

SITE AND CONTEXT DESCRIPTION PLAN

8 STATION STREET, YARRA JUNCTION



NOTATIONS:
MGA94 BEARING DATUM IS VIDE PSM'S 84 & 85
COORDINATE DATUM SHOWN IS LOCAL PLANE ONLY.

CONTOURS SHOWN ARE RELATIVE TO THE AUSTRALIAN HEIGHT DATUM (AHD) VIDE PM 205 (RL 126.680m)
CONTOUR INTERVAL IS 0.2 METRES.

DIGITAL CADASTRAL MAP BASE (DCMB) TITLE BOUNDARIES SHOWN ARE VIDE THE FILE REF: YARRA VALLEY BASE MAP (JULY 2009).
THESE BOUNDARIES ARE APPROXIMATE & HAVE NOT BEEN VERIFIED BY THIS SURVEY.
ACCURATE LOCATION OF TITLE BOUNDARIES WOULD REQUIRE A SEPARATE TITLE RE-ESTABLISHMENT SURVEY.
ANY EASEMENTS AFFECTING THIS LAND HAVE BEEN OMITTED FROM THIS PLAN.

ONLY TREES WITH DBH>0.15m HAVE BEEN LOCATED BY THIS SURVEY & SHOWN ON THIS PLAN.

MGA94
ZONE 55

SITE & CONTEXT NOTES

SITE DESCRIPTION

TITLE DESC.: LOT 4 LP 55152, VOL. 8346 FOL. 810
ADDRESS: 8 STATION STREET YARRA JUNCTION 3797
SIZE: Approximately 803m²
SERVICES: O/H Power, O/H Telephone, U/G Water, U/G Gas, Sewerage
EXISTING STRUCTURES: Existing single store brick dwelling, brick garage, 2 carports & galvanised iron shed
VIEWS: No significant views due to adjacent dwellings & vegetation.
SOLAR ASPECT: Existing dwelling has an easterly aspect with good solar access.
VEGETATION: There is a variety of small shrubs & exotic trees within the site. There are 4 significant eucalypts located in the drainage way to the west of the site.

NEIGHBOURHOOD DESCRIPTION - SEE LOCALITY PLAN FOR LOCATION OF FEATURES.

ADJACENT LAND: The land to the north is a similar sized residential lot & contains a single storey brick dwelling. The land to the west is a 10.6m wide council drain. The land opposite Station street is the local ambulance depot. The land opposite Crescent Road is a similar sized residential lot & contains a single storey weatherboard dwelling.

STREET DETAILS: Station Street: 7.5m Sealed pavement with conc.kerbing, no footpaths & 20.12m Road reserve.
Crescent Road: 4m sealed pavement with no footpaths & 20.12m road reserve

SHOPS: The Yarra Junction township & shopping centre is approximately 300m away.

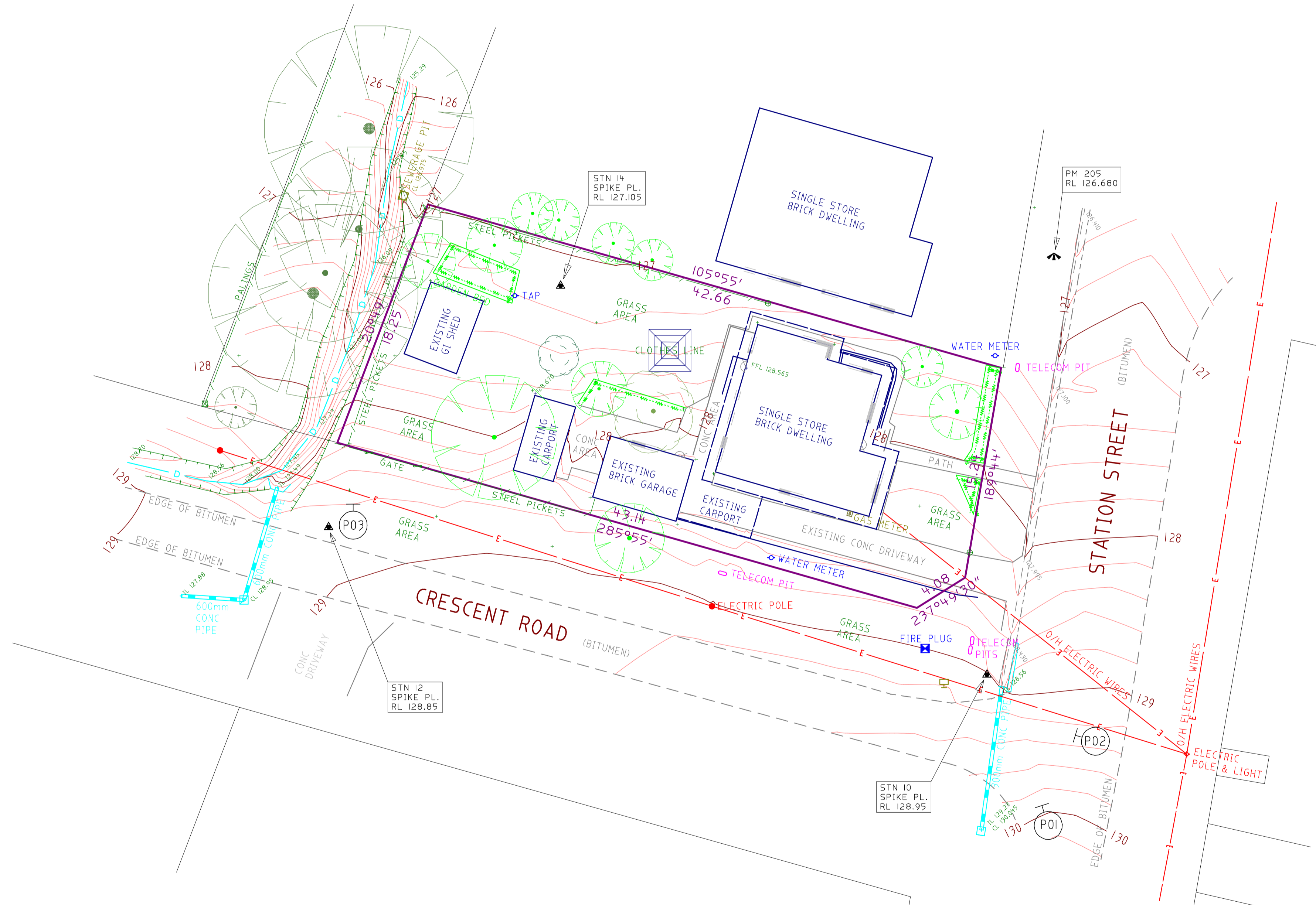
SCHOOLS: St. Josephs Primary School (800m)
Upper Yarra Secondary College (1500m)

EMPLOYMENT: The Yarra Junction township & shopping centre is approximately 300m away.

RECREATION: The Warburton Rail Trail is approximately 300m away & there are several other parks & reserves within 1km.

TRANSPORT: Bus Stop 300m

LEGEND	
+	EXISTING SURFACE
○	TELECOM PIT
○	WATER METER
+	INVERT 300mm CONC
□	SIDE ENTRY PIT
⌋	WING WALL
●	ELECTRIC POLE
○	ELECTRIC POLE & LIGHT
⊠	FIRE PLUG
⊠	CENTRE MOUNTED SIGN
○	TREE
⊠	GAS METER
⊠	JUNCTION PIT
⊠	SEWERAGE PIT
○	EUCALYPT
○	TAP
+	FLOOR LEVEL
⊠	CLOTHES LINE
○	BLACKWOOD
○	SHRUB - CAMELIA
⊠	DOOR
▲	SPIKE PL.
▲	PSM
○	RM ROD
○	GI NAIL
○	RIVET
⊠	FACE STEEL POST
⊠	SQ POST - WOOD
—	GATE
○	PHOTO LOCATION
---	BACK OF KERB
---	INVERT OF KERB
---	FOOTPATH
---	300mm
---	O/H ELECTRIC WIRES
---	RETAINING WALL - ROCK
---	GARDEN BED
---	GUTTERING
---	WINDOW
---	DRAIN - CONC/EARTH
---	TOP OF BANK
---	LIP OF KERB
---	GATE
---	DCMB BOUNDARY
---	TITLE - LUS
---	PICKETS



IMPORTANT NOTE:

This plan has been prepared for Raylene Chisholm & is a feature plan of 8 Station Street Yarra Junction & has been prepared for Building Design & Planning purposes only and should not be used for other purposes

This plan may not contain all the information & may require further amendment. Thomas & George P/L can accept no liability for any loss or damage howsoever arising, to any person or corporation who may rely on this plan for any purpose.

Prior to any design, excavation, construction or cultivation activities on this site, a site inspection should be undertaken & all relevant authorities should be contacted for possible location of additional aboveground/underground services as this plan does not represent to represent all of that information. Services shown on this plan have been recorded "as is / where is" at the time of this survey however may not cover all of the existing As-Built infrastructure.

The original of this plan remains the property of Thomas & George P/L & copies of this plan must not be reproduced without this note which is an integral part of this plan.



PHOTO 1
VIEW OF EXISTING HOUSE ALONG
STATION STREET



PHOTO 2
VIEW OF EXISTING HOUSE & GARAGE
ALONG CRESCENT ROAD

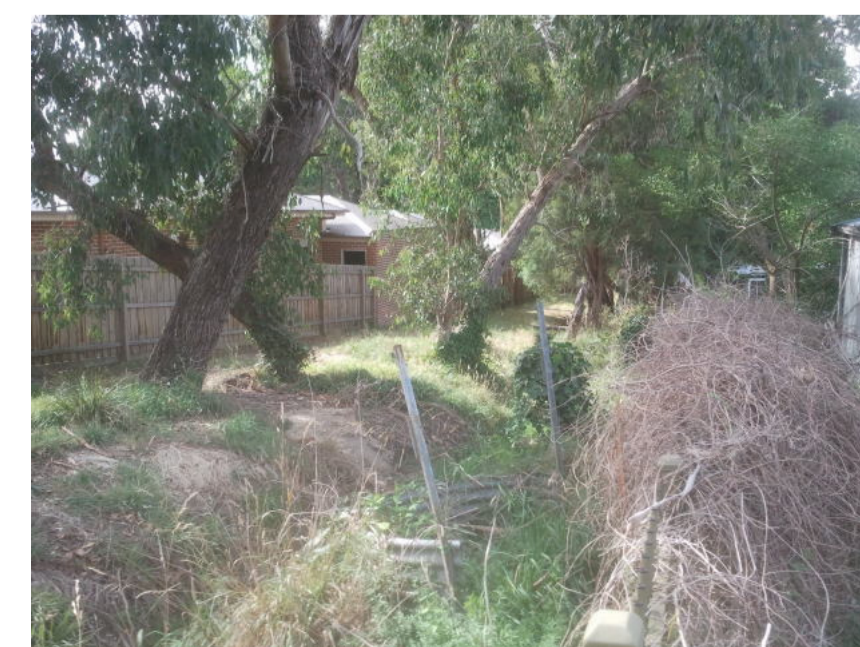


PHOTO 3
VIEW OF EXISTING TREES & COUNCIL DRAIN
FROM SOUTH-WEST CORNER OF THE SITE

REF : 214016 / SCD

VERSION No. : 01
DATE OF SURVEY : 24/03/2014
ORIGINAL SHEET SIZE : A1
DRAWN BY : M.W. (26/03/2014)
CHECKED BY : M.W. (28/03/2014)