

22 October 2024

To: McDonald's Australia Limited

Re: 35-37 Roseberry St, Balgowlah

WE HAVE PARTIALLY SURVEYED upon your instruction the land shown on the accompanying plan comprised in Certificate of Title registered Folio Identifier 100/1199949 being Lot 100 in Deposited Plan No. 1199949 at Balgowlah in the Local Government Area of Northern Beaches Parish of Manly Cove County of Cumberland having frontage to **ROSEBERRY STREET & KENNETH ROAD**.

THIS LAND has no registered Easement or Right of Way.

WE REPORT that erected thereon is a brick building with a metal roof **KNOWN AS NO. 35-37 ROSEBERRY STREET** together with a PVC clad cottage and a metal shed. The building, cottage and shed stand wholly within the boundaries of the subject property.

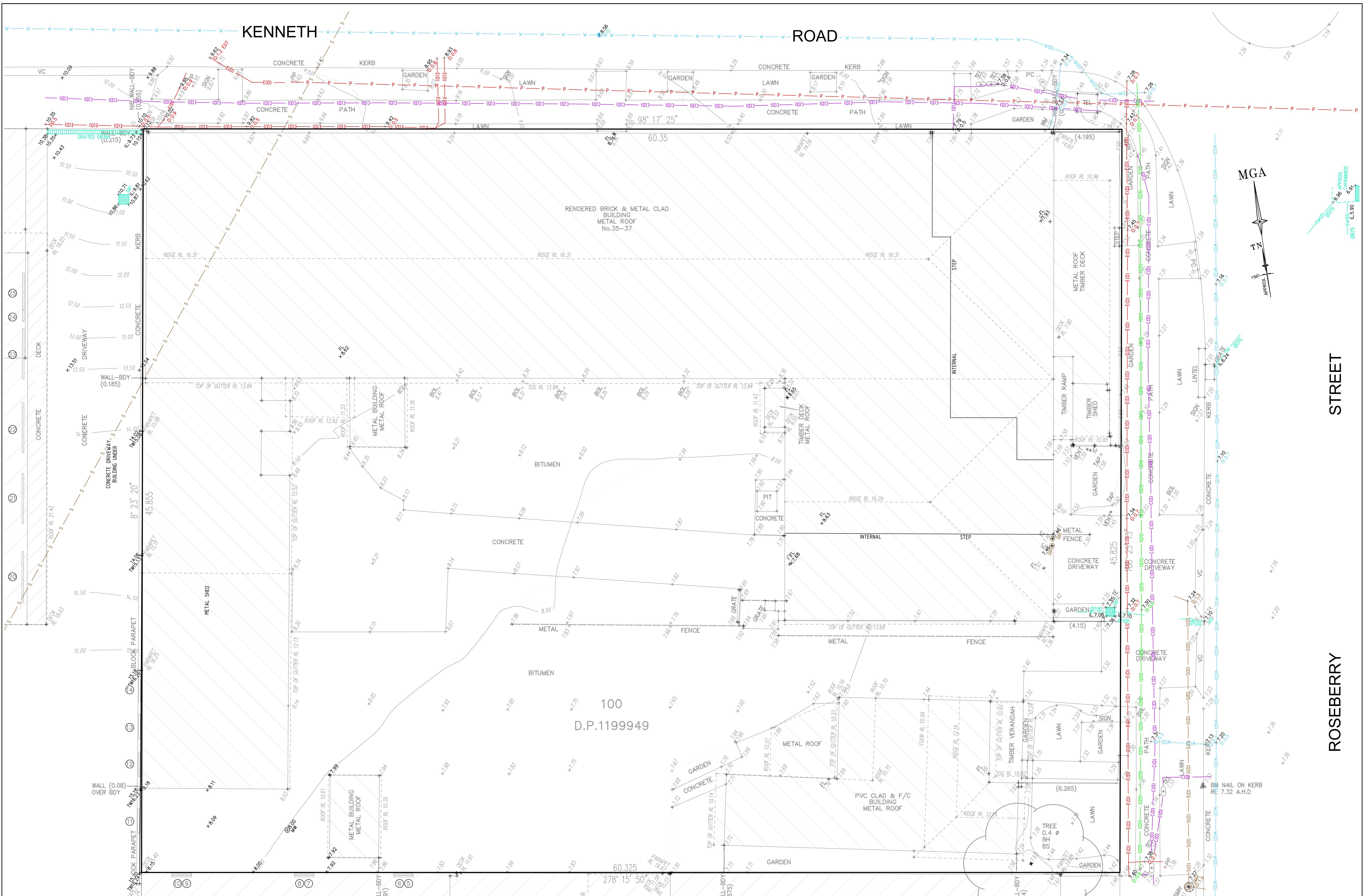
OFFSETS OF WALLS FROM BOUNDARIES are shown on the accompanying plan.

WE FIND THAT THE BOUNDARIES of the subject property are occupied as shown. The position of the building and other structures is shown on the accompanying plan. Apart from irregularities in walls, there are no apparent encroachments of note by or upon the subject property.

THE SURVEY OF THE SUBJECT LAND is for identification and detail and level, purposes only and is restricted to those parts of structures which are visible and accessible. Should further additions or improvements be erected upon the subject property after this date we would advise that the boundaries be marked on the ground prior to construction.



Georgia Rooney B.Surv. M.I.S. (NSW)
REGISTERED SURVEYOR



SEE SHEET 2 FOR LEGEND & NOTES

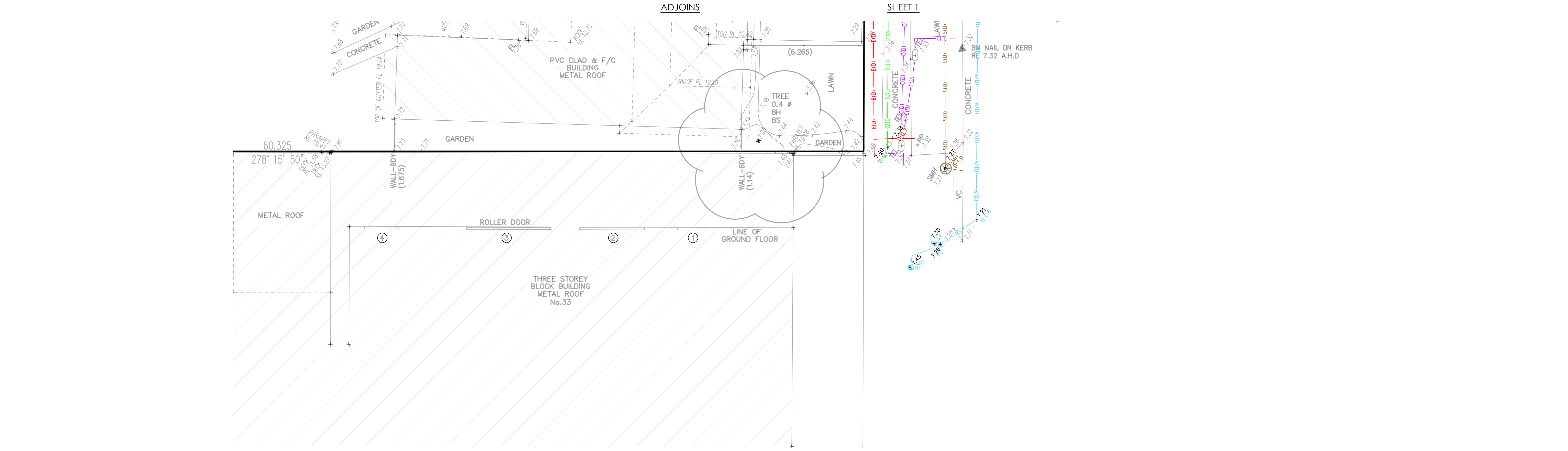
Revision	Date	Description	Reference	Revision	Date	Description	Reference
H	00/00/00	-	00	D	00/00/00	-	00
G	00/00/00	-	00	C	00/00/00	-	00
F	00/00/00	-	00	B	00/00/00	-	00
E	00/00/00	-	00	A	00/00/00	-	00



THIS IS THE PLAN REFERRED TO IN MY LETTER DATED: 22-10-24
ID:9093
Registered Surveyor NSW

Client: McDONALDS AUSTRALIA LIMITED
Drawing title: PLAN OF DETAIL AND LEVELS OVER LOT 100 IN DP 1199949 KNOWN AS No.35-37 ROSEBERRY STREET, BALGOWLAH

datum: AHD
site Area: 2765m²
LGA: NORTHERN BEACHES
reference number: 52385 001DT
scale: 1:100
date of survey: 22/10/2024
SHEET 1 OF 2

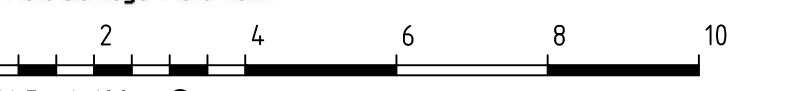


LEGEND	
BENCH MARK	▲
GRATED INLET PIT	■ GIP
GRATED DRAIN	▤
SEWER INSPECTION POINT	○ SIP
SEWER MANHOLE	○ SMH
STOP VALVE	■ SV
HYDRANT	■ HYD
MONITOR WELL	○ MW
GAS (DETECTED)	—G(D)—
COMMUNICATIONS (DETECTED)	—C(D)—
WATER (DETECTED)	—W(D)—
STORMWATER (DETECTED)	—SW(D)—
SEWER (DETECTED)	—S(D)—
ELECTRICITY (DETECTED)	—E(D)—

SCHEDULE OF WINDOWS & DOORS		
No.	SILL RL	HEAD RL
1	7.61	10.17
2	10.11	10.91
3*	7.61	10.66
4	8.76	10.56
5	13.01	14.83
6	9.30	11.14
7	13.01	14.83
8	9.30	11.14
9	13.02	14.80
10	9.30	11.14
11	12.98	13.93
12	12.98	13.94
13	12.97	13.94
14	12.98	13.95
15	NOT VISIBLE	17.82
16	NOT VISIBLE	17.81
17	NOT VISIBLE	17.80
18	17.03	17.64
19	17.03	17.65
20	18.14	20.24
21	18.13	20.23
22	18.13	20.24
23	18.14	20.23
24	15.81	16.39
25	18.13	20.23
* — DENOTES DOOR		

- NOTES
- THE BOUNDARIES HAVE NOT BEEN MARKED ON GROUND
 - THE BOUNDARY SURVEY (DIMENSIONS AND AREA) HAVE BEEN SURVEYED IN ACCORDANCE WITH SURVEYING AND SPATIAL INFORMATION REGULATION 2017 CLAUSE 10 "IDENTIFICATION SURVEYS" AND ARE SUBJECT TO FINAL SURVEY
 - ORIGIN OF MGA2020 COORDINATES IS TAKEN FROM SSM 25330 - E:339476.475, N:6259964.926 IN CONDOMINE STREET (23/10/2024)
 - ORIGIN OF LEVELS ON A.H.D. IS TAKEN FROM BM NAIL R.L. 7.32 (A.H.D.) SHOWN ON PLAN REFERENCE No.11648/22
 - CONTOUR INTERVAL 0.5 m
 - CONTOURS ARE INDICATIVE ONLY. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION
 - KERB LEVELS ARE TO THE TOP OF KERB UNLESS SHOWN OTHERWISE
 - FLOOR LEVELS SHOWN ARE THRESHOLD LEVELS. NO INVESTIGATION OF INTERNAL FLOOR LEVELS HAS BEEN UNDERTAKEN
 - AN INVESTIGATION OF UNDERGROUND SERVICES HAS BEEN MADE. UNDERGROUND SERVICES HAVE BEEN DETECTED BY "DOWN UNDER DETECTION SERVICES" AND ARE APPROXIMATE ONLY. SOME SERVICES SUCH AS FIRE&WATER SUPPLY, GAS AND OPTICAL FIBRE CABLING DO NOT HAVE METALLIC TRACING WIRES OR METAL PIPES AND MAY NOT HAVE BEEN DETECTED. SERVICES HAVE ALSO BEEN PLOTTED FROM RELEVANT AUTHORITIES RECORDS AS SUPPLIED BY BEFORE YOU DIG AUSTRALIA.
 - BEARINGS SHOWN ARE MGA (MAP GRID OF AUSTRALIA) ADD APPROX. 1°00' FOR TRUE NORTH
 - BASE PLAN BY STUTCHBURY JAUQUES PTY LTD REFERENCE No.11648/22 DATED 10/10/2022





SCALE 1:100 @ A1

H	00/00/00	—	00	D	00/00/00	—	00
G	00/00/00	—	00	C	00/00/00	—	00
F	00/00/00	—	00	B	00/00/00	—	00
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site Area 2765m²

LGA NORTHERN BEACHES

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SHEET 2