

			SHEET 2	ADJOINS			
	CLIENT:		ISSUE	DATE	AMENDMENT	BY	
JRFACE COVER DEPTHS NOTED ON			2	21/05/2025	AERIAL IMAGE AND HERITAGE UNDERLAY ADDED	AK	
Hority plans provided by the	EASTSIDE ROSEVILLE	ACTION GROUP INC					
BEEN SHOWN DIAGRAMMATICALLY IESE SERVICES BETWEEN THE	C/- NATASHA SHERWO	OD					
WARRANTY IS GIVEN AGAINST CT THE VARIOUS AUTHORITIES, IN DERTAKING ANY WORKS WITHIN ES.	TITLE No: DATUM: AHD DATE OF SURVEY: 14/05/2025 SURVEYOR:JN	REF:250506 ISSUE:2 ISSUE DATE:21/05/2025 SHEET SIZE:A1					REDU 0 5 10 15
	DRAFTER:PH	SHEET 1 OF 4 SHEETS		<u> </u>			L.

## PLAN SHOWING STREET LEVELS OVER BANCROFT AV, LORD ST, ROSEVILLE AV & OLIVER RD, ROSEVILLE

UCTION RATIO 1:500 5 20 25 30 35 40 45 50



NT SITE

MITCH AYRES SURVEYING PTY LTD PO BOX 4226 LUGARNO NSW 2210 t: 0403 277 685 email: mitch@mitchayressurveying.com.au web site: www.mitchayressurveying.com.au

AERIAL IMAGE UNDERLAY HAS BEEN EXPORTED FROM THE NSW SDT EXPORER ON THE 21/05/2025 AND SCALED TO THE COMPILED BOUNDARY.

WHERE PT 1 DP 1046914 EXISTS, THE LANE AND THE LOTS ABOVE ARE LIMITED IN DEPTH TO RL 89.0 (AHD). LOT 1 DP 1046914 IS LIMITED IN HEIGHT TO RL 85.0 (AHD) AND IS UNLIMITED IN DEPTH.

LOTS ABOVE ARE LIMITED IN DEPTH TO RL 88.0 (AHD). LOT 1 DP 1046912 IS LIMITED IN HEIGHT TO RL 88.0 (AHD) AND IS UNLIMITED IN DEPTH.

WHERE PT 1 DP 1046912 EXISTS, LORD STREET AND THE

HEIGHT TO RL 85.0 (AHD) AND IS UNLIMITED IN DEPTH.

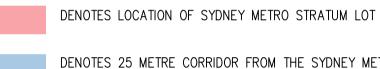
WHERE PT 1 DP 1046734 EXISTS, TRAFALGAR AVENUE, ROSEVILLE AVENUE AND THE LOTS ABOVE ARE LIMITED IN DEPTH TO RL 85.0 (AHD). LOT 1 DP 1046734 IS LIMITED IN

OLIVER ROAD AND THE LOTS ABOVE ARE LIMITED IN DEPTH HEIGHT TO RL 85.0 (AHD) AND IS UNLIMITED IN DEPTH.

WHERE PT 1 DP 1046731 EXISTS, TRAFALGAR AVENUE, TO RL 85.0 (AHD). LOT 1 DP 1046731 IS LIMITED IN

NO BOUNDARY SURVEY HAS BEEN UNDERTAKEN. BOUNDARIES ARE INDICATIVE ONLY AND HAVE BEEN COMPILED FROM DP1046731, DP1046734, 1046912 AND DP1046914.

DENOTES 25 METRE CORRIDOR FROM THE SYDNEY METRO STRATUM LOT. NOTE:



LEGEND AWN - AWNING BIT - BITUMEN BK - BOTTOM OF KERB BLD - BUILDING BOL - BOLLARD BM - BENCH MARK BS - BOTTOM OF STEPS CL - CENTRELINE CO - CONCRETE E - ELCETRICAL BOX EB - ELCETRICAL BOX EB - EDGE OF BITUMEN EC - EDGE OF GARDEN F - FENCE FL - FLOOR LEVEL HYD - HYDRANT H - HEAD INV - INVERT LEVEL	$\begin{array}{rcrrr} NS & - & NATURAL SURFACE \\ RR & - & ROOF RIDGE \\ IO & - & SEWER INSPECTION PIT \\ SIGN & - & SIGN POST \\ S & - & SILL \\ OBV & - & OBVERT LEVEL \\ TEL & - & TELSTRA PIT \\ TF & - & TOP OF FENCE \\ TG & - & TOP OF GUTTER \\ TH & - & TOP OF HEDGE \\ THR & - & TOP OF HANDRAIL \\ TI & - & TRAFIC ISLAND \\ TK & - & TOP OF FENCE \\ THEDGE- & TOP OF FENCE \\ TP & - & TOP OF FENCE \\ TR & - & TOP OF FENCE \\ TR & - & TOP OF STEPS \\ TW & - & TOP OF WALL \\ US & - & UNDERSIDE \\ \end{array}$	<ol> <li>TYPICAL NOTES:         <ol> <li>ORIGIN OF LEVELS SSM 103880 RL 89.67 (AHD)</li> <li>BEARINGS ARE ON MAGNETIC NORTH</li> <li>NO BOUNDARY SURVEY HAS BEEN UNDERTAKEN.</li> <li>BOUNDARY SHOULD BE MARKED PRIOR TO CONSTRUCTION OCCURRING ON OR NEAR THE BOUNDARY</li> <li>SERVICES SHOWN ARE BASED ON VISIBLE SURFACE INDICATORS EVIDENT AT THE DATE OF SURVEY AND THE RELEVANT SERVICE DIAGRAMS OF THE VARIOUS AUTHORITIES. ALL SERVICE MUST BE VERIFIED ON SITE PRIOR TO ANY WORK BEING UNDERTAKEN. MITCH AYRES SURVEYING PTY LTD BEAR NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE SERVICES SHOWN HEREON.</li> <li>RIDGE, EAVE &amp; GUTTER HEIGHTS HAVE BEEN OBTAINED BY AN INDIRECT METHOD AND ARE ACCURATE FOR PLANNING PURPOSES ONLY.</li> <li>ADJOINING BUILDINGS AND DWELLINGS HAVE BEEN PLOTTED FOR DIAGRAMMATIC PURPOSES ONLY AND SPECIFIC DETAILS, IF CRITICAL, WILL REQUIRE FURTHER SURVEY.</li> <li>THE DIAMETER (Ø), SPREAD (S) &amp; HEIGHT (H) OF EACH TREE IS INDICATIVE ONLY AND SPECIFIC DETAILS, IF CRITICAL, WILL REQUIRE FURTHER SURVEY.</li> <li>CONTOURS ARE AN INDICATION OF THE TOPOGRAPHY ONLY. SPOT LEVELS SHOULD BE USED IF DETAILED DESIGN IS TO BE UNDERTAKEN</li> </ol> </li> </ol>	<ul> <li>SERVICES NOTES</li> <li>ALL UNDERGROUND SERVICE INFORMATION INCLUSIVE OF GENERAL POSITION AND SURF THE PLAN ARE APPROXIMATELY ONLY.</li> <li>ALL UNDERGROUND SERVICE INFORMATION HAS BEEN COMPILED FROM SERVICE AUTHOR AUTHORITES.</li> <li>THE LOCATION OF SERVICES BETWEEN SURVEYED POINTS (AS INDICATED) HAVE BEE ONLY USING THE SERVICE DIAGRAMS AS PROVIDED. THE EXACT LOCATION OF THESI SURVEYED POINTS MUST BE VERIFIED PRIOR TO ANY EXCAVATION OR PILING. NO W/ THE POSSIBILITY OF THE EXISTENCE OF FURTHER UNCHARED SERVICES.</li> <li>ALL CONTRACTORS, TRADESMEN, BUILDING &amp; PROJECT CONSULTANTS MUST CONTACT ACCORDANCE WITH STANDARD "DIAL BEFORE YOU DIG" PROCEDURES PRIOR TO UNDER THE VICINITY OF THE SERVICE LINES TO VERIFY THE POSITION OF THE SERVICE LINES.</li> </ul>
		<ol> <li>CONTOURS ARE AN INDICATION OF THE TOPOGRAPHY ONLY. SPOT LEVELS SHOULD BE USED IF DETAILED DESIGN IS TO BE UNDERTAKEN.</li> <li>CONTOUR INTERVAL 0.5 METRE MINOR &amp; 1 METER MAJOR INTERVAL</li> </ol>	

DENOTES 25 METRE CORRIDOR FROM THE SYDNEY METRO STRATUM LOT.

NOTE: NOTE. NO BOUNDARY SURVEY HAS BEEN UNDERTAKEN. BOUNDARIES ARE INDICATIVE ONLY AND HAVE BEEN COMPILED FROM DP1046731, DP1046734, 1046912 AND DP1046914.

WHERE PT 1 DP 1046731 EXISTS, TRAFALGAR AVENUE, OLIVER ROAD AND THE LOTS ABOVE ARE LIMITED IN DEPTH

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WHERE PT 1 DP 1046912 EXISTS, LORD STREET AND THE LOTS ABOVE ARE LIMITED IN DEPTH TO RL 88.0 (AHD). LOT 1 DP 1046912 IS LIMITED IN HEIGHT TO RL 88.0 (AHD) AND IS UNLIMITED IN DEPTH.

WHERE PT 1 DP 1046914 EXISTS, THE LANE AND THE LOTS ABOVE ARE LIMITED IN DEPTH TO RL 89.0 (AHD). LOT 1

DP 1046914 IS LIMITED IN HEIGHT TO RL 89.0 (AHD) AND

AERIAL IMAGE UNDERLAY HAS BEEN EXPORTED FROM THE NSW SDT EXPORER ON THE 21/05/2025 AND SCALED TO

IS UNLIMITED IN DEPTH.

THE COMPILED BOUNDARY.

DENOTES LOCATION OF SYDNEY METRO STRATUM LOT





- FROM SERVICE AUT
- - Fore DIG 20.com.au

			SHEET 2	ADJOINS			
	CLIENT:		ISSUE	DATE	AMENDMENT	BY	
SURFACE COVER DEPTHS NOTED ON	ROWDED BY THE       EASTSIDE ROSEVILLE ACTION GROUP INC         AGRAMMATICALLY       C/- NATASHA SHERWOOD		2	21/05/2025	AERIAL IMAGE AND HERITAGE UNDERLAY ADDED	AK	
NUTHORITY PLANS PROVIDED BY THE							
Æ BEEN SHOWN DIAGRAMMATICALLY THESE SERVICES BETWEEN THE NO WARRANTY IS GIVEN AGAINST							
TACT THE VARIOUS AUTHORITIES, IN	TITLE No:	REF:250506					
JNDERTAKING ANY WORKS WITHIN LINES.	DATUM: AHD	ISSUE:2					RED
	DATE OF SURVEY: 14/05/2025						0 5 10 15
	SURVEYOR:JN	SHEET SIZE:A1					LEI
	DRAFTER:PH	SHEET 2 OF 4 SHEETS					

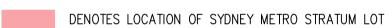
## PLAN SHOWING STREET LEVELS OVER BANCROFT AV, LORD ST, ROSEVILLE AV & OLIVER RD, ROSEVILLE

DUCTION RATIO 1:500 15 20 25 30 35 40 45 50 ENGTHS ARE IN METRES



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DENOTES 25 METRE CORRIDOR FROM THE SYDNEY METRO STRATUM LOT.

## NOTE:

NO BOUNDARY SURVEY HAS BEEN UNDERTAKEN. BOUNDARIES ARE INDICATIVE ONLY AND HAVE BEEN COMPILED FROM DP1046731, DP1046734, 1046912 AND DP1046914.

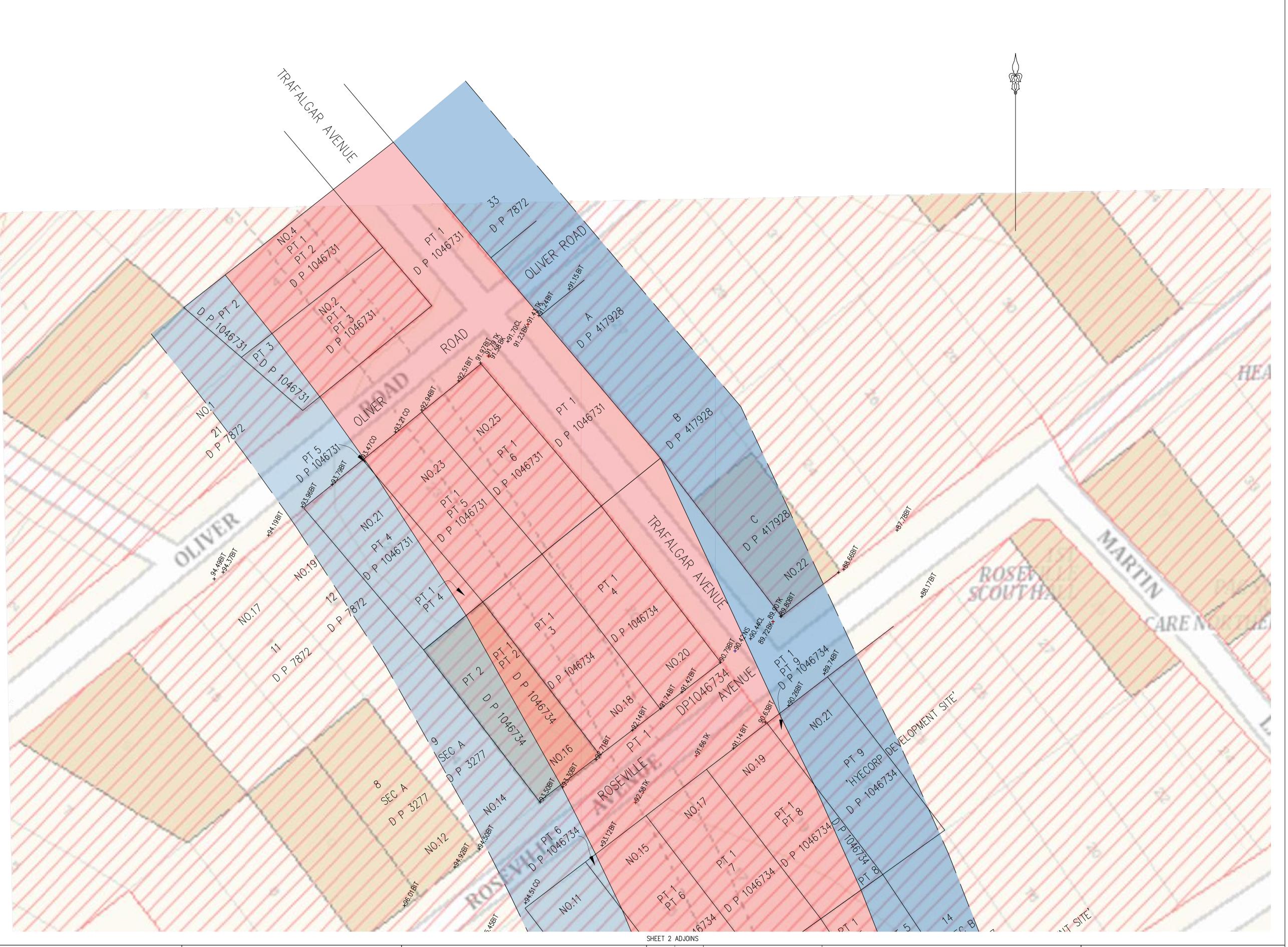
WHERE PT 1 DP 1046731 EXISTS, TRAFALGAR AVENUE, OLIVER ROAD AND THE LOTS ABOVE ARE LIMITED IN DEPTH TO RL 85.0 (AHD). LOT 1 DP 1046731 IS LIMITED IN HEIGHT TO RL 85.0 (AHD) AND IS UNLIMITED IN DEPTH.

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WHERE PT 1 DP 1046912 EXISTS, LORD STREET AND THE LOTS ABOVE ARE LIMITED IN DEPTH TO RL 88.0 (AHD). LOT 1 DP 1046912 IS LIMITED IN HEIGHT TO RL 88.0 (AHD) AND IS UNLIMITED IN DEPTH.

WHERE PT 1 DP 1046914 EXISTS, THE LANE AND THE LOTS ABOVE ARE LIMITED IN DEPTH TO RL 89.0 (AHD). LOT 1 DP 1046914 IS LIMITED IN HEIGHT TO RL 85.0 (AHD) AND IS UNLIMITED IN DEPTH.

THE HERITAGE UNDERLAY HAS BEEN EXPORTED FROM THE NSW PLANNING PORTAL SPATIAL VIEWER ON 21/05/2025 AND SCALED TO THE COMPILED BOUNDARY.



LEGEND AWN - AWNING BIT - BITUMEN BK - BOTTOM OF KERB BLD - BUILDING BOL - BUILARD BM - BENCH MARK BS - BOTTOM OF STEPS CL - CENTRELINE CO - CONCRETE E - ELECTRICAL BOX EB - EDGE OF BITUMEN EC - EDGE OF BITUMEN EC - EDGE OF GARDEN F - FENCE FL - FLOOR LEVEL HYD - HYDRANT H - HEAD INV - INVERT LEVEL	$\begin{array}{rcrcrc} \text{NS} & - & \text{NATURAL SURFACE} \\ \text{RR} & - & \text{ROOF RIDGE} \\ \text{IO} & - & \text{SEWER INSPECTION PIT} \\ \text{SIGN} & - & \text{SIGN POST} \\ \text{S} & - & \text{SILL} \\ \text{OBV} & - & \text{OBVERT LEVEL} \\ \text{TEL} & - & \text{TELSTRA PIT} \\ \text{TF} & - & \text{TOP OF FENCE} \\ \text{TG} & - & \text{TOP OF FENCE} \\ \text{TH} & - & \text{TOP OF HEDGE} \\ \text{THR} & - & \text{TOP OF HADGRAIL} \\ \text{TI} & - & \text{TAFFIC ISLAND} \\ \text{TK} & - & \text{TOP OF KERB} \\ \text{THEDGE-} & \text{TOP OF FENCE} \\ \text{TP} & - & \text{TOP OF FERCE} \\ \text{TR} & - & \text{TREE.} \\ \text{TS} & - & \text{TOP OF STEPS} \\ \text{TW} & - & \text{TOP OF WALL} \\ \text{US} & - & \text{UNDERSIDE} \end{array}$	<ol> <li>TYPICAL NOTES:</li> <li>ORIGIN OF LEVELS SSM 103880 RL 89.67 (AHD)</li> <li>BEARINGS ARE ON MAGNETIC NORTH</li> <li>NO BOUNDARY SURVEY HAS BEEN UNDERTAKEN.</li> <li>BOUNDARY SHOULD BE MARKED PRIOR TO CONSTRUCTION OCCURRING ON OR NEAR THE BOUNDARY</li> <li>SERVICES SHOWN ARE BASED ON VISIBLE SURFACE INDICATORS EVIDENT AT THE DATE OF SURVEY AND THE RELEVANT SERVICE DIAGRAMS OF THE VARIOUS AUTHORITIES. ALL SERVICE MUST BE VERIFIED ON SITE PRIOR TO ANY WORK BEING UNDERTAKEN. MITCH AYRES SURVEYING PTY LTD BEAR NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE SERVICES SHOWN HEREON.</li> <li>RIDGE, EAVE &amp; GUTTER HEIGHTS HAVE BEEN OBTAINED BY AN INDIRECT METHOD AND ARE ACCURATE FOR PLANNING PURPOSES ONLY.</li> <li>ADJOINING BUILDINGS AND DWELLINGS HAVE BEEN PLOTTED FOR DIAGRAMMATIC PURPOSES ONLY AND SPECIFIC DETAILS, IF CRITICAL, WILL REQUIRE FURTHER SURVEY.</li> <li>THE DIAMETER (Ø), SPREAD (S) &amp; HEIGHT (H) OF EACH TREE IS INDICATIVE ONLY AND SPECIFIC DETAILS, IF CRITICAL, WILL REQUIRE FURTHER SURVEY.</li> <li>CONTOURS ARE AN INDICATION OF THE TOPOGRAPHY ONLY. SPOT LEVELS SHOULD BE USED IF DETAILS DESIGN OF THE TOPOGRAPHY ONLY. SPOT LEVELS SHOULD BE USED IF</li> </ol>	<ul> <li>SERVICES NOTES</li> <li>ALL UNDERGROUND SERVICE INFORMATION INCLUSIVE OF GENERAL POSITION AND SURFACE THE PLAN ARE APPROXIMATELY ONLY.</li> <li>ALL UNDERGROUND SERVICE INFORMATION HAS BEEN COMPILED FROM SERVICE AUTHORITY AUTHORITIES.</li> <li>THE LOCATION OF SERVICES BETWEEN SURVEYED POINTS (AS INDICATED) HAVE BEEN S ONLY USING THE SERVICE DIAGRAMS AS PROVIDED. THE EXACT LOCATION OF THESE SI SURVEYED POINTS MUST BE VERIFIED PRIOR TO ANY EXCAVATION OR PLUNC. NO WARR THE POSSIBILITY OF THE EXISTENCE OF FURTHER UNCHARTED SERVICES.</li> <li>ALL CONTRACTORS, TRADESMEN, BUILDING &amp; PROJECT CONSULTANTS MUST CONTACT THE ACCORDANCE WITH STANDARD "DIAL BEFORE YOU DIG" PROCEDURES PRIOR TO UNDERTAK THE VICINITY OF THE SERVICE LINES TO VERIFY THE POSITION OF THE SERVICE LINES.</li> </ul>
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	CLIENT:		ISSUE	DATE	AMENDMENT	BY	
tion and surface cover depths noted on			2	21/05/2025	AERIAL IMAGE AND HERITAGE UNDERLAY ADDED	AK	
Service Authority plans provided by the	EASTSIDE ROSEVILLE	ACTION GROUP INC					
TED) HAVE BEEN SHOWN DIAGRAMMATICALLY TION OF THESE SERVICES BETWEEN THE	C/- NATASHA SHERWO	OD					
R PILING. NO WARRANTY IS GIVEN AGAINST SES. UST CONTACT THE VARIOUS AUTHORITIES, IN	TITLE No:	REF:250506					
RIOR TO UNDERTAKING ANY WORKS WITHIN SERVICE LINES.	DATUM: AHD	ISSUE:2				_	_ REDU _ 0 5 10 15 _ L I I I LEN
Re IG	DATE OF SURVEY: 14/05/2025 SURVEYOR:JN	SHEET SIZE:A1					
Step	DRAFTER:PH	SHEET 3 OF 4 SHEETS					
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## PLAN SHOWING STREET LEVELS OVER BANCROFT AV, LORD ST, ROSEVILLE AV & OLIVER RD, ROSEVILLE



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BK - BOTTOM OF KERB BLD - BUILDING BOL - BUILDING BOL - BUILARD BM - BENCH MARK BS - BOTTOM OF STEPS CL - CENTRELINE CO - CONCRETE E - ELECTRICAL BOX EB - EDGE OF CONCRETE EG - EDGE OF GARDEN F - FENCE FL - FLOOR LEVEL HYD - HYDRANT H - HEAD INV - INVERT LEVEL LITL - LINTEL MH - MANHOLE	$\begin{array}{llllllllllllllllllllllllllllllllllll$	<ol> <li>BEARINGS ARE ON MAGNETIC NORTH</li> <li>NO BOUNDARY SURVEY HAS BEEN UNDERTAKEN.</li> <li>BOUNDARY SHOULD BE MARKED PRIOR TO CONSTRUCTION OCCURRING ON OR NEAR THE BOUNDARY</li> <li>SERVICES SHOWN ARE BASED ON VISIBLE SURFACE INDICATORS EVIDENT AT THE DATE OF SURVEY AND THE RELEVANT SERVICE DIAGRAMS OF THE VARIOUS AUTHORITIES. ALL SERVICE MUST BE VERIFIED ON SITE PRIOR TO ANY WORK BEING UNDERTAKEN. MITCH AYRES SURVEYING PTY LTD BEAR NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE SERVICES SHOWN HEREON.</li> <li>RIDGE, EAVE &amp; GUTTER HEIGHTS HAVE BEEN OBTAINED BY AN INDIRECT METHOD AND ARE ACCURATE FOR PLANNING PURPOSES ONLY.</li> <li>ADJOINING BUILDINGS AND DWELLINGS HAVE BEEN PLOTTED FOR DIAGRAMMATIC PURPOSES ONLY AND SPECIFIC DETAILS, IF CRITICAL, WILL REQUIRE FURTHER SURVEY.</li> <li>THE DIAMETER (Ø), SPREAD (S) &amp; HEIGHT (H) OF EACH TREE IS INDICATIVE ONLY AND SPECIFIC DETAILS, IF CRITICAL, WILL REQUIRE FURTHER SURVEY.</li> <li>CONTOURS ARE AN INDICATION OF THE TOPOGRAPHY ONLY. SPOT LEVELS SHOULD BE USED IF DETAILED DESIGN IS TO BE UNDERTAKEN.</li> <li>CONTOUR INTERVAL 0.5 METRE MINOR &amp; 1 METER MAJOR INTERVAL</li> </ol>	<ol> <li>THE LOAD ALE AN HOUMARLET ONET.</li> <li>ALL UNDERCOUND SERVICE INFORMATION HAS BEEN COMPILED FROM SERVICE AUTHORITY PLANS PROVIDED BY THE AUTHORITIES.</li> <li>THE LOCATION OF SERVICES BETWEEN SURVEYED POINTS (AS INDICATED) HAVE BEEN SHOWN DIAGRAMMATICALLY ONLY USING THE SERVICES BETWEEN SURVEYED POINTS MUST BE VERIFIED PRIOR TO ANY EXCAVATION OF PHESE SERVICES BETWEEN THE SURVEYED POINTS MUST BE VERIFIED PRIOR TO ANY EXCAVATION OR PILING. NO WARRANTY IS GIVEN AGAINST THE POSSIBILITY OF THE EXISTENCE OF FURTHER UNCHARTED SERVICES.</li> <li>ALL CONTRACTORS, TRADESMEN, BUILDING &amp; 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.</li> <li>INTER VICINITY OF THE SERVICE LINES TO VERIFY THE POSITION OF THE SERVICE LINES.</li> </ol>	EASTSIDE ROSEVILLE ACTION GROUP INC C/- NATASHA SHERWOODTITLE No:REF:250506DATUM: AHDISSUE:2DATE OF SURVEY: 14/05/2025ISSUE DATE:21/05/2025SURVEYOR:JNSHEET SIZE:A1DRAFTER:PHSHEET 4 OF 4 SHEETS	Image: Second



