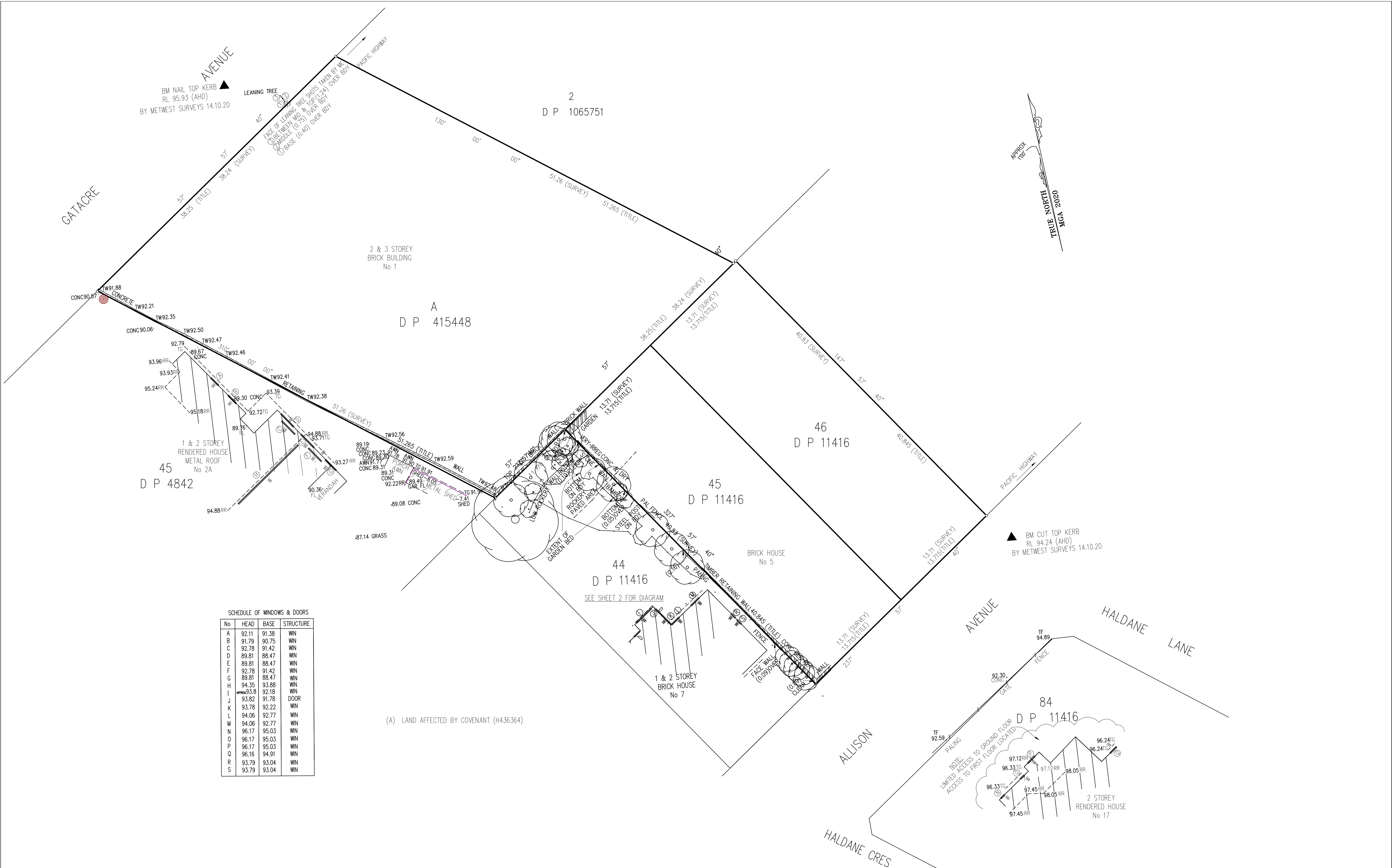




LEGEND OF SURVEY CODES
ANN - ANNING
BK - BOTTOM OF KERB
BD - BUILDING
BM - BENCH MARK
CUD - CONCRETE U.D.
EC - EDGE OF CONCRETE
FL - FLOOR LEVEL
HATCH - ACCESS HATCH
HYD - HYDRANT
LT - LIGHT
M - MANHOLE
MLD - METAL LID
NS - NATURAL SURFACE
OBY - OVERT OF PIPE
PP - POWER POINT
SENSE - SENSE
SIGN - SIGN POST
SMOKE - SMOKE DETECTOR
SOF - SOFT LEVEL
SPK - SPRINKLER
SWITCH - LIGHT SWITCH
TEL - TELSTRA PH
TR - TOP OF KERB
TRAY - CABLE TRAY
US - UNDERSIDE OF CEILING
USBEAM - UNDERSIDE OF BEAM
USDUCT - UNDERSIDE OF DUCT
W - WINDOW
WM - WATER METER
WP - WATER PIPE

TYPICAL NOTES:
1. ORIGIN OF LEVELS, BENCH MARKS PLACED BY METWEST SURVEY PTY LTD DATED 14-10-22 RL 95.93 AND RL 94.24
2. BEARINGS ARE ON MGA 2020 NORTH
3. A SUITABLE BOUNDARY SURVEY HAS BEEN UNDERTAKEN
4. BOUNDARY SHOULD BE MARKED PRIOR TO CONSTRUCTION OCCURRING ON OR NEAR THE BOUNDARY
5. SERVICES SHOWN ARE BASED ON VISIBLE SURFACE INDICATORS EVIDENT AT THE DATE OF SURVEY AND THE RELEVANT SERVICE DIAGRAMS OF THE VARIOUS AUTHORITIES. ALL SERVICES MUST BE VERIFIED ON SITE PRIOR TO ANY WORK BEING UNDERTAKEN. MITCH AYRES SURVEYING PTY LTD BEARS NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE SERVICES SHOWN HEREON.
6. RIDGE, EAVE & GUTTER HEIGHTS HAVE BEEN OBTAINED BY AN INDIRECT METHOD AND ARE ACCURATE FOR PLANNING PURPOSES ONLY.
7. ADJOINING BUILDINGS AND DWELLINGS HAVE BEEN PLOTTED FOR DIAGRAMMATIC PURPOSES ONLY AND SPECIFIC DETAILS, IF CRITICAL, WILL REQUIRE FURTHER SURVEY.
8. THE DIAMETER (Ø), SPREAD (S) & HEIGHT (H) OF EACH TREE IS INDICATIVE ONLY AND SPECIFIC DETAILS, IF CRITICAL, WILL REQUIRE FURTHER SURVEY.

SERVICES NOTES
1. ALL UNDERGROUND SERVICE INFORMATION INCLUSIVE OF GENERAL POSITION AND SURFACE COVER DEPTHS NOTED ON THE PLAN ARE APPROXIMATELY ONLY
2. ALL UNDERGROUND SERVICE INFORMATION HAS BEEN COMPILED FROM SERVICE AUTHORITY PLANS PROVIDED BY THE AUTHORITIES.
3. THE LOCATION OF SERVICES BETWEEN SURVEYED POINTS (AS INDICATED) HAVE BEEN SHOWN DIAGRAMMATICALLY ONLY USING THE SERVICE DIAGRAMS AS PROVIDED. THE EXACT LOCATION OF THESE SERVICES BETWEEN THE SURVEYED POINTS MUST BE VERIFIED PRIOR TO ANY EXCAVATION OR PLUNGING NO WARRANTY IS GIVEN AGAINST THE POSSIBILITY OF THE EXISTENCE OF FURTHER UNCHARTED SERVICES.
4. ALL CONTRACTORS, TRADESMEN, BUILDING & PROJECT CONSULTANTS MUST CONTACT THE VARIOUS AUTHORITIES, IN ACCORDANCE WITH STANDARD "DIAL BEFORE YOU DIG" PROCEDURES PRIOR TO UNDERTAKING ANY WORKS WITHIN THE VICINITY OF THE SERVICE LINES TO VERIFY THE POSITION OF THE SERVICE LINES.

**DIAL BEFORE YOU DIG**
The Essential First Step

CLIENT: WINIM DEVELOPMENTS P/L
TITLE No: A/415448
DATUM: A.H.D.
DATE OF SURVEY: 17.08.22
SURVEYOR: C.E.
DRAFTER: C.E.

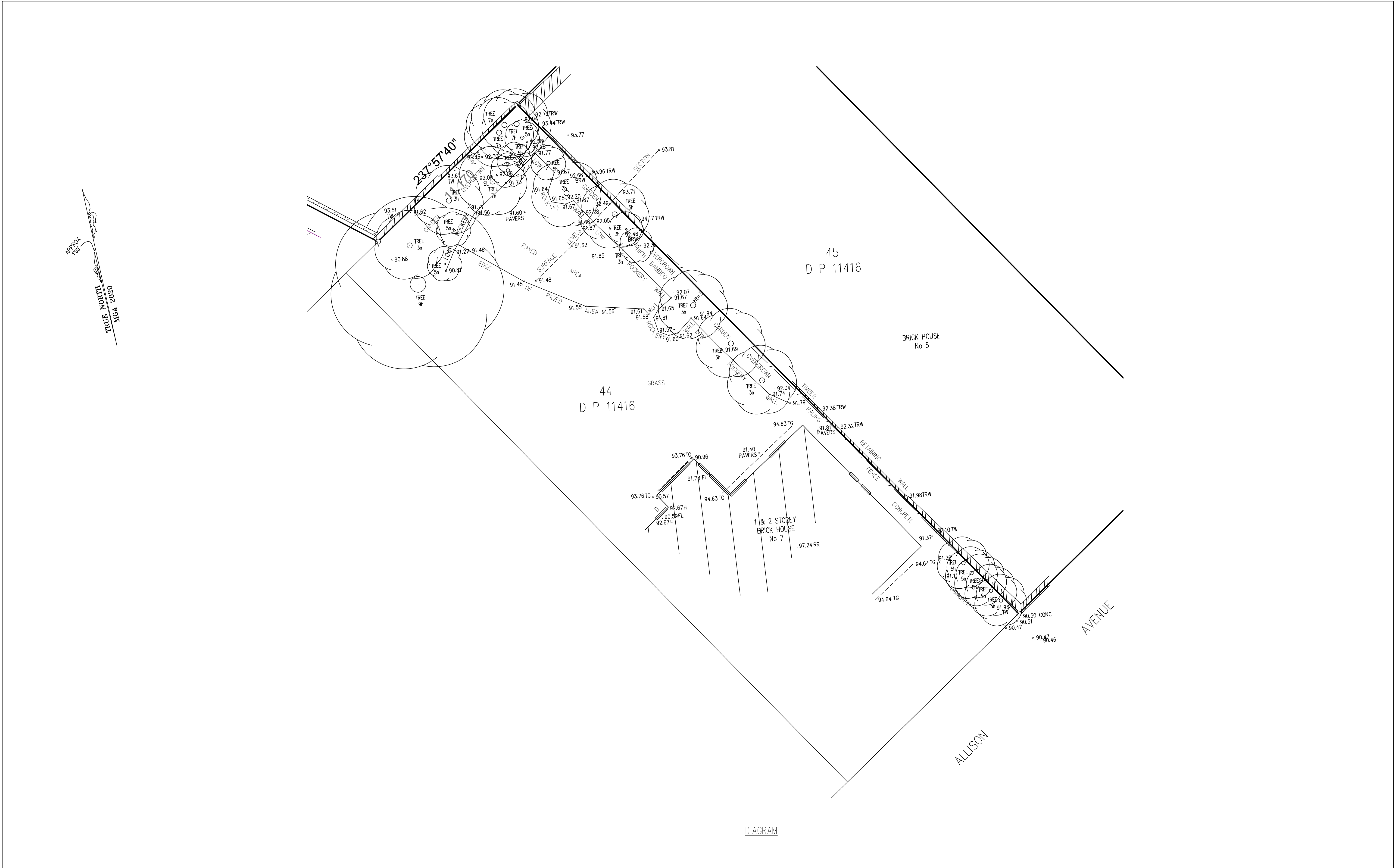
REF: 220804
ISSUE DATE: 17.11.23
SHEET SIZE: A1
SHEET 1 OF 2 SHEETS

ISSUE	DATE	AMENDMENT	BY
2	31.08.22	ADDITIONAL DETAIL (SHEET 2)	C.E./P.H.
3	5.09.22	AMEND WINDOW HEIGHT	C.E./P.H.
4	3.11.22	ADDITIONAL NEIGHBORING TREES ADDED	C.E./P.H.
5	17.11.23	ADDITIONAL RETAINING WALL AND NEIGHBORING SHED ADDED	C.E./C.G.
6	1.03.24	AMEND NORTH POINT	J.N./P.H.
7	5.03.24	SWING TO MGA 2020	J.N./P.H.

REDUCTION RATIO 1 : 200
0 2 4 6 8 10 12 14 16 18 20
LENGTHS ARE IN METRES

PARTIAL BOUNDARY, DETAIL & LEVELS SURVEY AT 1 GATACRE AVENUE & NO'S 3-5 ALLISON AVENUE LANE COVE
**MITCH AYRES SURVEYING**
PO BOX 4226 LUGARNO N.S.W. 2240
t: 0403 277 685
email: mitch@mitchayressurveying.com.au
web site: www.mitchayressurveying.com.au

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LEGEND OF SURVEY CODES	
ANN - ANNEX	NS - NATURAL SURFACE
BN - BOTTOM OF KERB	OBV - OBVERT OF PIPE
BD - BUILDING	PRD - TOP OF PIPES
BM - BENCH MARK	PP - POWER POINT
CLD - CONCRETE LID	SENSE - SENSORS
DO - DOOR	SIGN - SIGN POST
EC - EDGE OF CONCRETE	SMOKE - SMOKE DETECTOR
FL - FLOOR LEVEL	SOF - SOFFIT LEVEL
HT - HATCH	SPK - SPRINKLER
HYD - HYDRANT	SWTCH - LIGHT SWITCH
LT - LIGHT	TEL - TELSTRA PTH
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	US - UNDERSIDE OF CEILING
	USBEAM - UNDERSIDE OF BEAM
	USDUCT - UNDERSIDE OF DUCT
	W - WINDOW
	WM - WATER METER
	WP - WATER PIPE

- TYPICAL NOTES:
- ORIGIN OF LEVELS, BENCH MARKS PLACED BY MITCHELL SURVEY PTY LTD DATED 14-10-22 RL 95.93 AND RL 94.24
 - BEARINGS ARE ON MGA 2020 NORTH
 - A SATISFACTORY BOUNDARY SURVEY HAS BEEN UNDERTAKEN
 - BOUNDARY SHOULD BE MARKED PRIOR TO CONSTRUCTION OCCURRING ON OR NEAR THE BOUNDARY
 - SERVICES SHOWN ARE BASED ON VISIBLE SURFACE INDICATORS EVIDENT AT THE DATE OF SURVEY AND THE RELEVANT SERVICE DIAGRAMS OF THE VARIOUS AUTHORITIES. ALL SERVICES MUST BE VERIFIED ON SITE PRIOR TO ANY WORK BEING UNDERTAKEN. MITCH AYRES SURVEYING PTY LTD BEARS NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE SERVICES SHOWN HEREON.
 - ROOF, EAVE & GUTTER HEIGHTS HAVE BEEN OBTAINED BY AN INDIRECT METHOD AND ARE ACCURATE FOR PLANNING PURPOSES ONLY.
 - ADJOINING BUILDINGS AND DWELLINGS HAVE BEEN PLOTTED FOR DIAGRAMMATIC PURPOSES ONLY AND SPECIFIC DETAILS, IF CRITICAL, WILL REQUIRE FURTHER SURVEY.
 - THE DIAMETER (Ø), SPREAD (S) & HEIGHT (H) OF EACH TREE IS INDICATIVE ONLY AND SPECIFIC DETAILS, IF CRITICAL, WILL REQUIRE FURTHER SURVEY.

SERVICES NOTES

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- ALL UNDERGROUND SERVICE INFORMATION HAS BEEN COMPILED FROM SERVICE AUTHORITY PLANS PROVIDED BY THE AUTHORITIES.
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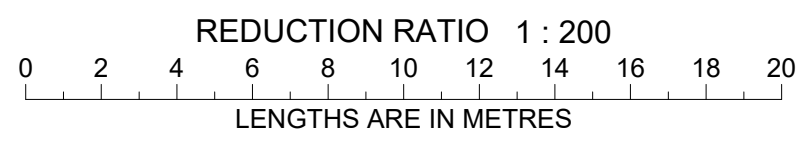
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CLIENT: WINIM DEVELOPMENTS P/L

TITLE No: A/415448
DATUM: A.H.D.
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SURVEYOR: C.E.
DRAFTER: C.E.

REF: 220804
ISSUE: 7
ISSUE DATE: 17.11.23
SHEET SIZE: A1
SHEET 2 OF 2 SHEETS

ISSUE	DATE	AMENDMENT	BY
2	31.08.22	ADDITIONAL DETAIL (SHEET 2)	C.E./P.H.
3	5.09.22	AMEND WINDOW HEIGHT	C.E./P.H.
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