



NOTE OF CANCELLATION IS NOT A VOUCHER (3/2/87:13)
 ALLOWING TO STATE WITHIN YOUR COUNTRY AND A LINE OF PAPER (APPROXIMATE
 PERCENTAGE) (3/2/87:13)
 CANNOT FOR SERVICES IS NOT (3/2/87:13)
 FACTORY FOR SERVICE IS NOT (3/2/87:13)
 STATIONARY BETWEEN AND (3/2/87:13)

1. DISSEMINATION OF THE DRAWING AND/OR DESIGN IS THE PROPERTY OF AUCONOR INC. AND WILL BE CONSIDERED A TRADE SECRET. ANY REPRODUCTION OR DISSEMINATION OF ANY PART OF WHOLE OR WITHOUT WRITTEN PERMISSION OF THE COMPANY.
2. UNAUTHORIZED OR UNAPPROVED USE OF ANY DRAWING OR DESIGN MAY BE SUBJECT TO PROSECUTION UNDER FEDERAL AND STATE LAWS AND MAY BE CONSIDERED A VIOLATION OF FEDERAL AND STATE LAWS.
3. SERVICES PROVIDED HEREIN HAVE BEEN PROVIDED TO THE COMPANY FOR THE EXCLUSIVE USE OF THE COMPANY AND ARE NOT TO BE REPRODUCED, COPIED, OR DISSEMINATED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE COMPANY.
4. THE TERMS AND CONDITIONS OF THE AGREEMENT OF AUCONOR INC. AND THE COMPANY SHALL APPLY TO THIS AGREEMENT. IF THERE IS A CONFLICT BETWEEN THE TERMS AND CONDITIONS OF THE AGREEMENT OF AUCONOR INC. AND THE COMPANY AND THE TERMS AND CONDITIONS OF THIS AGREEMENT, THE TERMS AND CONDITIONS OF THE AGREEMENT OF AUCONOR INC. AND THE COMPANY SHALL PREVAIL.



LEGEND

- | | |
|----|------------------------|
| TK | DENOTES TOP KERB |
| FL | DENOTES FLOOR LEVEL |
| TW | DENOTES TOP OF WALL |
| H | DENOTES HEAD OF WINDOW |
| S | DENOTES SILL OF WINDOW |

	REV.	AMENDMENTS	DATE
DATUM:	AUST HEIGHT DATUM		
ORIGIN:	PM 51776 RL 86171 (AMD)		
SOURCE:	S.C.L.M.S.		

ORIGIN:	PM 51776 RL 56.171 (AHD)
SOURCE:	S.C.I.M.S.

PLAN SHOWING LEVELS & DETAILS
OVER LOTS C & D IN D.P. 307899
& LOTS 1 & 2 IN D.P. 45348
AT No. 16 NORTHWOOD ROAD,
NORTHWOOD
FOR E.G. PROPERTY

CONSULTING SURVEYORS



WATSON BUCHAN
PTY LTD

P.O. BOX 176
CARINGBAH N.S.W. 1495
PHONE: 9524 4073
FAX: 9540 1387
EMAIL: surveyor@walsorbuchan.com.au

DATE OF SURVEY:	13/06/2011
SCALE:	1:400
SURVEYORS REFERENCE:	FEVISON

16/236

GENERAL NOTES

COPYRIGHT OF THE MATERIAL SHOWN HEREON AND IN THE ACCOMPANYING CAD FILE VEST WITH GEOSURV PTY LTD.

NO BOUNDARY SURVEY HAS BEEN UNDERTAKEN. IF CONSTRUCTION OR DESIGN OF ANY NEW STRUCTURE IS INTENDED WITHIN PROXIMITY OF THE BOUNDARIES OR LOCAL GOVERNMENT REQUIREMENTS, A FURTHER SURVEY SHOULD BE REQUESTED TO MARK BOUNDARIES AND/OR DIMENSION WALL TO BOUNDARY DISTANCES.

IF ANY STRUCTURE OR IMPROVEMENT IS TO BE CONSTRUCTED ON OR ADJACENT TO THE BOUNDARIES OF THIS LAND, THE RELEVANT BOUNDARIES MUST BE MARKED PRIOR TO CONSTRUCTION BY A REGISTERED SURVEYOR.

CONSTRUCTION WORKS MUST BE RELATED TO THE BENCHMARK AND NOT LEVELS OF STRUCTURES SHOWN ON THE PLAN.

NO SURVEY OBSERVATIONS HAVE BEEN MADE TO DETERMINE TRUE NORTH (ie FOR SHADOW DIAGRAMS)

DO NOT SCALE OFF HARD COPIES PRINTED FROM THIS CAD OR PDF FILE.

WARNING REGARDING SERVICES

ONLY THOSE SERVICE LOCATIONS WHICH HAVE BEEN IDENTIFIED BY ONE SEARCH LOCATORS ARE SHOWN HEREON. THE SERVICES WERE IDENTIFIED BY PAINT MARKS ON THE GROUND AND BY SURFACE EVIDENCE. THESE LINES ARE SAID TO BE INDICATIVE OF THE POSITION OF THE UNDERGROUND SERVICE BELOW.

THIS SURVEY HAS LOCATED UNDERGROUND SERVICES ONLY TO CLASS B STANDARD UNLESS OTHERWISE STATED. DEPTHS OF SERVICES HAVE BEEN OBTAINED BY ELECTRONIC MEANS ONLY.

NOTED PIPE SIZES & DUCTING CONFIGURATIONS HAVE BEEN DERIVED FROM "DIAL BEFORE YOU DIG" (DBYD).

ALL SERVICE DETAILS AND POSITIONS, INCLUDING DUCT SIZES & CONFIGURATIONS MUST BE CONFIRMED WITH THE RELEVANT SERVICE AUTHORITIES (INCLUDING THE DIAL BEFORE YOU DIG AGENCY) DURING

DESIGN BY THE DESIGNERS AND PRIOR TO CONSTRUCTION OR EXCAVATION BY THE BUILDERS OR EXCAVATORS AND USERS OF THIS PLAN.

ROUTES OF EACH SERVICE LINE BETWEEN EACH SURVEYED LOCATION IS REPRESENTED HEREON AS BEING STRAIGHT, HOWEVER THE ROUTES ARE DIAGRAMMATIC AND APPROXIMATE ONLY AND ARE SUBJECT TO VALIDATION BY ACTUAL EXPOSURE OF THE SERVICE LINE

THIS SERVICES INVESTIGATION WAS CARRIED OUT BY ONE SEARCH LOCATORS USING AS A BASIS, INFORMATION SUPPLIED BY DBYD AND SERVICE SURFACE EVIDENCE (EG SERVICE LIDS ETC).

SOME COMPANIES WITH UNDERGROUND ASSETS DO NOT PARTICIPATE IN D.B.Y.D. THESE SERVICES HAVE NOT BEEN LOCATED BY THE SURVEY.

GEOSURV & ONE SEARCH LOCATORS DOES NOT WARRANT THAT ALL SERVICES HAVE BEEN IDENTIFIED AND OTHER UNDERGROUND SERVICES (IF ANY) MAY EXIST WITHIN THIS AREA. THESE SERVICES ARE SAID TO BE EITHER NOT LOCATABLE AT THIS TIME BY ELECTRONIC (UNOBTUSIVE) METHODS NOR VISIBLE ON SITE OR NOT REVEALED BY THE DBYD SEARCH. THESE SERVICES HAVE NOT BEEN LOCATED BY THIS SURVEY.

IT IS RECOMMENDED THAT THE USERS UNDERTAKE "POTHOLING" TO DIRECTLY CONFIRM LOCATIONS WHERE CONFLICT WITH CONSTRUCTION/DESIGN MAY OCCUR. DUE CAUTION SHOULD ALSO BE EXERCISED DURING ANY EXCAVATION ACTIVITY IN PLACES WHERE UTILITIES MAY REASONABLY BE EXPECTED TO OCCUR, WHETHER LOCATED OR NOT.

LOCATING QUALITY LEVEL DESCRIPTION

THIS ALLOWS THE USER OF THIS INFORMATION TO UNDERSTAND CLEARLY HOW THE INFORMATION WAS COLLECTED AND THEN PLACE AN APPROPRIATE AMOUNT OF RELIANCE ON IT. PROJECT RISKS RELATED TO UNDERGROUND UTILITIES CAN THEN BE PROPERLY MANAGED.

QUALITY LEVEL A (QLA)

VISUALISATION/ CONFIRMATION OF A SERVICE, POSITION AND DEPTH, BY NONDESTRUCTIVE DIGGING (NDD) METHODS OR POINTS OF ENTRY

TO PITS OR MANHOLES. RECOMMENDED QUALITY LEVEL PRIOR TO CONSTRUCTION OR EXCAVATION.

QUALITY LEVEL B (QLB)

LOCATING OF SERVICES USING RADIO DETECTION METHODS OR GROUND PENETRATING RADAR. ACCEPTABLE RANGE OF ACCURACY FOR QUALITY LEVEL B IS 300MM FOR POSITION AND 500MM IN DEPTH

QUALITY LEVEL C (QLC)

SERVICES MARKED OUT USING ONLY SURFACE FEATURES IN THE FIELD. SUCH SURFACE FEATURES INCLUDE, HYDRANTS, GAS MARKERS, PITS ETC. NO INDICATION OF SERVICE LOCATION OR DEPTH CAN BE ATTAINED FROM QUALITY LEVEL C.

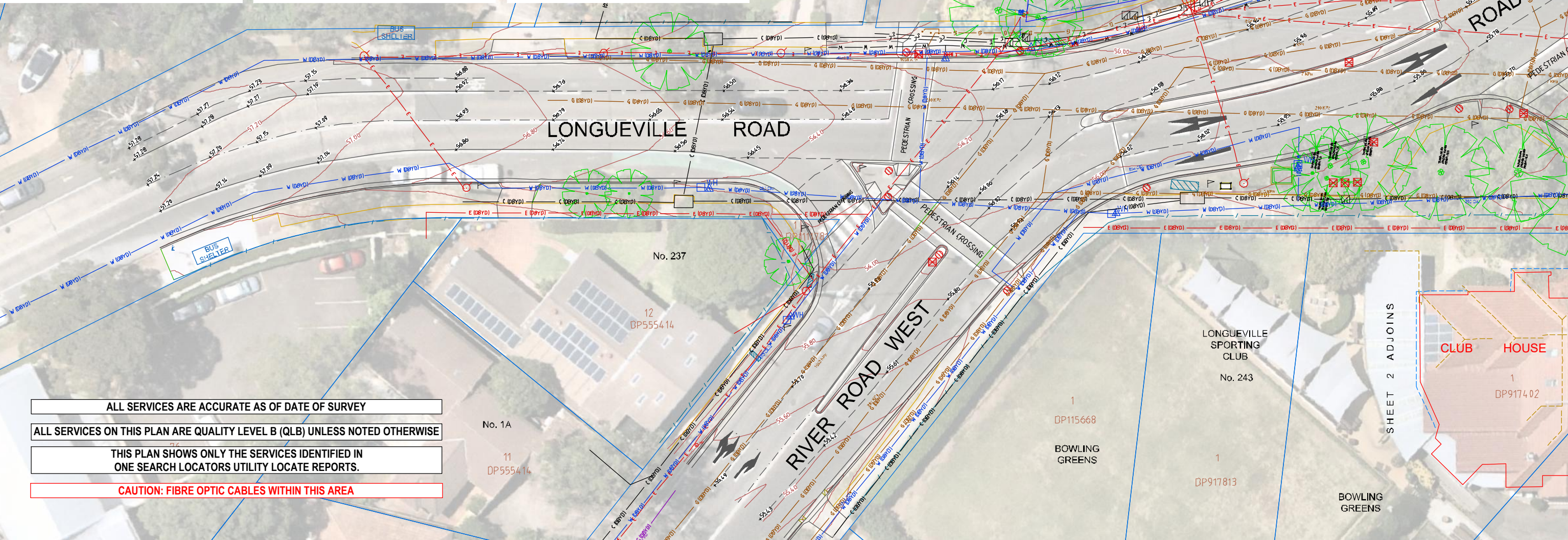
QUALITY LEVEL D (QLD)

SERVICES MARKED UP USING DBYD PLANS ONLY. OFFSETS ON PLANS CAN BE USED TO OBTAIN SUCH INDICATION OF SERVICES IN FIELD BUT NO INDICATION OF SERVICE CONFIRMATION CAN BE GIVEN.

ONE SEARCH LOCATORS DISCLAIMER

THIS PLAN INCLUDES INFORMATION DESCRIBING THE LOCATION OF SUBTERRANEAN FEATURES, WHICH WERE PURPORTED TO EXIST AT THE TIME OF THE SURVEY. THIS INFORMATION WAS COMPILED FROM A COMBINATION OF FIELD TECHNIQUES AND AVAILABLE DATA FROM COOPERATING UTILITY AUTHORITIES.

WHILST ALL CARE HAS BEEN TAKEN IN THE PREPARATION OF THIS PLAN OF SURVEY, ONE SEARCH LOCATORS CANNOT GUARANTEE THAT THE PLAN IS WITHOUT FLAW OF ANY KIND. THEREFORE, ONE SEARCH LOCATORS EXPRESSLY DISCLAIMS ALL LIABILITY FOR ERRORS OR OMISSIONS OF ANY KIND WHATSOEVER OR FROM ANY LOSS, DAMAGE OR OTHER CONSEQUENCES, WHICH MAY ARISE FROM ANY PERSON RELYING ON ANYTHING, STATED ON THIS PLAN. IN PARTICULAR, IT IS RECOMMENDED THAT USERS SATISFY THEMSELVES AS TO THE LOCATION OF SUBTERRANEAN FEATURES SUCH AS UTILITIES, WHICH MAY OR MAY NOT BE SHOWN ON THIS PLAN BY DEPLOYING VACUUM EXCAVATION TECHNIQUES.



ALL SERVICES ARE ACCURATE AS OF DATE OF SURVEY

ALL SERVICES ON THIS PLAN ARE QUALITY LEVEL B (QLB) UNLESS NOTED OTHERWISE

THIS PLAN SHOWS ONLY THE SERVICES IDENTIFIED IN ONE SEARCH LOCATORS UTILITY LOCATE REPORTS.

CAUTION: FIBRE OPTIC CABLES WITHIN THIS AREA

- LEGEND**
- TRAFFIC SIGNAL
 - ELEC. JUNCTION
 - ELEC DISTRIBUTION
 - ELEC. UNDERGROUND PILLAR
 - COMMS MAIN PIT
 - COMMS TWIN PIT
 - COMMS TRIPLE PIT
 - COMMS DISTRIBUTION PILLAR
 - WATER STOP VALVE
 - WATER HYDRANT
 - SEWER MANHOLE
 - GAS REGULATOR BOX
 - DRAIN GULLY PIT
 - DRAIN JUNCTION BOX
 - BORE HOLE
 - UNIDENTIFIED SERVICES

- S S SEWER
- E E ELECTRICITY
- W W WATER
- G G GAS
- D D STORMWATER
- (QL-D) SEWER
- (QL-D) COMMUNICATIONS
- (QL-D) ELECTRICITY
- (QL-D) WATER
- (QL-D) GAS
- (QL-D) STORMWATER



REV	DATE	AMENDMENTS	DRN	APP
1	17/04/20	INITIAL ISSUE	LB	MN

PREPARED FOR:

PATHWAYS PROPERTY GROUP

PREPARED BY:



PLAN SHOWING:

ENGINEERING SURVEY SHOWING TOPOGRAPHIC DETAIL AND SELECTED UNDERGROUND SERVICES AT 4-18 NORTHWOOD ROAD AND 278-278A LONGUEVILLE ROAD LANE COVE NSW 2066

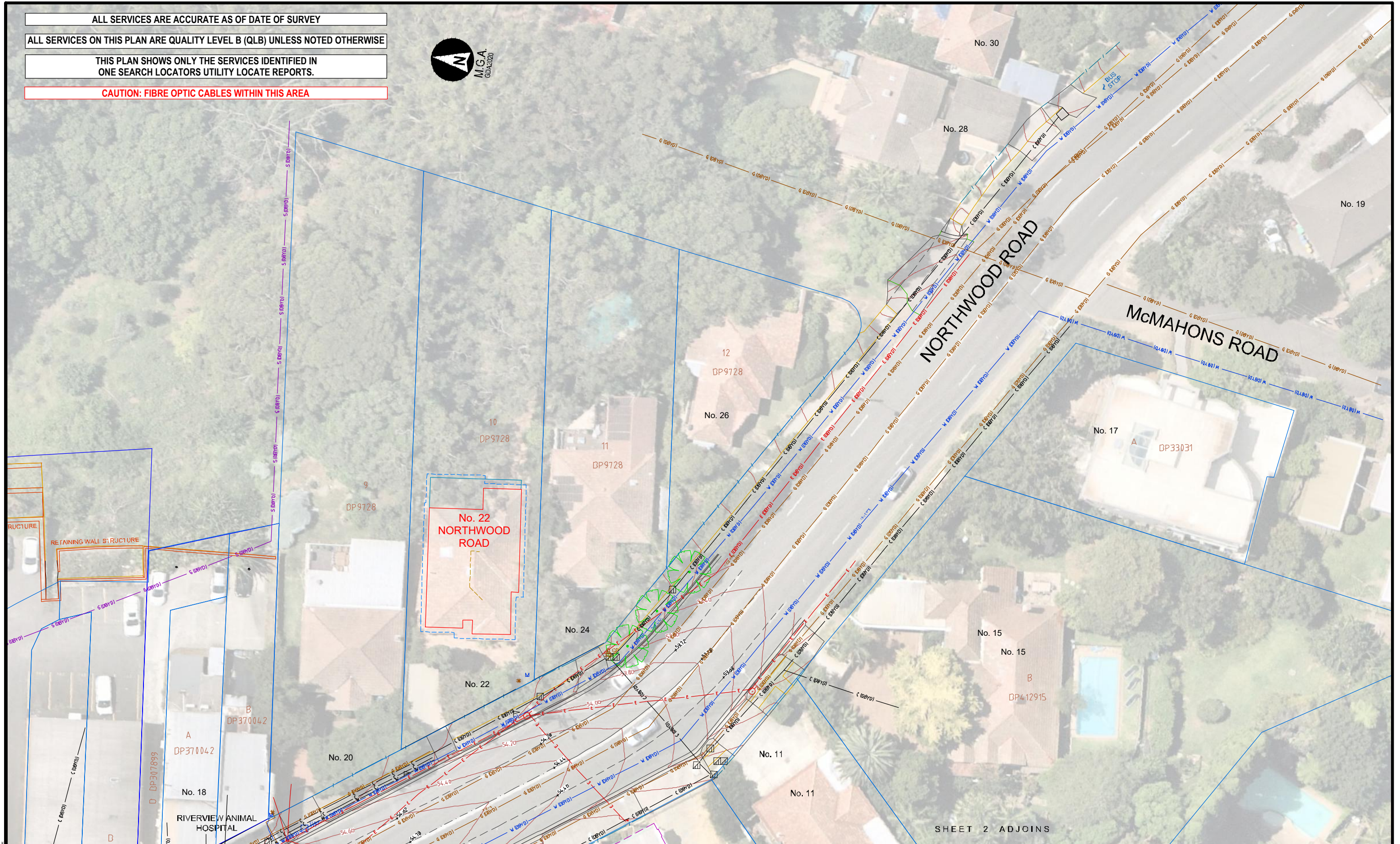
SCALE:	1:200	ORIGINAL SIZE:	A1
LOCALITY:	LANE COVE	GRID:	LANE COVE
GRID:	GDA2020 Zone 56	GRID ORIGIN:	PM51778-PM34067
DATUM:	AHD	DATUM ORIGIN:	PM54067 RL 50.290
DATE OF SURVEY:	20/03/2020	DATE OF PLAN:	17/04/20
SURVEY BY:	TH	DRAWN BY:	LB DP
CHECKED BY:	MN	DATE:	17/04/20
APPROVED BY:	MN	DATE:	17/04/20
PLAN REF:	200243-DT-UT-01	SHEET:	1 OF 5 SHEETS

ALL SERVICES ARE ACCURATE AS OF DATE OF SURVEY

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THIS PLAN SHOWS ONLY THE SERVICES IDENTIFIED IN ONE SEARCH LOCATORS UTILITY LOCATE REPORTS.

CAUTION: FIBRE OPTIC CABLES WITHIN THIS AREA



LEGEND

	TRAFFIC SIGNAL		WATER STOP VALVE		S SEWER		(QL-D) SEWER
	ELEC. JUNCTION		WATER HYDRANT		C COMMUNICATIONS		(QL-D) COMMUNICATIONS
	ELEC. DISTRIBUTION		SEWER MANHOLE		E ELECTRICITY		(QL-D) ELECTRICITY
	ELEC. UNDERGROUND PILLAR		GAS REGULATOR BOX		W WATER		(QL-D) WATER
	COMMS MAIN PIT		DRAIN GULLY PIT		G GAS		(QL-D) GAS
	COMMS TWIN PIT		DRAIN JUNCTION BOX		D STORMWATER		(QL-D) STORMWATER
	COMMS TRIPLE PIT		BORE HOLE				
	COMMS DISTRIBUTION PILLAR		UNIDENTIFIED SERVICES				

DIAL BEFORE YOU DIG
www.1100.com.au

1	17/04/20	INITIAL ISSUE	LB	MN
REV	DATE	AMENDMENTS	DRN	APP

PREPARED FOR:
PATHWAYS PROPERTY GROUP

PREPARED BY:
geosurv
Land & Construction Surveyors

PLAN SHOWING:
ENGINEERING SURVEY SHOWING TOPOGRAPHIC DETAIL AND SELECTED UNDERGROUND SERVICES AT 4-18 NORTHWOOD ROAD AND 278-278A LONGUEVILLE ROAD LANE COVE NSW 2066

SCALE: 1:200
LOCALITY: LANE COVE
GRID: GDA2020 Zone 56
DATE OF SURVEY: 20/03/2020
SURVEY BY: TH
CHECKED BY: MN
APPROVED BY: MN
PLAN REF: 200243-DT-UT-01

ORIGINAL SIZE: A1
LOCALITY: LANE COVE
GRID ORIGIN: PMS1778-PM34067
DATE OF PLAN: 17/04/20
DRAWN BY: LB DP
DATE: 17/04/20
DATE: 17/04/20
SHEET: 4 OF 5 SHEETS



LEGEND																			
	TRAFFIC SIGNAL		WATER STOP VALVE		SEWER COMMUNICATIONS		(QL-D) SEWER	 PREPARED FOR: PATHWAYS PROPERTY GROUP PREPARED BY: PLAN SHOWING: ENGINEERING SURVEY SHOWING TOPOGRAPHIC DETAIL AND SELECTED UNDERGROUND SERVICES AT 4-18 NORTHWOOD ROAD AND 278-278A LONGUEVILLE ROAD LANE COVE NSW 2066		SCALE: 1:200 LOCALITY: LANE COVE GRID: GDA2020 Zone 56 DATUM: AHD DATE OF SURVEY: 20/03/2020 SURVEY BY: TH CHECKED BY: MN APPROVED BY: MN		ORIGINAL SIZE: A1 LGA: LANE COVE PM51778-PM34067 DATUM ORIGIN: PM34067 RL 50.290 DATE OF PLAN: 17/04/20 DRAWN BY: LB DP DATE: 17/04/20 SHEET: 5 OF 5 SHEETS							
	ELEC. JUNCTION		WATER HYDRANT		ELECTRICITY		(QL-D) ELECTRICITY												
	ELEC. DISTRIBUTION		SEWER MANHOLE		WATER		(QL-D) WATER												
	ELEC. UNDERGROUND PILLAR		GAS REGULATOR BOX		GAS		(QL-D) GAS												
	COMMS MAIN PIT		DRAIN GULLY PIT		STORMWATER		(QL-D) STORMWATER												
	COMMS TWIN PIT		DRAIN JUNCTION BOX																
	COMMS TRIPLE PIT		BORE HOLE																
	COMMS DISTRIBUTION PILLAR		UNIDENTIFIED SERVICES																