

IMPORTANT NOTES & CAUTIONS:-

1. These plans have been prepared at a reduction ratio at A3 as shown. The accuracy of any enlargement or other reproduction may be less than that of the original
2. All levels shown on this plan are reduced to the level based on SSM 56922 with an RL 595.380
3. Survey orientation is to Grid North and based on GDA 2020 co-ordinate system
4. The cadastre shown on this plan has been located to a standard of accuracy in accordance with Regulation 10 of the Surveying & Spatial Information Regulation 2017. The boundaries have not been marked by this survey. It is our recommendation that marks to define the boundaries should be placed if any construction work is to be undertaken on or near the boundaries
5. Title search obtained from NSW Land Registry Services on 16.11.2023 for Folio Identifier 59/1091779 indicates that the subject land is NOT burdened by easements
6. All utility services shown on this drawing are approximate only and have been located from survey data & site investigation. It is the responsibility of the contractor to confirm services prior to any and all work on site - phone dial before you dig. Before commencing any excavation or construction on this site, you should contact the relevant authorities for verification of the location & depth of their services
7. This site survey was carried out using Differential Global Navigational Satellite System technology (GNSS) on 14.11.2023 & 06.02.2024
8. Tree canopies shown are approximate only
9. This plan is copyright and is not to be copied or reproduced in whole or in part without the prior written approval of Bath Stewart Associates Pty Ltd. Upon payment of all fees invoiced to complete this survey, the client, shall have a licence to use this drawing, (for which it was originally prepared), without the requirement to obtain the afore
10. These notes are an integral part of this plan

SURVEY LEGEND

K.I.P.	Kerb Inlet Pit
— / — / —	Fence
50.29m	Existing Boundary & Dimension
50.29m	Proposed Boundary & Dimension
384.0	Contour & Height (0.2m Interval)
472.86	Spot Level
T	Underground Telstra Cables
W100	Watermains & Size
WS	Waterservices
E	Underground Electrical Cables
S	Sewer Pipes and Manholes
S W	Stormwater Pipe & Size

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LEGEND (EXISTING — LIGHT PROPOSED — DARKER)	Rev.	DESCRIPTION	APPROVED	DATE
CENTRE LINE		TREE SHRUB SIGN		
VERNS AND GUTTER		SEWER MANHOLE, INSPECTION PIT		
TOP OF BATTER		DOWNPIPE & ROOFWATER OUTLET		
SURFACE DRAINAGE		POWER POLE		
EDGE OF BITUMEN SEAL		STREETLIGHT GUIDE POST		
FENCELINE		WATER (HYDRANT, VALVE, METER)		
SEWERMAIN		TELSTRA PIT AND CABLES		
WATERMAIN (& SIZE)				
STORMWATER DRAINAGE				
OVERHEAD POWER				
UNDERGROUND ELECTRICAL				

Rev.	DESCRIPTION	APPROVED	DATE
A	Issued for lodgement with Tamworth Regional Council	J.Herdegen	11.02.25

Cad: 23348SS Rev A
Civiloid: 23348V06
Survey: L.Gentle
Drawn: M.Beath
Designed: M.Beath
Checked: J.Herdegen

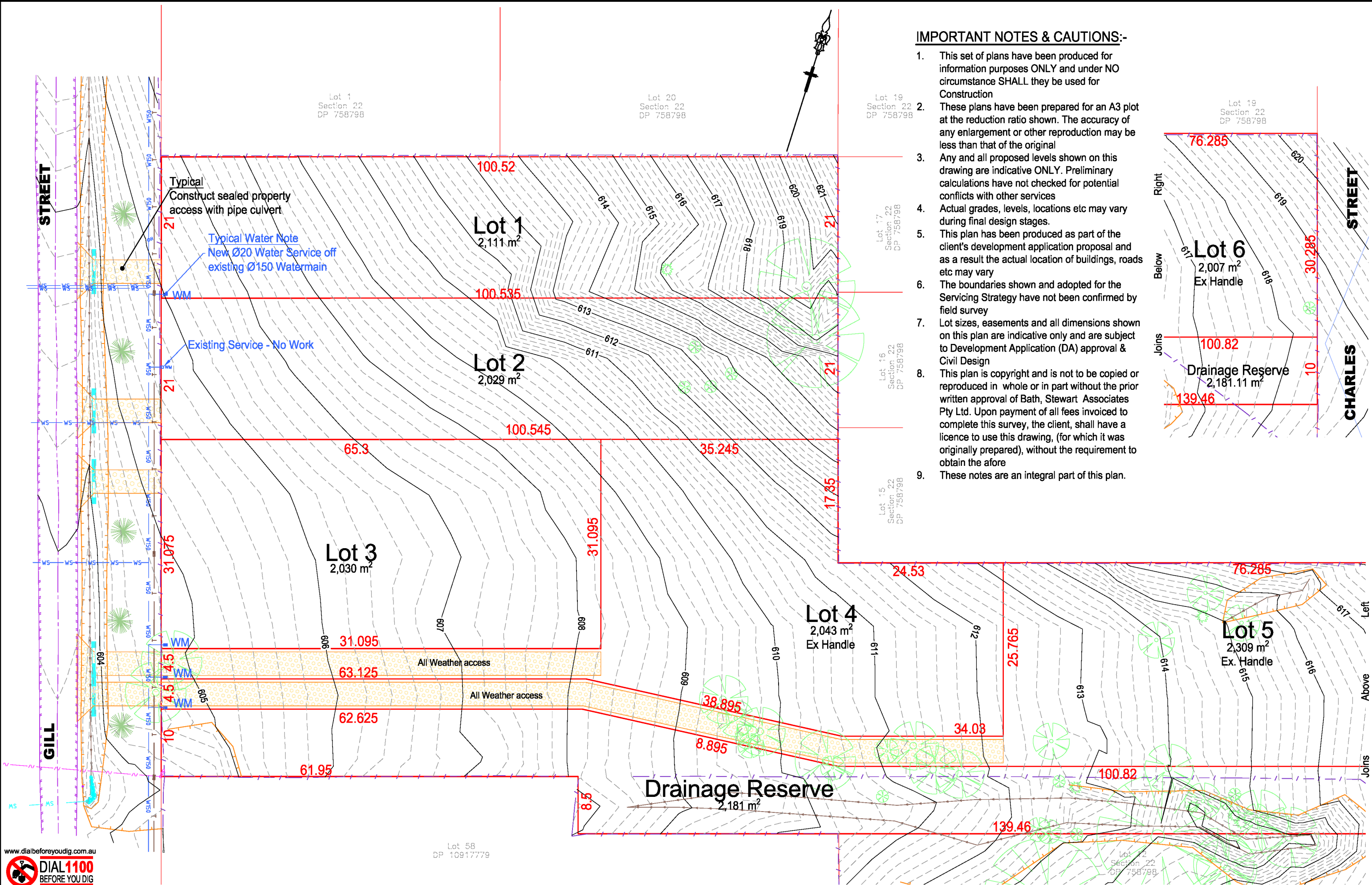
Original A3 Drawing Scale Bar:
Contours at 1.0m Intervals
A3 Scale 1:1,000
Datum Description:
SSM 56922 RL 595.380 GDA 2020
Located on the south eastern corner of Innes Street and Jenkins Street

BATH STEWART ASSOCIATES Pty Ltd
DEVELOPMENT CONSULTANTS
SURVEYORS — ENGINEERS — PLANNERS — PROJECT MANAGERS
239 Marius Street TAMWORTH NSW 2340
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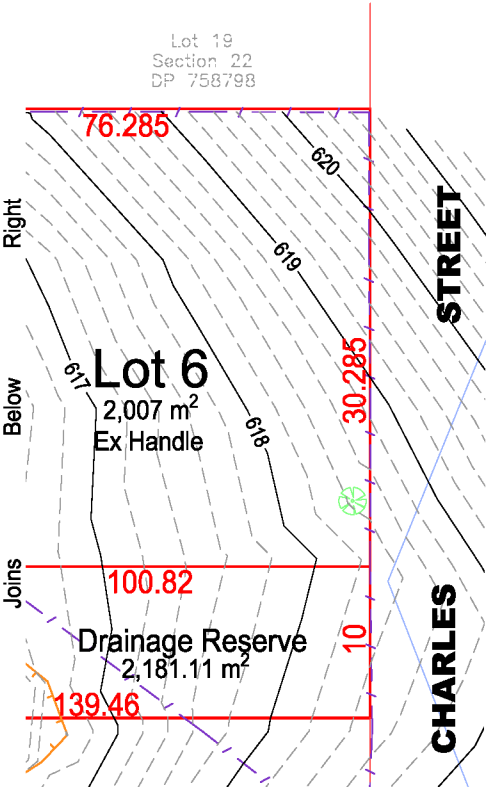
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Ref. No:	23348SS
Sheet No:	01 of 03
Revision:	A
LOT 59 DP 1091779	
EXISTING LOT CONFIGURATION	



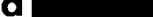
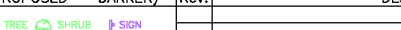

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- 1. This set of plans have been produced for information purposes ONLY and under NO circumstance SHALL they be used for Construction
- 2. These plans have been prepared for an A3 plot at the reduction ratio shown. The accuracy of any enlargement or other reproduction may be less than that of the original
- 3. Any and all proposed levels shown on this drawing are indicative ONLY. Preliminary calculations have not checked for potential conflicts with other services
- 4. Actual grades, levels, locations etc may vary during final design stages.
- 5. This plan has been produced as part of the client's development application proposal and as a result the actual location of buildings, roads etc may vary
- 6. The boundaries shown and adopted for the Servicing Strategy have not been confirmed by field survey
- 7. Lot sizes, easements and all dimensions shown on this plan are indicative only and are subject to Development Application (DA) approval & Civil Design
- 8. This plan is copyright and is not to be copied or reproduced in whole or in part without the prior written approval of Bath, Stewart Associates Pty Ltd. Upon payment of all fees invoiced to complete this survey, the client, shall have a licence to use this drawing, (for which it was originally prepared), without the requirement to obtain the afore
- 9. These notes are an integral part of this plan.



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LEGEND (EXISTING -- LIGHT PROPOSED -- DARKER)		Rev.	DESCRIPTION	APPROVED	DATE	Cad: 23348SS Rev A	Original A3 Drawing Scale Bar:	<div><div>BATH STEWART ASSOCIATES Pty Ltd DEVELOPMENT CONSULTANTS SURVEYORS – ENGINEERS – PLANNERS – PROJECT MANAGERS 239 Marius Street TAMWORTH NSW 2340 Telephone (02) 6766 5966 A.C.N. 659 162 062</div><div>office@bathstewart.com.au</div><div><small>This document / plan / drawing / sketch is the copyright property of Bath Stewart Associates Pty Ltd and shall not be copied or reproduced in part or whole, in any media without written approval, nor shall it be used except for the Development and Site Specified</small></div></div>	Ref. No: 23348SS		
CENTRE LINE KERB AND GUTTER TOP OF BATTERY SURFACE DRAINAGE EDGE OF BITUMEN SEAL FENCELINE SEWERMAIN WATERMAIN (& SIZE) STORMWATER DRAINAGE OVERHEAD POWER UNDERGROUND ELECTRICAL							LOT 59 DP 1091779			Sheet No : 02 of 03 Revision : A	
TREE SHRUB SIGN					Civiloid: 23348V06						
SEWER MANHOLE, INSPECTION PIT					Survey: L.Gentle						
DOWNPIPE & ROOFWATER OUTLET					Drawn: M.Beath						
POWER POLE					Designed: M.Beath						
STREETLIGHT GUIDE POST					Checked: J.Herdegen						
WATER (HYDRANT, VALVE, METER)											
TELSTRA PIT AND CABLES											
		A	Issued for lodgement with Tamworth Regional Council	J.Herdegen	11.02.25						

Stormwater Commentary

- The stormwater flow is from east to west
- The Stormwater catchment into the Ø600 pipe beneath Gill Street is 19.3 Hectares
- Construct contour embankments in the unformed Charles Street road reserve to direct the upstream catchment of 11.4 hectares into the proposed drainage Reserve
- An open channel shall be constructed in this Drainage Reserve
- Gill street shall be reshaped so that the water from the Drainage Reserve is direct to the Ø600 pipe beneath Gill Street



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LEGEND (EXISTING — LIGHT PROPOSED — DARKER)	Rev.
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EDGE OF BITUMEN SEAL	
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SEWERMAIN	
WATERMAIN (& SIZE)	
STORMWATER DRAINAGE	
OVERHEAD POWER	
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TREE	
SHRUB	
SIGN	
SEWER MANHOLE, INSPECTION PIT	
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POWER POLE	
STREETLIGHT	
GUIDE POST	
WATER (HYDRANT, VALVE, METER)	
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Cad: 23348SS Rev A
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Ref. No: 23348SS
Sheet No: 03 of 03
Revision: A
LOT 59 DP 1091779
STORMWATER CATCHMENT PLAN

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