

- 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. 2206 RL 9.990 A.H.D.
 - 5) TREE SPREADS ARE DIAGRAMMATIC ONLY AND ARE NOT SYMMETRICAL.
 - 6) 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.
 - 7) BEARINGS SHOWN ARE ON M.G.A.-(MAP GRID OF AUSTRALIA).
 - 8) CONTOUR INTERVAL 0.25 METRE.
 - 9) CONTOURS ARE INDICATIVE OF GROUND FORM ONLY. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.

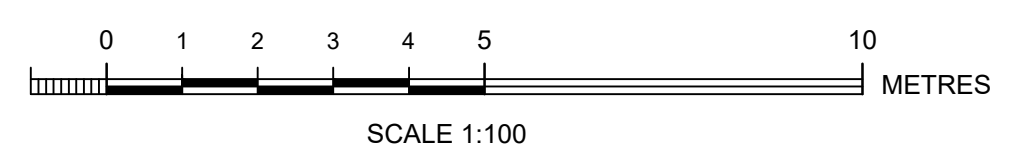
INVESTIGATION OF "BEFORE YOU DIG AUSTRALIA" UNDERGROUND SERVICES HAS BEEN MADE. DETECTION OF UNDERGROUND SERVICES IS NOT AN INTEGRAL PART OF THIS SURVEY. ALL RELEVANT AUTHORITIES SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION ON OR NEAR THE SITE.

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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Warren Bee
 WARREN L. BEE
 REGISTERED SURVEYOR N.S.W.
 IDENTIFICATION No. SU000448

LEGEND

- TREE: DENOTES APPROX. 0.16m DIAMETER OF TREE
- SH: DENOTES APPROX. 5m HEIGHT OF TREE
- 4S: DENOTES APPROX. 4m SPREAD OF TREE
- ROAD: DENOTES CENTRE LINE OF ROAD
- TOP: DENOTES TOP OF GUTTER
- FENCE: DENOTES TOP OF FENCE
- OVERHEAD ELECTRIC LINES
- BOARDS SEWER
- TELECOMMUNICATION LINES
- STORM WATER LINES

PLAN SHOWING BOUNDARIES, RELATIVE HEIGHTS & PHYSICAL FEATURES OVER LOT 38 IN D.P. 14450 & LOT A IN D.P. 384323 KNOWN AS No. 52 & 54 BRIGHTON STREET, FRESHWATER.

L.G.A.: NORTHERN BEACHES

CLIENT	LAXLAND 3 PTY LTD	REF No.	22858
PROPERTY	No. 52 & 54 BRIGHTON STREET, FRESHWATER	SHEET No.	1 of 1
DATUM	A.H.D.	SCALE	1:100 @ B1
SURVEYED	W.B./O.G.	DATE	14/04/2023
DRAWN	L.B.	DWG No.	22858
		REV No.	00