

Our Ref: 25-639

4 December 2025

Attn: Angela Brooks

RE: 25-639 11-23 RANGERS AVENUE, MOSMAN – TOWN CENTRE DISTANCE SURVEY

In accordance with your instructions, I have undertaken a distance survey from 11-23 Rangers Avenue, Mosman to the Cremorne Bay Town Centre.

The separate routes have been measure by ;

Route 1. Via Military Road traffic lights to Rangers Avenue:

Commence at the northeastern corner of SP12731, cross at the traffic lights on Military Rd and Spofforth, walking down Spofforth, turning left at Rangers Avenue and continuing until reaching just within the closest boundary of each of the properties between 11-23 Rangers Avenue.

Route 2. Via Military Road traffic lights to Bloxsome Lane:

Commence at the north-eastern corner of SP12731, cross at the traffic lights on Military Rd and Spofforth, walk down Spofforth, turning left onto Holt Avenue, then continuing until reaching Bardwell Lane, turn right onto Bardwell Lane, then left onto Bloxsome Lane and continue until reaching just within the closest boundary of each of the properties between 11-23 Rangers Avenue.

Route 3. Via Spencer Road to Rangers Avenue:

Commence at the end of the driveway of SP71826 (the driveway's street access point is on Spencer Road - please measure from the south-eastern end of the driveway). Walk down Spofforth, pass the roundabout, cross over the pedestrian crossing, walk to Rangers Avenue, cross to the northern side of Rangers Avenue, then continue down Rangers Avenue until reaching just within the closest boundary of each of the properties between 11-23 Rangers Avenue.

Route 4. Via Spencer Road to Bloxsome Lane:

Commence at the end of the driveway of SP71826 (the driveway's access points is on Spender Road - please measure from the south-eastern of the driveway). Walk down Spofforth, pass the roundabout, cross over the pedestrian crossing, walk up Spofforth, turn right onto Holt Avenue, continue until you reach Bardwell Lane where you turn right, then turn left onto Bloxsome Lane and continue until reaching just within the closest boundary of each of the properties between 11-23 Rangers Avenue.

Route 5. Via Spencer Road to Rangers Avenue:

Commence at the southeastern corner of SP79706 on Spofforth Street Walk down Spofforth, pass the roundabout, cross over the pedestrian crossing, walk to Rangers Avenue, cross to the northern side of Rangers Avenue, then continue down Rangers Avenue until reaching just within the closest boundary of each of the properties between 11-23 Rangers Avenue.

The calculated distance, as shown in the accompanying sketch, is shown in metres +/-50mm. Please see the attached plan for further information.

This report has been prepared for the exclusive use of Angela Brooks only. No liability for loss howsoever arising can be accepted from other persons seeking to rely upon the information contained herein.

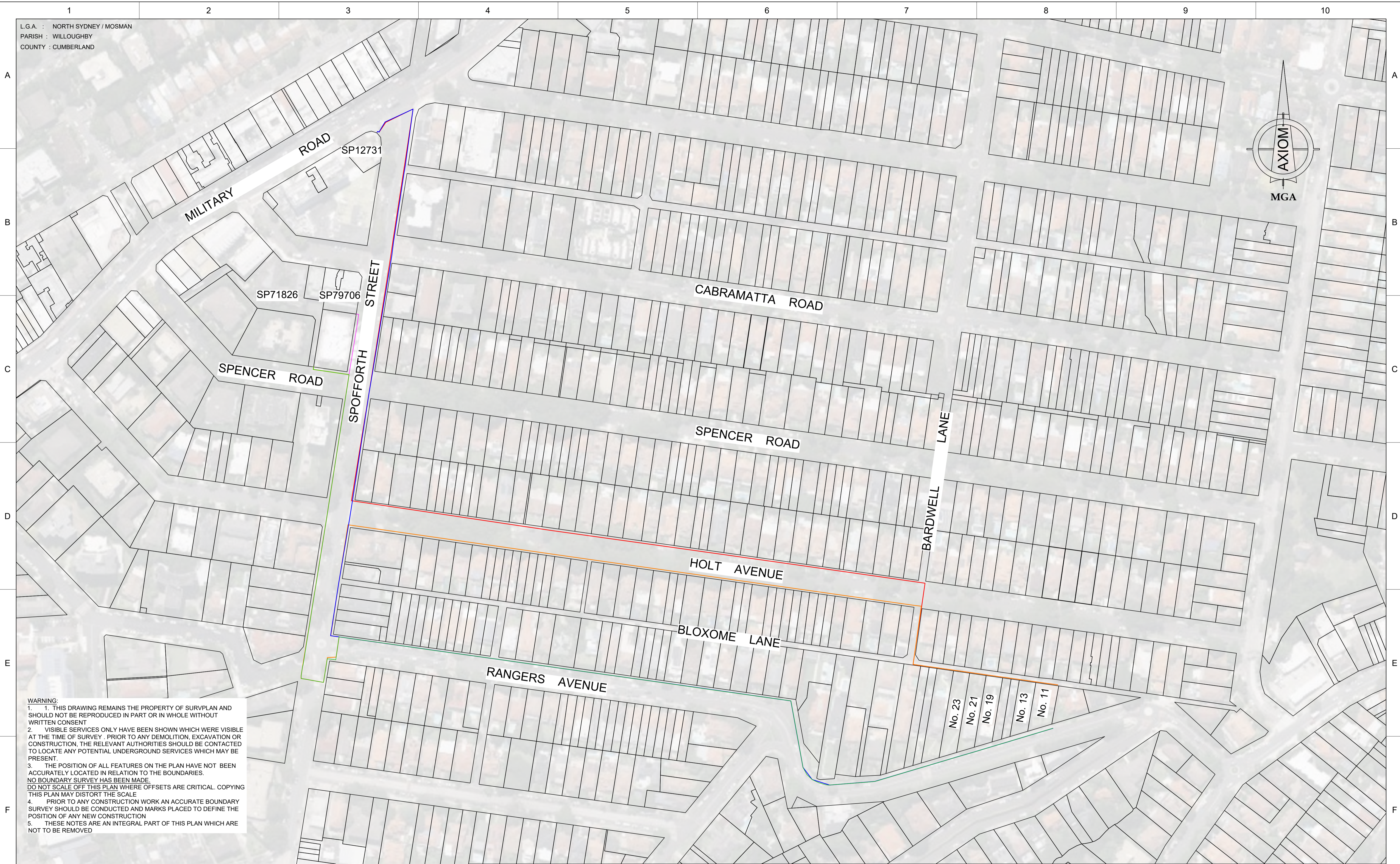
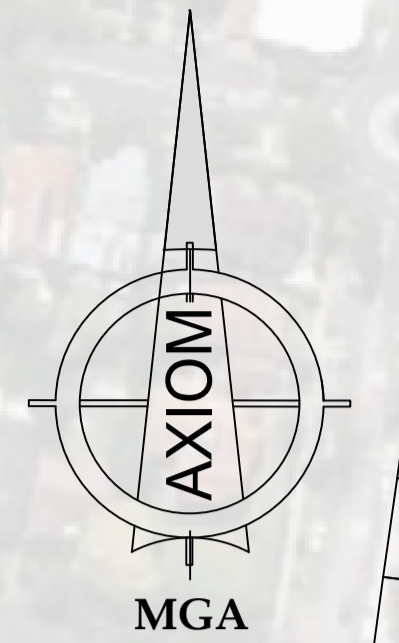
Regards,



Mitchell Eves

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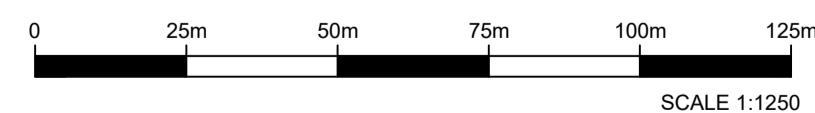
L.G.A. : NORTH SYDNEY / MOSMAN
 PARISH : WILLOUGHBY
 COUNTY : CUMBERLAND



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 2. VISIBLE SERVICES ONLY HAVE BEEN SHOWN WHICH WERE VISIBLE AT THE TIME OF SURVEY. PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION, THE RELEVANT AUTHORITIES SHOULD BE CONTACTED TO LOCATE ANY POTENTIAL UNDERGROUND SERVICES WHICH MAY BE PRESENT.
 3. THE POSITION OF ALL FEATURES ON THE PLAN HAVE NOT BEEN ACCURATELY LOCATED IN RELATION TO THE BOUNDARIES. NO BOUNDARY SURVEY HAS BEEN MADE. DO NOT SCALE OFF THIS PLAN WHERE OFFSETS ARE CRITICAL. COPYING THIS PLAN MAY DISTORT THE SCALE.
 4. PRIOR TO ANY CONSTRUCTION WORK AN ACCURATE BOUNDARY SURVEY SHOULD BE CONDUCTED AND MARKS PLACED TO DEFINE THE POSITION OF ANY NEW CONSTRUCTION.
 5. THESE NOTES ARE AN INTEGRAL PART OF THIS PLAN WHICH ARE NOT TO BE REMOVED.

LEGEND

- ROUTE 1 (SEE SHEET 2)
- ROUTE 2 (SEE SHEET 3)
- ROUTE 3 (SEE SHEET 4)
- ROUTE 4 (SEE SHEET 5)
- ROUTE 5 (SEE SHEET 6)



REVISION	DATE	DESCRIPTION	DATA REF
02	04/12/2025	ROUTES REMOVED	
01	20/11/2025	ADDITIONAL ROUTES ADDED, ROUTE 3 REVISED	2025-11-18 MO
00	10/11/2025	ORIGINAL ISSUE	2025-11-06 MO

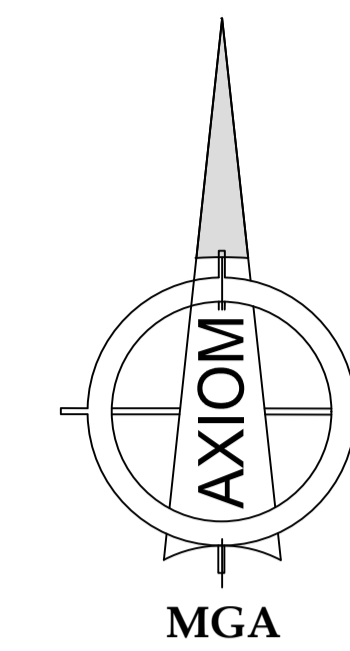


ABN 83 914 613 296
 PO BOX 242 HELENSBURGH NSW 2508
 PH 0420 944 413 Email: matt@survplan.com.au

CLIENT: ANGELA BROOKS		
SURVEYED MO	DRAWN MO	DATE 04/12/2025
CHECKED ME	SCALE: 1:1250	

PROJECT: 11-23 RANGERS AVENUE, MOSMAN, NSW
TITLE: PLAN SHOWING DISTANCE FROM CREMORNE TOWN CENTRE TO 11-23 RANGERS AVENUE
SHEET 1 OF 6 A1 DRAWING No. 25639001 REV 02

L.G.A. : NORTH SYDNEY / MOSMAN
 PARISH : WILLOUGHBY
 COUNTY : CUMBERLAND



MILITARY ROAD
 SP12731

SP71826 SP79706

SPENCER ROAD

SPOFFORTH STREET

CABRAMATTA ROAD

SPENCER ROAD

HOLT AVENUE

BLOXOME LANE

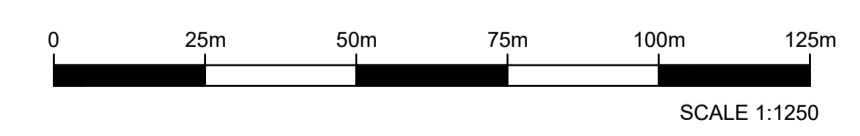
RANGERS AVENUE

BARDWELL LANE

No. 23
 No. 21
 No. 19
 No. 13
 No. 11

ROUTE 1 DISTANCE TO No. 23 = 918.1
 ROUTE 1 DISTANCE TO No. 21 = 931.6
 ROUTE 1 DISTANCE TO No. 19 = 944.7
 ROUTE 1 DISTANCE TO No. 17 = 959.5
 ROUTE 1 DISTANCE TO No. 15 = 965.6
 ROUTE 1 DISTANCE TO No. 13 = 972.7
 ROUTE 1 DISTANCE TO No. 11 = 986.3
 ROUTE 1 TOTAL DISTANCE = 1005.2

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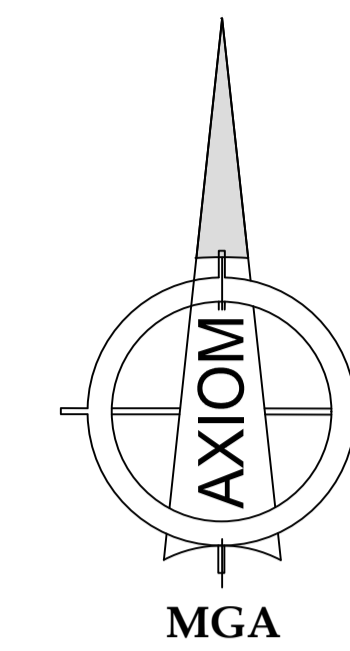
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CHECKED ME	SCALE: 1:1250	

PROJECT: 11-23 RANGERS AVENUE, MOSMAN, NSW
TITLE: PLAN SHOWING ROUTE 1 DISTANCE FROM CREMORNE TOWN CENTRE TO 11-23 RANGERS AVENUE
SHEET 2 OF 6 A1 DRAWING No. 25639001 REV 02

L.G.A. : NORTH SYDNEY / MOSMAN
 PARISH : WILLOUGHBY
 COUNTY : CUMBERLAND



ROUTE 2 DISTANCE TO No. 23 = 834.9
 ROUTE 2 DISTANCE TO No. 21 = 847.2
 ROUTE 2 DISTANCE TO No. 19 = 859.3
 ROUTE 2 DISTANCE TO No. 17 = 871.3
 ROUTE 2 DISTANCE TO No. 15 = 877.7
 ROUTE 2 DISTANCE TO No. 13 = 883.9
 ROUTE 2 DISTANCE TO No. 11 = 896.1
 ROUTE 2 TOTAL DISTANCE = 912.9

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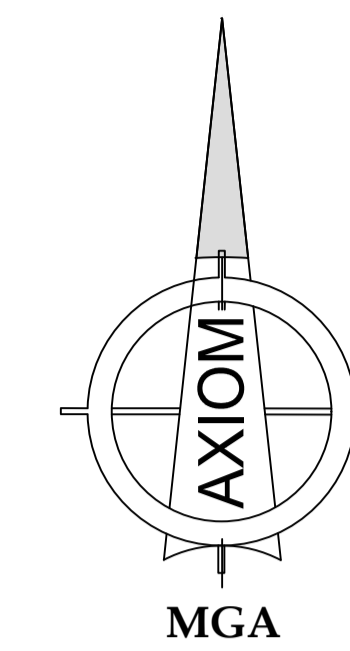
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PROJECT: 11-23 RANGERS AVENUE, MOSMAN, NSW
TITLE: PLAN SHOWING ROUTE 2 DISTANCE FORM CREMORNE TOWN CENTRE TO 11-23 RANGERS AVENUE
SHEET 3 OF 6 A1 DRAWING No. 25639001 REV 02

L.G.A. : NORTH SYDNEY / MOSMAN
 PARISH : WILLOUGHBY
 COUNTY : CUMBERLAND



MILITARY ROAD
 SP12731

SP71826 SP79706

SPENCER ROAD

SPOFFORTH STREET

CABRAMATTA ROAD

SPENCER ROAD

LANE

BARDWELL

HOLT AVENUE

BLOXOME LANE

RANGERS AVENUE

No. 23
 No. 21
 No. 19
 No. 13
 No. 11

ROUTE 3 DISTANCE TO No. 23 = 814.7
 ROUTE 3 DISTANCE TO No. 21 = 831.2
 ROUTE 3 DISTANCE TO No. 19 = 838.0
 ROUTE 3 DISTANCE TO No. 17 = 851.5
 ROUTE 3 DISTANCE TO No. 15 = 852.6
 ROUTE 3 DISTANCE TO No. 13 = 859.4
 ROUTE 3 DISTANCE TO No. 11 = 874.0
 ROUTE 3 TOTAL DISTANCE = 887.4

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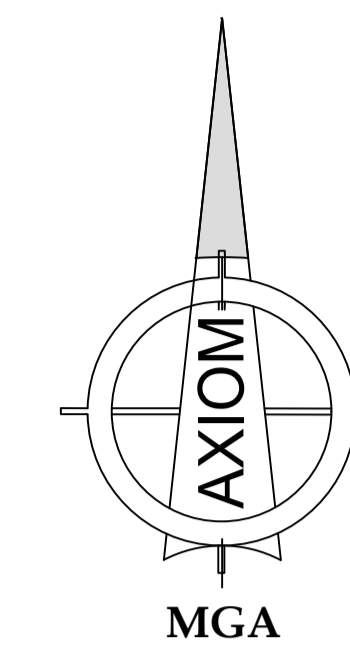
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CHECKED ME	SCALE: 1:1250	

PROJECT: 11-23 RANGERS AVENUE, MOSMAN, NSW
TITLE: PLAN SHOWING ROUTE 3 DISTANCE FORM CREMORNE TOWN CENTRE TO 11-23 RANGERS AVENUE
SHEET 4 OF 6 A1 DRAWING No. 25639001 REV 02

L.G.A. : NORTH SYDNEY / MOSMAN
 PARISH : WILLOUGHBY
 COUNTY : CUMBERLAND



MILITARY ROAD
 SP12731

SP71826 SP79706

SPENCER ROAD

SPOFFORTH STREET

CABRAMATTA ROAD

SPENCER ROAD

LANE

BARDWELL LANE

HOLT AVENUE

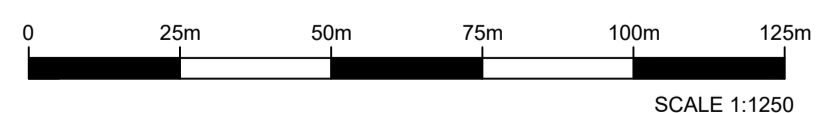
BLOXOME LANE

RANGERS AVENUE

No. 23
 No. 21
 No. 19
 No. 13
 No. 11

ROUTE 4 DISTANCE TO No. 23 = 892.7
 ROUTE 4 DISTANCE TO No. 21 = 905.0
 ROUTE 4 DISTANCE TO No. 19 = 917.1
 ROUTE 4 DISTANCE TO No. 17 = 929.3
 ROUTE 4 DISTANCE TO No. 15 = 935.2
 ROUTE 4 DISTANCE TO No. 13 = 941.7
 ROUTE 4 DISTANCE TO No. 11 = 953.9
 ROUTE 4 TOTAL DISTANCE = 970.7

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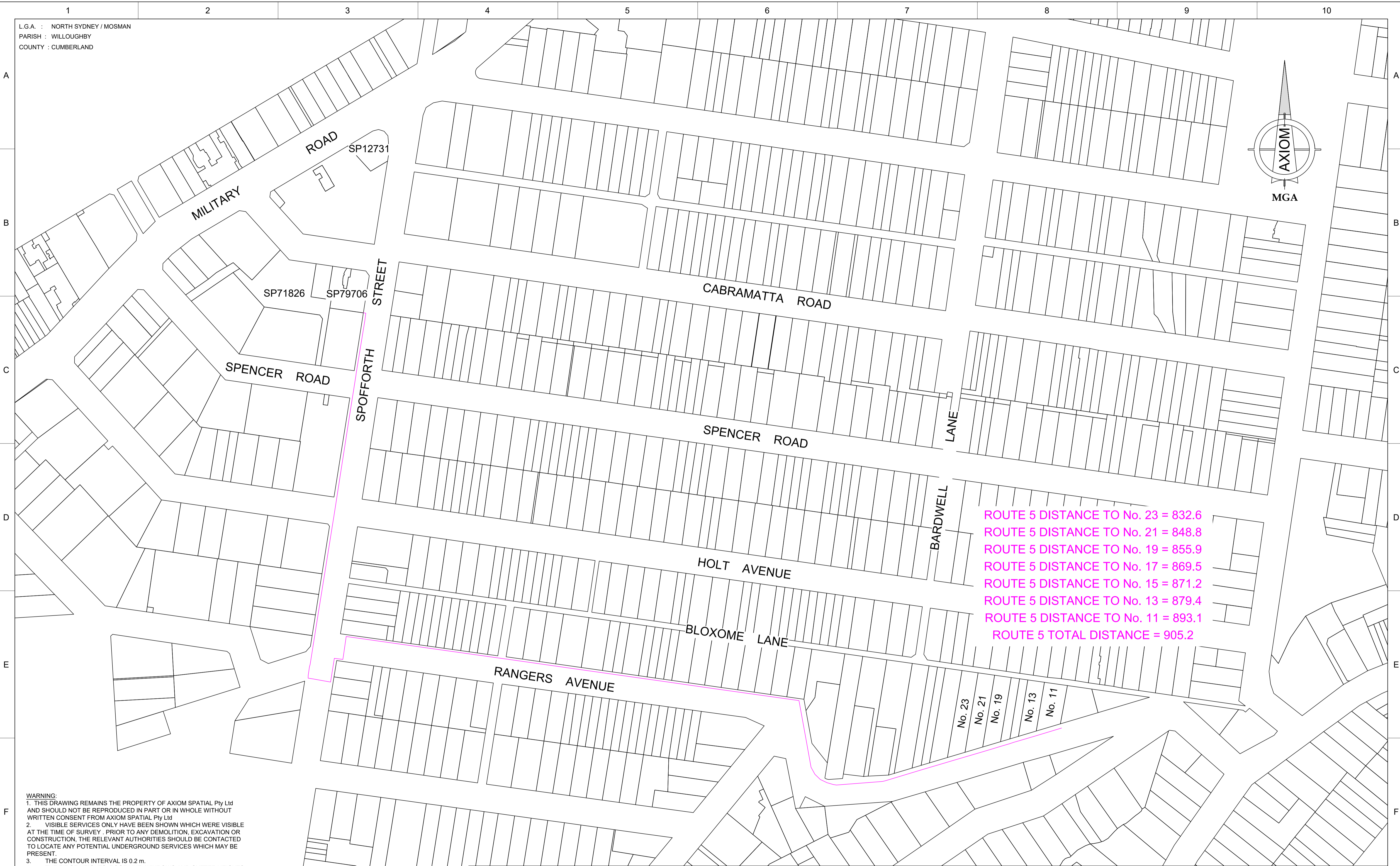
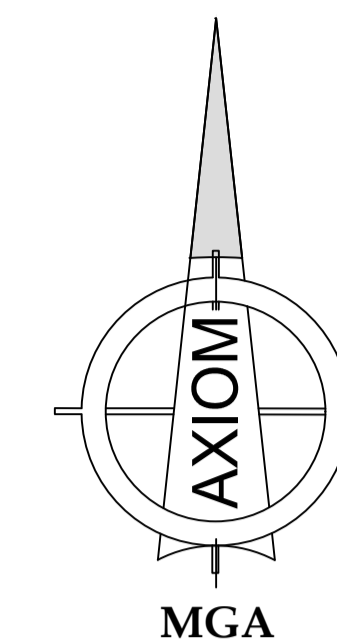
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PROJECT: 11-23 RANGERS AVENUE, MOSMAN, NSW
TITLE: PLAN SHOWING ROUTE 4 DISTANCE FORM CREMORNE TOWN CENTRE TO 11-23 RANGERS AVENUE
SHEET 5 OF 6 A1 DRAWING No. 25639001 REV 02

L.G.A. : NORTH SYDNEY / MOSMAN
 PARISH : WILLOUGHBY
 COUNTY : CUMBERLAND



ROUTE 5 DISTANCE TO No. 23 = 832.6
 ROUTE 5 DISTANCE TO No. 21 = 848.8
 ROUTE 5 DISTANCE TO No. 19 = 855.9
 ROUTE 5 DISTANCE TO No. 17 = 869.5
 ROUTE 5 DISTANCE TO No. 15 = 871.2
 ROUTE 5 DISTANCE TO No. 13 = 879.4
 ROUTE 5 DISTANCE TO No. 11 = 893.1
 ROUTE 5 TOTAL DISTANCE = 905.2

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 3. THE CONTOUR INTERVAL IS 0.2 m.
 4. THE RIDGE HEIGHTS, ROOF LINE, WINDOWS AND GUTTER HEIGHTS HAVE BEEN LOCATED BY INDIRECT MEANS AND ARE APPROXIMATE ONLY.
 5. THE POSITION OF ALL FEATURES ON THE PLAN HAVE NOT BEEN ACCURATELY LOCATED IN RELATION TO THE BOUNDARIES. NO BOUNDARY SURVEY HAS BEEN MADE. DO NOT SCALE OFF THIS PLAN WHERE OFFSETS ARE CRITICAL. COPYING THIS PLAN MAY DISTORT THE SCALE.
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CLIENT:
ANGELA BROOKS

SURVEYED MO	DRAWN MO	DATE 04/12/2025
CHECKED ME	SCALE: 1:1250	

PROJECT:
 11-23 RANGERS AVENUE, MOSMAN, NSW

TITLE:
PLAN SHOWING ROUTE 5 DISTANCE FORM CREMORNE TOWN CENTRE TO 11-23 RANGERS AVENUE

SHEET 6 OF 6 A1 DRAWING No. 25639001 REV 02