

NOTE:

BOUNDARIES HAVE BEEN DETERMINED BY SURVEY ON 20-11-24.

PRIOR TO ANY CONSTRUCTION WORK, SURVEY MARKS SHOULD BE PLACED TO DEFINE THE PROPERTY BOUNDARIES.

SERVICES SHOWN ARE INDICATIVE ONLY. POSITIONS ARE BASED ON SURFACE INDICATOR(S) LOCATED DURING FIELD SURVEY. CONFIRMATION OF THE EXACT POSITION SHOULD BE MADE PRIOR TO ANY EXCAVATION WORK. OTHER SERVICES MAY EXIST WHICH ARE NOT SHOWN.

LEVELS ARE BASED ON AUSTRALIAN HEIGHT DATUM (AHD) USING SSM 196253 WITH RL 4.41(AHD).

RIDGE & GUTTER HEIGHTS HAVE BEEN OBTAINED BY INDIRECT METHOD AND ARE ACCURATE TO $\pm 0.05\text{m}$.

CONTOURS SHOWN DEPICT THE TOPOGRAPHY. EXCEPT AT SPOT LEVELS SHOWN THEY DO NOT REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT. THE SPOT LEVELS ARE TRUE FOR THEIR POSITION, AND ARE INTENDED TO BE USEFUL TO REPRESENT THE GENERAL TERRAIN. CARE SHOULD BE TAKEN IF EXTRAPOLATING.

ATTENTION IS DIRECTED TO THE MANAGEMENT STATEMENT OF THE COMMUNITY SCHEME FILED WITH THE COMMUNITY PLAN

DP271326 POSITIVE COVENANT REFERRED TO AND NUMBERED (2) IN THE SECTION 88B INSTRUMENT (DOC. 1)

DP1295877 EASEMENT FOR ACCESS AND MAINTENANCE 0.9 METRE(S) WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED

EMA - EASEMENT FOR MAINTENANCE ACCESS (VARIABLE WIDTH ENTIRE LOT)

P - POSITIVE COVENANT (DP1282811)

W1 - EASEMENT FOR WATER SUPPLY PURPOSES 2.5 WIDE (DP1282811)

W2 - EASEMENT FOR ACCESS AND DRAINAGE PURPOSES VARIABLE WIDTH (DP1282811)

AM1 - EASEMENT FOR ACCESS & MAINTENANCE 0.9 WIDE (DP1295877)

19
DP 271326

6
DP 271326

+5.42

TWO STOREY
RENDERED RESIDENCE
METAL ROOF
No.19

WINDOW
WT 8.15

WINDOW
WT 11.22
WB 10.36

WINDOW
WT 8.15

(AM1)

11.68TG

FENCE

(AM1)

METAL

11.68TG

278°20'45"

27.3

TIMBER

5.45

11.68TG

FENCE

WALL

5.33

5.05

EPIT

5.09EC

5.07TK

TEL

5.09TEL

5.11EC

5.10EC

5.12EC

5.12EC

5.10TK

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MGA



APPROX.
1"

20
DP 271236
259.3m²

VACANT
LAND

27.3

278°20'45"

FENCED

SIP
5.70

5.53PIT

5.27

WM

5.09

5.17EC

5.17EC

5.17EC

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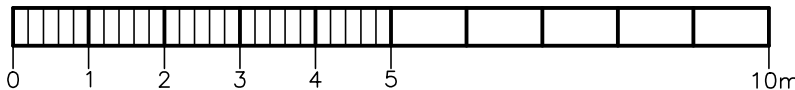
5.17EC

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BAR SCALE

PLOTTED SCALE 1:100 (A3 SIZE SHEET)

21
DP 271326
258.5m²

VACANT
LAND

+5.50

+5.55

+5.45

5.17

5.17

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BENCHMARK
NAIL IN KERB
RL 5.12 AHD

CIRCUIT

RAVEN

Geoff Gallen

Geoff Gallen
Registered Surveyor
N^o 1083

+5.44

4

DP 271326

5.49

8°21'00"

9.5

FENCE

8°21'00"

9.5

NOT

8°21'00"

9.5

FENCE

8°21'00"

9.5

NOT

8°21'00"

9.5

NOT

8°21'00"

9.5

NOT



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PLAN SHOWING DETAIL & PHYSICAL FEATURES
OVER LOT 20 IN D.P. 271326

KNOWN AS No. LOT 20 RAVEN CIRCUIT, WARRIEWOOD

L.G.A.: NORTHERN BEACHES

CLIENT	NEEV HOMES			REF No.
PROPERTY	No. LOT 20 RAVEN CIRCUIT, WARRIEWOOD			24190
DATUM	A.H.D.	SCALE	1:100 @ A3	SHEET No. 1 of 1
SURVEYED	GS	DRAWN	SS	REV No. 00