

NOTES

- * BOUNDARY DIMENSIONS AND AREAS HAVE BEEN COMPILED FROM PLANS MADE AVAILABLE AT LPI. NSW AND ARE SUBJECT TO FINAL SURVEY.
- * CONTOURS IF SHOWN ARE AN INDICATION OF THE TOPOGRAPHY AND SHOULD ONLY BE USED FOR PLANNING PURPOSES. IF DETAILED DESIGN IS TO BE UNDERTAKEN, SPOT LEVELS SHOULD BE USED.
- * DO NOT SCALE OFF THIS PLAN - RELATIONSHIP OF IMPROVEMENTS AND DETAIL TO BOUNDARIES IS DIAGRAMMATIC AND IF CRITICAL SHOULD BE CONFIRMED BY A BOUNDARY SURVEY.
- * NO SERVICES SEARCH HAS BEEN UNDERTAKEN. SERVICES SHOWN ARE BASED ON SURFACE INDICATORS EVIDENT AT THE DATE OF SURVEY DURING FIELD SURVEY & CHARTED AS A GUIDE TO THE POSITION & NATURE OF THE SERVICE.
- * THE POSITIONS OF ANY UNDERGROUND SERVICES, INCLUDING FIBRE OPTIC CABLE, HAVE NOT BEEN DETERMINED.
- * NO "DIAL BEFORE YOU DIG" SEARCH HAS BEEN UNDERTAKEN. CONTACT "DIAL BEFORE YOU DIG" ON Ph: 1100 PRIOR TO COMMENCING WORK ON SITE.
- * CONTOUR INTERVALS: 0.5m MINOR, 2m MAJOR

NOTE:

THESE PLANS SHOULD BE READ IN CONJUNCTION WITH DIGITAL DATA ISSUED TO CLIENT. THE DIGITAL DATA CONTAINS NUMEROUS LAYERS OF INFORMATION WHICH ARE NOT SHOWN ON THESE PLANS FOR THE SAKE OF CLARITY.

CLIENT

ANGAS SECURITIES

PROJECT

DETAIL SURVEY
OF PART OF
LOT 12 IN DP 610186 &
LOTS 1, 2 & 3 IN DP 260373
MAYFAIR ROAD, MULGOA

NOTES

The title boundaries shown hereon were not marked at the time of survey and have been determined by plan dimensions only and not by field survey. Services shown hereon have been located where possible by field survey. If not able to be so located, services have been plotted from the records of relevant authorities where available and have been noted accordingly on the plan. Where such records do not exist or are inadequate a notation has been made hereon. Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services.

REV.E	LJMc	02/07/16	EXTRA SHEET ADDED
REV.D	CJD	10/06/16	AMENDED CORRECTIONS
REV.C	LJMc	03/06/16	AMENDED CORRECTIONS
REV.B	LPL	02/06/16	EXTRA DETAIL ADDED
PPP/CF	LPL	DB/MM/YY	COMMENT

LEGEND

Power Pole

T-Tree
25-40m Diameter Of Trunk
20-40m High

Drill Hole & Wing

Trenches & Bunker

Symbols shown are indicative only. The symbol size and orientation does not necessarily represent the real size or orientation of the feature.

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NSW
SURVEY

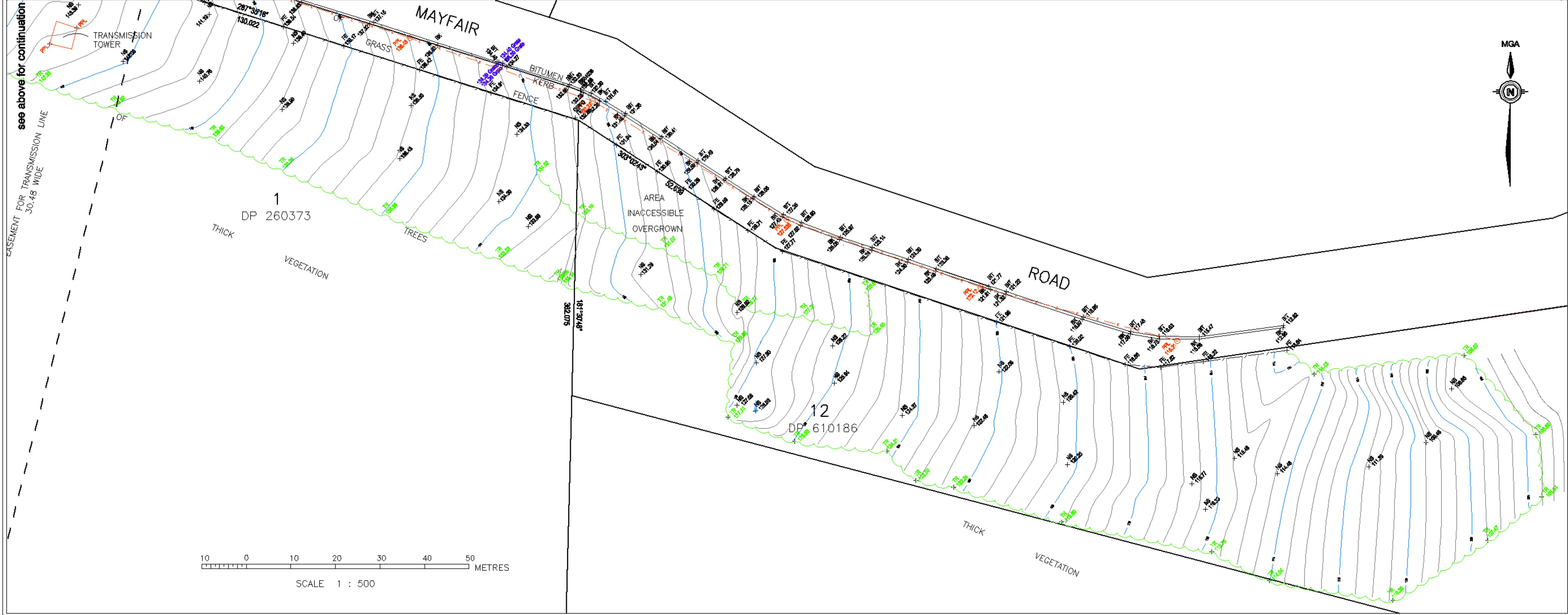
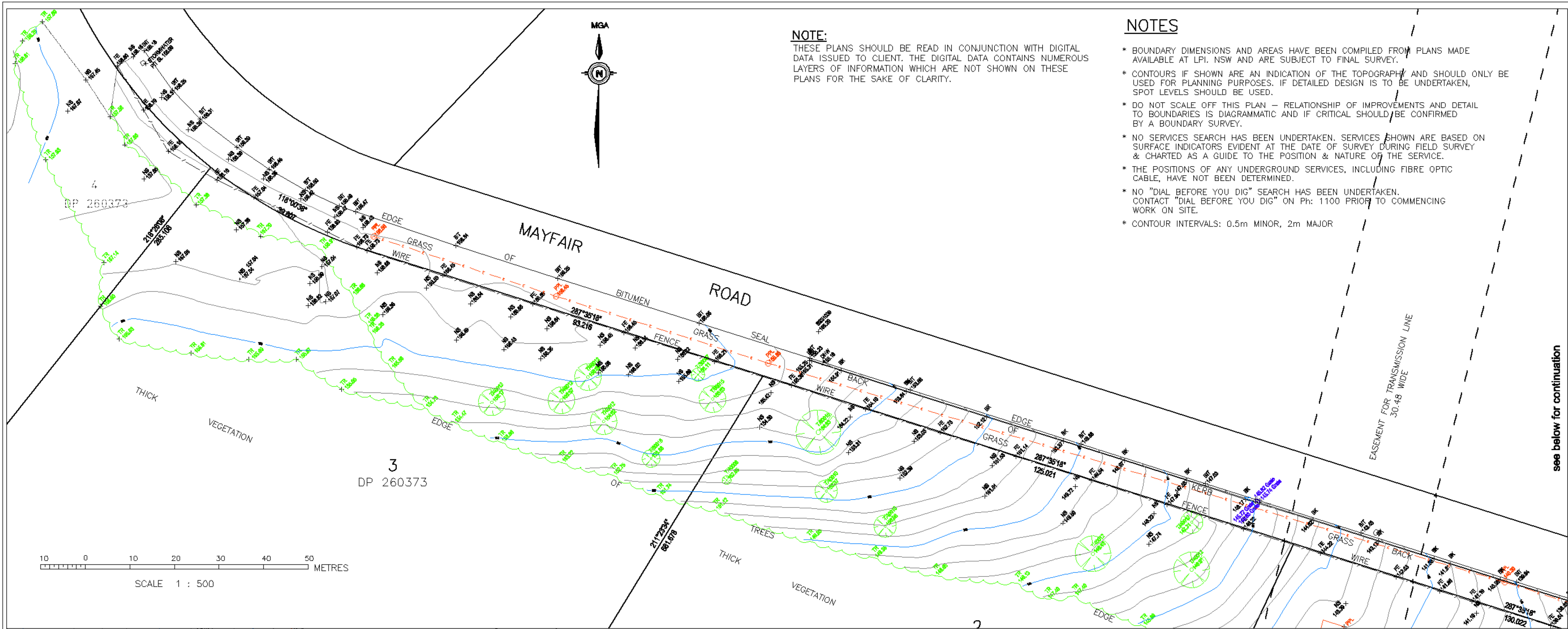
HEIGHT DATUM AHD	LOCAL AUTHORITY PENRITH CITY COUNCIL
HEIGHT ORIGIN SSM51039 RL 155.2 (ACC.E)	SCALE 1:2000 (A1)
MERIDIAN 56	CONTOUR INTERVAL 0.5m Minor - 2m Major
CO-ORD SYSTEM MGA	SURVEYOR GD
DATE OF SURVEY MAY 2015	
CAD FILE SY072492.007	DRAWN LJMc
DATE 03/06/15	
CHECKED GD	DATE 03/06/15
APPROVED RWL	DATE 29/04/15

PLAN NUMBER
SY072492.007

SHEET 1 OF 2

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Document Set ID: 7257633
Version: 1, Version Date: 25/07/2016



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CLIENT
ANGAS SECURITIES

PROJECT
**DETAIL SURVEY
OF PART OF
LOT 12 IN DP 610186 &
LOTS 1, 2 & 3 IN DP 260373
MAYFAIR ROAD, MULGOA**

NOTES
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REV.E	LJM	02/07/16	EXTRA SHEET ADDED
REV.D	CJD	10/06/16	AMENDED CORRECTIONS
REV.C	LJM	03/06/16	AMENDED CORRECTIONS
REV.B	LPL	02/06/16	EXTRA DETAIL ADDED
PPP/CF	LPL	DD/MM/YY	COMMENT

LEGEND	
	Power Pole
	T-Tree 25-40m Diameter Or Trunk 25-40m High
	Drill Hole 5 Wdg
	Trench Wall

Symbols shown are indicative only. The symbol size and orientation does not necessarily represent the real size or orientation of the feature.



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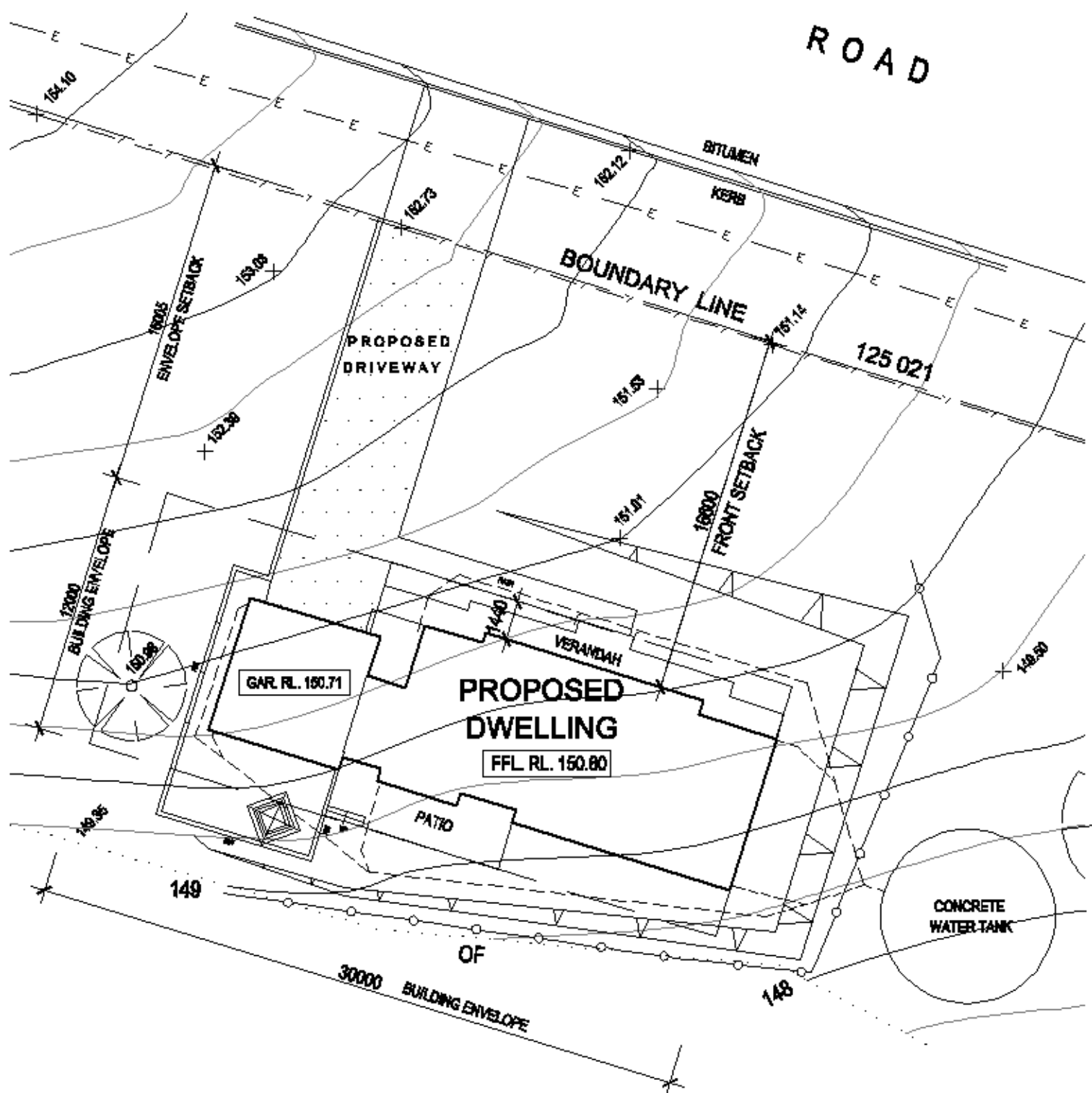
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NSW
PS 66667

HEIGHT DATUM AHD	LOCAL AUTHORITY PENRITH CITY COUNCIL
HEIGHT ORIGIN SSM51039 RL 155.2 (ACC.E)	SCALE 1:500 (A1)
MERIDIAN 56	CONTOUR INTERVAL 0.5m Minor - 2m Major
COORD SYSTEM MGA	SURVEYOR GD
COAD FILE SY072492.007	DRAWN LJM
AUTOCAD FILE SY072492.007	CHECKED GD
ARCHIVE FILE SY072492.006	APPROVED RWL
PLAN NUMBER SY072492.007	DATE OF SURVEY MAY 2015
	DATE 03/06/15
	DATE 03/06/15
	DATE 29/04/15

MAYFAIR

ROAD



PARTIAL SITE PLAN

SCALE 1:200

Document Set ID: 7257633

Version: 1, Version Date: 25/07/2016



LOT 2, DP 280373,
No. 119 - 131 MAYFAIR ROAD
MULGOA NSW 2745



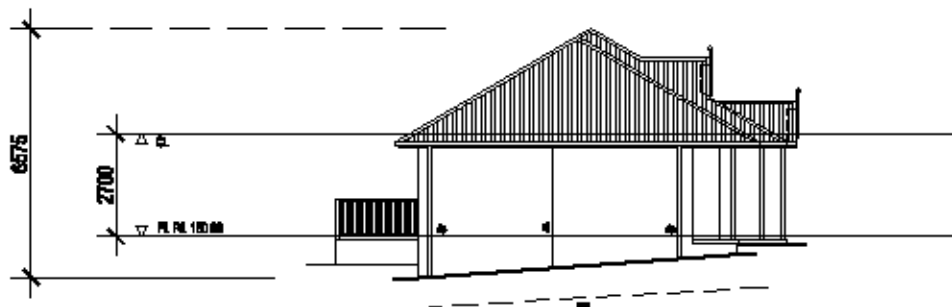
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION
SCALE 1:200



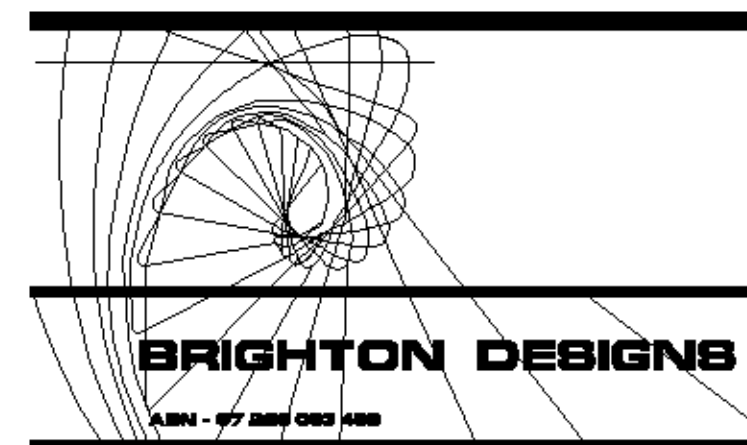
GENERAL NOTES

- 1) All dimensions and locations are to be verified by the Builder prior to the commencement of any building work. Any discrepancy are to be brought to the attention of the designer.
- 2) Levels shown are approximate unless accompanied by reduced levels.
- 3) Figure dimensions must be taken in preference to scaling.
- 4) All boundary clearances must be verified by the surveyor prior to the commencement of any building works.
- 5) Where engineering drawings are required such must take preference to this drawing.
- 6) Stormwater to be discharged to Council's requirements and AS 3600.3.
- 7) All services to be located and verified by the Builder with relevant authorities before any building work commences.

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A	JC	FOR DA	20/05/16
ISSUE	BY	DESCRIPTION	DATE



DATE	MAY 2016
SCALE	1:100 @ A1
DRAWN	JC

PROJECT PROPOSED RESIDENTIAL DWELLING
LOT 2, DP 260373, No. 119 - 131 MAYFAIR ROAD
MULGOA, NSW 2745

MLJ CONSTRUCTIONS

TITLE DEVELOPMENT APPLICATION
- BUILDING ELEVATIONS

SHEET No	JOB No	ISSUE
A03	005-16/DA	A

GENERAL NOTES

- 1) All dimensions and floor areas are to be verified by the Builder prior to the commencement of any building work. Any discrepancies are to be brought to the attention of the designer.
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- 4) All boundary dimensions must be verified by the surveyor prior to the commencement of any building work.
- 5) Where engineering drawings are required such must take preference to this drawing.
- 6) Stormwater is to be discharged to Council requirements and AS 3500.3.
- 7) All services to be located and verified by the Builder with relevant authorities before any building work commences.

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LEGEND:

- RW SELECTED RETAINING WALL
EITHER RENDERED BLOCKWORK OR
DECORATIVE GARDEN BLOCKS
- EXTENT OF THICK VEGETATION
- ⊗ EXISTING TREES TO REMAIN
- LOW WATER USAGE
INDIGENOUS SPECIES PLANTING

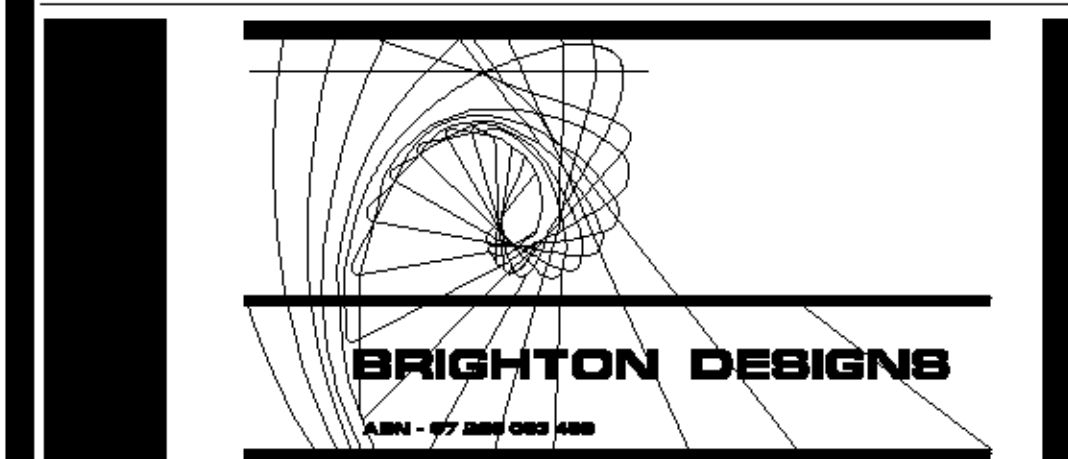
GENERAL CALCULATIONS

TOTAL SITE AREA = 101 111 SQ.M

BUILDING ENVELOPE AREA = 360 SQ.M

PROPOSED SITE COVERAGE = 221.94 SQ.M (81%)

A	JC	FOR DA	20/05/16
ISSUE	BY	DESCRIPTION	DATE



DATE	MAY 2016	
SCALE	AS SHOWN @ A1	
DRAWN	JC	

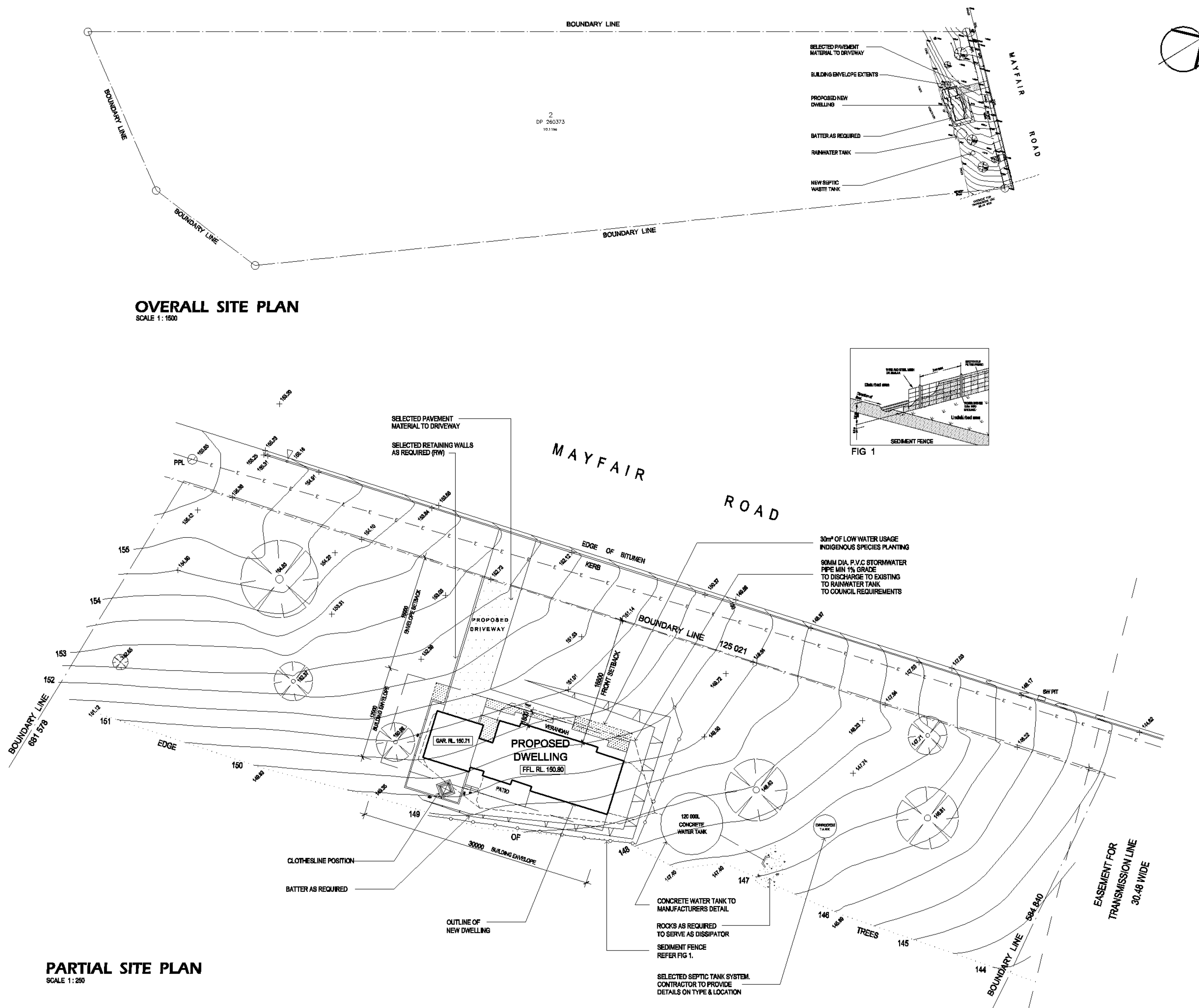
PROJECT PROPOSED RESIDENTIAL DWELLING
LOT 2, DP 260373, No. 119 - 131 MAYFAIR ROAD
MULGOA, NSW 2745

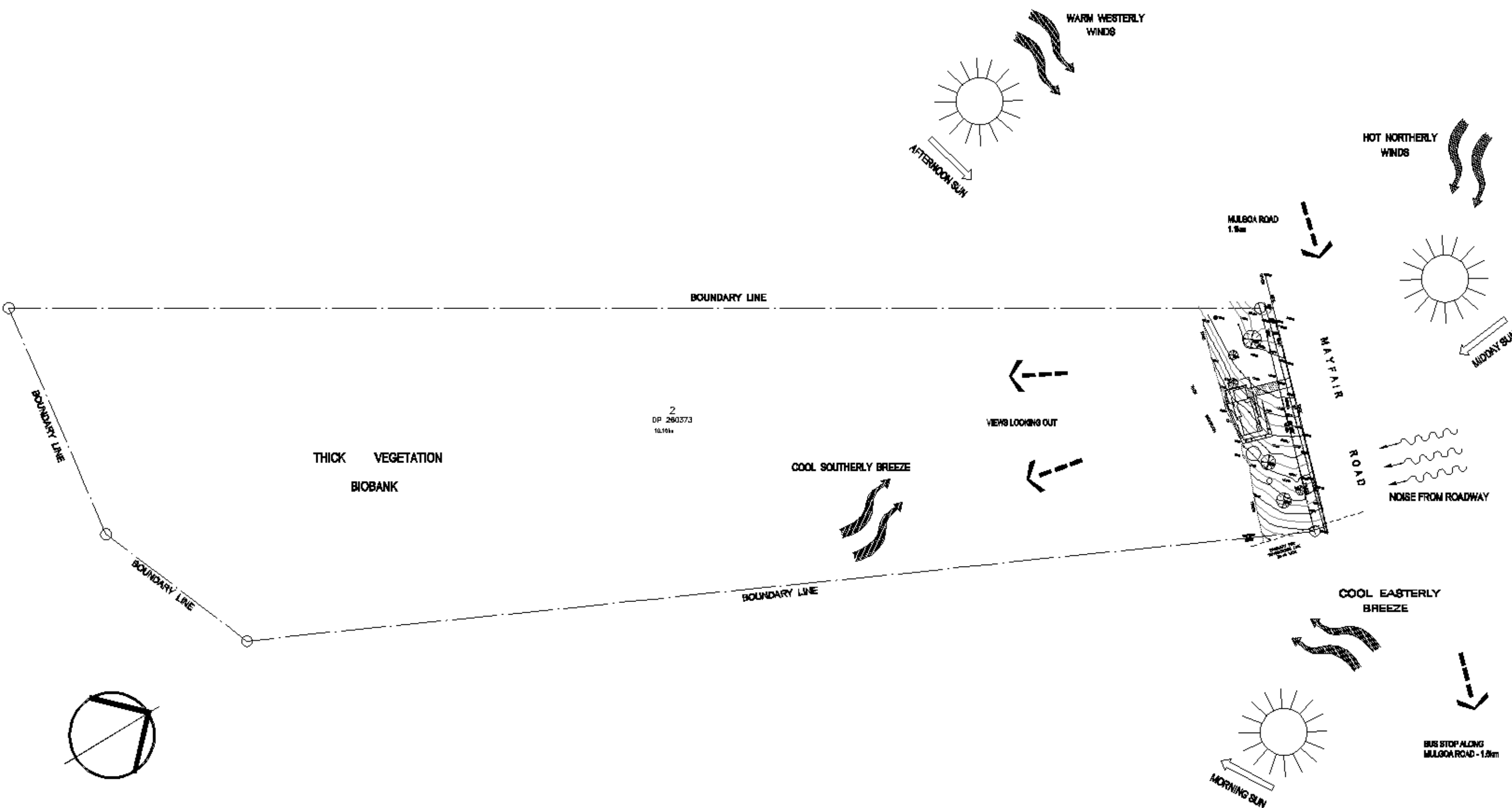
CLIENT

MLJ CONSTRUCTIONS

TITLE DEVELOPMENT APPLICATION
- OVERALL & PARTIAL SITE PLAN

SHEET No	JOB No	ISSUE
A01	005-16/DA	A





SITE ANALYSIS PLAN

SCALE 1 : 2000
LOT 2, DP 280373,
No. 119 - 131 MAYFAIR ROAD
MULGOA NSW 2745