



CONDOVER

STREET

D.P.1036237

402
D.P.14137

400
D.P.14137

D.P.1036237

No. 4
CLAD HOUSE
TILE & METAL ROOF

No 21A
2 STOREY
RENDERED & CLAD HOUSE
ARCHED METAL ROOF

No. 21
CLAD HOUSE
METAL ROOF

TITLE INDICATES THAT LOT 2 IN D.P.1036237 IS SUBJECT TO:

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- F411812 COVENANT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM (NOT INVESTIGATED)
- G328043 COVENANT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM (NOT INVESTIGATED)
- Ⓒ - DP1006880 EASEMENT FOR SUPPORT 0.5 METRE(S) WIDE, 1.05 METRES WIDE AND VARIABLE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- DP1006880 POSITIVE COVENANT (NOT INVESTIGATED)
- Ⓐ - DP1018435 EASEMENT TO DRAIN WATER 1 METRE(S) WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
- Ⓕ - DP1036237 EASEMENT TO DRAIN WATER OVER EXISTING LINE OF PIPES (APPROX POSITION) AND DETENTION TANK AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- DP1036237 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND NUMBERED(2) IN THE SEC 88B INSTRUMENT
- DP1036237 POSITIVE COVENANT (NOT INVESTIGATED)

LEGEND:

BAL = BALCONY
BLD = EXTERNAL BUILDING
BW = BOTTOM WALL
CHI = CHIMNEY
CL = CENTRELINE
CON = CONCRETE
DK = DECK
EPIL = ELECTRICITY PILLAR
FCE = FENCE
FL = FLOOR LEVEL
GARFL = GARAGE FLOOR LEVEL
GDN = GARDEN
GF = GUTTER LEVEL
GM = GAS METER
GRT = GRATE
HL = HOOD LEVEL
LP = LIGHT POLE
NS = NATURAL SURFACE
PAR = PARAPET
PAV = PAVING
PP = POWER POLE
RF = TOP OF ROOF
RR = ROOF RIDGE
SCN = SCREEN
SL = SILL LEVEL
SMH = SEWER MAN HOLE
STR = STAIRS
TFCE = TOP OF FENCE
TG = TOP OF GUTTER
TKB = TOP OF KERB
TPIT = TELSTRA PIT
TR = TREE
TW = TOP OF WALL
VC = VEHICLE CROSSING
WM = WATER METER
WT = WATER TANK
WUP = WALL UPPER

— 100 — = ELECTRICITY OVERHEAD
— S* — = SEWER UNDERGROUND

TREE
SPREAD-DIAMETER-HEIGHT
M = MULTIPLE TRUNKS

- NOTES:**
- BOUNDARY IDENTIFICATION HAS BEEN UNDERTAKEN.
 - WALL TO BOUNDARY DIMENSIONS SHOWN HEREON MUST NOT BE USED FOR CONSTRUCTION.
 - IF CONSTRUCTION IS INTENDED TO BE UNDERTAKEN ON OR ADJACENT TO PROPERTY BOUNDARIES THE BOUNDARIES OF THE LAND MUST BE MARKED OR THE BUILDING SETOUT.
 - THIS SURVEY IS FOR DESIGN PURPOSES OF THE SUBJECT LAND ONLY. THIS PLAN MUST NOT BE USED FOR ANY OTHER MATTER, PURPOSE OR CONSTRUCTION SETOUT.
 - TREE SIZES ARE ESTIMATES ONLY.
 - THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF EBONY KARA.
 - RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY. WHERE OFFSETS ARE CRITICAL THEY SHOULD BE CONFIRMED BY FURTHER SURVEY.
 - EXCEPT WHERE SHOWN BY DIMENSION LOCATION OF DETAIL WITH RESPECT TO BOUNDARIES IS INDICATIVE ONLY.
 - ONLY VISIBLE SERVICES HAVE BEEN LOCATED. UNDERGROUND SERVICES HAVE NOT BEEN LOCATED. BEFORE YOU DIG AUSTRALIA (www.byou.com.au) SHOULD BE USED AND A FULL UTILITY INVESTIGATION, INCLUDING A UTILITY LOCATION SURVEY, SHOULD BE UNDERTAKEN BEFORE CARRYING OUT ANY CONSTRUCTION ACTIVITY IN OR NEAR THE SURVEYED AREA.
 - SEWER MAIN PLOTTED FROM SYDNEY WATER SEWER DIAGRAM. LOCATION SHOULD BE MARKED ON SITE IF CRITICAL.
 - CRITICAL SPOT LEVELS SHOULD BE CONFIRMED WITH SURVEYOR.
 - CONTOURS SHOWN DEPICT THE TOPOGRAPHY. THEY DO NOT REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.
 - CONTOUR INTERVAL - 0.5 metre. - SPOT LEVELS SHOULD BE ADOPTED.
 - POSITION OF RIDGE LINES ARE DIAGRAMMATIC ONLY (NOT TO SCALE).
 - THE INFORMATION IS ONLY TO BE USED AT A SCALE ACCURACY OF 1:100.
 - DO NOT SCALE OFF THIS PLAN / FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS.
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MARK REID
REGISTERED SURVEYOR BOSSI NUMBER 183

1 FIRST ISSUE 5/08/2024



HORIZONTAL DATUM:
CO-ORDINATE SYSTEM: ASSUMED
MARKS ADOPTED: N/A

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: PM 460
R.L. 24.680 (CLASS LC)
SOURCE: S.C.I.M.S. (24/07/2024)

CLIENT:
EBONY KARA

LGA: NORTHERN BEACHES

**BOUNDARY IDENTIFICATION
AND DETAIL & LEVEL SURVEY
OVER LOT 2 IN DP1036237
No.21A CONDOVER STREET
NORTH BALGOWLAH, NSW, 2093**

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SURVEYED JM	DRAWN GP	CHECKED JM	APPROVED LJ
SURVEY INSTRUCTION 23651	SCALE 1:100@A1	DATE OF SURVEY 29/07/2024	
DRAWING NAME 23651detail	SHEET 1 OF 1	ISSUE 1	
CAD FILE 23651detail 1.dwg			