

NOTE:

BOUNDARIES HAVE BEEN DETERMINED BY SURVEY ON 03/07/2024.

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

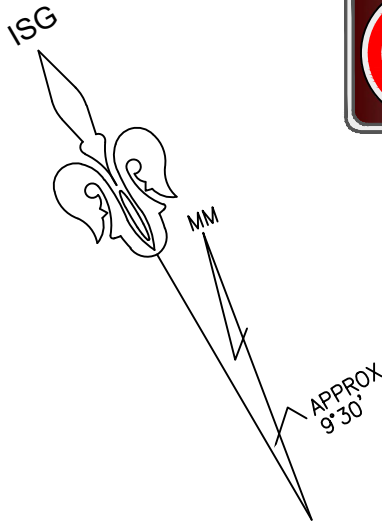
SERVICES SHOWN ARE INDICATIVE ONLY. POSITIONS ARE BASED ON SURFACE INDICATOR(S) LOCATED DURING FIELD SURVEY. CONFIRMATION OF THE EXACT POSITION SHOULD BE MADE PRIOR TO ANY EXCAVATION WORK. OTHER SERVICES MAY EXIST WHICH ARE NOT SHOWN.

LEVELS ARE BASED ON AUSTRALIAN HEIGHT DATUM (AHD) USING SSM 3585 WITH RL 74.157 (AHD).

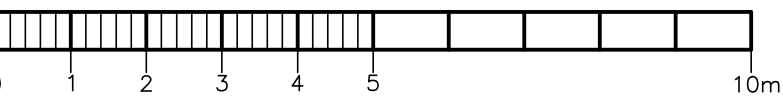
RIDGE & GUTTER HEIGHTS HAVE BEEN OBTAINED BY INDIRECT METHOD AND ARE ACCURATE TO ± 0.05m.

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.

- (F) B183654 COVENANT AFFECTING PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
(B) DP843624 EASEMENT FOR SERVICES 1 WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
(A) DP843624 EASEMENT FOR RECREATIONAL PURPOSES VARIABLE WIDTH APPURTENANT TO THE LAND ABOVE DESCRIBED
(C) RESTRICTION AS TO USER



LEGEND	
BENCH MARK	▲
TELSTRA PIT	TEL
ELECTRIC LIGHT POLE	LP
POWER POLE	PP
SIGN POST	SP
SEWER INSPECTION PIT	SIP
SEWER VENT	SEWER
MANHOLE	MH
SEWER MANHOLE	SMH
STOP VALVE	SV
WATER HYDRANT	HYD
WATER METER	WM
GAS METER	GM
STATE SURVEY MARK	SSM



BAR SCALE
PLOTTED SCALE 1:100 (A1 SIZE SHEET)

REVISION No.	REVISION DATE:	COMMENT:
24098-2	11-02-2025	TREE HEIGHTS REVISED



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LEGEND:

EC - EDGE OF CONCRETE
WT - TOP OF WINDOW
WB - BOTTOM OF WINDOW
TG - TOP OF GUTTER
RR - ROOF RIDGE
FL - FLOOR LEVEL

TOW - TOP OF WALL
SIP - SEWER INSPECTION PIT
TK - TOP OF KERB
GUT - ROAD GUTTER
LIP - LIP OF GUTTER
Ø4/S10/H16 - TREE
DIAMETER/SPREAD/HEIGHT

PLAN SHOWING DETAIL & FEATURES
OVER LOT 2 IN D.P. 843624

KNOWN AS No. 17 KANGARA CRESCENT, CLONTARF

L.G.A.: NORTHERN BEACHES

CLIENT Gareth Faulkner		REF No. 24098	
PROPERTY No. 17 KANGARA CRESCENT, CLONTARF		SHEET No. 1 of 1	
DATUM A.H.D.	SCALE 1:100 @ A1	DATE 08-07-2024	DWG No. 24098-2
SURVEYED FS	DRAWN FS	REV No. 00	

Geoff Gallen
Registered Surveyor
Nº 1083