

IMPORTANT NOTES

- 1 THE LEVELS AND SURVEY DETAIL SHOWN HEREON HAVE BEEN DETERMINED BY TRIGONOMETRICAL METHODS AND ARE WITHIN THE GENERALLY ACCEPTED ACCURACY FOR SUCH A SURVEY.
- 2 ANY UTILITIES SHOWN HEREON HAVE BEEN PREPARED FROM A COMBINATION OF FIELD SURVEY AND OFFICE CALCULATION. THE PLAN MAY NOT SHOW THE FULL EXTENT OF ABOVE GROUND STRUCTURES OR SUB SURFACE UTILITIES AND SHOULD NOT BE USED FOR LOCATING SUB SURFACE PIPES, CABLES, CONDUITS OR STRUCTURES. PRIOR TO ANY EXCAVATION OR CONSTRUCTION IT IS RECOMMENDED A FULL BEFORE YOU DIG AUSTRALIA SEARCH BE UNDERTAKEN BY CONTACTING [HTTPS://WWW.BYDA.COM.AU](https://www.byda.com.au).
- 3 IF ANY WORK IS PLANNED WHICH RELIES ON CRITICAL SETBACKS FROM ANY BOUNDARY IT IS IMPERATIVE THAT FURTHER SURVEY WORK BE CARRIED OUT TO DETERMINE PROPERTY BOUNDARIES. DO NOT RELY ON SCALED DIMENSIONS.
- 4 THE LOT DIMENSIONS SHOWN HEREON HAVE BEEN DETERMINED BY SURVEY FROM PLANS SUPPLIED BY LAND REGISTRY SERVICES NSW.
- 5 THE SPREAD OF THE CROWN OF THE TREES SHOWN HEREON IS DIAGRAMMATIC ONLY BASED ON THE AVERAGE SPREAD OBSERVED ON SITE. IT IS RECOMMENDED THAT TREE SPREADS BE VERIFIED BY SITE INSPECTION SHOULD A DEVELOPMENT PROPOSAL BE AFFECTED BY TREES.
- 6 ALL LEVELS MUST BE REFERRED BACK TO THE BENCHMARK SSM 149449 RL:47.293 (A.H.D.) LOCATED ON BOUNDARY STREET.
- 7 THIS PLAN SHOWS A CONSOLIDATION OF SURVEYS UNDERTAKEN COMMENCING IN 2004 WITH UPDATE FOR ROADWORKS WITHIN MONA VALE ROAD AND AMENDMENTS TO THE NORTHERN END OF BOUNDARY STREET.
- 7 THE CONTOUR INTERVAL IN METRES IS 2.0
- THE ABOVE NOTES ARE AN INTEGRAL PART OF THIS PLAN

—C—C— COMMUNICATIONS/INTERNET

—E—E— OVERHEAD ELECTRICAL

—SE—SE— MISCELLANEOUS/UNIDENTIFIED

—S—S— SEWER

—D—D— STORMWATER DRAINAGE (COUNCIL)

—W—W— WATER

NOTES:

1 UNDERGROUND SERVICES HAVE BEEN LOCATED BY: DIGITISING DBYD PLANS AND ARE QUALITY LEVEL 'D' IN ACCORDANCE TO AUSTRALIAN STANDARDS 5488.1-2019.

2 MEPSTEAD & ASSOCIATES PTY LTD DOES NOT GUARANTEE THE LOCATION AND DEPTH OF THE SERVICE UNLESS SHOWN AS QUALITY LEVEL 'A'.

3 POTHOLING IS RECOMMENDED TO CONFIRM THE LOCATION OF ANY SERVICES NOT INDICATED AS QUALITY LEVEL 'A'.

4 WHERE UTILITY LOCATION SERVICES HAVE BEEN PROVIDED, UNDERGROUND SERVICES MUST BE INTERPRETED IN CONJUNCTION WITH THE PROVIDED REPORT/S.

SYMBOL LEGEND

▲ BENCHMARK

○ BIN

⊗ BOLLARD

⊗ CLOTHES LINE

⊗ COMMUNICATIONS PIT

DP DOWN PIPE

□ DRAINAGE PIT(JUNCTION)

▢ DRAINAGE PIT(GRATED)

▢ DRAINAGE PIT(KERB INLET)

⊗ ELECTRICAL PILLAR

⊗ ELECTRICAL SUBSTATION

⊗ FLAG POLE

⊗ GAS MAIN MARKER

⊗ GAS METER

⊗ GAS VALVE

⊗ HYDRANT POTABLE

⊗ HYDRANT RECYCLE

⊗ FIRE HYDRANT

⊗ LIGHTPOLE

⊗ NBN PIT

⊗ PHONE BOX

⊗ POWER POLE

⊗ PVC RISER

⊗ SEWER INSPECTION POINT

⊗ SEWER MANHOLE

⊗ SEWER VENT

● SEWER MAINTENANCE SHAFT

⊗ STAY POLE

⊗ STOP VALVE POTABLE

⊗ STOP VALVE RECYCLE

⊗ TELSTRA PILLAR

⊗ TELSTRA PIT SINGLE

⊗ TELSTRA PIT DOUBLE

⊗ TRAFFIC LIGHTS

⊗ TRAFFIC LIGHTS CONTROL BOX

⊗ SERVICES PIT

⊗ TREE STUMP

⊗ WATER AIR VALVE

⊗ WATER METER POTABLE

⊗ WATER METER RECYCLE

⊗ SUBSOIL FLUSHING POINT

⊗ SURVEY MARK (CONC. BLOCK)

⊗ STATE SURVEY MARK

⊗ SURVEY STATION

⊗ TOP OF GUTTER LEVEL

⊗ FLOOR LEVEL

⊗ CHIMNEY LEVEL

⊗ PARAPET LEVEL

⊗ TOP OF BATTER

SHEET 2

SHEET 4

SHEET 8

SHEET 5

SHEET 9

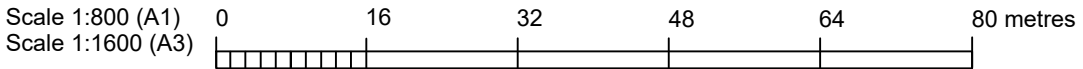
SHEET 6

SHEET 10

SHEET 7

SHEET 11

C	CHANGED DRAWING SCALE AND ADDED SHEETS	RS	06/12/24
B	UPDATED BOUNDARIES	RS	27/11/24
A	FIRST ISSUE	R.S.	30/01/24
No.	AMENDMENT DESCRIPTION	BY	DATE



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DEVELOPMENT CONSULTANTS

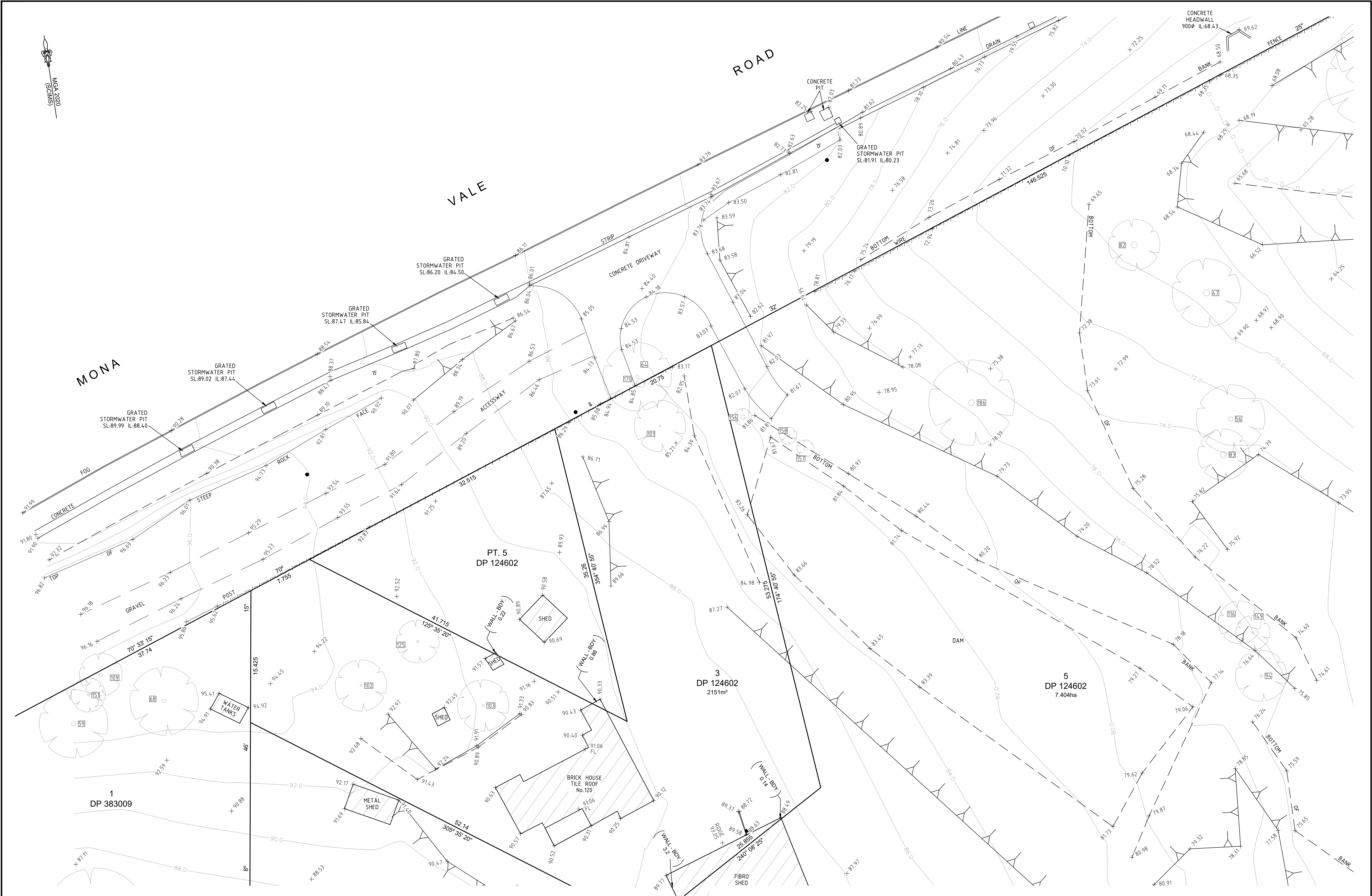
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Phone 02 9875 4500

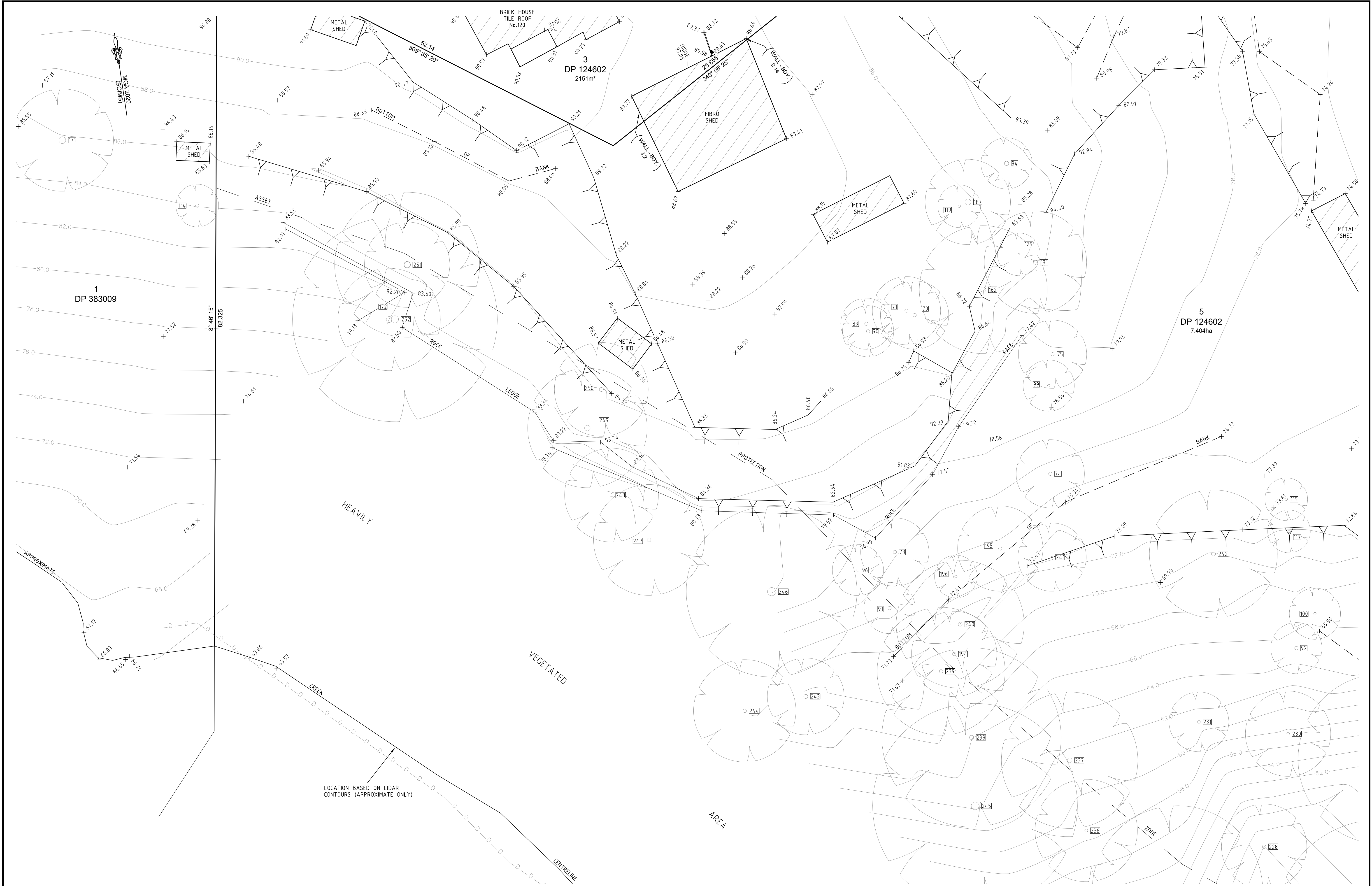
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PO BOX 22, Thornleigh N.S.W. 2120
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Checked: A.S.	Date: 12/12/2024
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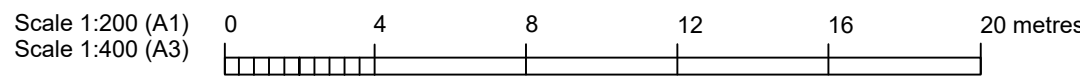
Principal: OPERA PROPERTIES
Project: PLAN OF DETAIL & LEVELS OVER PART OF LOT 1
IN DP 383009 & LOTS 3, 4 & 5 IN DP 124602
BOUNDARY STREET & MONA VALE ROAD, WARRIEWOOD

Drg. No. 4034-DET8_C
Sheet No. 1 of 11 sheets
Our Ref: 4034





C	CHANGED DRAWNING SCALE AND ADDED SHEETS	RS	06/12/24
B	UPDATED BOUNDARIES	RS	27/11/24
A	FIRST ISSUE	R.S.	30/01/24
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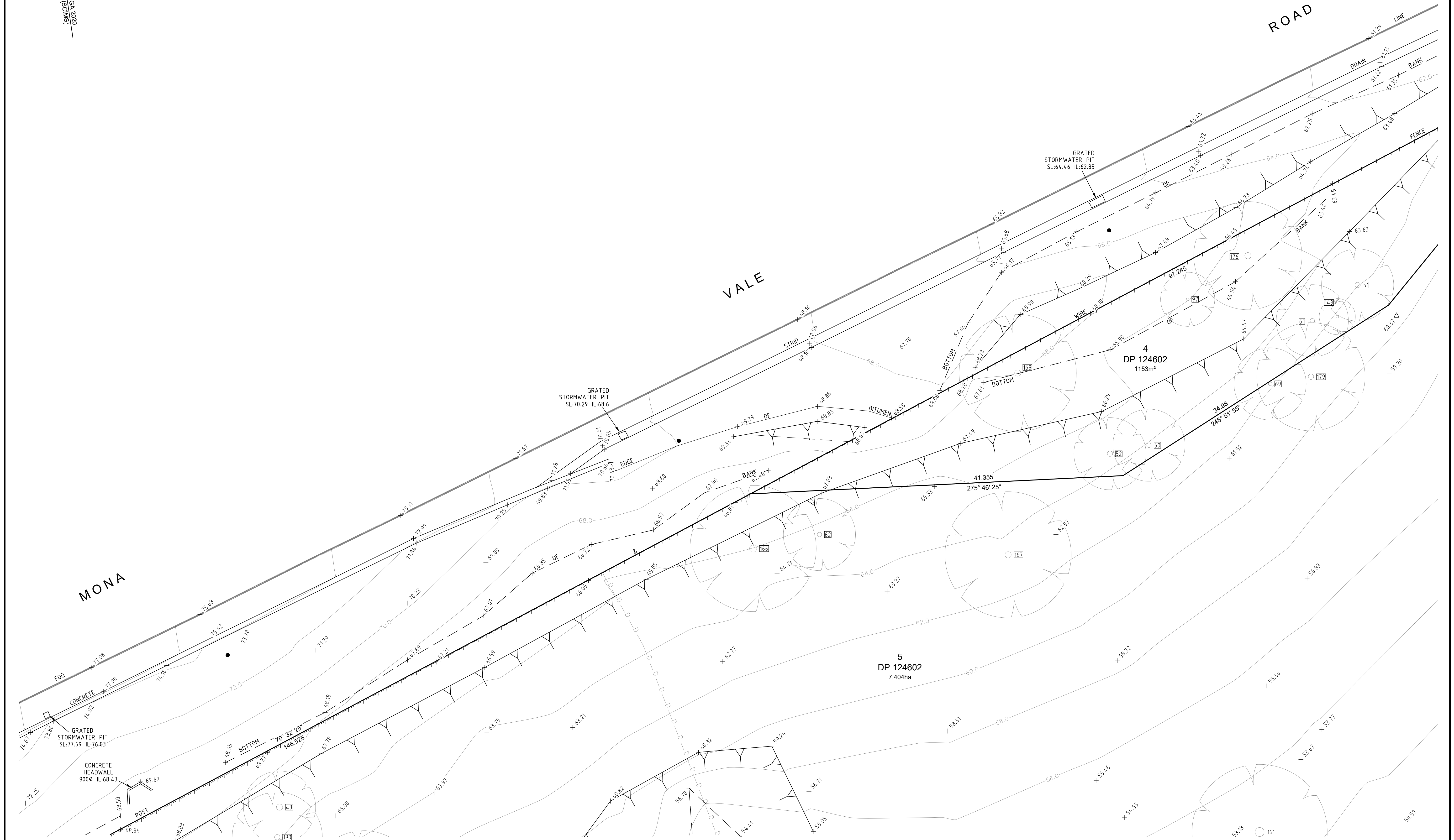
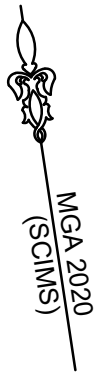
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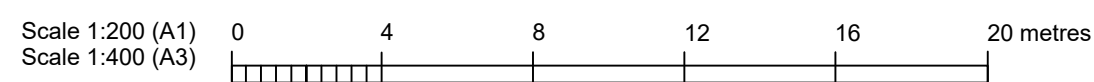
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Drawn: R.S.	Datum: A.H.D.
Checked: A.S.	Date: 12/12/2024
L.G.A: PITTWATER	A1

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Project: PLAN OF DETAIL & LEVELS OVER PART OF LOT 1
IN DP 383009 & LOTS 3, 4 & 5 IN DP 124602
BOUNDARY STREET & MONA VALE ROAD, WARRIEWOOD

Dwg. No. 4034-DET8_C
Sheet No. 3 of 11 sheets
Our Ref: 4034



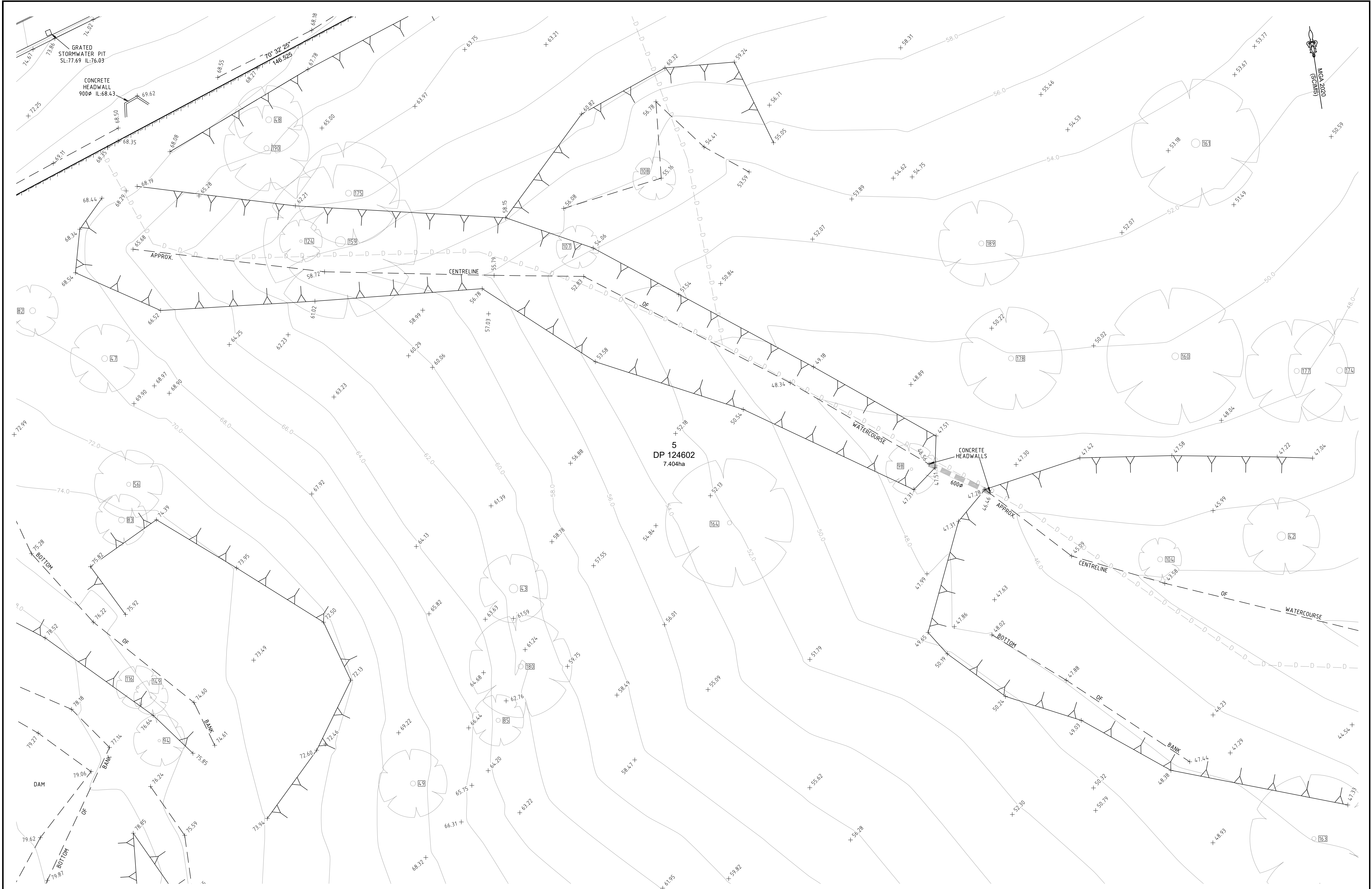
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Drawn: R.S.	Datum: A.H.D.	Project:	PLAN OF DETAIL & LEVELS OVER PART OF LOT 1	4034-DET8_C
Checked: A.S.	Date: 12/12/2024		IN DP 383009 & LOTS 3, 4 & 5 IN DP 124602	Sheet No. 4
L.G.A: PITTWATER	A1		BOUNDARY STREET & MONA VALE ROAD, WARRIEWOOD	of 11 sheets
				Our Ref:
				4034



C	CHANGED DRAWING SCALE AND ADDED SHEETS	RS	06/12/24
B	UPDATED BOUNDARIES	RS	27/11/24
A	FIRST ISSUE	R.S.	30/01/24
No.	AMENDMENT DESCRIPTION	BY	DATE

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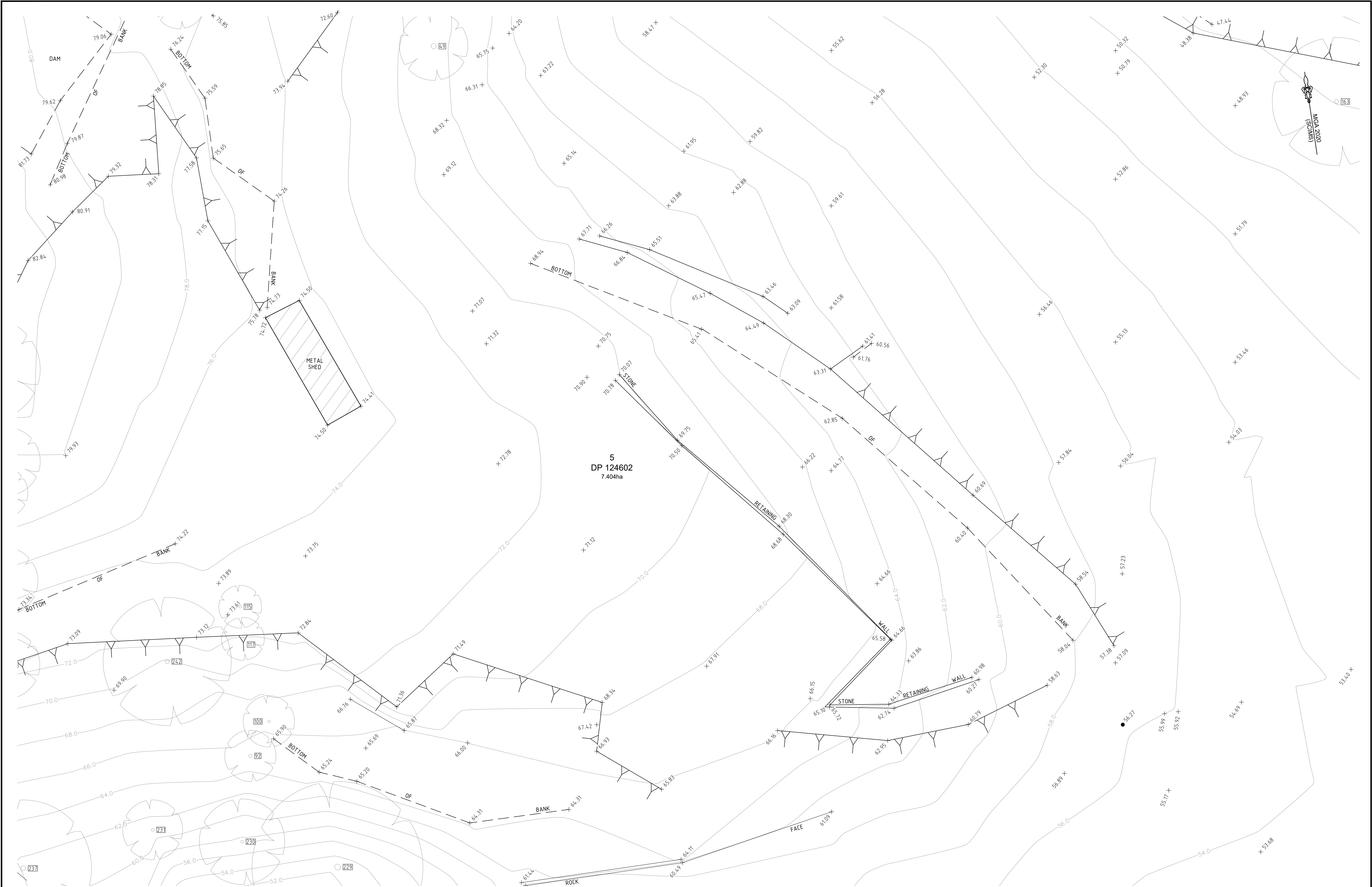
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Drawn: R.S.	Datum: A.H.D.	Project:	PLAN OF DETAIL & LEVELS OVER PART OF LOT 1	4034-DET8_C
Checked: A.S.	Date: 12/12/2024		IN DP 383009 & LOTS 3, 4 & 5 IN DP 124602	Sheet No. 5 of 11 sheets
L.G.A: PITTWATER	A1		BOUNDARY STREET & MONA VALE ROAD, WARRIEWOOD	Our Ref: 4034



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No.	AMENDMENT DESCRIPTION	BY	DATE

Scale 1:200 (A1)
Scale 1:400 (A3)

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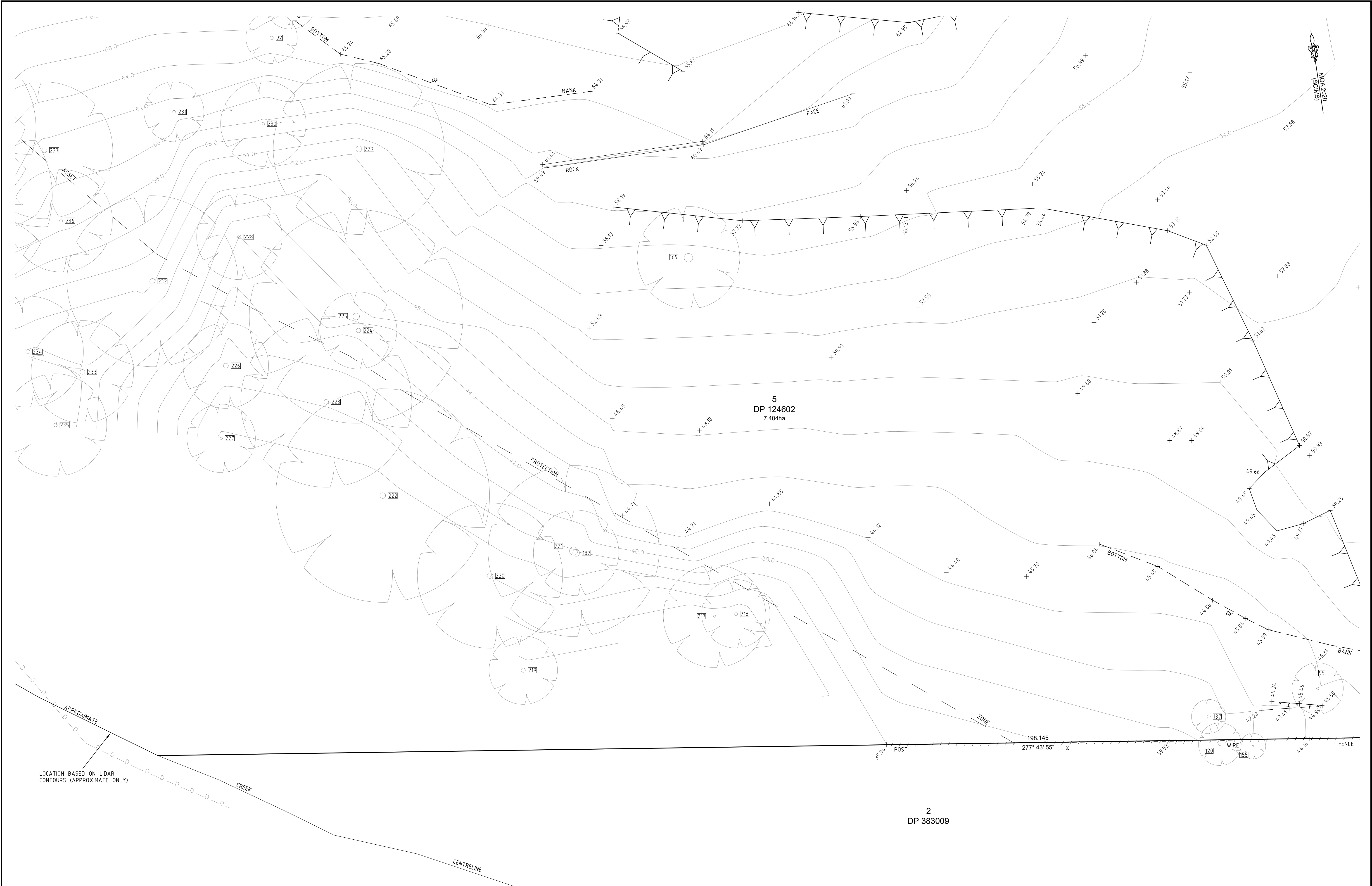
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Checked: A.S.	Date: 12/12/2024
L.G.A: PITTWATER	

Principal:	OPERA PROPERTIES
Project:	PLAN OF DETAIL & LEVELS OVER PART OF LOT 1 IN DP 383009 & LOTS 3, 4 & 5 IN DP 124602
	BOUNDARY STREET & MONA VALE ROAD, WARRIEWOOD

Drg. No.
4034-DET8_C
Sheet No. 6
of 11 sheets
Our Ref:
4034



C	CHANGED DRAWNING SCALE AND ADDED SHEETS	RS	06/12/24
B	UPDATED BOUNDARIES	RS	27/11/24
A	FIRST ISSUE	R.S.	30/01/24
No.	AMENDMENT DESCRIPTION	BY	DATE

Scale 1:200 (A1)
Scale 1:400 (A3)

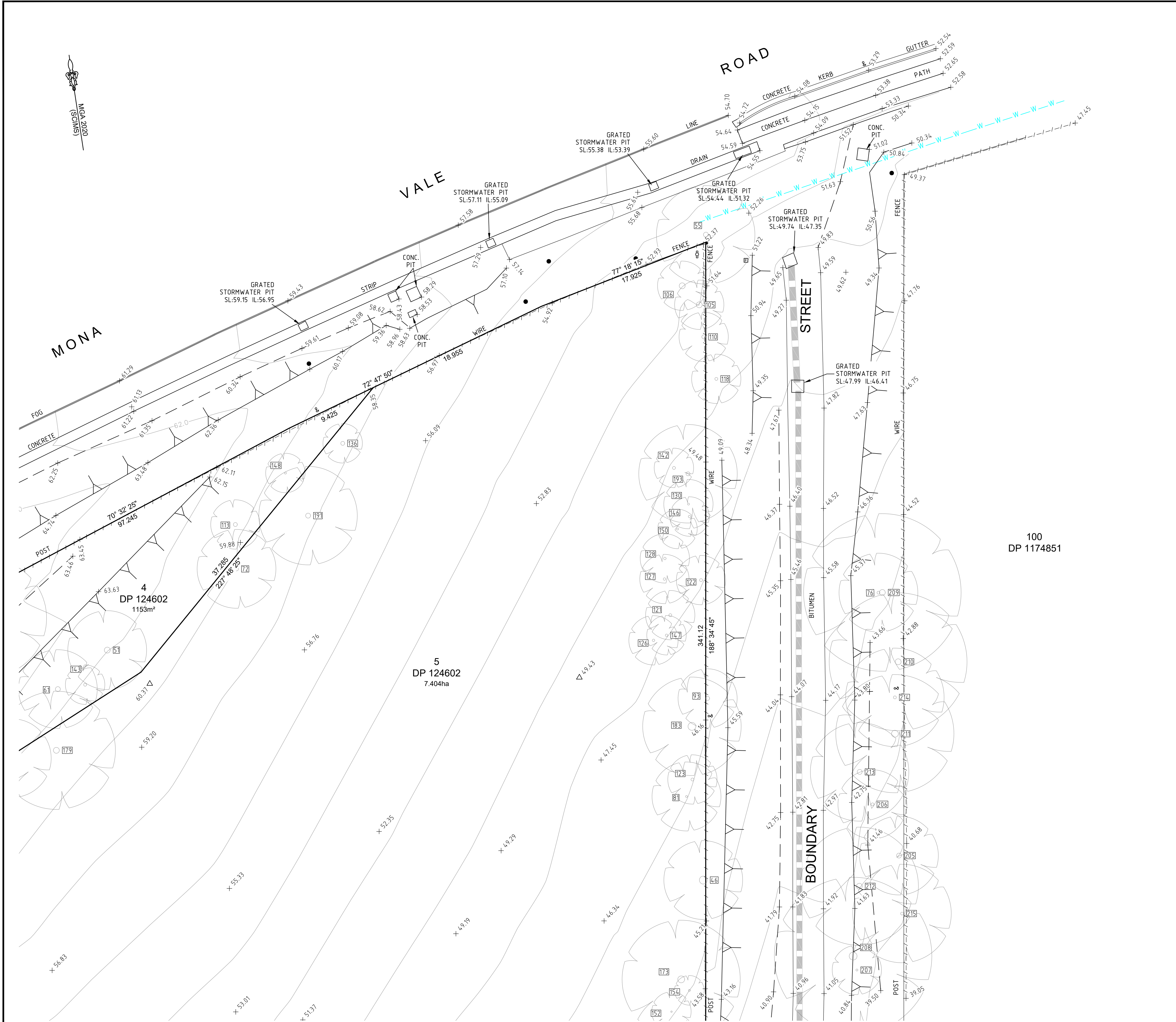
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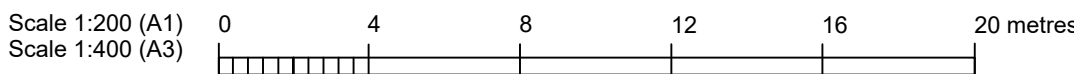
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Drawn: R.S.	Datum: A.H.D.	Project:	PLAN OF DETAIL & LEVELS OVER PART OF LOT 1 IN DP 383009 & LOTS 3, 4 & 5 IN DP 124602	Sheet No. 7 of 11 sheets	
Checked: A.S.	Date: 12/12/2024			Our Ref:	
L.G.A: PITTWATER	A1		BOUNDARY STREET & MONA VALE ROAD, WARRIEWOOD		4034



TREE SCHEDULE					
TREE No.	SPREAD/TRUNK DIA./HEIGHT	LEVEL	TREE No.	SPREAD/TRUNK DIA./HEIGHT	LEVEL
1	16/0.9/11	47.72	61	8/5/14	62.66
2	6/0.3/15	48.06	62	8/5/14	65.60
3	4/0.25/10	47.80	63	8/5/10	49.13
4	6/0.25/6	44.47	64	8/4/9	84.68
5	5/0.25/16	43.25	65	8/4/6	41.73
6	4/0.15/12	42.98	66	8/4/6	41.33
7	7/0.45/18	40.05	67	8/4/20	43.21
8	4/0.2/5	40.70	68	8/4/17	95.39
9	4/0.2/5	40.97	69	8/4/15	62.16
10	4/0.2/5	40.96	70	8/4/15	86.91
11	2/0.25/12	41.11	71	8/4/15	87.20
12	10/0.9/22	42.28	72	8/4/14	59.98
13	6/0.3/6	42.06	73	8/4/13	76.18
14	10/0.6/22	38.56	74	8/4/12	75.38
15	5/0.45/18	36.89	75	8/4/10	79.60
16	5/0.4/18	37.34	76	8/3/10	44.92
17	5/0.5/20	38.28	77	7/7/20	45.03
18	6/0.35/16	38.73	78	7/6/18	44.37
19	7/0.35/16	39.65	79	7/5/18	47.44
20	7/0.4/20	46.60	80	7/4/15	48.42
21	7/0.45/20	45.77	81	7/2/10	46.05
22	5/0.2/8	46.17	82	6/7/20	69.44
23	14/0.5/22	48.23	83	6/7/16	74.43
24	10/0.45/18	48.09	84	6/5/8	84.61
25	5/0.4/12	47.90	85	6/5/14	63.47
26	8/0.5/16	47.85	86	6/5/14	46.36
27	5/0.3/16	47.73	87	6/45/14	47.79
28	6/0.3/15	46.70	88	6/4/17	47.45
29	12/0.95/24	46.18	89	6/4/15	87.32
30	3/0.25/8	45.13	90	6/4/15	87.23
31	12/0.5/18	45.23	91	6/4/15	74.60
32	12/1/22	45.03	92	6/4/13	65.43
33	5/0.2/12	43.61	93	6/4/13	46.42
34	7/0.5/14	42.38	94	6/3/5	76.37
35	8/0.55/18	41.19	95	6/3/15	45.91
36	10/0.45/20	39.59	96	6/3/13	77.37
37	6/0.25/8	40.11	97	6/3/12	66.13
38	8/0.25/15	38.22	98	6/3/10	47.04
39	6/0.25/15	38.81	99	6/3/10	79.42
40	7/0.35/18	35.99	100	6/3/10	66.24
41	7/0.35/20	35.66	101	6/2/7	85.15
42	9/1/17	45.12	102	6/2/6	93.70
43	8/1/17	61.39	103	6/2/4	91.90
44	8/8/21	43.99	104	5/6/21	45.23
45	8/8/20	42.35	105	5/6/16	52.01
46	8/8/18	44.83	106	5/6/16	52.23
47	8/7/20	69.62	107	5/6/12	54.58
48	8/7/12	66.87	108	5/5/14	55.64
49	8/6/20	68.75	109	5/4/8	95.75
50	8/6/18	47.19	110	5/4/18	51.39
51	8/6/16	62.04	111	5/4/17	47.02
52	8/6/16	64.59	112	5/4/16	44.25
53	8/5/18	40.92	113	5/4/10	60.37
54	8/5/18	47.55	114	5/4/10	84.06
55	8/5/18	52.42	115	5/3/8	73.47
56	8/5/17	72.90	116	5/3/7	76.33
57	8/5/17	47.19	117	5/3/7	71.63
58	8/5/16	41.05	118	5/3/17	50.38
59	8/5/15	95.09	119	5/3/15	86.43
60	8/5/15	63.89	120	5/3/14	40.29

C	CHANGED DRAWING SCALE AND ADDED SHEETS	RS	06/12/24
B	UPDATED BOUNDARIES	RS	27/11/24
A	FIRST ISSUE	R.S.	30/01/24
No.	AMENDMENT DESCRIPTION	BY	DATE

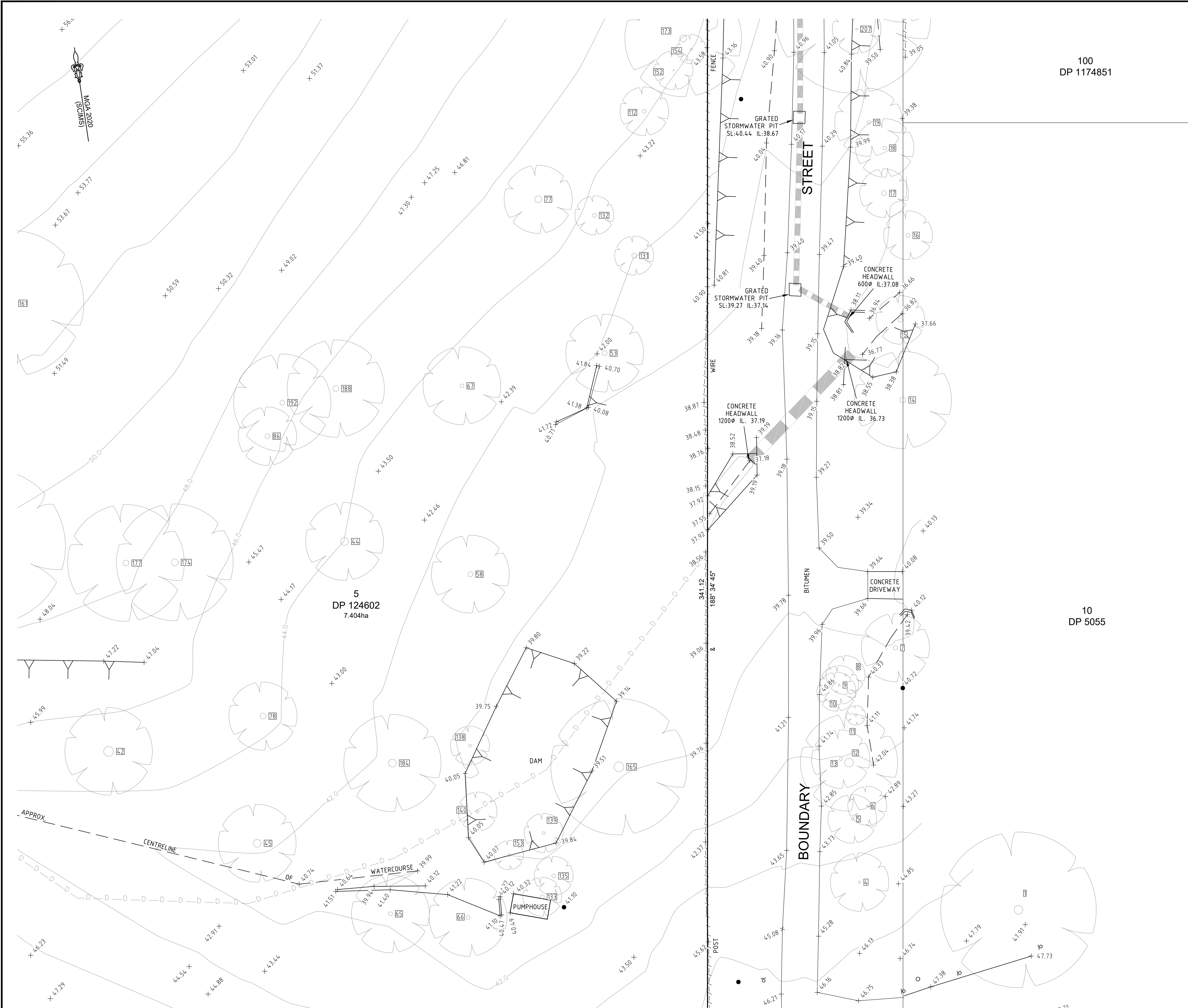


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Drawn: R.S.	Datum: A.H.D.	Project:	PLAN OF DETAIL & LEVELS OVER PART OF LOT 1 IN DP 383009 & LOTS 3, 4 & 5 IN DP 124602	Sheet No. 8 of 11 sheets	
Checked: A.S.	Date: 12/12/2024			Our Ref:	
L.G.A: PITTWATER	A1		BOUNDARY STREET & MONA VALE ROAD, WARRIEWOOD	4034	



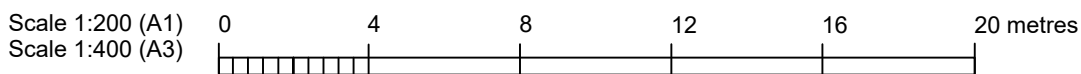
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DP 1174851

10
DP 5055

TREE SCHEDULE

TREE No.	SPREAD/TRUNK DIA./HEIGHT	LEVEL	TREE No.	SPREAD/TRUNK DIA./HEIGHT	LEVEL
121	5/3/13	48.25	187	10/7/15	86.18
122	5/3/13	48.10	188	10/6/17	45.36
123	5/3/12	46.06	189	10/6/15	52.55
124	5/3/10	61.22	190	10/6/14	66.16
125	5/25/5	92.61	191	10/5/20	58.27
126	5/25/12	48.18	192	10/5/16	46.41
127	5/25/12	48.70	193	10/4/16	49.45
128	5/25/11	49.06	194	10/4/15	71.67
129	5/2/6	84.55	195	10/4/10	73.60
130	5/2/10	49.04	196	05/3/12	73.14
131	4/5/17	42.04	197	6/0/2/7	44.77
132	4/4/7	43.72	198	5/0/3/6	46.60
133	4/4/6	40.54	199	5/0.15/8	46.31
134	4/4/18	43.63	200	4/0.1/8	46.68
135	4/4/15	40.45	201	16/1.0/22	43.32
136	4/4/15	58.34	202	16/1.0/12	45.39
137	4/4/12	40.88	203	14/0.6/16	46.22
138	4/3/9	39.69	204	12/0.5/18	44.70
139	4/3/8	39.28	205	8/0.5/18	40.82
140	4/3/8	39.40	206	7/0.3/18	42.06
141	4/3/8	48.26	207	5/0.2/10	40.88
142	4/3/15	49.88	208	16/0.8/18	41.26
143	4/3/14	61.86	209	16/0.6/20	44.40
144	4/3/12	47.97	210	14/0.6/20	43.10
145	4/3/12	48.66	211	12/0.7/20	42.40
146	4/25/15	49.10	212	12/0.6/18	41.63
147	4/25/12	48.04	213	10/0.5/18	42.97
148	4/2/9	59.52	214	10/0.3/22	42.72
149	4/2/5	76.01	215	10/0.3/16	40.12
150	4/2/12	49.23	216	4/1.04/13	
151	4/2/10	95.18	217	12/0.26/17	30.72
152	4/15/5	44.15	218	8/0.4/15	30.75
153	3/3/7	39.15	219	8/0.49/16	29.26
154	3/2/9	44.01	220	17/0.66/25	34.04
155	3/2/10	41.42	221	20/0.97/25	
156	2/5/16	82.15	222	25/0.67/25	34.91
157	2/4/15	81.44	223	20/0.54/25	38.21
158	2/3/16	81.60	224	9/0.52/18	42.42
159	18/1.2/2	60.46	225	25/0.78/25	45.47
160	16/8/20	49.73	226	10/0.58/22	38.94
161	15/1/17	53.41	227	8/0.28/22	35.69
162	15/6/18	86.09	228	10/0.43/20	43.96
163	15/5/10	47.96	229	20/0.68/22	52.52
164	15/5/10	52.08	230	10/0.32/17	57.57
165	14/1/20	39.77	231	7/0.33/17	61.20
166	14/8/17	65.99	232	20/0.64/23	52.34
167	14/7/13	63.42	233	12/0.56/20	49.81
168	13/7/15	68.13	234	13/0.48/20	49.84
169	12/1/22	55.24	235	12/0.42/20	52.10
170	12/1/15	85.84	236	12/0.36/15	58.75
171	12/8/18	85.87	237	16/0.57/18	61.36
172	12/7/20	81.99	238	21/0.49/22	66.07
173	12/7/20	44.48	239	15/0.41/18	68.88
174	12/7/18	47.24	240	15/0.48/15	67.92
175	12/7/16	62.55	241	8/0.22/15	70.74
176	12/7/14	65.50	242	15/0.49/14	69.83
177	12/6/20	48.33	243	9/0.48/18	69.49
178	12/6/20	49.95	244	12/0.41/16	70.32
179	12/6/17	61.11	245	24/0.91/24	64.31
180	12/6/15	62.46	246	20/0.97/17	80.11
181	12/5/15	84.46	247	13/0.44/15	81.83
182	10/8/25	37.79	248	11/0.36/15	82.32
183	10/8/22	46.59	249	14/0.66/14	84.55
184	10/8/21	41.67	250	11/0.48/11	85.65
185	10/7/17	84.49	251	17/0.78/18	84.49
186	10/7/16	77.79	252	24/0.85/22	83.15

C	CHANGED DRAWNING SCALE AND ADDED SHEETS	RS	06/12/24
B	UPDATED BOUNDARIES	RS	27/11/24
A	FIRST ISSUE	R.S.	30/01/24
No.	AMENDMENT DESCRIPTION	BY	DATE



mepstead & ASSOCIATES
REGISTERED SURVEYORS AND
DEVELOPMENT CONSULTANTS

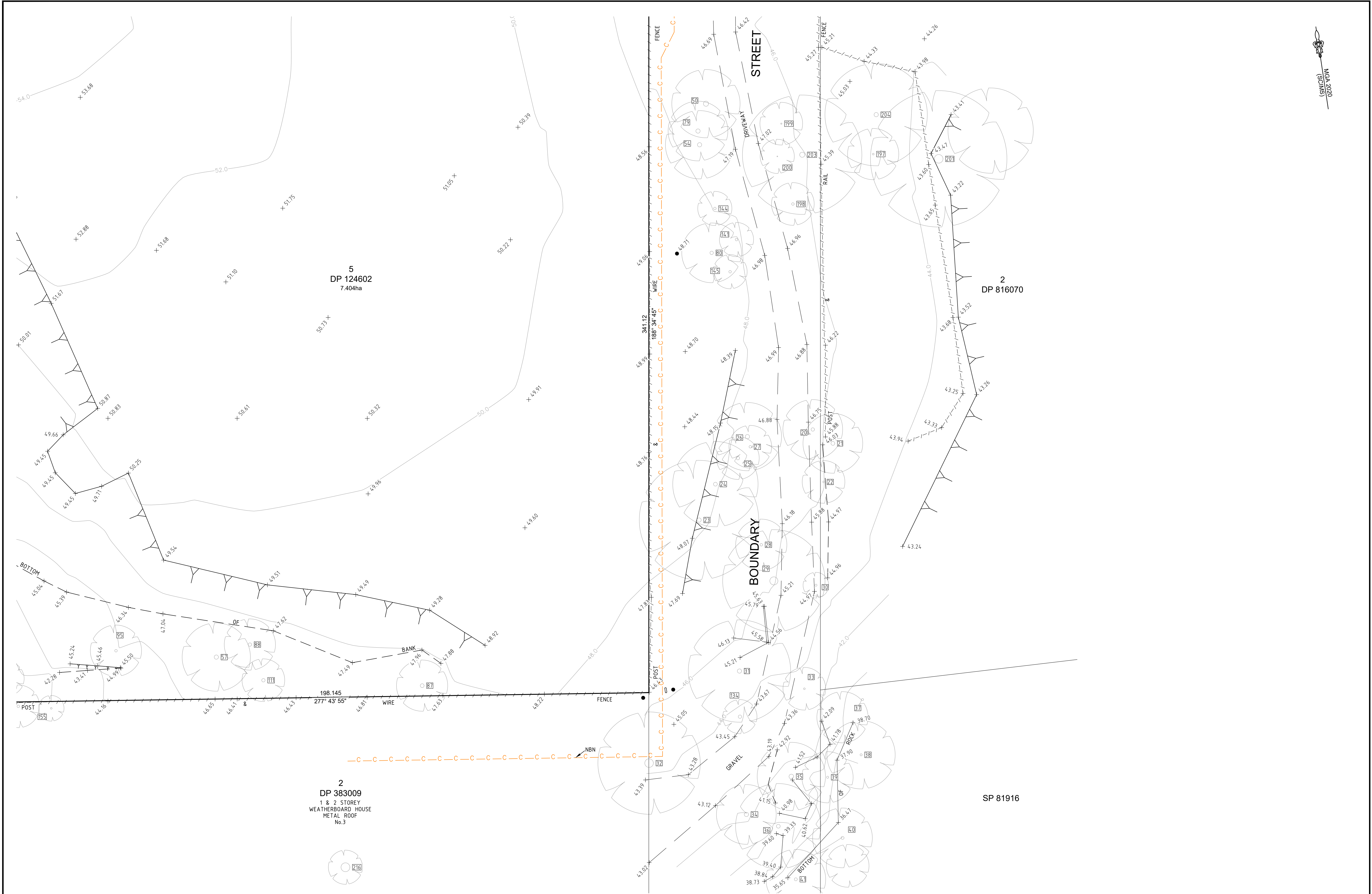
Sydney
9/4 Central Avenue, Thornleigh N.S.W. 2120
Phone 02 9875 4500

Postal
PO BOX 22, Thornleigh N.S.W. 2120
Internet
mepstead@mepstead.com.au
www.mepstead.com.au

Designed:	Scale: 1:200
Drawn: R.S.	Datum: A.H.D.
Checked: A.S.	Date: 12/12/2024
L.G.A: PITTWATER	A1

Principal:	OPERA PROPERTIES
Project:	PLAN OF DETAIL & LEVELS OVER PART OF LOT 1 IN DP 383009 & LOTS 3, 4 & 5 IN DP 124602
L.G.A: PITTWATER	A1

Dwg. No.
4034-DET8_C
Sheet No. 9
of 11 sheets
Our Ref:
4034



C	CHANGED DRAWNING SCALE AND ADDED SHEETS	RS	06/12/24
B	UPDATED BOUNDARIES	RS	27/11/24
A	FIRST ISSUE	R.S.	30/01/24
No.	AMENDMENT DESCRIPTION	BY	DATE

Scale 1:200 (A1)
Scale 1:400 (A3)

0 4 8 12 16 20 metres



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www.mepstead.com.au

Designed:	Scale: 1:200	Principal:	OPERA PROPERTIES	Drg. No.
Drawn: R.S.	Datum: A.H.D.	Project:	PLAN OF DETAIL & LEVELS OVER PART OF LOT 1 IN DP 383009 & LOTS 3, 4 & 5 IN DP 124602	4034-DET8_C
Checked: A.S.	Date: 12/12/2024		BOUNDARY STREET & MONA VALE ROAD, WARRIEWOOD	Sheet No. 11 of 11 sheets
L.G.A: PITTWATER	A1			Our Ref:
				4034