

# Appendix B



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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.

THE SUBJECT PARCEL IS SITUATED ON A RIVER AND AS SUCH SUBJECT TO AN AMBULATORY BOUNDARY. AREA AND DIMENSIONS USED FOR THE BOUNDARY HAVE BEEN DERIVED FROM THE ORIGINAL REGISTERED PLAN AND ANY CALCULATIONS USED FOR DEVELOPMENT PURPOSED COULD SIGNIFICANTLY CHANGE ON FINAL SURVEY. IT IS STRONGLY ADVISED THAT A SURVEY REDEFINING THE BOUNDARIES BE CARRIED OUT PRIOR TO LODGMET OF DEVELOPMENT APPROVALS.

BEARINGS SHOWN ON THIS PLAN ARE ORIENTATED TO NORTH VIDE DP1170438. 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. 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


MGA CO-ORDINATES WAS ADOPTED FOR HORIZONTAL DATUM  
ORIGIN OF COORDINATES:  
SSM 64713  
EASTING 537024.293  
NORTHING 6864513.878

PLAN COORDINATES HAVE BEEN DETERMINED FROM GROUND (REAL) DISTANCES AND ARE RELATED TO A MGA (GRID) POINT OF ORIGIN. TO CONVERT PLAN COORDINATES TO TRUE MGA GRID COORDINATES A SCALE FACTOR OF 0.999607 ABOUT SSM 64713 MUST BE APPLIED.

AHD WAS ADOPTED FOR VERTICAL DATUM  
ORIGIN OF LEVELS:  
PM 72204  
RL 20.499

MGA (MAP GRID OF AUSTRALIA 1994 - ZONE 56)

#### LEGEND



TREE NUMBER SEE SHEET 1 FOR INFORMATION  
TREE SIZES ARE ESTIMATES ONLY

POWER

OVERHEAD POWER (SURVEYED)

CUG

UNDERGROUND COMMUNICATIONS (NOT SURVEYED)

S

UNDERGROUND SEWER (NOT SURVEYED)

SWD

UNDERGROUND STORMWATER (NOT SURVEYED)

FLOOD LEVEL (PLOTTED FROM TWEED LEP)

TOP OF BANK

BOTTOM OF BANK

FENCE

TWEED LEP ZONE BOUNDARY

HIGH FLOW FLOOD

WATER CATCHMENT AREA BOUNDARY

STORMWATER GRATE

TELSTRA PIT

SEWER MANHOLE

WATER METER

LIGHT POLE

FIRE HYDRANT

POWER POLE

STOP VALVE

GATE

ELECTRICITY PIT

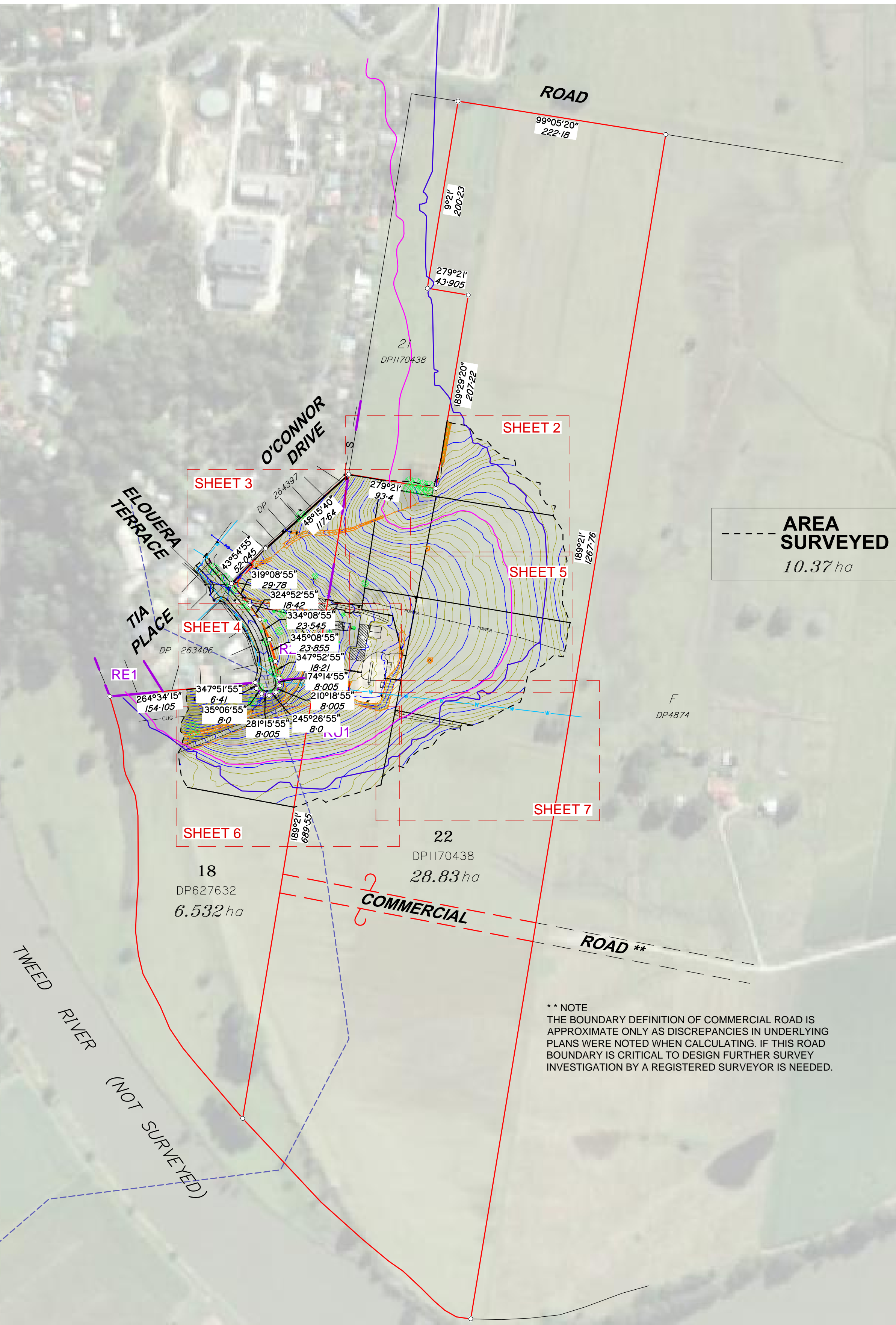
PHOTO LOCATION & DIRECTION

BENCHMARK

SPOT HEIGHTS



**DIAL BEFORE YOU DIG**  
www.1100.com.au



TREE LIST - 10446							
TREE #	DIAMETER	SPAN	HEIGHT	TREE #	DIAMETER	SPAN	HEIGHT
1077	0.2	3	5	4010	0.5	4	4
1078	0.6	8	10	4076	0.3	1	2
1102	0.6	8	10	4077	0.6	3	6
1103	0.4	3	7	4078	0.3	2	6
1117	0.6	12	10	4079	0.3	2	6
1128	0.6	12	10	4080	0.6	5	6
1147	0.6	12	10	4096	1.5	15	20
1256	0.2	3	5	4308	0.8	7	20
1257	0.6	8	10	4310	0.4	6	8
1258	0.2	3	5	4311	0.3	4	7
1274	0.2	3	5	4320	0.6	10	10
1275	0.2	3	5	4321	0.6	10	10
1276	0.6	8	10	4322	0.6	10	10
1280	0.2	3	5	4325	0.6	10	10
3063	0.5	5	10	4334	0.6	4	10
3065	0.8	10	15	4335	0.6	10	10
3066	0.8	10	15	4336	0.6	10	10
3067	0.5	5	10	4337	0.6	10	10
3068	0.5	5	10	4338	0.6	10	10
3069	0.8	10	15	9013	0.6	12	10
3070	0.8	10	15				

Scale 1:3000 - Lengths are in Metres

0 50 100 150 200 250 300 350 400 450 500

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PO Box 756 Burleigh Heads QLD 4220  
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Fax: (07) 5535 8155  
Email: admin@usherandcompany.com.au

APPROVED

#### Amendments

ISSUE	DATE	DETAILS
A	21-11-2018	Original Issue
B	23-11-2018	Add flood level and additional services information
C	14-02-2019	Tweed LEP Zone Boundary added
D	19-02-2019	Background Images Updated
E	08-03-2019	Extra Survey Added
F	11-03-2019	High Flow Flood lines, Water Catchments lines and Roads added

PLAN:  
  
SITE PLAN  
SHOWING DETAIL AND LEVELS  
AT 49 ELOUERA TERRACE, BRAY PARK  
BEING LOT 18 IN DP627632 & LOT 22 IN DP1170438  
  
SHEET 1 OF 7

LGA: TWEED  
SUBURB: BRAY PARK  
ORIGIN: PM 72204  
RL 20.499 AHD  
CLASS LB, ORDER L2

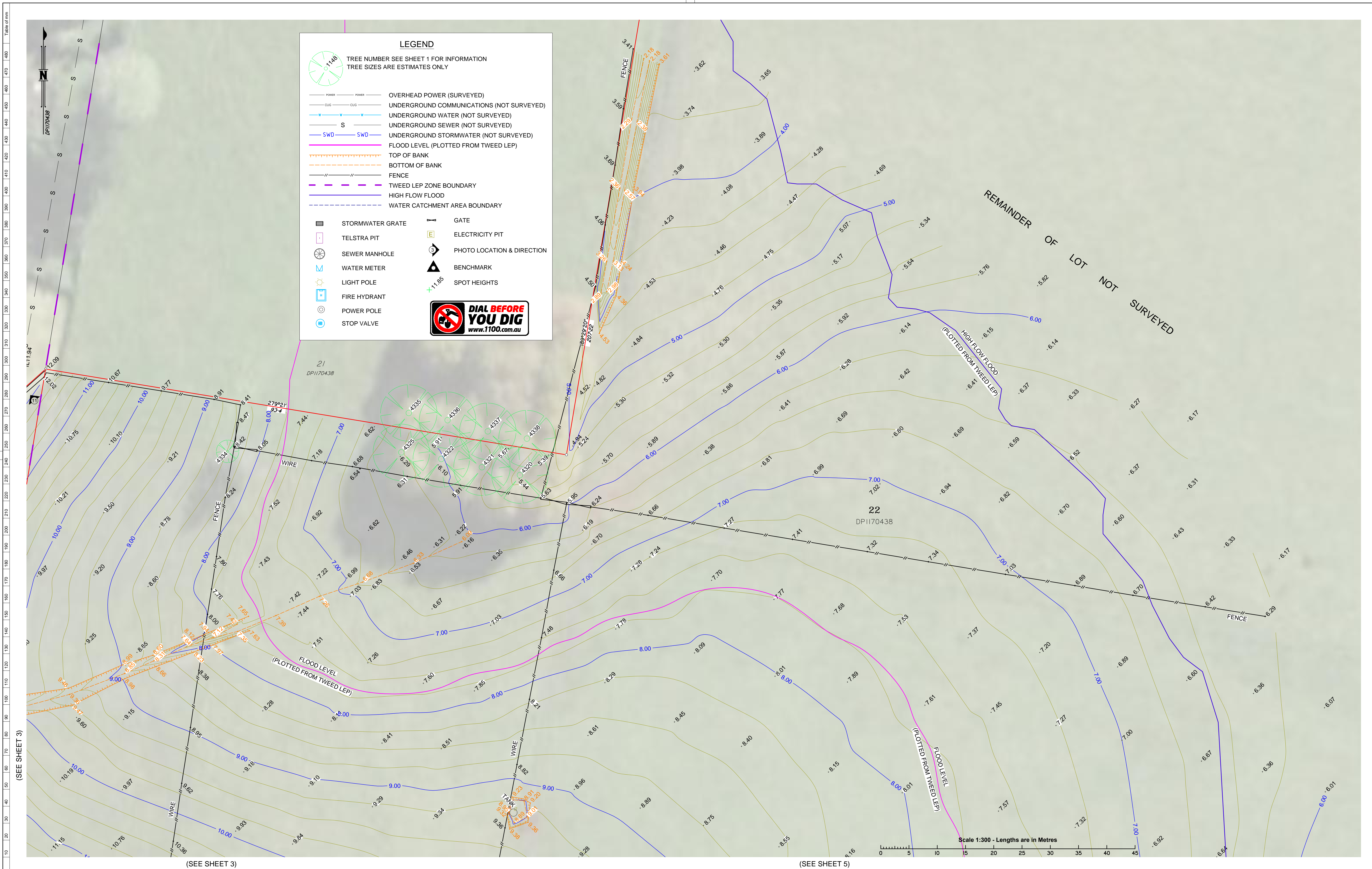
REDUCTION RATIO: 1:3000 (A1)  
DATUM: AHD  
DATE OF SURVEY: 15-11-2018  
SURVEYED BY: LN & MB  
DRAWN BY: TM

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PTY LTD ATF  
  
PLAN REFERENCE  
10446

ISSUE  
F

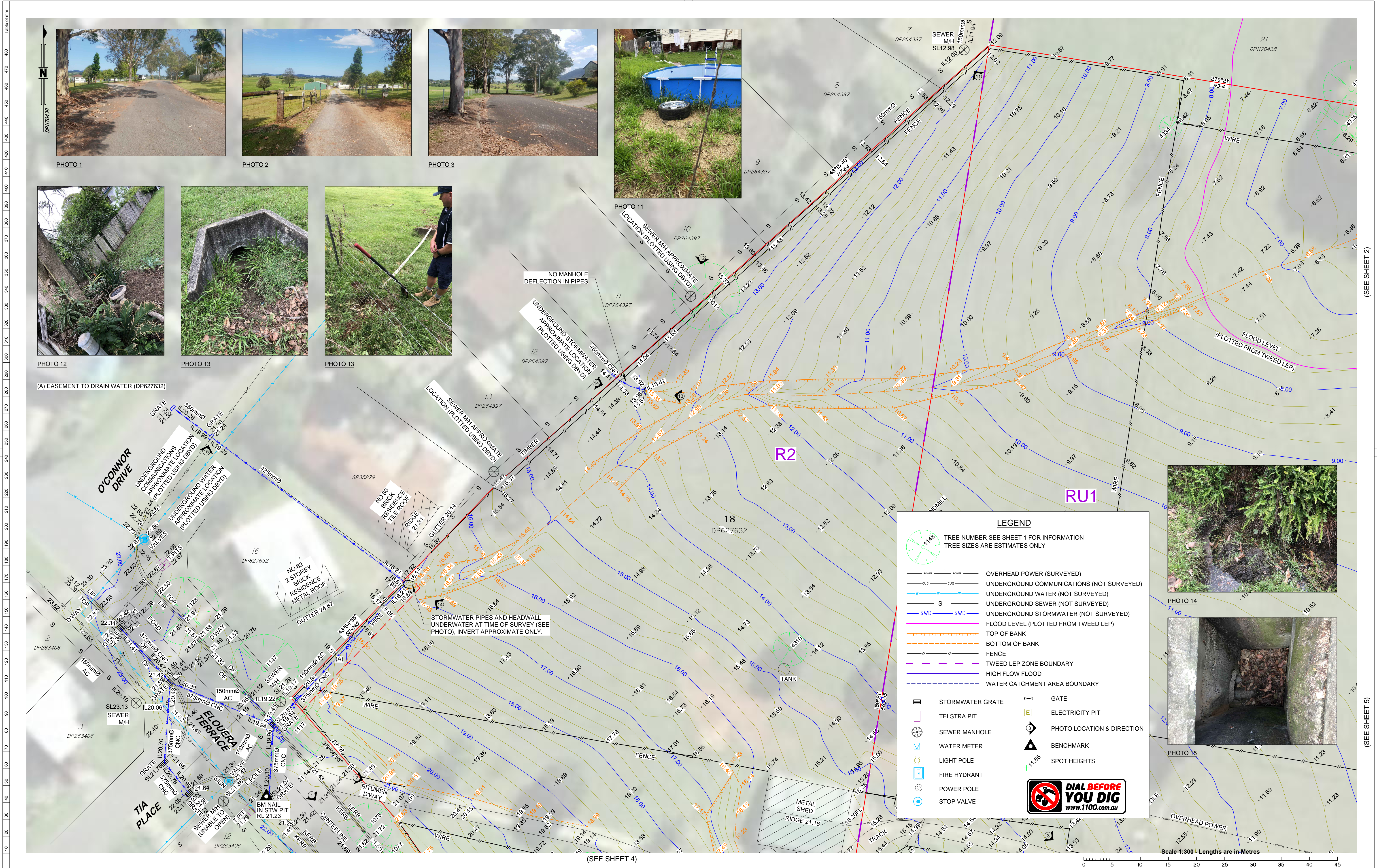
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SHEET 3 OF 7

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SUBURB:

BRAY PARK

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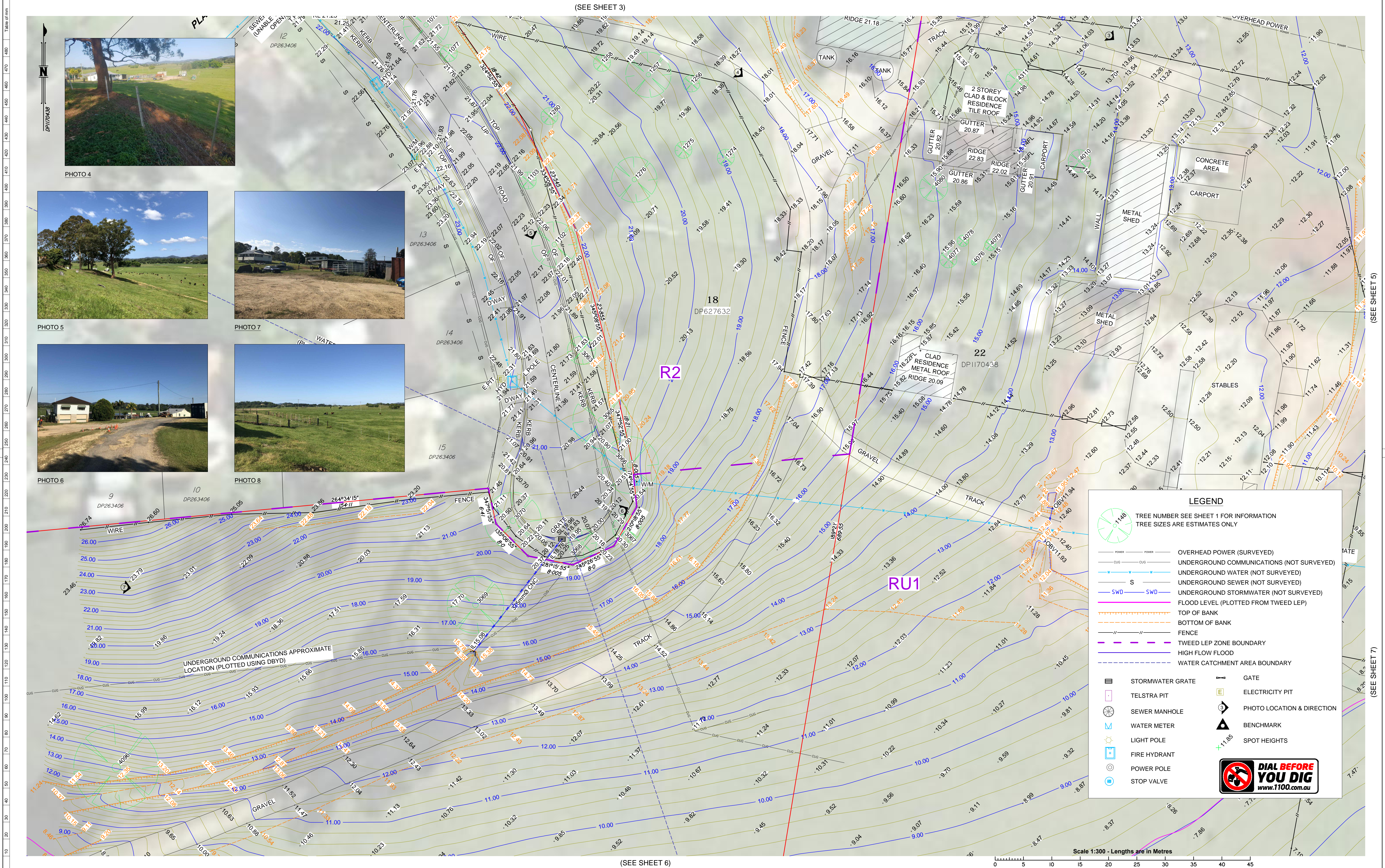
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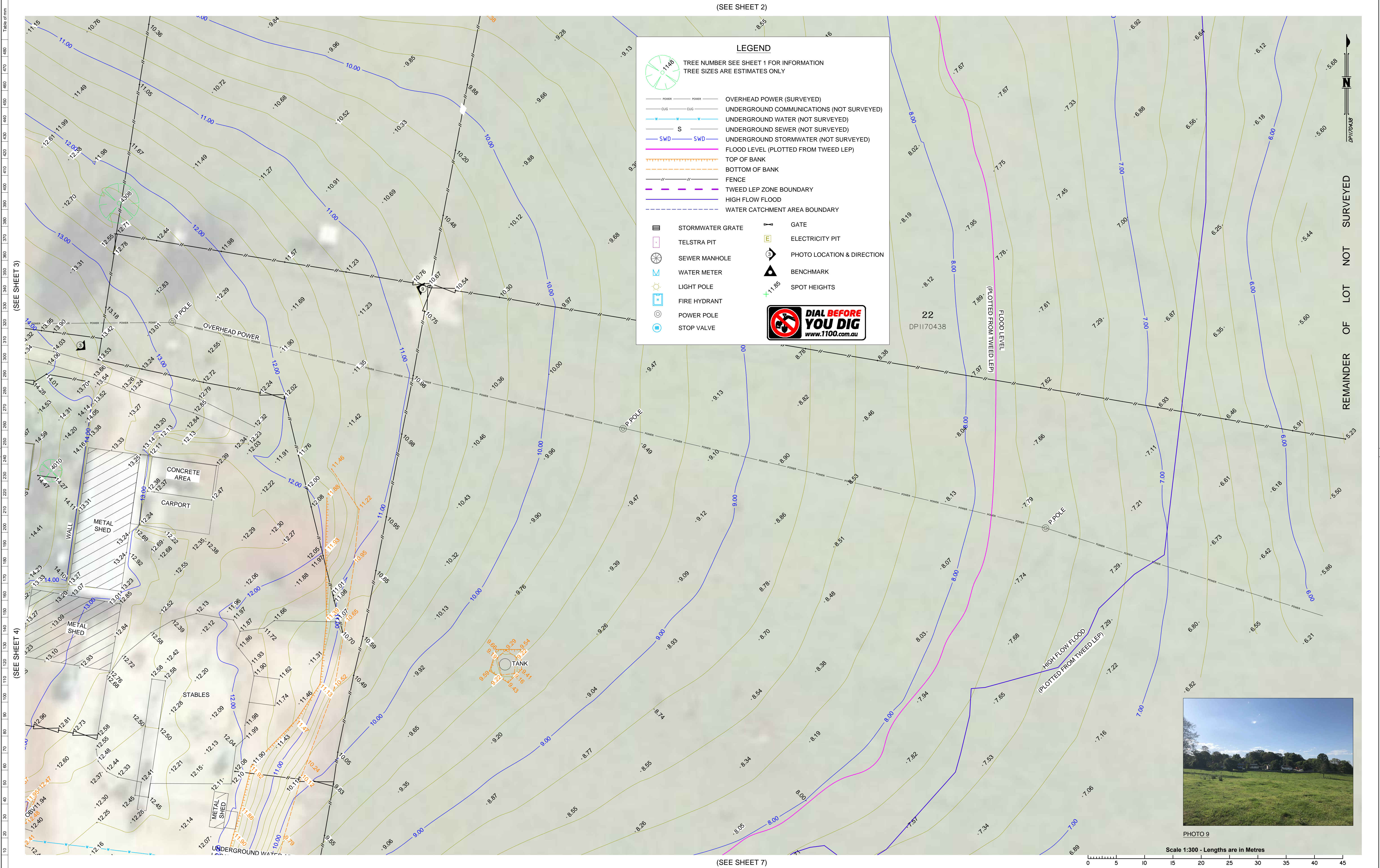
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**A1**

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SHEET 5 OF 7

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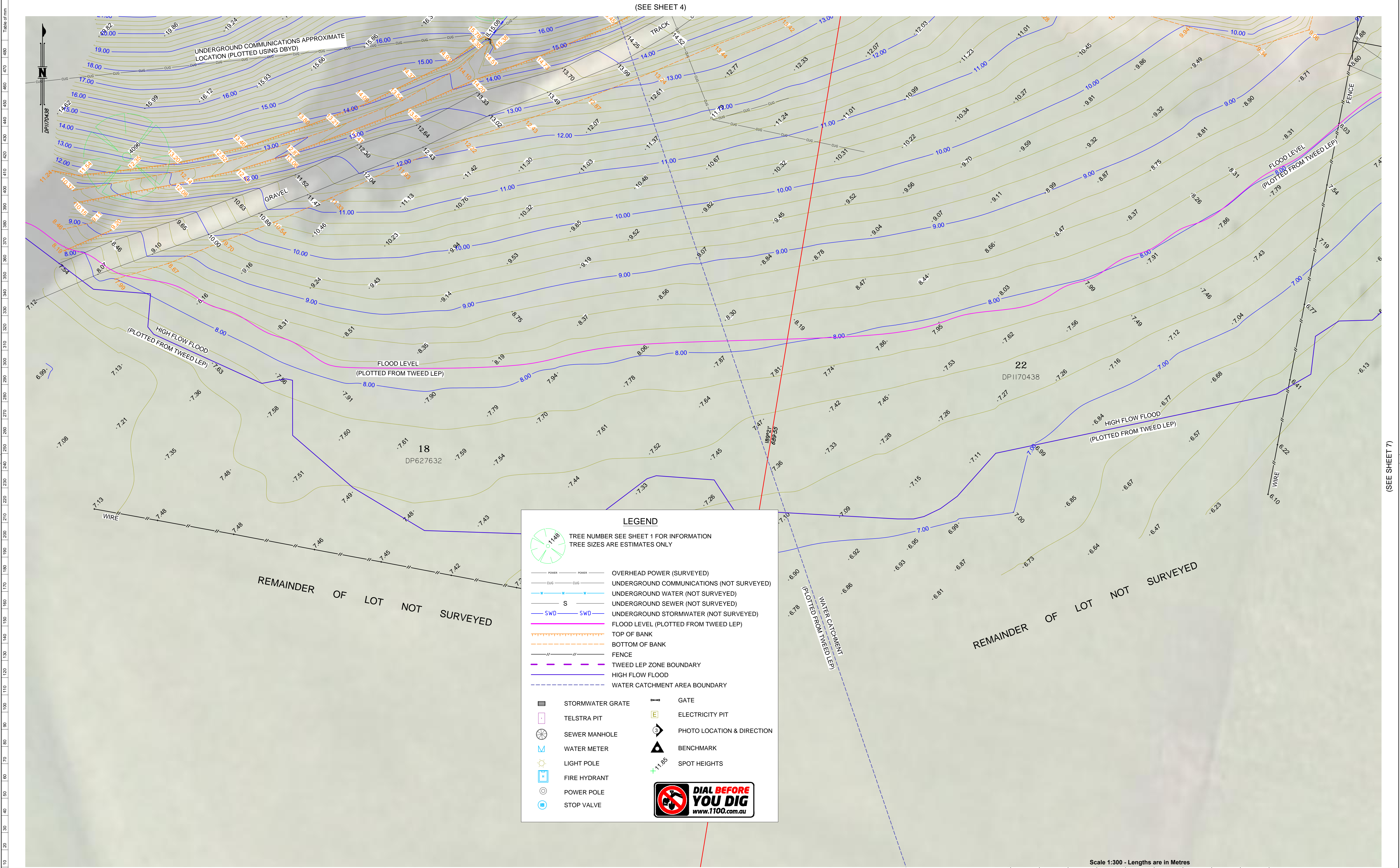
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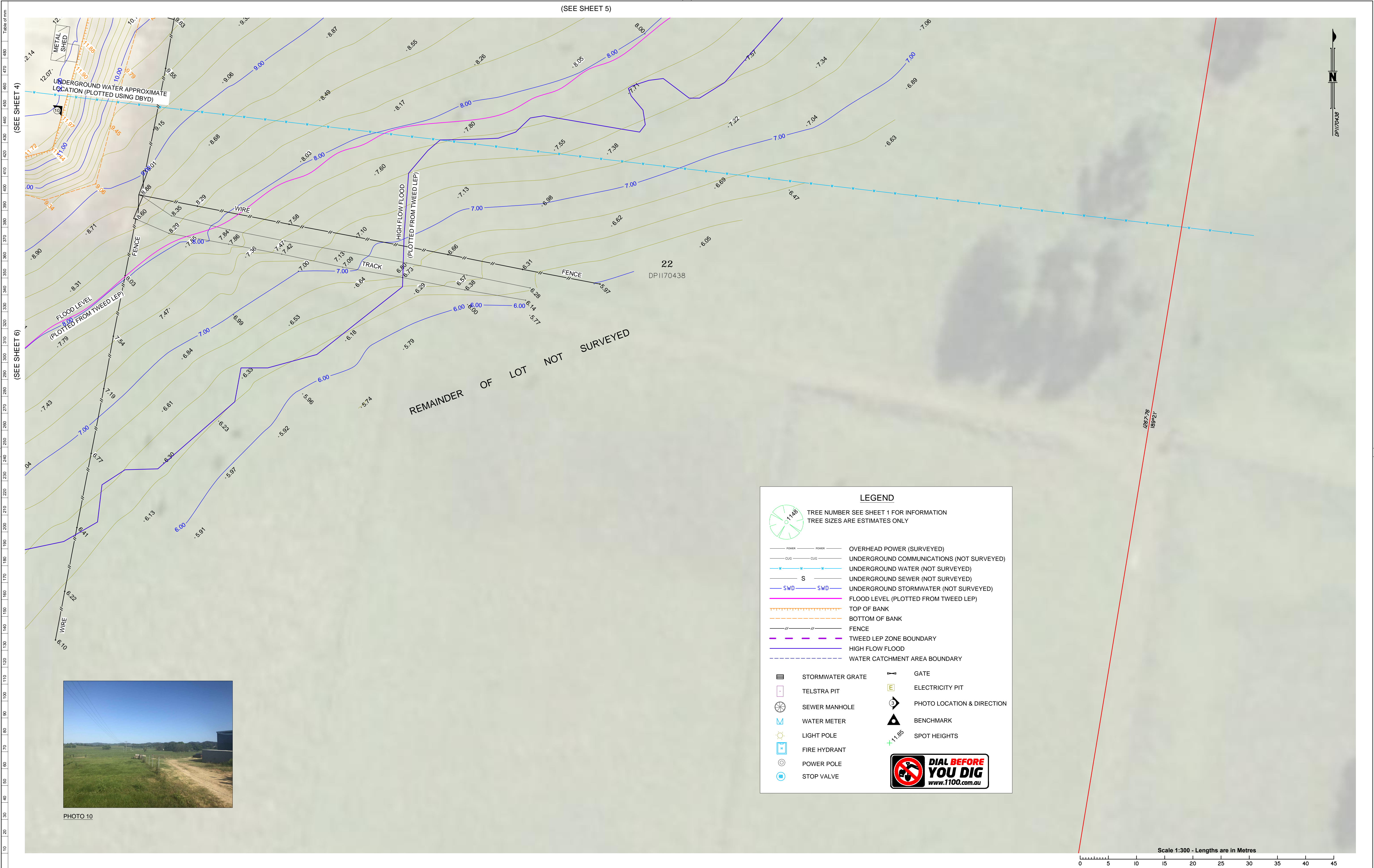
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