NOTES:

"THE BAYS" Precincts

PRELIMINARY 3rd DRAFT DATA - BAYS MARKET DISTRICT

This digital data file is a 3rd Draft of the Deliverables of "The Bays" Phase 1 Survey for UrbanGrowth NSW.
The data will be amended and augmented in the future deliveries as the various surveys are undertaken and completed.
Anyone using the data must do so in the knowledge that the data will be amended and augmented until completion.
The supply of this file is subject to RPS checking and confirmation of the included data.

BASIS OF DATA

The Draft Data contained in this electronic file is based on Map Grid of Australia (MGA) Co-ordinates and on Australian Height Datum (AHD).
The MGA datum points are SM32843 (E=332363.188, N=6250919.541) and PM14824 (E=332862.021, N=6250197.018). The AHD datum point is SM32843 (RL=5.360m AHD).

VIEW ASSOCIATED CAD FILES AND INFORMATION

"THE BAYS" project mapping has been designed to be viewed in multiple CAD layers and multiple CAD files. The CAD files will allow interrogation of the Survey Accurate information independent of scale restrictions (including near title dimensions).

AERIAL SURVEY DATA

The aerial survey data contained within XREF (PR129046-15.11.24-FishMarket Aerial Survey.dwg) included in this data file has been sample validated to an approximate accuracy of ±0.07m in Position and Reduced Level.

NO BOUNDARY SURVEY

No overall boundary survey has been undertaken. Bearings, dimensions and areas are from title only and are subject to confirmation by boundary survey.

WATER BOUNDARIES

All boundaries shown along and/or in the water (or Former High Water Mark) are subject to formal approval by RMS NSW. Application for formal approval is beyond the scope of this phase of the project.

SURVEY ACCURATE CADASTRAL MODEL (SACM) LAYER (red lines)

Subject, historic and surrounding deposited plans have been coordinated in MGA using reference survey marks and limited conventional field survey and RTK-GPS positioning of selected reference survey marks to derive a cadastre with an approximate accuracy of ±0.2m. This accuracy should be suitable for Master Planning purposes.

EXTENT OF SACM BELOW THE WESTERN DISTRIBUTOR

The SACM below the Western Distributor extends to the southern boundary of Bank Street and Jones Street.

NEAR SURVEY ACCURATE CADASTRAL (NSCA) LAYER (blue lines)

In a number of areas the existing Plans are very old (up to 130 years) and the boundaries are unreliable. In these circumstances, that part of the Cadastral Model has been categorised NSCA and should be considered indicative only and should not be used for critical design purposes. In these areas we are unable to quantify the likely discrepancies in the boundaries.
RPS strongly recommends that the client issue further Instructions for RPS to undertake further survey to create a Plan of Redefinition/Information to have the boundaries Investigated /accepted by City of Sydney and by LPI NSW.

EASEMENT LAYERS (green dashed lines)

LAND OWNERSHIP, EASEMENTS AND RESTRICTIONS

Ownership of the Lots shown in the SACM should be confirmed from the respective Land Titles for the Lots.
Details of Easements and Restrictions affecting or BENEFITTING the Lots should be confirmed from the respective Land Titles, Deposited Plans and Dealings for the Lots.

STRATUM RESTRICTIONS

Some of the Lots shown in the SACM are either wholly or partially restricted in stratum (height and/or depth). The stratum restrictions are primarily involved with the structures of the Western Distributor viaduct and Anzac Bridge. The detailed representation of these stratum restrictions are beyond the scope of this phase of the project. For detailed descriptions of the individual stratum restrictions see the respective Deposited Plan.

WESTERN DISTRIBUTOR SUPPORT PIERS

The concrete piers (columns) supporting the Western Distributor viaduct have been surveyed at ground level. Some of the concrete piers have been clad with other material. RPS has surveyed the external face of the cladding.

SERVICES
Services if shown are Indicative only. Positions are based on surface Indicators located during field survey. Confirmation of the service position should be made by enquiry to the relevant authorities prior to any design, excavation or construction. Other services may exist which are not shown.

INACCESSIBLE AREAS
Some of the privately owned or leased properties in this survey area were not able to be accessed and surveyed with conventional methods for this project. In these instances, any survey information has been obtained via photogrammetric methods and has not been verified by field survey. This relates to some properties along Bank Street and the wharf areas along Pyrmont Bridge Road. These sites have been noted on the plan.

CONTOURS

Contours, if shown, are a calculated Indication of landform only. Spot Reduced Levels (RLs) should be used in preference to contours.

NOTES TO ACCOMPANY DATA

These notes are an integral part of the digital data file and should be read with the data file and must not be removed from the data file.

NOTES:
HEIGHTS ON TREES SHOWN IN PINK DENOTES TOP OF TREE AS SURVEYED ON 09/04/2018

THIS PLAN HAS BEEN CREATED AT A SCALE OF 1:400 AND MAY NOT BE SATISFACTORY FOR OTHER PURPOSES. THE ACCURACY OF ANY ENLARGEMENT OR OTHER REPRODUCTION MAY BE LESS THAN THAT OF THE ORIGINAL.

THE INFORMATION IN GREY HAS BEEN SUPPLIED BY URBANGROWTH AND HAS BEEN PREPARED BY RPS SURVEYORS. RYGATE SURVEYORS HAS NOT CHECKED THE ACCURACY OR VALIDITY OF THE SURVEY INFORMATION SHOWN BY RPS SURVEYORS. THE PURPOSE OF THIS PLAN IS STRICTLY TO COMPILE EXISTING DRAWINGS FOR PLANNING PURPOSES ONLY. NOTES AND DISCLAIMERS MAY HAVE BEEN OMITTED FROM PLANS FROM OTHERS WHICH APPEAR ON THIS PLAN. THE ORIGINAL SOURCE SHOULD BE READ IN CONJUNCTION WITH THIS PLAN.

M.G.A. NORTH

107
D.P.1076596
BLACKWATTLE BAY

5
D.P.1064339

4
D.P.1064339

3
D.P.1064339

SILO
TOP OF SILO R.L. 28.10
TOP OF SILO R.L. 28.06
CONVEYOR HOUSING
TOP R.L.15.58
"HANSON" CONCRETE BUILDING
TOP R.L. 30.76
TOP R.L. 30.69
CONVEYOR HOUSING
TOP R.L. 27.80
TOP R.L. 26.03
TOP R.L. 13.97
UNKNOWN FUTURE A COMBINATION OF MARINE PILES AND MOORING BOLLARDS
REFER NOTES FOR SURVEY SOURCE
OLD 2 STOREY BRICK BUILDING ROOF R.L.9.27
TOP R.L. 10.02
TOP R.L. 10.53
CONCRETE AND TIMBER STRUCTURE
TOP R.L. 11.13
TOP R.L. 10.93
PYRMONT BRIDGE RD
BRIDGE
PYRMONT BRIDGE RD
ROAD
BELLEVUE ST
WATTLE ST
BLACKWATTLE BAY

3.09 3.20 22.00 3.27 2.96 22.72 18.86 23.36 3.08 3.05 3.05 2.96 3.10 3.09 3.14 3.01 3.05 3.00 3.11 3.17 3.23 3.13 3.16
21.09 21.54 20.71 20.73 19.20 20.01 22.36 19.04 19.46 19.67 19.21 11.50 18.82 18.28 18.64 16.65 15.71 23.57 25.48 23.34

REV.	DATE	AMENDMENTS

NOTES:

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0 — 40
REDUCTION RATIO 1:400 @ A1

THIS TITLE BLOCK AND NOTES FORM AN INTEGRAL PART OF THE PLAN AND MUST BE REPRODUCED IN ANY USE, DUPLICATION OR AMENDMENT.

DATUM : AUSTRALIAN HEIGHT DATUM
CONTOUR INTERVAL : N/A
ORIGIN OF LEVELS : PM 14824 R.L.2.641(A.H.D.)

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SUBDIVISION | STRATA PLANS | STRATUM SUBDIVISION | LEASE PLANS | TOPOGRAPHIC SURVEYS | GPS SURVEYS | 3D MODELLING | RACECOURSE DESIGN | PROJECT MANAGEMENT | SUN SHADOW DIAGRAMS

SURVEYOR	DRAWN	CHECKED	APPROVED
R.D.	R.M.	R.D.	R.D.

CLIENT: URBAN GROWTH
LOCALITY: GLEBE
L.G.A.: CITY OF SYDNEY

PLAN

SHOWING DETAIL AND LEVELS WITH OVERLAY OF LOTS 3, 4 & 5 D.P.1064339

REFERENCE No.	PLAN No.	DATE	SHEET No.
78527	78527_OVERLAY.dgn	10/10/2018	OF - SHEETS