

ROAD

EL. 10.82

EL. 10.75

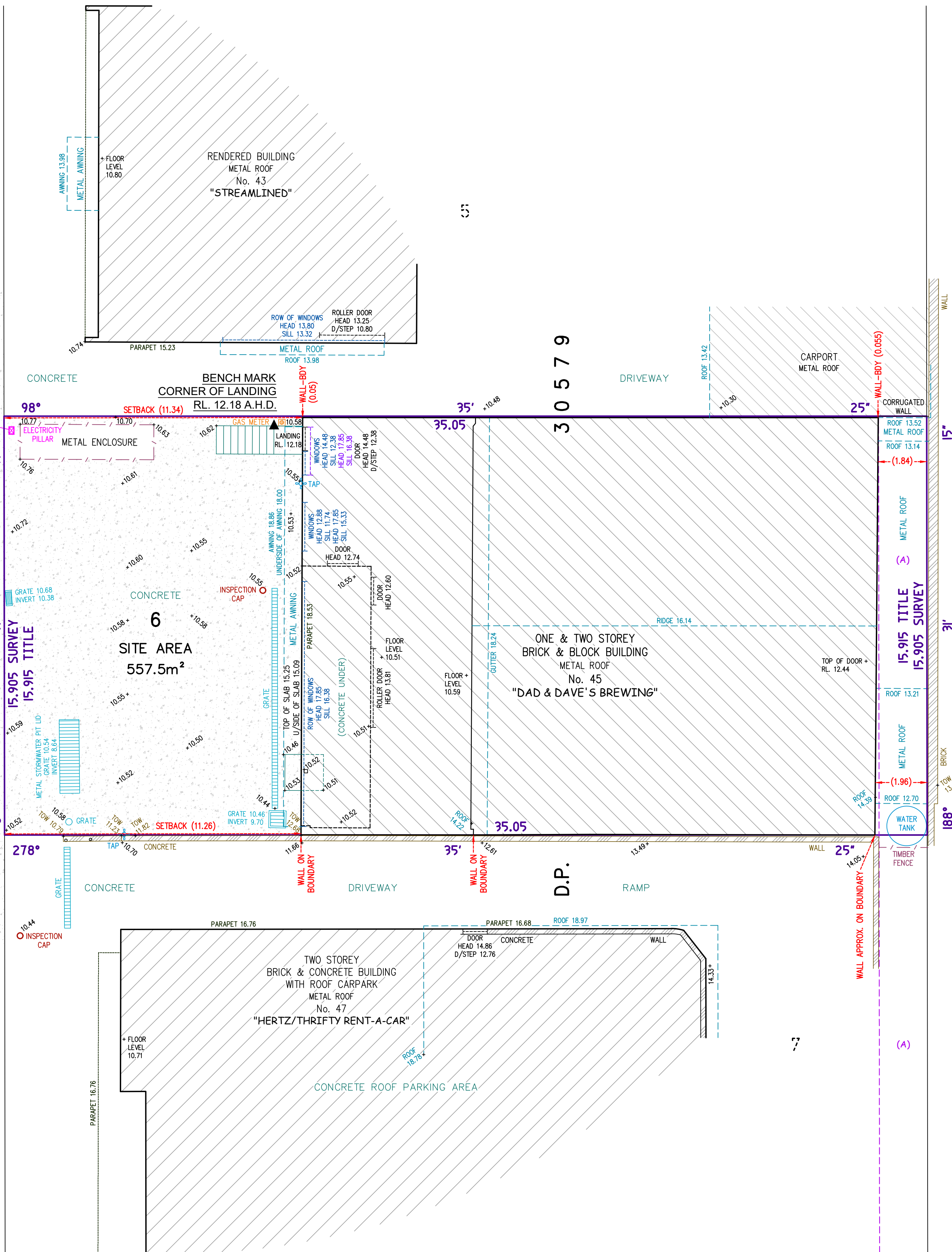
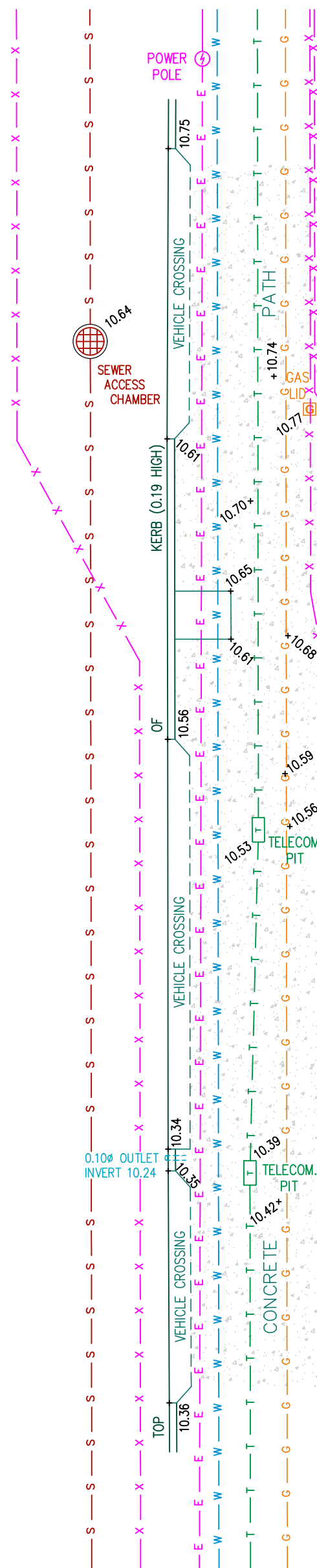
EL. 10.67

EL. 10.58

EL. 10.54

EL. 10.48

MITCHELL



(A) EASEMENT FOR DRAINAGE 1.83 WIDE H529719 (D.P. 30579)

NOTES:

- 1) A BOUNDARY IDENTIFICATION HAS BEEN UNDERTAKEN.
- 2) OFFSET DIMENSIONS TO BOUNDARIES HEREON MUST NOT BE USED FOR CONSTRUCTION.
- 3) CAUTION: SHOULD ANY DEVELOPMENT OR CONSTRUCTION BE PLANNED ON OR NEAR THE BOUNDARIES, THE BOUNDARIES SHOULD BE CLEARLY MARKED ON SITE.
- 4) ORIGIN OF LEVELS ON A.H.D. IS TAKEN FROM P.M. 1469 RL 11.135 A.H.D.
- 5) UNDERGROUND (NON VISIBLE) SERVICE LINES HAVE BEEN SHOWN FROM "BEFORE YOU DIG AUSTRALIA" SERVICE AUTHORITY RECORDS & ARE DIAGRAMMATIC ONLY IN REGARD TO THEIR POSITION & WIDTH UNLESS STATED OTHERWISE.
- 6) BEARINGS SHOWN ARE ON M.G.A.-(MAP GRID of AUSTRALIA).

INVESTIGATION OF "BEFORE YOU DIG AUSTRALIA" UNDERGROUND SERVICES HAS BEEN MADE. DETECTION OF UNDERGROUND SERVICES IS NOT AN INTEGRAL PART OF THIS SURVEY. ALL RELEVANT AUTHORITIES SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION ON OR NEAR THE SITE.

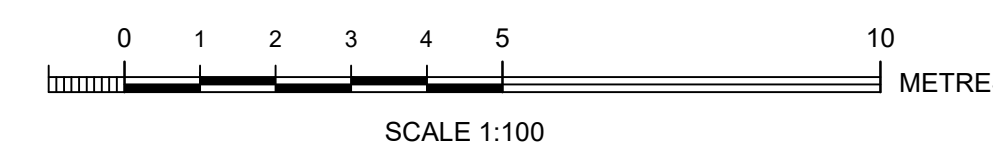
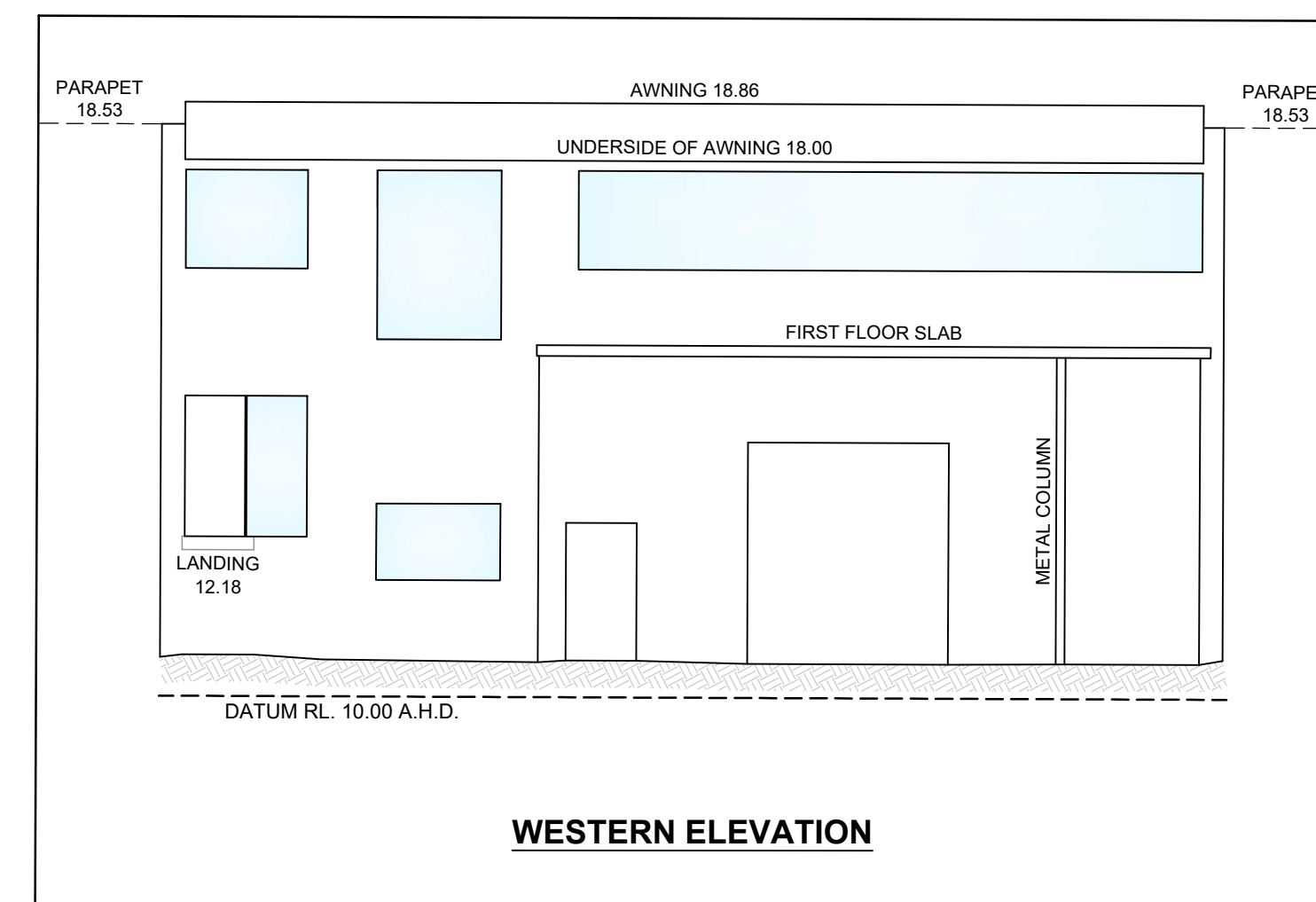
DEVELOPERS & EXCAVATORS MAY BE HELD FINANCIALLY RESPONSIBLE BY THE ASSET OWNER SHOULD THEY DAMAGE UNDERGROUND NETWORKS.

CARELESS DIGGING CAN:
- CAUSE DEATH OR SERIOUS INJURY TO WORKERS AND THE GENERAL PUBLIC
- INCONVENIENCE USERS OF ELECTRICITY, GAS, WATER AND COMMUNICATIONS
- LEAD TO CRIMINAL PROSECUTION AND DAMAGES CLAIMS
- CAUSE EXPENSIVE FINANCIAL LOSSES TO BUSINESS
- CUT OFF EMERGENCY SERVICES
- DELAY PROJECT COMPLETION TIMES WHILE THE DAMAGE IS REPAIRED

MINIMISE YOUR RISK AND CHECK BEFORE YOU DIG AUSTRALIA.
WWW.BYDA.COM.AU



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SECTION 3
D.P. 30928



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LEGEND

☉ DENOTES CENTRE LINE OF ROAD
☉ GUTTER
☉ TOW
☉ DENOTES TOP OF GUTTER
☉ DENOTES TOP OF WALL
☉ DENOTES BOLLARD

UNDERGROUND ELECTRIC LINES
OVERHEAD ELECTRIC LINES
BOARDS SEWER
TELECOMMUNICATION LINES
WATER LINES
GAS LINES

COPLAND C. LETHBRIDGE
REGISTERED SURVEYOR N.S.W.
IDENTIFICATION No. SU001470

PLAN SHOWING BOUNDARIES, RELATIVE HEIGHTS
& PHYSICAL FEATURES OVER LOT 6 IN D.P. 30579
KNOWN AS No. 45 MITCHELL ROAD, BROOKVALE.

L.G.A.: NORTHERN BEACHES

CLIENT	DAD & DAVE'S BREWING PTY LTD			REF No.
PROPERTY	No. 45 MITCHELL ROAD, BROOKVALE			23320
DATUM	A.H.D.	SCALE	1:100 @ A1	DATE
SURVEYED	C.L./G.C.	DRAWN	L.B.	02/09/2024
		DWG No.	23320	SHEET No. 1 of 1
		REV No.	00	