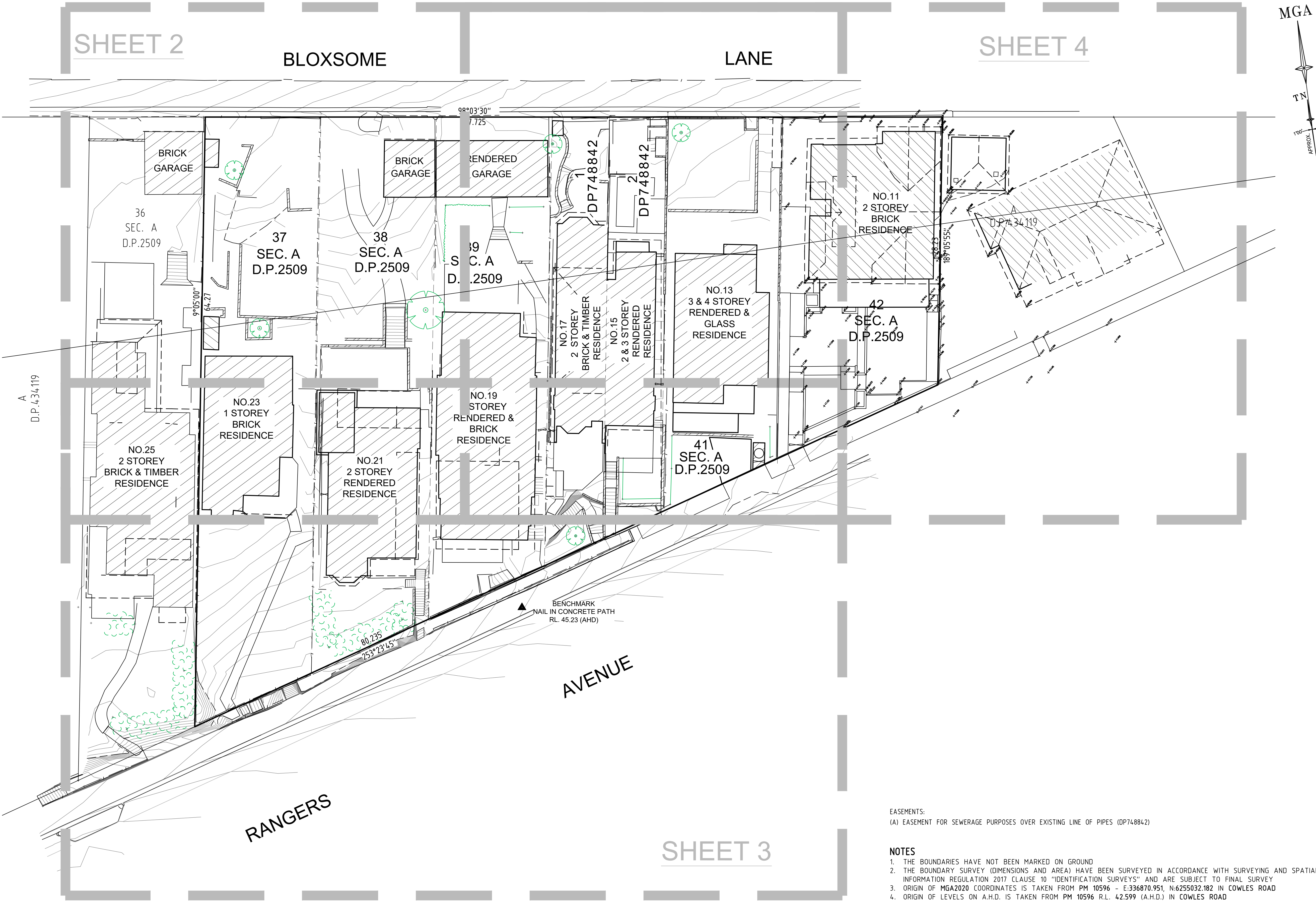


LEGEND	
BENCH MARK	▲
TELSTRA PIT	TEL
ELECTRIC LIGHT POLE	ELP
POWER POLE	PP
GRATED INLET PIT	GIP
GRATED DRAIN	
SEWER INSPECTION POINT	SIP
SEWER MANHOLE	SMH
HYDRANT	HYD
WATER METER	WM
WATER TAP	TAP
GAS METER	GM
SERVICE PIT	PIT
STREET SIGN	SS
GATE	
VEHICLE CROSSING	(VC)
WINDOW	W
DOOR	D
HEAD/SILL	H/S
COMMUNICATIONS (DBYD)	C
SEWER (DBYD)	S
WATER (DBYD)	W



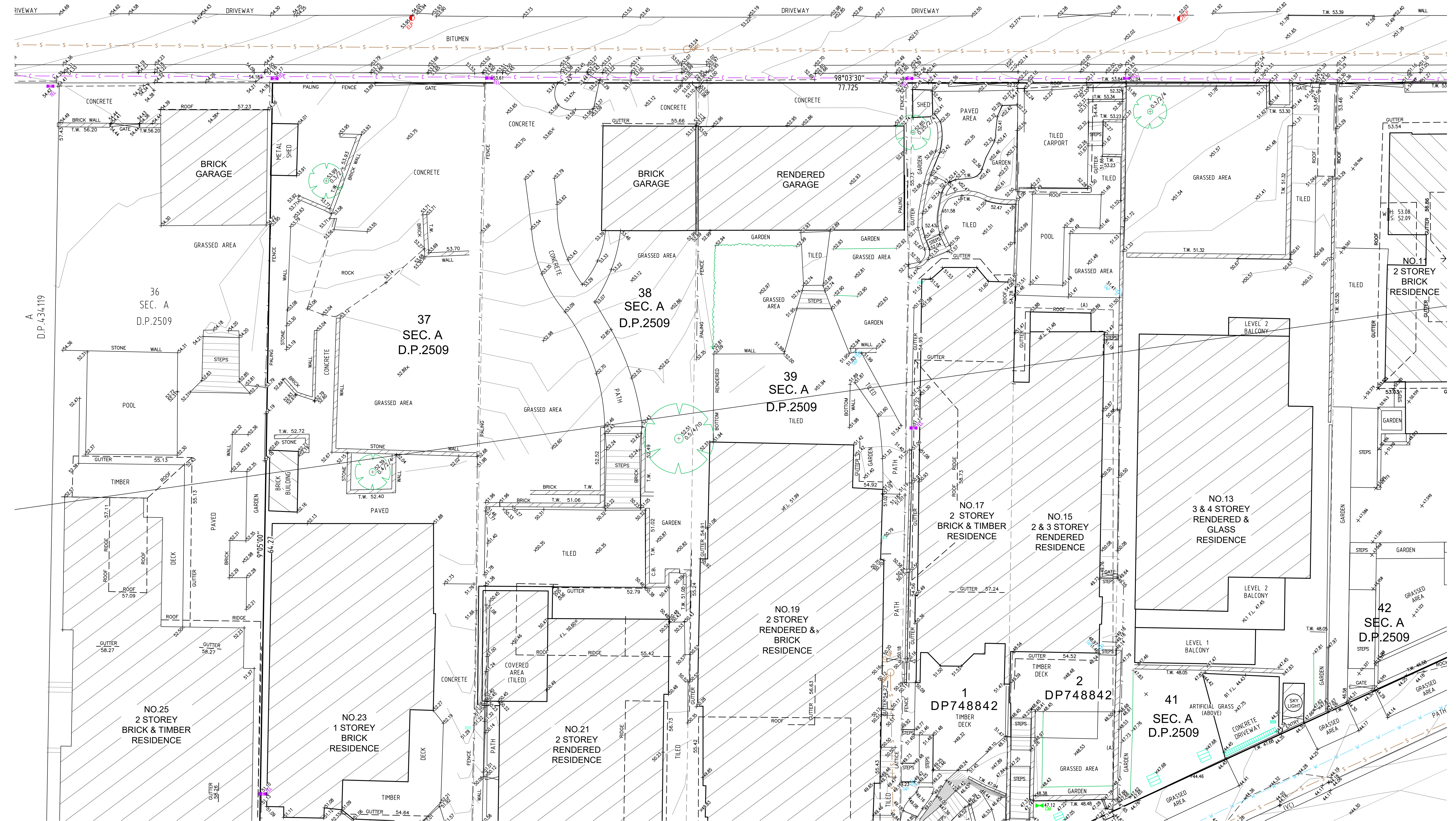
EASEMENTS:
(A) EASEMENT FOR SEWERAGE PURPOSES OVER EXISTING LINE OF PIPES (DP748842)

- NOTES
1. THE BOUNDARIES HAVE NOT BEEN MARKED ON GROUND
 2. 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
 3. ORIGIN OF MGA2020 COORDINATES IS TAKEN FROM PM 10596 - E:336870.951, N:6255032.182 IN COWLES ROAD
 4. ORIGIN OF LEVELS ON A.H.D. IS TAKEN FROM PM 10596 R.L. 42.599 (A.H.D.) IN COWLES ROAD
 5. CONTOUR INTERVAL 0.2 m
 6. CONTOURS ARE INDICATIVE ONLY. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION
 7. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION
 8. KERB LEVELS ARE TO THE TOP OF KERB UNLESS SHOWN OTHERWISE
 9. FLOOR LEVELS SHOWN ARE THRESHOLD LEVELS. NO INVESTIGATION OF INTERNAL FLOOR LEVELS HAS BEEN UNDERTAKEN
 10. NO INVESTIGATION OF UNDERGROUND SERVICES HAS BEEN MADE. ALL RELEVANT AUTHORITIES SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION ON OR NEAR THE SITE
 11. 8/4/7 DENOTES TREE SPREAD OF 8m, TRUNK DIAMETER OF 0.4m & APPROX HEIGHT OF 7m
 12. SHOWS APPROXIMATE POSITION OF ROAD LINEMARKING AND IS INDICATIVE ONLY
 13. BEARINGS SHOWN ARE MGA (MAP GRID OF AUSTRALIA) ADD APPROX. 1°00' FOR TRUE NORTH

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	30/07/25	DETAIL AND LEVELS ADDED FOR No.11	001
E	00/00/00	—	00	A	14/07/25	No.11 ADDED	001
Revision	Date	Description	Reference	Revision	Date	Description	Reference

BLOXSOME

LANE





BEFORE YOU DIG
www.bvda.com.au
Zero Damage - Zero Harm



GDA2020

SCALE 1:100 @ A1

SEE SHEET 1 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
E	00/00/00	—	00	B	30/07/25	DETAIL AND LEVELS ADDED FOR No.11	001
F	00/00/00	—	00	A	14/07/25	No.11 ADDED	001



LTS
CONFIDENCE TOGETHER

THIS IS THE PLAN REFERRED TO IN MY LETTER DATED: _____

Client GRAND NOBLE PROJECT 1 PTY LTD

Drawing title PLAN OF DETAIL AND LEVELS OVER LOTS 1 & 2 IN DP 748842 AND LOTS 37, 38, 39 & 41 & 42 SEC A DP 2509 KNOWN AS NO.11-23 RANGERS AVENUE, MOSMAN

datum AHD

site Area 3594m²

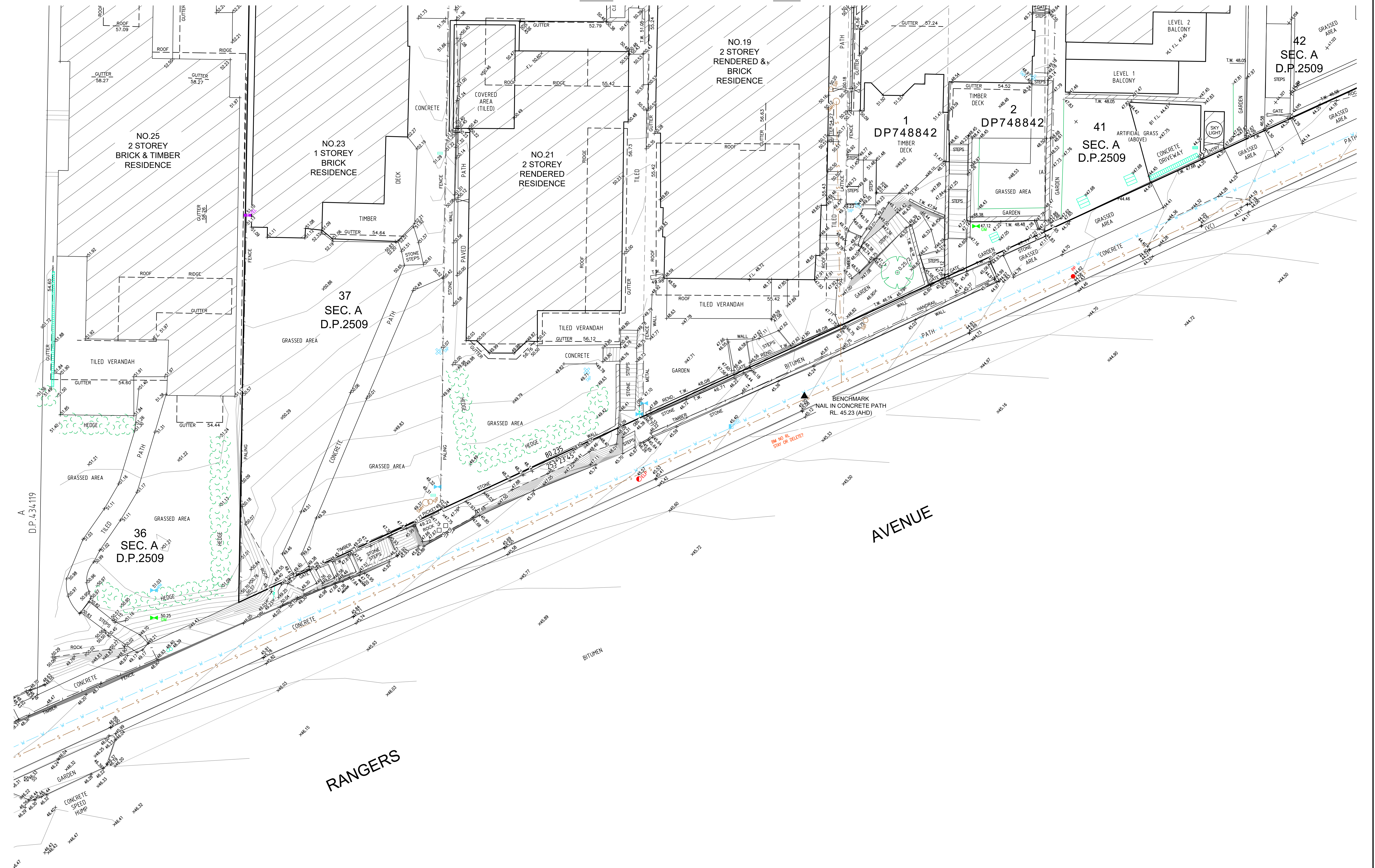
LGA MOSMAN

reference number 52571 001DT

scale 1:100 @A1

date of survey 23/06/2025

SHEET 4



SEE SHEET 1 FOR LEGEND & NOTES

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	30/07/25	DETAIL AND LEVELS ADDED FOR No.11	001
E	00/00/00	—	00	A	14/07/25	No.11 ADDED	001
Revision	Date	Description	Reference	Revision	Date	Description	Reference



THIS IS THE PLAN REFERRED TO IN MY LETTER DATED:

Registered Surveyor NSW

Client: GRAND NOBLE PROJECT 1 PTY LTD

Drawing title: PLAN OF DETAIL AND LEVELS OVER LOTS 1 & 2 IN DP 748842 AND LOTS 37, 38, 39 & 41 & 42 SEC A DP 2509 KNOWN AS NO.11-23 RANGERS AVENUE, MOSMAN

datum: AHD

site Area: 3594m²

LGA: MOSMAN

reference number: 52571 001DT

scale: 1:100 @ A1

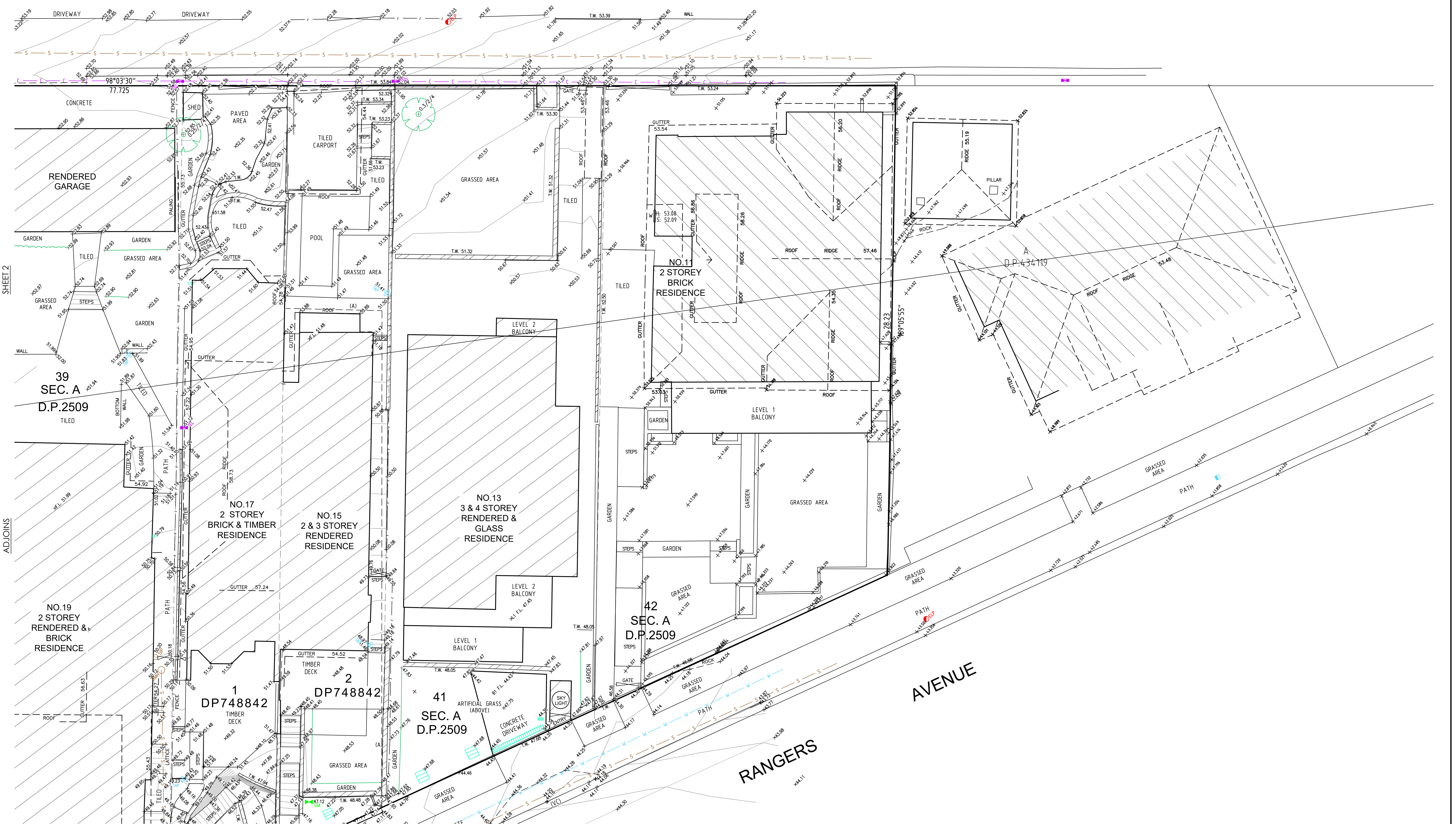
date of survey: 23/06/2025

SHEET 3 OF 4

SCALE 1:100 @ A1

BLOXSOME

LANE



SHEET 2

ADJOINS

SCALE 1:100 @ A1

SEE SHEET 1 FOR LEGEND & NOTES

ADJOINS

SHEET 3

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GDA2020

Revision	Date	Description	Reference	Revision	Date	Description	Reference
G	00/00/00	—	00	D	00/00/00	—	00
H	00/00/00	—	00	C	00/00/00	—	00
I	00/00/00	—	00	B	30/07/25	DETAIL AND LEVELS ADDED FOR No.11	001
E	00/00/00	—	00	A	14/07/25	No.11 ADDED	001

LTS
CONFIDENCE TOGETHER
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Registered Surveyor NSW

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Drawing title
PLAN OF DETAIL AND LEVELS OVER LOTS 1 & 2 IN DP 748842 AND LOTS 37, 38, 39 & 41 & 42 SEC A DP 2509 KNOWN AS NO.11-23 RANGERS AVENUE, MOSMAN

datum AHD
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reference number 52571 001DT
scale 1:100 @ A1
date of survey 23/06/2025
SHEET 4 OF 4