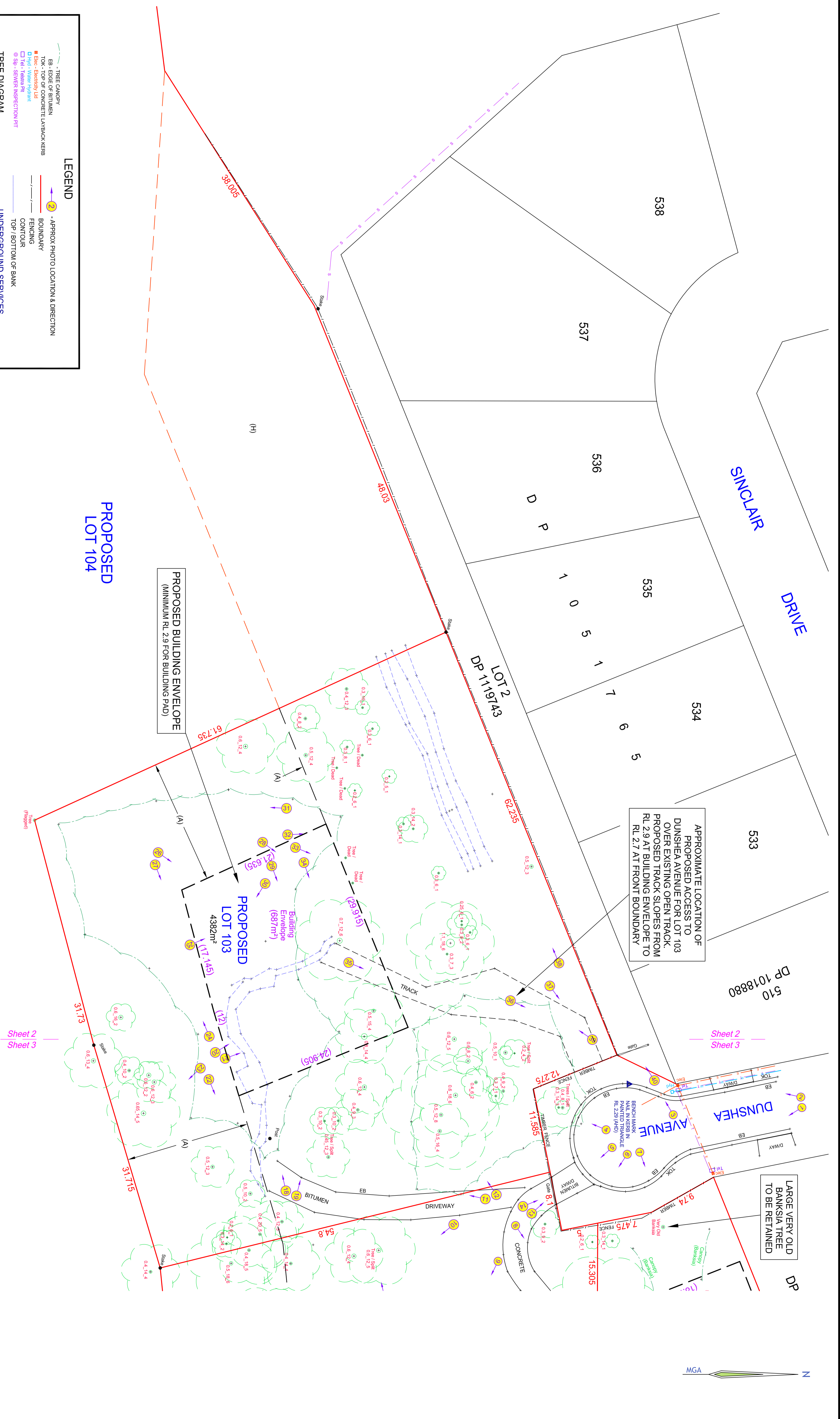
ISSUE	DATE	AMENDMENT
A	4.6.2024	INITIAL ISSUE
B	26.6.2024	MINOR CHANGES TO SHEETS 1-3
C	23.10.2024	AMEND B.E LOT 103 - ADD B.E LOT 102
D		
E		
F		
G		
H		

CLIENT : Paul & Connie Ryman

TITLE

PLAN SHOWING DETAIL, LEVELS & PROPOSED SUBDIVISION OF LOT 1 IN DEPOSITED PLAN 1119743 N o 33 DUNSHEA AVENUE, TEA GARDENS

COUNCIL : Mid-Coast	DATE : 23rd October, 2024	SHEET : 1 of 4
DATUM : Australian Height Datum	ORIGIN OF LEVELS : SSM 122751 - RL 1,924 (SCHMS)	
CONTOUR INTERVAL : 0.1m	SURVEY : MC	APPROVED : MC
SCALE : As Shown	CAD REF : 24002_DET_C.dwg	OUR REF : 24002



LEGEND

- APPROX PHOTO LOCATION & DIRECTION
- BOUNDARY
- FENCING
- CONTOUR
- TOP / BOTTOM OF BANK
- UNDERGROUND SERVICES
 - NOT LOCATED BY SURVEY
 - SOURCE: DIAL BEFORE YOU DIG
 - APPROXIMATE SEWER MAIN LOCATION
 - APPROXIMATE LOCATION OF TELSTRA AND NBN CABLES
 - APPROXIMATE WATER MAIN LOCATION
 - APPROXIMATE LOCATION OF ELECTRICITY CABLES

TREE DIAGRAM

- TRUNK
- DIAMETER
- APPROXIMATE TREE
- RADIUS FOLIAGE
- APPROXIMATE TREE HEIGHT

EASEMENTS:
 (A) - PROPOSED ASSET PROTECTION ZONE 17 WIDE
 (H) - POSITIVE COVENANT (ASSET PROTECTION ZONE) 25 WIDE & VARIABLE (DP 1119743) (PART ONLY)



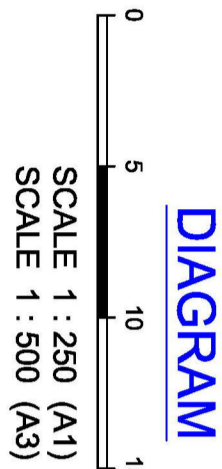
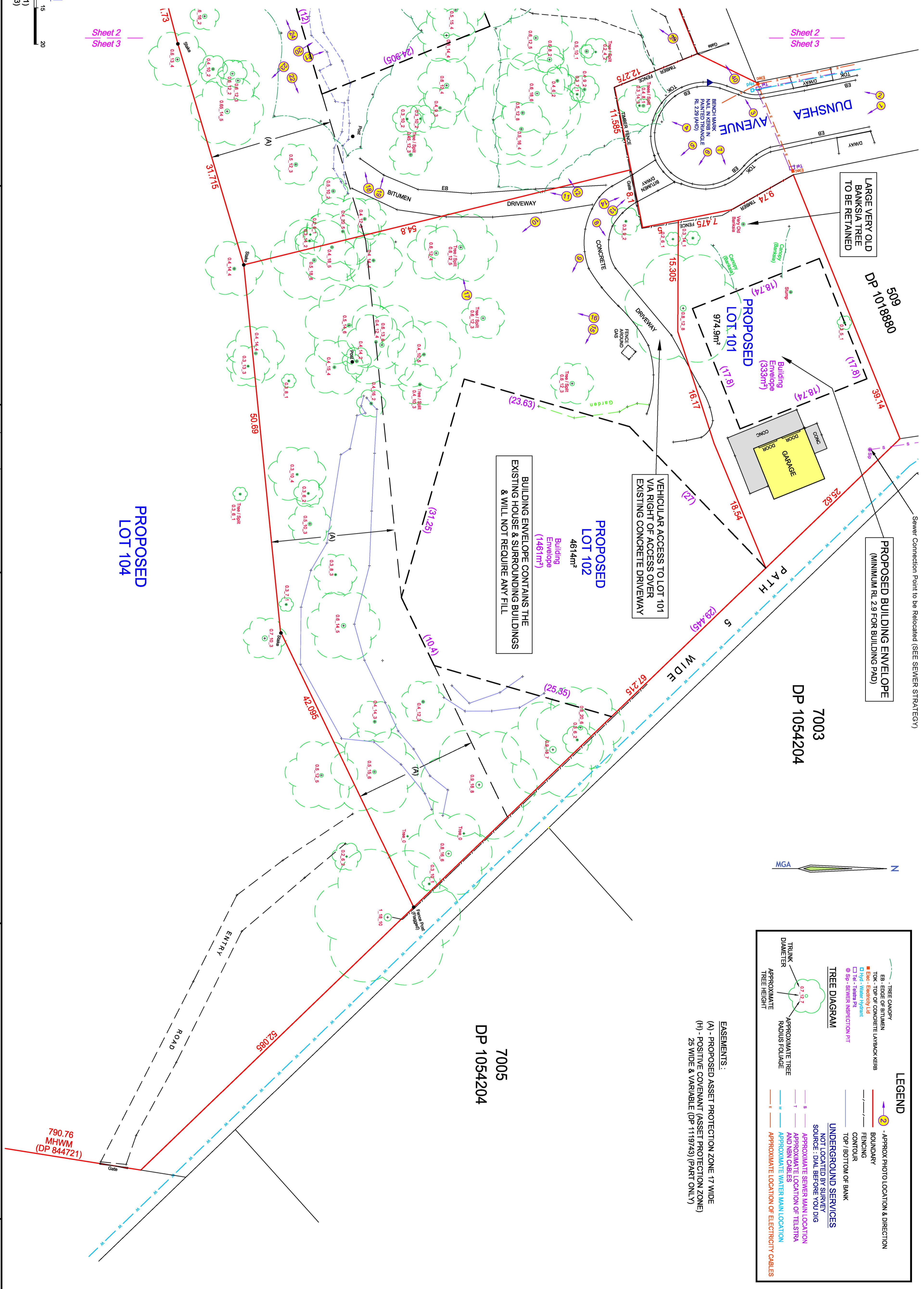
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ISSUE	DATE	AMENDMENT
A	4.6.2024	INITIAL ISSUE
B	26.6.2024	MINOR CHANGES TO SHEETS 1-3
C	23.10.2024	AMEND B.E. LOT 103 - ADD B.E. LOT 102
D	26.6.2024	MINOR CHANGES TO SHEETS 1-3
E		
F		
G		
H		

TITLE
 PLAN SHOWING DETAIL, LEVELS & PROPOSED SUBDIVISION OF LOT 1 IN DEPOSITED PLAN 1119743
 N o 33 DUNSHEA AVENUE, TEA GARDENS

CLIENT : Paul & Connie Ryman	SHEET : 2 of 4
COUNCIL : Mid-Coast	DATE : 23rd October, 2024
DATUM : Australian Height Datum	ORIGIN OF LEVELS : SSM 122751 - RL 1.924 (SCHMS)
CONTOUR INTERVAL : 0.1m	SURVEY : MC
SCALE : 1:250 @ A1	CAD REF : 24002_DET_C.dwg
	APPROVED : MC
	OUR REF : 24002



DIAGRAM

Sheet 2
Sheet 3



LEGEND

- APPROX PHOTO LOCATION & DIRECTION
- BOUNDARY
- FENCING
- CONTOUR
- TOP / BOTTOM OF BANK
- UNDERGROUND SERVICES
- NOT LOCATED BY SURVEY
- SOURCE: DIAL BEFORE YOU DIG
- APPROXIMATE SEWER MAIN LOCATION
- APPROXIMATE LOCATION OF TELSTRA AND NBN CABLES
- APPROXIMATE WATER MAIN LOCATION
- APPROXIMATE LOCATION OF ELECTRICITY CABLES

TREE DIAGRAM

- TRUNK
- DIAMETER
- APPROXIMATE TREE HEIGHT
- APPROXIMATE TREE RADIUS FOLIAGE

EASEMENTS:

- (A) - PROPOSED ASSET PROTECTION ZONE 1'7 WIDE
- (H) - POSITIVE COVENANT (ASSET PROTECTION ZONE) 25 WIDE & VARIABLE (DP 1119743) (PART ONLY)

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ISSUE	DATE	AMENDMENT
A	4.6.2024	INITIAL ISSUE
B	26.6.2024	MINOR CHANGES TO SHEETS 1-3
C	23.10.2024	AMEND B.E LOT 103 - ADD B.E LOT 102
D		
E		
F		
G		
H		

TITLE
 PLAN SHOWING DETAIL, LEVELS & PROPOSED SUBDIVISION OF LOT 1 IN DEPOSITED PLAN 1119743 N o 33 DUNSHEA AVENUE, TEA GARDENS

CLIENT : Paul & Connie Ryman	DATE : 23rd October, 2024	SHEET : 3 of 4
COUNCIL : Mid-Coast	ORIGIN OF LEVELS : SSM 122751 - RL 1,924 (SCHMS)	
DATUM : Australian Height Datum	SURVEY : MC	APPROVED : MC
CONTOUR INTERVAL : 0.1m	DRAWN : SD	
SCALE : 1:250 @ A1	CAD REF : 24002_DET_C.dwg	OUR REF : 24002



Photograph 1



Photograph 2



Photograph 3



Photograph 4



Photograph 5



Photograph 6



Photograph 7



Photograph 8



Photograph 9



Photograph 10



Photograph 11



Photograph 12



Photograph 13



Photograph 14



Photograph 15



Photograph 16



Photograph 17



Photograph 18



Photograph 19



Photograph 20



Photograph 21



Photograph 22



Photograph 23



Photograph 24



Photograph 25



Photograph 26



Photograph 27



Photograph 28



Photograph 29



Photograph 30



Photograph 31



Photograph 32



Photograph 33



Photograph 34



Photograph 35



Photograph 36



Photograph 37



Photograph 38



Photograph 39



Photograph 40

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H	G	F	E	D	C	B	A
				23.10.2024	26.6.2024	4.8.2024	
				AMEND B.E.LOT 103 - ADD B.E.LOT 102	MINOR CHANGES TO SHEETS 1-3	INITIAL ISSUE	
							AMENDMENT

TITLE
PLAN SHOWING DETAIL, LEVELS & PROPOSED SUBDIVISION OF LOT 1 IN DEPOSITED PLAN 1119743 N o 33 DUNSHEA AVENUE, TEA GARDENS

CLIENT : Paul & Connie Ryman	SHEET : 4 of 4
COUNCIL : Mid-Coast	DATE : 23rd October, 2024
DATUM : Australian Height Datum	ORIGIN OF LEVELS : SSM 122751 - RL 1.924 (SCHMS)
CONTOUR INTERVAL : N/A	SURVEY : MC
SCALE : N/A	DRAWN : SD
	APPROVED : MC
	CAD REF : 24002_DET_C.dwg
	OUR REF : 24002