

MEG 2020 ZONE 55



AERIAL PHOTO (NOT TO SCALE)



TBM IS RIVET IN CONCRETE KERB R.L. 240.91m A.H.D.

**NOTATIONS**  
 - LAND SUBJECT TO EASEMENTS: SEE TP199699Y FOR DETAILS OF APPURTENANT CARRIAGEWAY EASEMENT  
 - LEVELS ARE TO THE AUSTRALIAN HEIGHT DATUM (A.H.D.) VIDE MARYBOROUGH PM 55 WITH STATED R.L. 242.939m  
 - AHD / MGA 2020 ZONE 55 WIDE GNSS OBSERVATIONS USING RTK SOLUTIONS PROVIDED BY GPSNET™  
 - TBM IS A RIVET IN TOP OF KERB  
 - TITLE SHOWN IS ENCLOSED BY A THICK CONTINUOUS RED LINE  
 - SUBTRACT 6°36'10" for TP199699Y BEARINGS  
 - SETBACKS AND OFFSETS ARE SHOWN TO TITLE UNLESS OTHERWISE NOTED  
 - TREE SPREADS, TRUNKS & POSITIONS ARE APPROXIMATE ONLY  
 - FENCE LOCATIONS AND SOME FEATURES HAVE BEEN EXAGGERATED FOR CLARITY AND/OR DERIVED FROM PHOTOGRAPHY  
 - CONTOUR INTERVAL: 0.2m

**EXISTING SITE PLAN**  
 ADDRESS : 180 RAILWAY STREET MARYBOROUGH 3465  
 PARISH OF MARYBOROUGH  
 SECTION : 50B  
 CROWN ALLOTMENT : 30 (PART)  
 TITLE DETAILS : LOT 1 ON TP199699Y  
 VOL. 10059 FOL. 976  
 REF: J20691  
 VERSION : 01  
 DATE OF SURVEY: 22/07/2024

**LEGEND**

SPOT HEIGHT	+ P.P.T. PARAPET HEIGHT	ELECTRICITY POLE	STOP VALVE
TREE	+ U.G. UNDERSIDE OF GUTTER	WATER METER	POINT OF DISCHARGE
TEMPORARY BENCH MARK	ELECTRICITY PIT	GAS METER	SQUARE BOLLARD
	OVERHEAD ELECTRICITY WIRES	TAP	FENCE

**SCALE**  
 1.25 0 2.50 5  
 LENGTHS ARE IN METRES  
 ORIGINAL SHEET SIZE A1  
 SCALE 1:125

MEGA 2020 ZONE 55



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TBM IS RIVET IN CONCRETE KERB  
R.L. 240.91m A.H.D.  
existing small cypress tree to be removed (approx 1.5m tall)

EXISTING 3 BEDROOM DWELLING: 106M2  
PRIVATE OPEN SPACE REQ'D: 69.6M2 ACT: 70.26M2  
SIE COVERAGE REQ'D: MAX 60% ACT: 39.26%  
PERMABILITY REQ'D: MIN 20% ACT: 60.74%  
GARDEN AREA: N/R UNDER 400m2

**NOTATIONS**

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- CONTOUR INTERVAL: 0.2m

**PROPOSED 2 LOT SUBDIVISION SITE PLAN**  
ADDRESS : 180 RAILWAY STREET MARYBOROUGH 3465  
PARISH OF MARYBOROUGH  
SECTION : 50B  
CROWN ALLOTMENT : 30 (PART)  
TITLE DETAILS : LOT 1 ON TP199699Y  
VOL. 10059 FOL. 976

**LEGEND**

SPOT HEIGHT	+ U.G. UNDERSIDE OF GUTTER	ELECTRICITY POLE	STOP VALVE
TREE	ELECTRICITY PIT	WATER METER	POINT OF DISCHARGE
TEMPORARY BENCH MARK	O.E. OVERHEAD ELECTRICITY WIRES	GAS METER	SQUARE BOLLARD
		TAP	FENCE

**SCALE**

1.25 0 2.50 5

LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE A1  
SCALE 1:125

# LANDSCAPE PLAN

MGA 2020 ZONE 55



AERIAL PHOTO (NOT TO SCALE)



EXISTING 3 BEDROOM DWELLING: 106M<sup>2</sup>  
 PRIVATE OPEN SPACE REQ'D: 69.6M<sup>2</sup> ACT: 70.26M<sup>2</sup>  
 SIE COVERAGE REQ'D: MAX 60% ACT: 39.26%  
 PERMABILITY REQ'D: MIN 20% ACT: 60.74%  
 GARDEN AREA: N/R UNDER 400m<sup>2</sup>

**NOTATIONS**

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- FENCE LOCATIONS AND SOME FEATURES HAVE BEEN EXAGGERATED FOR CLARITY AND/OR DERIVED FROM PHOTOGRAPHY
- CONTOUR INTERVAL: 0.2m

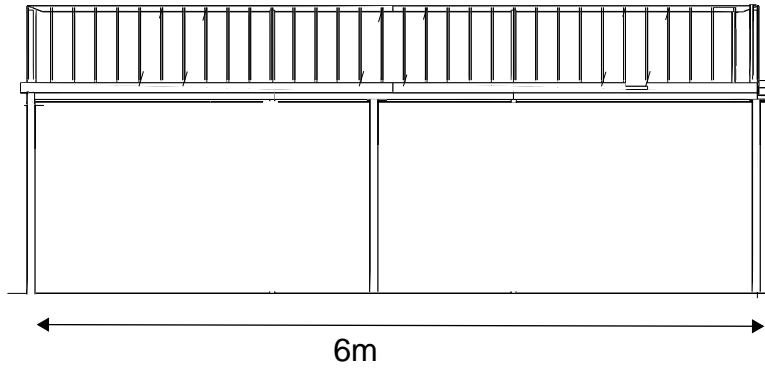
**PROPOSED 2 LOT SUBDIVISION SITE PLAN :LANDSCAPE PLAN**  
 ADDRESS : 180 RAILWAY STREET MARYBOROUGH 3465  
 PARISH OF MARYBOROUGH  
 SECTION : 50B  
 CROWN ALLOTMENT : 30 (PART)  
 TITLE DETAILS : LOT 1 ON TP199699Y  
 VOL. 10059 FOL. 976

**LEGEND**

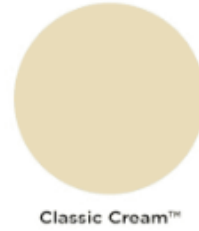
SPOT HEIGHT	+ PPT. PARAPET HEIGHT	ELECTRICITY POLE	STOP VALVE
TREE	+ U.G. UNDERSIDE OF GUTTER	WATER METER	POINT OF DISCHARGE
TEMPORARY BENCH MARK	ELECTRICITY PIT	GAS METER	SQUARE BOLLARD
	OVERHEAD ELECTRICITY WIRES	TAP	FENCE

**SCALE**  
 1:25 0 2.50 5  
 LENGTHS ARE IN METRES  
 ORIGINAL SHEET SIZE A1  
 SCALE 1:125

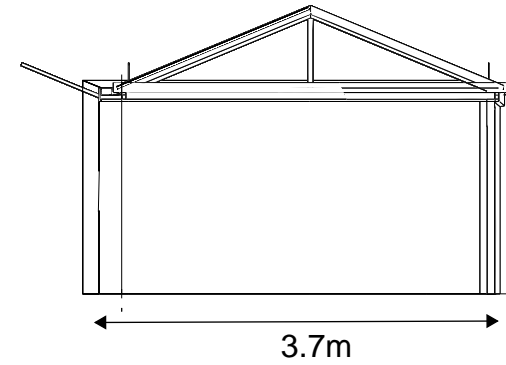
Pitched Colorbond Roof & steel posts



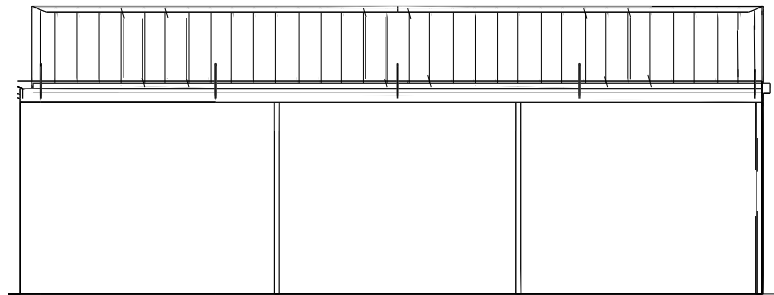
NORTH ELEVATION



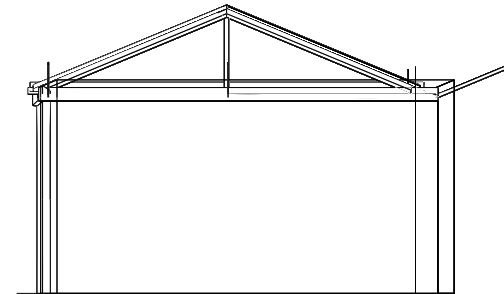
Classic Cream™



FRONT ELEVATION



SOUTH ELEVATION



REAR ELEVATION

180 RAILWAY STREET  
MARYBOROUGH

PROPOSED  
SINGLE CARPORT  
3.7 X 5.9

**Location of Land**

Parish: MARYBOROUGH  
Township: MARYBOROUGH  
Section: 50B  
Crown Allotment: 30(PART)  
Title Reference: VOL 10059 FOL 976  
Last Plan Ref: LP16932 (Lot 3)  
TP199699Y (Lot 1)

**Postal Address:** 180 RAILWAY STREET  
(at time of subdivision) MARYBOROUGH 3465

**MGA2020 Co-ordinates** E 743895                      **ZONE: 54**  
(of approx centre of land in plan) N 5895690

**Vesting of Roads and or Reserves**

**Notations**

Identifier	Council/Body/Person
—	—

**Notations**

**Depth Limitation** Does not apply to the land in this plan.

**Survey**  
This plan is based on survey.

**Staging:**  
This plan is not a staged subdivision.  
Planning Permit No:

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**Easement Information**

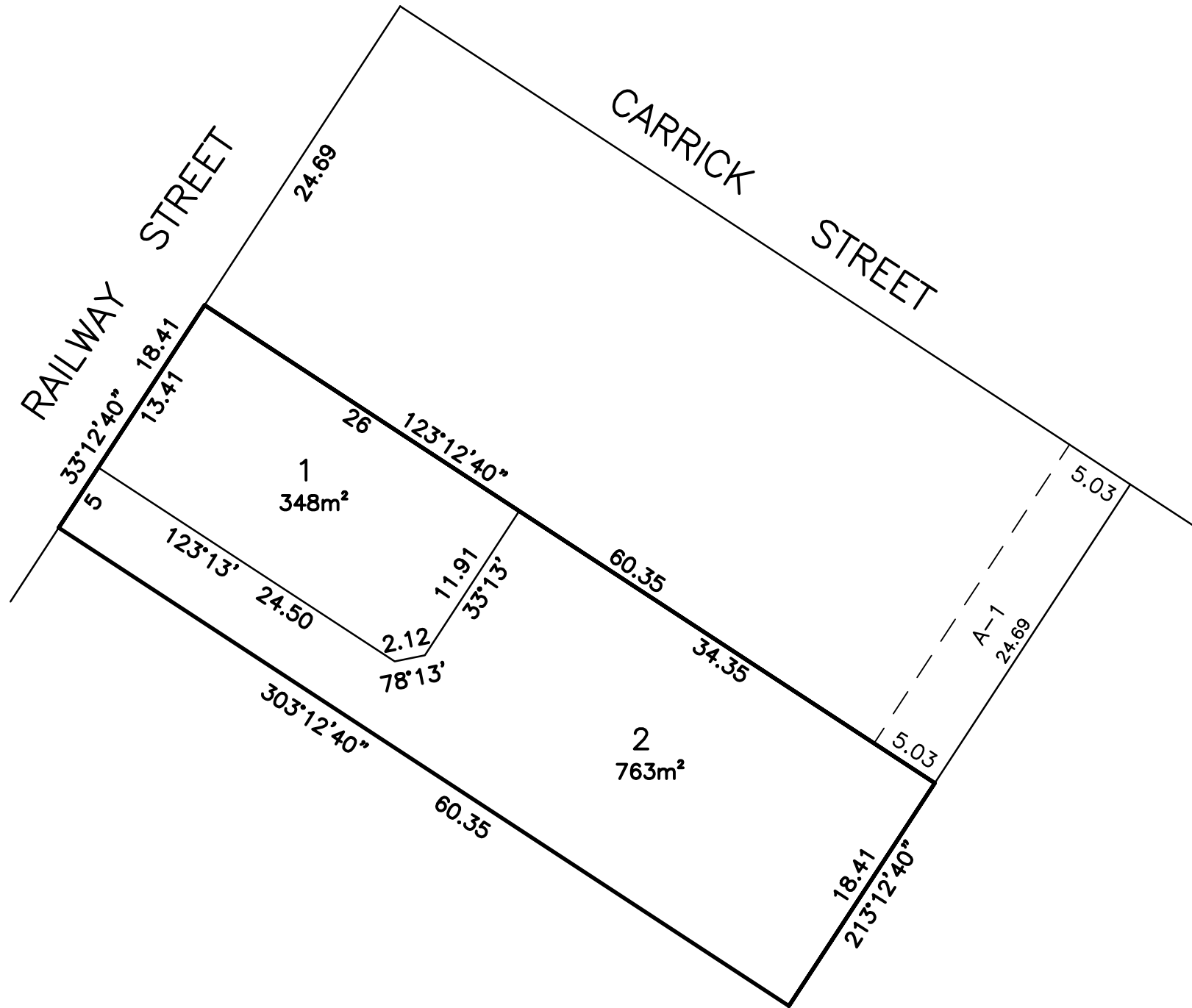
**Legend:** A – Appurtenant Easement R – Encumbering Easement (Road) E – Encumbering Easement or Condition in Crown Grant in the Nature of an Easement

Subject Land	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
A-1	WAY & DRAINAGE	5.03	LP16932	LOTS IN LP16932

**NORTH CENTRAL LAND SURVEYING**  
Mob: 0492 206 667  
C/O P.O Learmonth 3352



MGA2020 ZONE 54





SIDE ACCESS

sheds to be demolished







rear of house & shed to be demolished



dilapidated shed to be demolished



dilapidated shed to be demolished



Floor plan of existing dwelling  
Dwelling 106m<sup>2</sup>  
Verandah 13m<sup>2</sup>