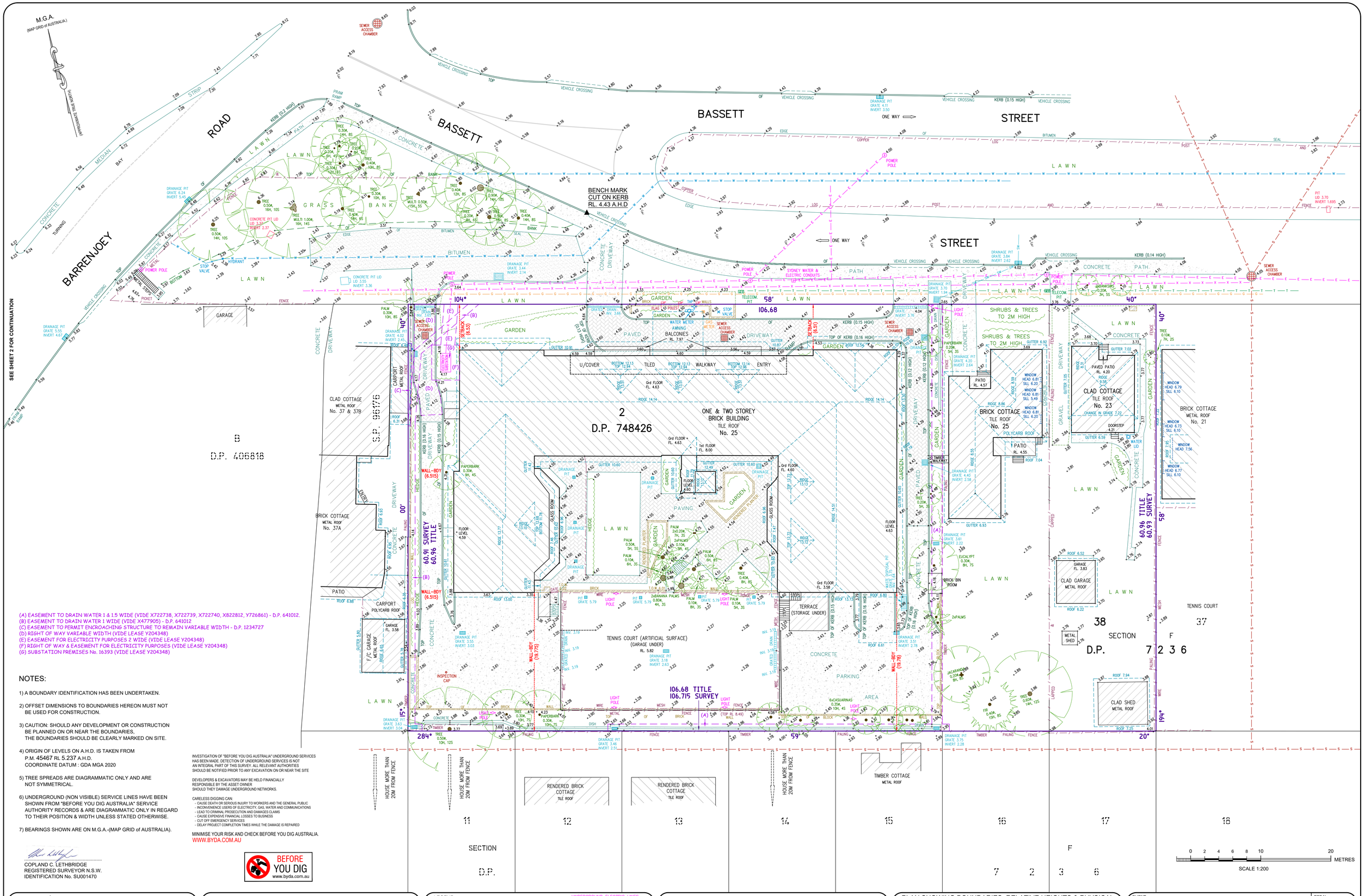

(A) EASEMENT TO DRAIN WATER 1 & 1.5 WIDE (VIDE X722738, X722739, X722740, X822812, Y726861) - D.P. 641012.
(B) EASEMENT TO DRAIN WATER 1 WIDE (VIDE X477905) - D.P. 641012
(C) EASEMENT TO PERMIT ENCROACHING STRUCTURE TO REMAIN VARIABLE WIDTH - D.P. 1234727
(D) RIGHT OF WAY VARIABLE WIDTH (VIDE LEASE Y204348)
(E) EASEMENT FOR ELECTRICITY PURPOSES 2 WIDE (VIDE LEASE Y204348)
(F) RIGHT OF WAY & EASEMENT FOR ELECTRICITY PURPOSES (VIDE LEASE Y204348)
(G) SUBSTATION PREMISES No. 16393 (VIDE LEASE Y204348)

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. 45467 RL 5.237 A.H.D. COORDINATE DATUM : GDA MGA 2020

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).

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

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.
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STORM WATER LINES

LEGEND

TREE 0.10ø, 5H, 4S	DENOTES APPROX. 0.10m DIAMETER OF TREE DENOTES APPROX. 5m HEIGHT OF TREE DENOTES APPROX. 4m SPREAD OF TREE
	DENOTES CENTRE LINE OF ROAD
GUTTER	DENOTES TOP OF GUTTER
TOW	DENOTES TOP OF WALL

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

AREA SUMMARY

LOT 2 D.P. 748426 = 5571.5m²
LOT 38 SEC F D.P. 7236 = 928.5m²
TOTAL SITE AREA = 6500m²

PLAN SHOWING BOUNDARIES, RELATIVE HEIGHTS & PHYSICAL FEATURES OVER LOT 2 IN D.P. 748426 & LOT 38 OF SECTION F IN D.P. 7236 KNOWN AS Nos 23-25 BASSETT STREET, MONA VALE.

L.G.A.: NORTHERN BEACHES

CLIENT	THOMPSON HEALTH CARE PTY LTD				REF No. 15006
PROPERTY	Nos 23-25 BASSETT STREET, MONA VALE				
DATUM	A.H.D.	SCALE 1:200 @ B1	DATE 14/05/2024		SHEET No. 1 of 1
SURVEYED	C.C.L.	DRAWN S.C./S.P.	DWG No. 15006B		REV No. 00