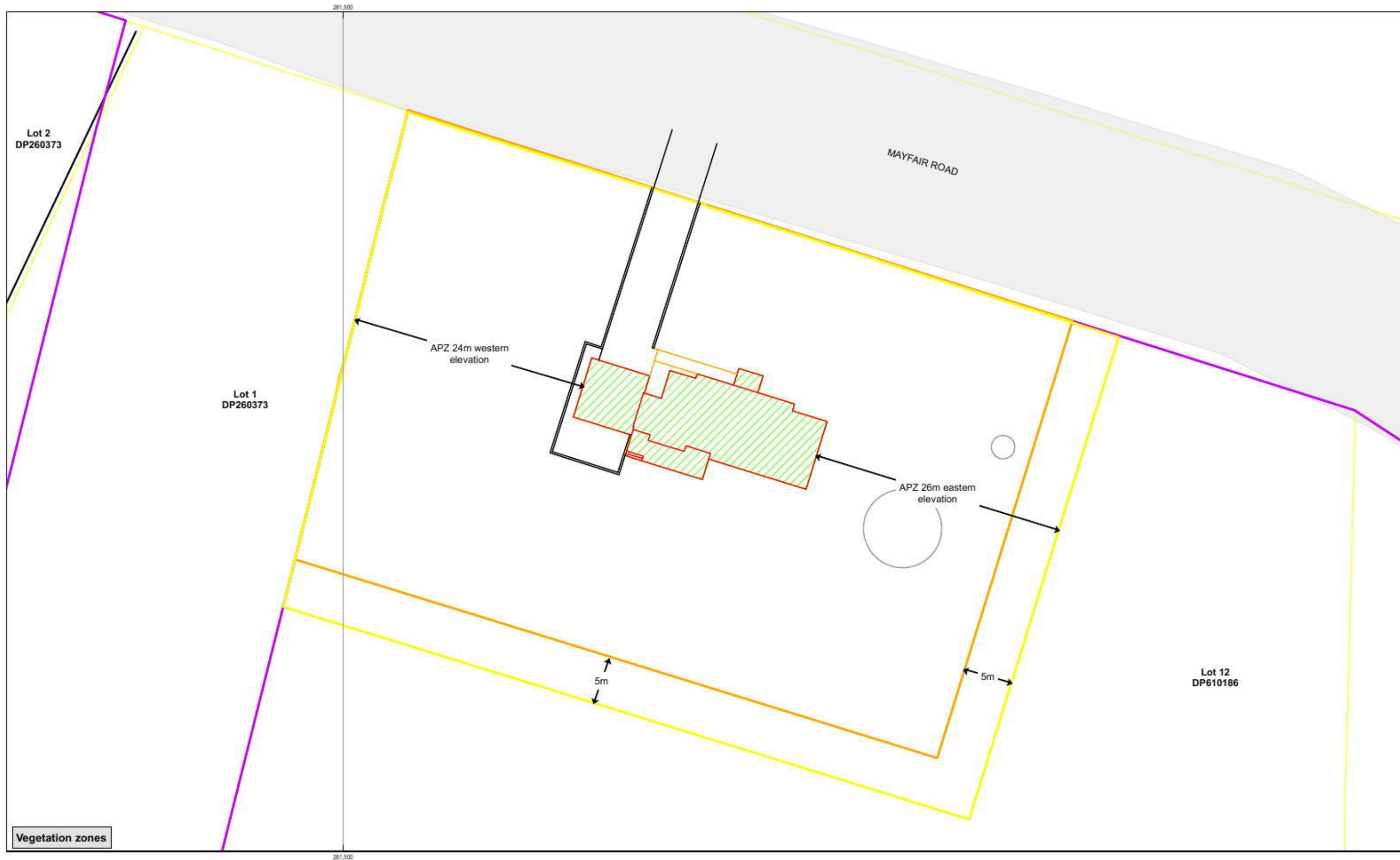


SITE ANALYSIS PLAN

SCALE 1:2000



LOT 1, DP 260373,
No. 106 - 118 MAYFAIR ROAD
MULGOA NSW 2745



1:358 (at A3)

0 2.5 5 10

Metres

Map Projection: Transverse Mercator
Horizontal Datum: GDA 1994
Grid: GDA 1994 MGA Zone 56

LEGEND

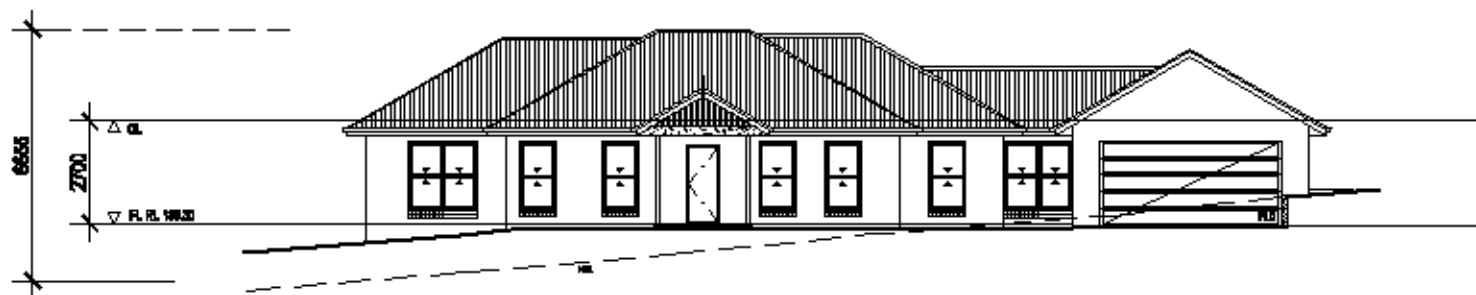
 Mayfair Subject Site	 Asset Protection Zones	 E2 boundary (survey)	 Other	 PLAN
 Road Corridor	 Total clearing	 Cadastre	 Blockwork	 SLAB
	 Dwelling footprint			

Angas Securities Limited
Fernhill
Mayfair Ecological Impact Assessment

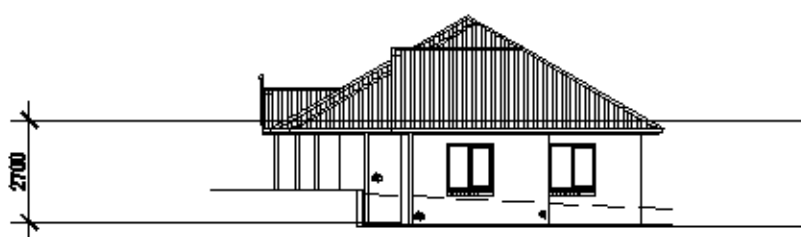
**Lot 1
Location & Vegetation**

Job Number 22-16709
Revision 0
Date 27 May 2016

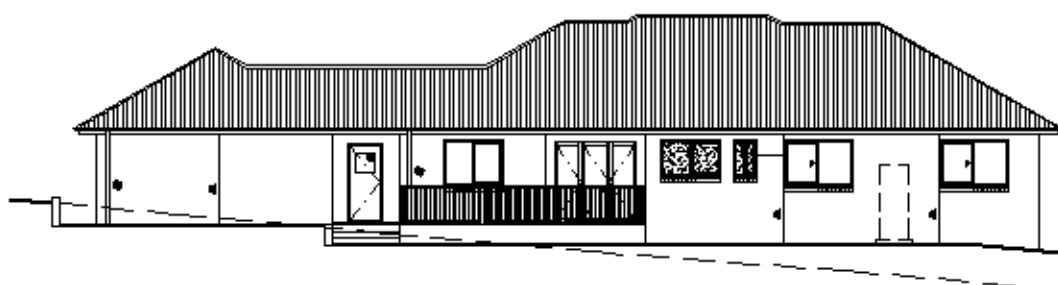
Figure 2



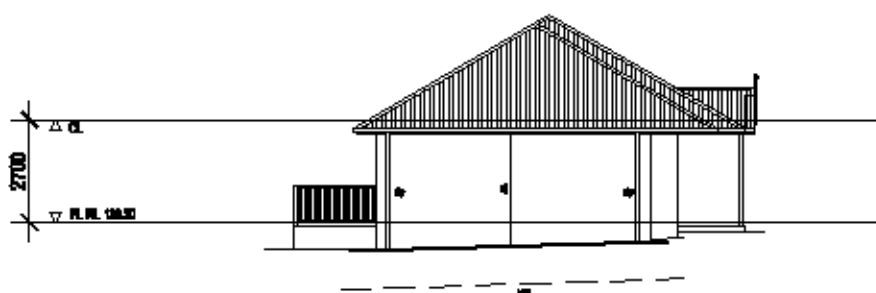
NORTH ELEVATION



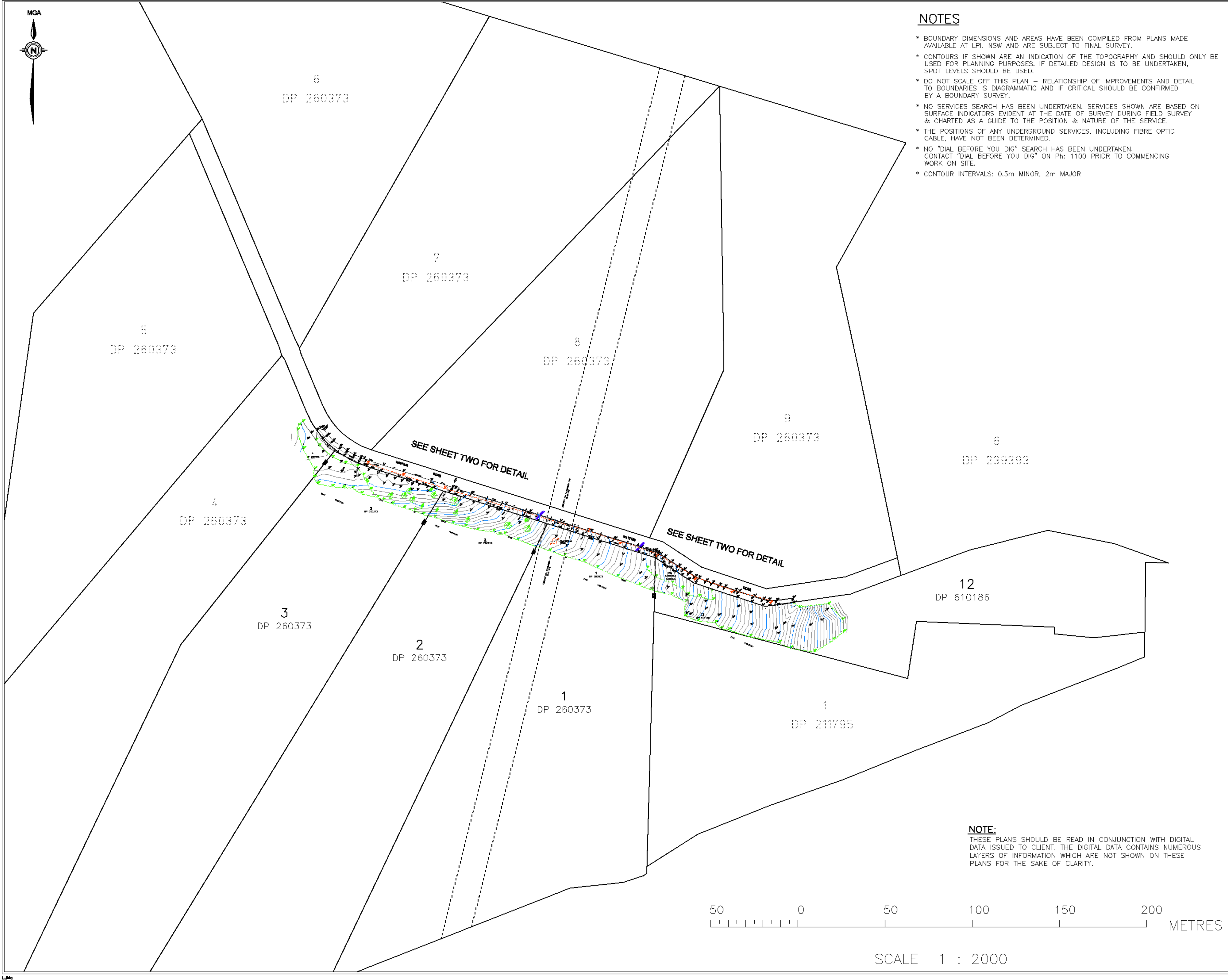
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION
SCALE 1:200



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

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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BSI 001:2005
FS 66665

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	
AUTOCAD FILE SY072492.007	CHECKED GD
DATE 03/06/15	
ARCHIVE FILE SY072492.006	APPROVED RWL
DATE 29/04/15	

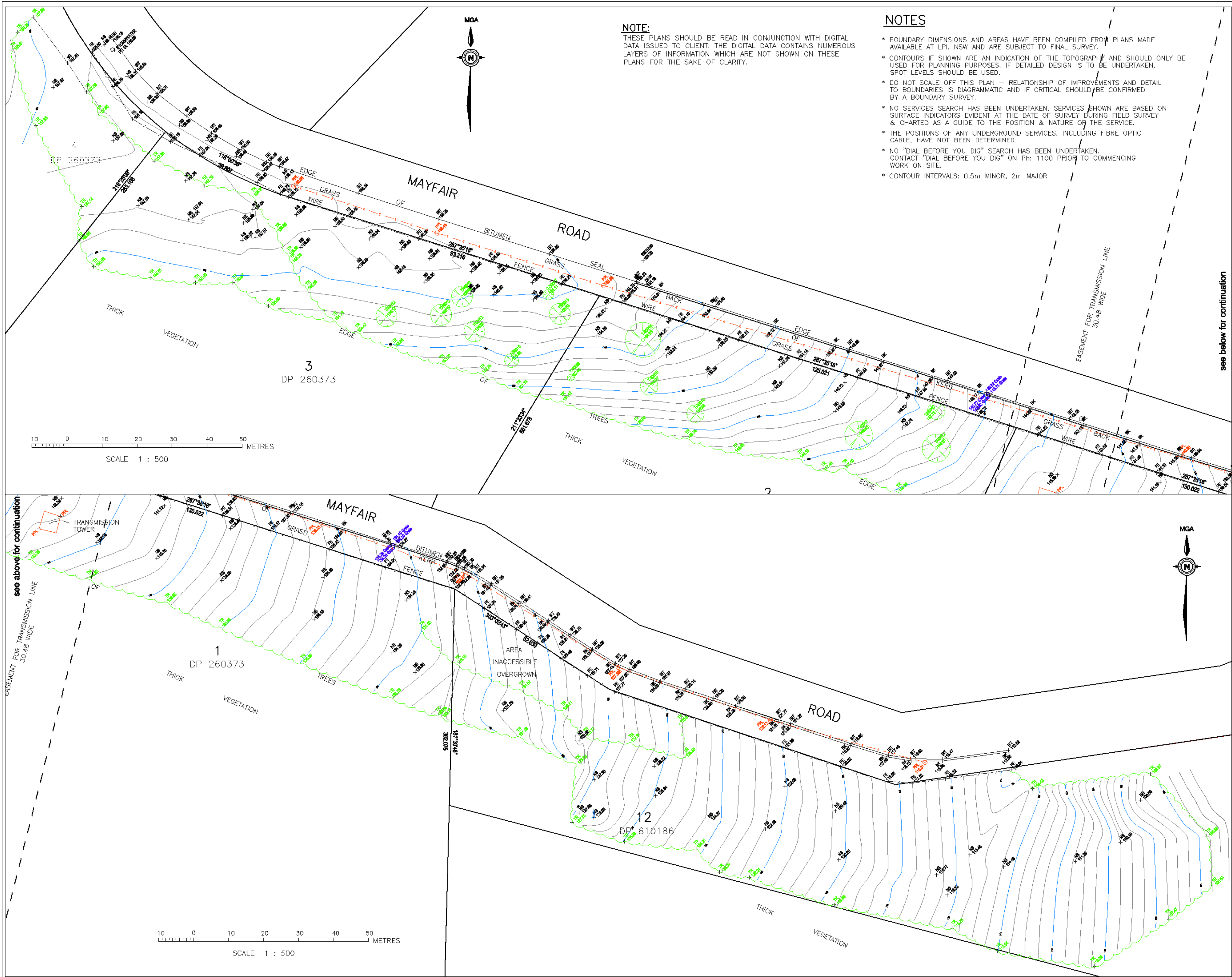
PLAN NUMBER

SY072492.007

SHEET 1 OF 2

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Document Set ID: 7258351
Version: 1, Version Date: 25/07/2016



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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 excavation, 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	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 Of Trunk 25-40m High
- Drill Hole 5 Wng
- Thrown Bulb

Symbol 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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sydney@landpartners.com.au
www.landpartners.com.au

LOCAL AUTHORITY
PENRITH CITY COUNCIL

SCALE
1:500 (A1)

CONTOUR INTERVAL
0.5m Minor - 2m Major

SURVEYOR
GD

DATE OF SURVEY
MAY 2015

DRAWN
LJM

DATE
03/06/15

CHECKED
GD

DATE
03/06/15

APPROVED
RWL

DATE
29/04/15

PLAN NUMBER
SY072492.007

SHEET 2 OF 2

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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.
- 2) Levels shown are approximate unless accompanied by reduced levels.
- 3) Figure dimensions must be taken in preference to scaling.
- 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 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
- LOW WATER USAGE
INDIGENOUS SPECIES PLANTING

GENERAL CALCULATIONS

TOTAL SITE AREA = 101 170 SQ.M

BUILDING ENVELOPE AREA = 360 SQ.M

PROPOSED SITE COVERAGE = 200.65 SQ.M (56%)

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 1, DP 260373, No. 106 - 118 MAYFAIR ROAD
MULGOA, NSW 2745

CLIENT

MLJ CONSTRUCTIONS

TITLE DEVELOPMENT APPLICATION
- OVERALL & PARTIAL SITE PLAN

SHEET No	JOB No	ISSUE
A01	004-16/DA	A

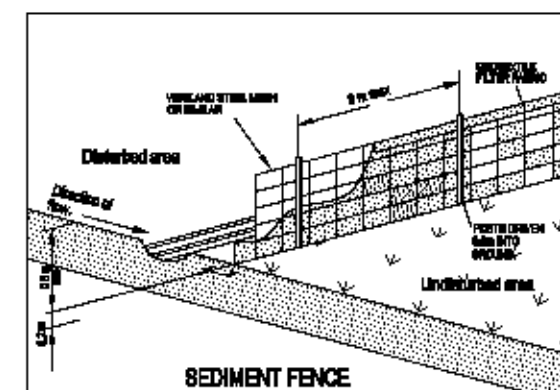
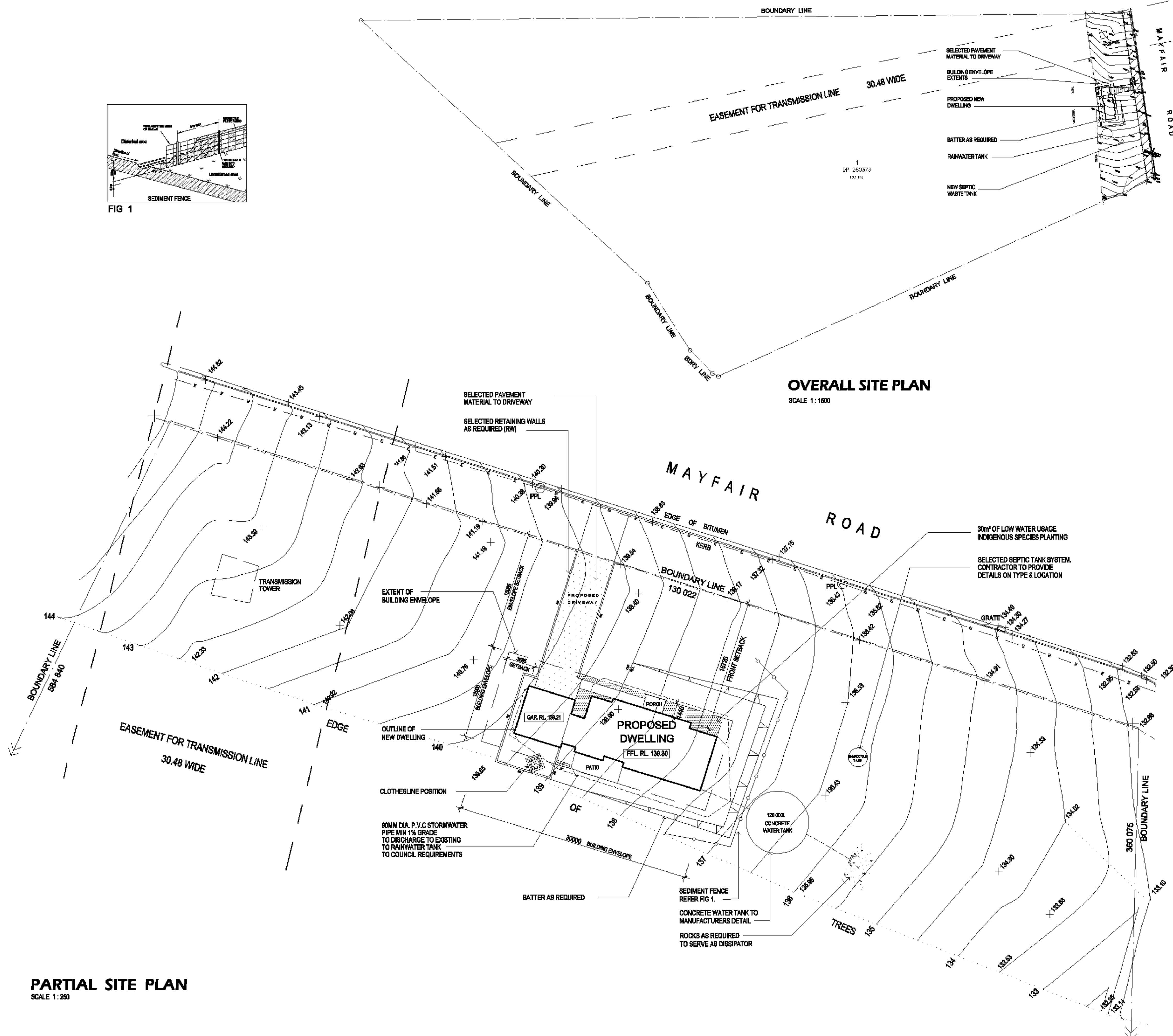
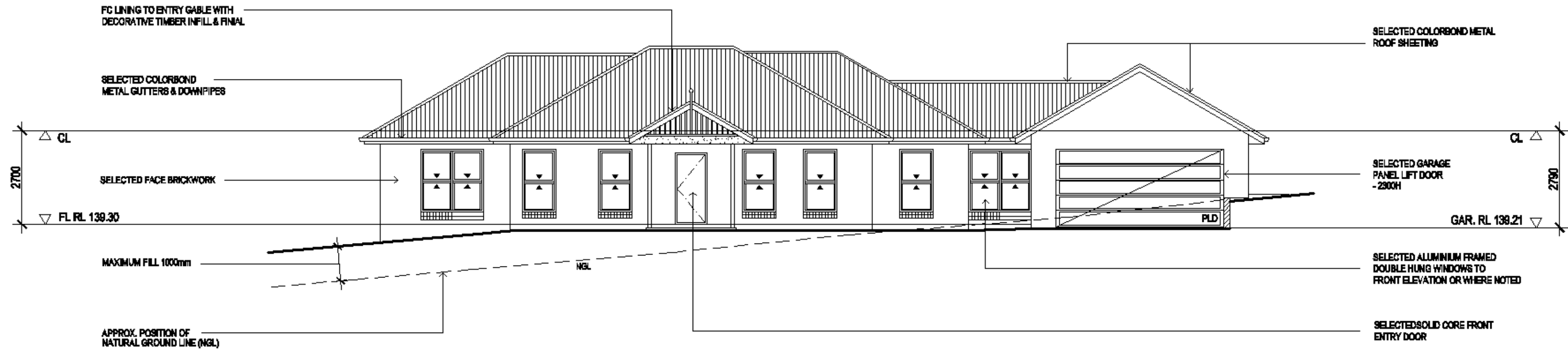


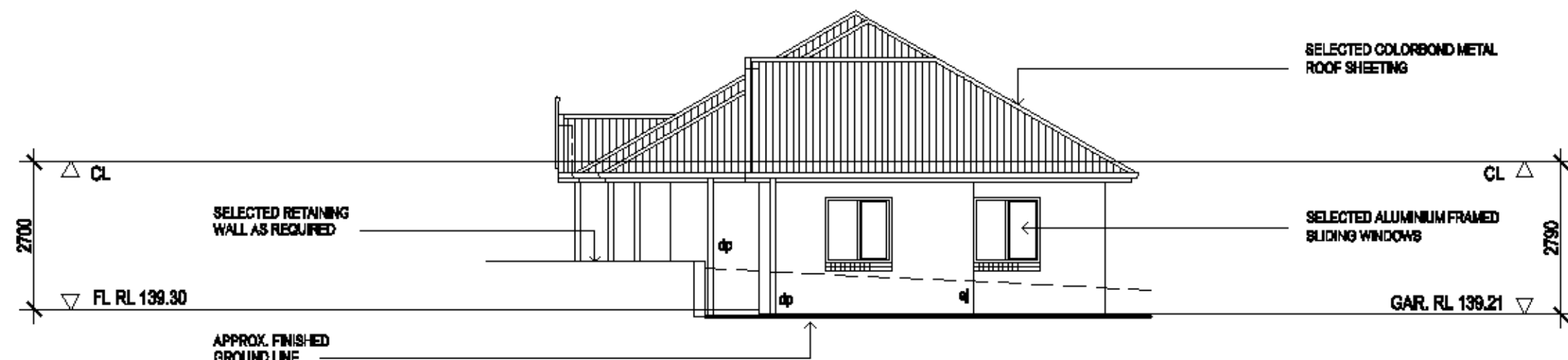
FIG 1



PARTIAL SITE PLAN
SCALE 1:250



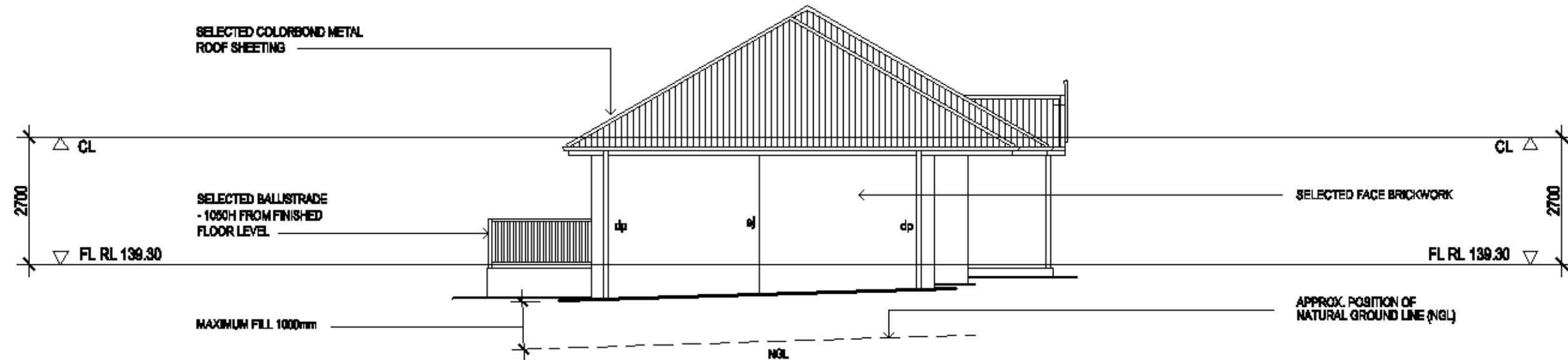
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

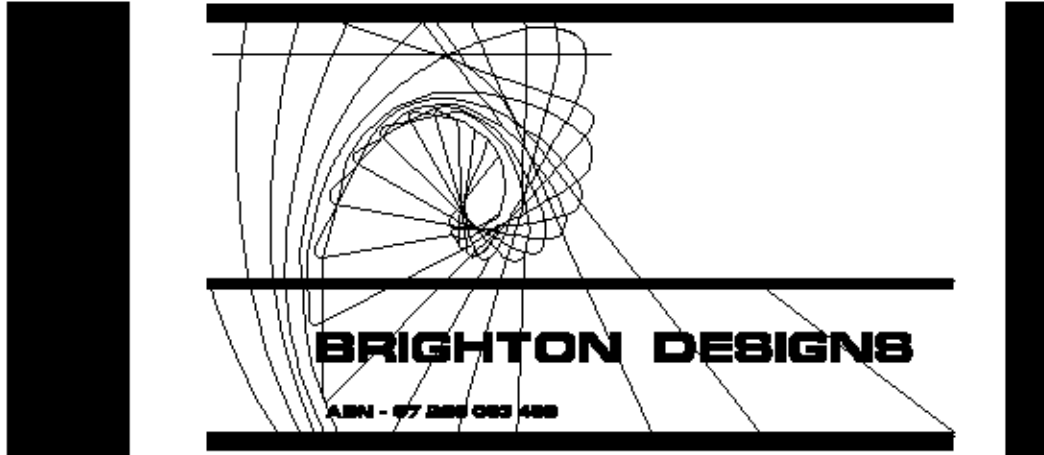
GENERAL NOTES

- 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.
- 2) Levels shown are approximate unless accompanied by reduced levels.
- 3) Figure dimensions must be taken in preference to scaling.
- 4) All boundary dimensions 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 requirements and AS 3602.3.
- 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 1, DP 260373, No. 106 - 118 MAYFAIR ROAD MULGOA, NSW 2745
CLIENT	

MLJ CONSTRUCTIONS

TITLE	DEVELOPMENT APPLICATION - BUILDING ELEVATIONS
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SHEET No	JOB No	ISSUE
A03	004-16/DA	A