



REDUCTION RATIO 1:1000 & 1:200 AT A1	AMENDMENTS		BY	DATE
DATUM : AUSTRALIAN HEIGHT DATUM	SURVEYED	Z.A.	J.G.	14/2/2024
CONTOUR INTERVAL : 0.2	DESIGNED	ISSUE B - ADDITIONAL STORMWATER INFORMATION		
ORIGIN OF LEVELS : PM 35534 RL 26.491	DRAWN	M.B.		
DATE OF PLAN : 14/2/2024	CHECKED	P.S.		

**RYGATE & WEST**  
INCORPORATING BULLOCK & WALTERS  
SINCE 1893

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NSW HEALTH INFRASTRUCTURE

**PLAN**  
SHOWING BOUNDARIES, DETAIL, SPOT LEVELS AND CONTOURS  
OVER PART OF LOT 22 DP1152713 AND PARTS OF ADJOINING LANDS.

BATEMANS BAY | SHIRE OF EUROBODALLA

REFERENCE No. U22426
DRAWING No. U22426_DET.dwg
ISSUE B
SHEET 1 OF 1 SHEET

- ~ (RW) RIGHT OF WAY VARIABLE WIDTH (DP1152713)
- ~ (RF) EASEMENT FOR PERSONAL ACCESS VARIABLE WIDTH (DP1152713)
- ~ (EP1) EASEMENT FOR PARKING 6.05 WIDE (DP1152713)
- ~ (EP2) EASEMENT FOR MOBILITY PARKING 4.95 WIDE (DP1152713)
- ~ (EB) EASEMENT FOR BATTER AND RETAINING WALLS VARIABLE WIDTH (DP1152713)
- ~ (ED) EASEMENT FOR WATER DRAINAGE 2 WIDE (DP1152713)
- ~ (ER) EASEMENT FOR REPAIRS 1 WIDE (DP1152713)
- ~ (ES) EASEMENT FOR SHELTER 0.35 WIDE (DP1152713)
- ~ (EF) EASEMENT FOR FIRE SAFETY 0.35 WIDE (DP1152713)
- ~ EASEMENT FOR WATER SUPPLY 5 WIDE (X160415).

- +11.23 ~ GROUND SURFACE
- +11.23 ~ TOP OF ROOF
- +11.23 ~ ROOF RIDGE
- +11.23 ~ TOP OF ROOF GUTTER
- +11.23 ~ TOP OF DOOR
- +11.23 ~ BASE OF DOOR
- +11.23 ~ TOP OF WINDOW
- +11.23 ~ BASE OF WINDOW
- +11.23 ~ FLOOR LEVEL
- +11.23 ~ TOP & EDGE OF CONCRETE
- +11.23 ~ TOP OF KERB
- +11.23 ~ INVERT OF KERB
- +11.23 ~ EDGE OF BITUMEN
- +11.23 ~ CENTRELINE OF BITUMEN
- +11.23 ~ BITUMEN
- +11.23 ~ TOP OF RETAINING WALL
- +11.23 ~ BASE OF RETAINING WALL
- +11.23 ~ TOP OF BANK
- +11.23 ~ BASE OF BANK
- +11.23 ~ DRIVEWAY
- +11.23 ~ GRATE
- +11.23 ~ ROAD GAURD RAIL
- +11.23 ~ INVERT

(A) ~ RIGHT OF WHEEL CHAIR & OTHER LIMITED MOBILITY ACCESS (WHOLE OF LOT) (DP1152713).  
(B) ~ EASEMENT FOR DISABILITY SERVICES (WHOLE OF LOT) (DP1152713).  
(CV) ~ COVENANT (F96053).

NOTE : A SEARCH OF THE CERTIFICATE OF TITLE INDICATES THAT THERE ARE NO REGISTERED COVENANTS OR RESTRICTIONS AFFECTING THE SUBJECT LAND.

THIS PLAN HAS BEEN PREPARED FOR NSW HEALTH INFRASTRUCTURE FROM A COMBINATION OF FIELD SURVEY AND EXISTING RECORDS FOR THE PURPOSE OF SHOWING THE PHYSICAL FEATURES OF THE LAND TO ASSIST IN DESIGNING FUTURE DEVELOPMENT AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.

THE TITLE BOUNDARIES SHOWN HEREON WERE NOT VERIFIED OR MARKED AT THE TIME OF SURVEY AND WERE DETERMINED BY EXISTING TITLE DIMENSIONS AND NOT BY FIELD MEASUREMENT, AS SUCH THESE DIMENSIONS COULD BE OUT OF DATE AND INCORRECT BY MODERN STANDARDS. THIS PLAN SHOULD NOT BE USED FOR BUILDING TO BOUNDARY OR TO PRESCRIBED SET-BACKS WITHOUT FURTHER BOUNDARY SURVEY.

SERVICES SHOWN HEREON WERE LOCATED WHERE POSSIBLE BY FIELD SURVEY COMPLETED ON 28/11/2023. IF NOT ABLE TO BE SO LOCATED KNOWN SERVICES HAVE BEEN SHOWN FROM THE RECORDS OF THE RELEVANT AUTHORITIES OR SERVICE PROVIDERS WHERE AVAILABLE AND HAVE BEEN NOTED ACCORDINGLY ON THIS PLAN. ALL SERVICES SHOWN FROM RECORDS ONLY WILL NEED VERIFICATION PRIOR TO OR DURING WORK ON SITE.

PRIOR TO ANY DEMOLITION OR EXCAVATION OR CONSTRUCTION ON SITE THE RELEVANT AUTHORITY SHOULD BE CONTACTED FOR -  
\* VERIFICATION OF ALL SERVICES PLOTTED FROM RECORDS ONLY AND  
\* POSSIBLE LOCATION OF ANY SERVICES ALTERED SINCE THIS SURVEY WAS COMPLETED OR ANY NEW SERVICES INSTALLED EITHER ON OR ADJACENT TO THE SITE.

BEFORE STARTING ANY DEMOLITION OR EXCAVATION OR CONSTRUCTION ON THE SITE THE RELEVANT PERSON SHOULD MAKE AN INDEPENDENT AND UPDATED INQUIRY OF TELSTRA "DIAL BEFORE YOU DIG" (PH 1100) AND ANY RELEVANT SERVICE PROVIDERS TO ASCERTAIN THE EXISTENCE OF FURTHER SERVICES (IF ANY) AND THE ACCURATE LOCATION OF THOSE NOT ABLE TO BE SURVEYED AT THE TIME OF PREPARING THIS PLAN (OR DATA).

THIS NOTE IS AN INTEGRAL PART OF THIS PLAN / DATA. REPRODUCTION OF THIS PLAN OR ANY PART OF IT WITHOUT THIS NOTE BEING INCLUDED IN FULL WILL RENDER THE INFORMATION SHOWN ON SUCH REPRODUCTION INVALID AND NOT SUITABLE FOR USE.

