

Sheet 2

Sheet 3



TRUE NORTH
M.G.A. NORTH

COWAN

ROAD

2
D.P.10256

S.P.30097
(LOTS 11-20 S.P. 34211)

A
D.P.321567

2
D.P.701232

1
D.P.701232

100
D.P.838008

Sheet 4

Sheet 5

NOTES:

IF ACCURATE LOCATION OF SERVICES IS REQUIRED SERVICE TRACE IS RECOMMENDED.

INFORMATION SHOWN ON PLAN AND ELEVATIONS OF ADJOINING PROPERTIES HAS BEEN OBTAINED BY REMOTE SURVEY METHODS FROM WITHIN SUBJECT LAND AND STREET.

RESTRICTED VISIBILITY ALONG THE WESTERN, EASTERN AND SOUTHERN BOUNDARIES OF THE SUBJECT LAND HAS PREVENTED DIRECT MEASUREMENTS TO THE ADJOINING BUILDINGS.

SYMBOLS REPRESENTING SERVICE PITS, POLES AND STREET FURNITURE ARE NOT TO SCALE.

TREE SPREADS AND TRUNK DIAMETERS SHOWN ARE DIAGRAMMATIC ONLY AND TREE HEIGHTS ARE ESTIMATED. IF ANY OF THESE ELEMENTS ARE CRITICAL TO DESIGN (IN PARTICULAR DRIP LINES) MORE SPECIFIC DETAILS SHOULD BE REQUESTED FOR ACCURATE LOCATION.

BEARINGS SHOWN RELATE TO M.G.A. NORTH.

VISIBLE SURFACE PITS ONLY SHOWN.
THE EXISTENCE AND POSITION OF UNDERGROUND SERVICES HAS NOT BEEN INVESTIGATED.

PIT SIZE IS SHOWN AT GROUND LEVEL. PITS MAY BE LARGER BELOW THE SURFACE.

CONSTRUCTION WORKS MUST BE RELATED TO THE SITE BENCH MARK AND NOT LEVELS OF STRUCTURES SHOWN ON THE PLAN.

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SPATIAL INFORMATION REGULATION 2024.

G.J. FRITH, B.Surv. F.I.S.
Registered Land Surveyor
Surveyor ID: SU001066

LEGEND					
	ELECTRICITY PIT		WATER METER		BENCHMARK
	ELEC POLE WITH LIGHT		WATER TAP		GROUND CONTROL POINT
	ELECTRICITY POLE		STOP VALVE		PERMANENT MARK
	LIGHT POLE		HYDRANT		STATE SURVEY MARK
	TRAFFIC SIGNAL		STORM WATER GRATE		REFERENCE MARK
	ELECTRICITY PILLAR		STORM WATER GRATE		BIN
	MULTI FUNCTION POLE		STORM WATER MANHOLE		CAMERA
	GAS METER		STORM WATER PIT		HILLS HOIST
	GAS VALVE		DOWNPIPE		MAILBOX
	POLE (UNSPECIFIED)		SEWER INSPECTION POINT		SIGN
	PIT (UNSPECIFIED)		MAN-HOLE SEWER		PARKING METER
	MAN-HOLE (UNSPECIFIED)		MANHOLE SEWER		FIRE HYDRANT
	TELECOM PIT		BOLLARD		GATE
	TELECOM PILLAR		STORMWATER		TOP OF BANK
	RTA PIT		BOTTOM OF BANK		OVERHEAD POWER LINE
T.W.	TOP OF WALL				
B.W.	BOTTOM OF WALL				

REV.	DATE	AMENDMENTS
F	15/09/2025	SP INFORMATION AMENDED
E	14/07/2025	ISSUED FOR INFORMATION
D	16/04/2025	ISSUED FOR INFORMATION
C	26/02/2025	AREAS ADDED
B	25/02/2025	BOUNDARIES CONFIRMED A.H.D. ADDED
A	24/02/2025	ISSUED FOR INFORMATION

	Rygate & Company Pty Limited P.W. Rygate & West ABN 61 001 204 897		Suite 903 Level 9, 171 Clarence St. Sydney NSW 2000 P +61 2 9262 6800 F +61 2 9262 6843 E surveyors@rygate.com.au W rygate.com.au
SURVEYING SINCE 1893			

SUBDIVISION | STRATA PLANS | STRATUM SUBDIVISION | LEASE PLANS | TOPOGRAPHIC SURVEYS | GPS SURVEYS | 3D MODELLING | RACECOURSE DESIGN | PROJECT MANAGEMENT | SUN SHADOW DIAGRAMS

SURVEYOR	DRAWN	CHECKED	APPROVED
A.C.	T.O.	A.C.	G.J.F.

0 10m
REDUCTION RATIO 1:200 @ A1

DATUM : AUSTRALIAN HEIGHT DATUM
CONTOUR INTERVAL : 0.5m
ORIGIN OF LEVELS : S.S.M.153117 R.L.172.65m (A.H.D.)

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CLIENT
GROWTH BUILT

LOCALITY
ST IVES

L.G.A.
KU-RING-GAI

PLAN
SHOWING DETAIL & LEVELS
No. 5-9 COWAN ROAD
S.P.30097

REFERENCE No.	PLAN No.	DATE	SHEET NO
80743	80743-F.DWG	16/04/2025	1 OF 5 SHEETS

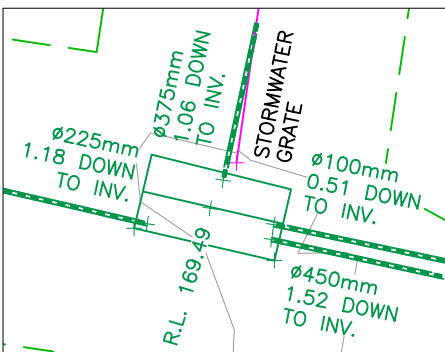
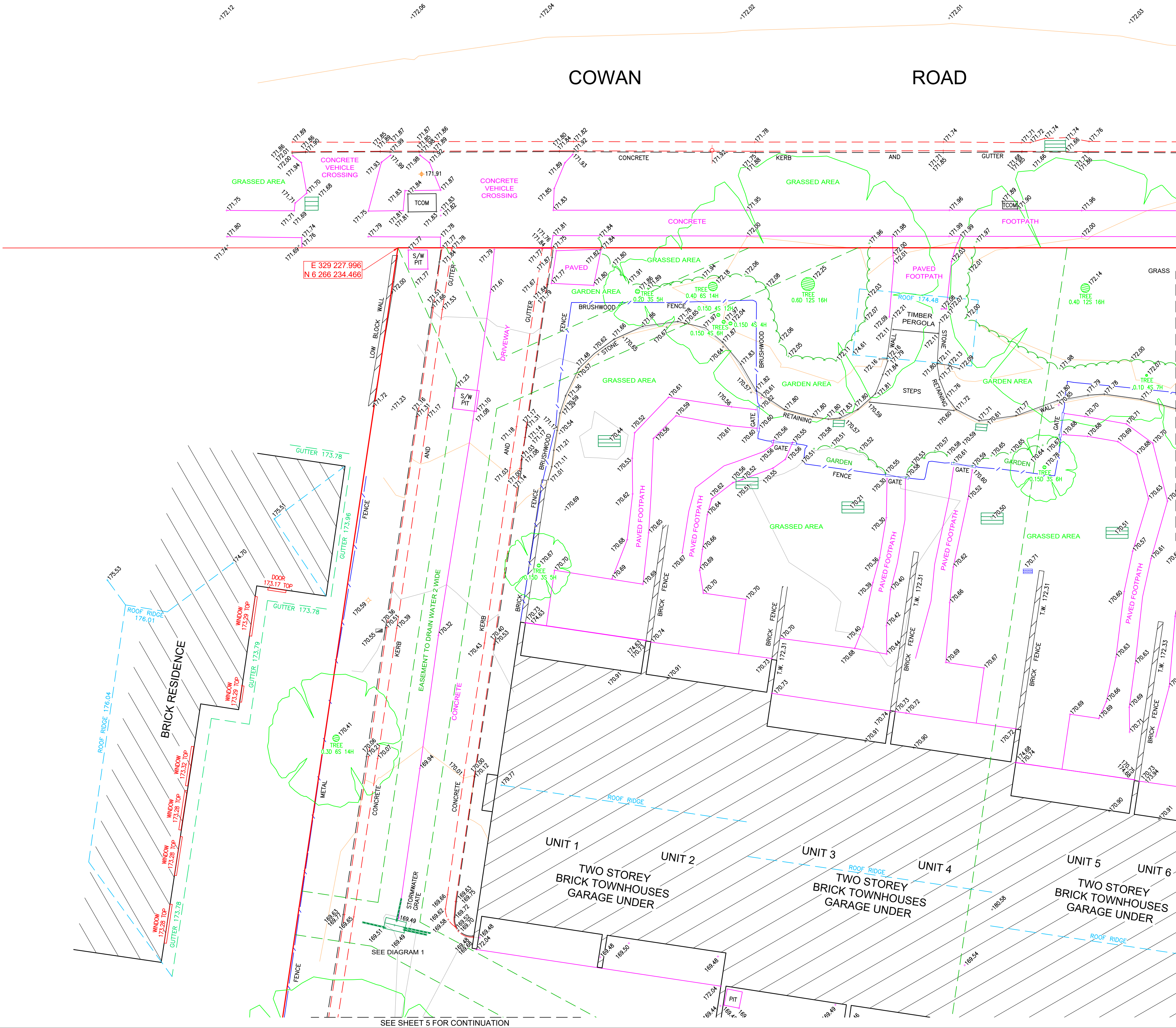


DIAGRAM 1
NOT TO SCALE



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G. J. FRITH, B.Surv. F.I.S.
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Surveyor ID: SU001066

LEGEND	
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	ELEC. POLE WITH LIGHT
	ELECTRICITY POLE
	LIGHT POLE
	TRAFFIC SIGNAL
	ELECTRICITY PILLAR
	MULTI-FUNCTION POLE
	GAS METER
	GAS VALVE
	PIT (UNSPECIFIED)
	MAN-HOLE (UNSPECIFIED)
	TELECOM PIT
	TELECOM PILLAR
	RTA PIT
	T.W. TOP OF WALL
	B.W. BOTTOM OF WALL
	WATER METER
	WATER TAP
	STOP VALVE
	HYDRANT
	STORM WATER GRATE
	STORM WATER MANHOLE
	STORM WATER PIT
	DOWNPIPE
	SEWER INSPECTION POINT
	MANHOLE SEWER
	BOLLARD
	BENCH MARK
	GROUND CONTROL POINT
	PERMANENT MARK
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	BIN
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	SIGN
	PARKING METER
	FIRE HYDRANT
	GATE
	STORMWATER
	TOP OF BANK
	BOTTOM OF BANK
	OVERHEAD POWER LINES

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A.C.	T.O.	A.C.	G.J.F.

0 10m
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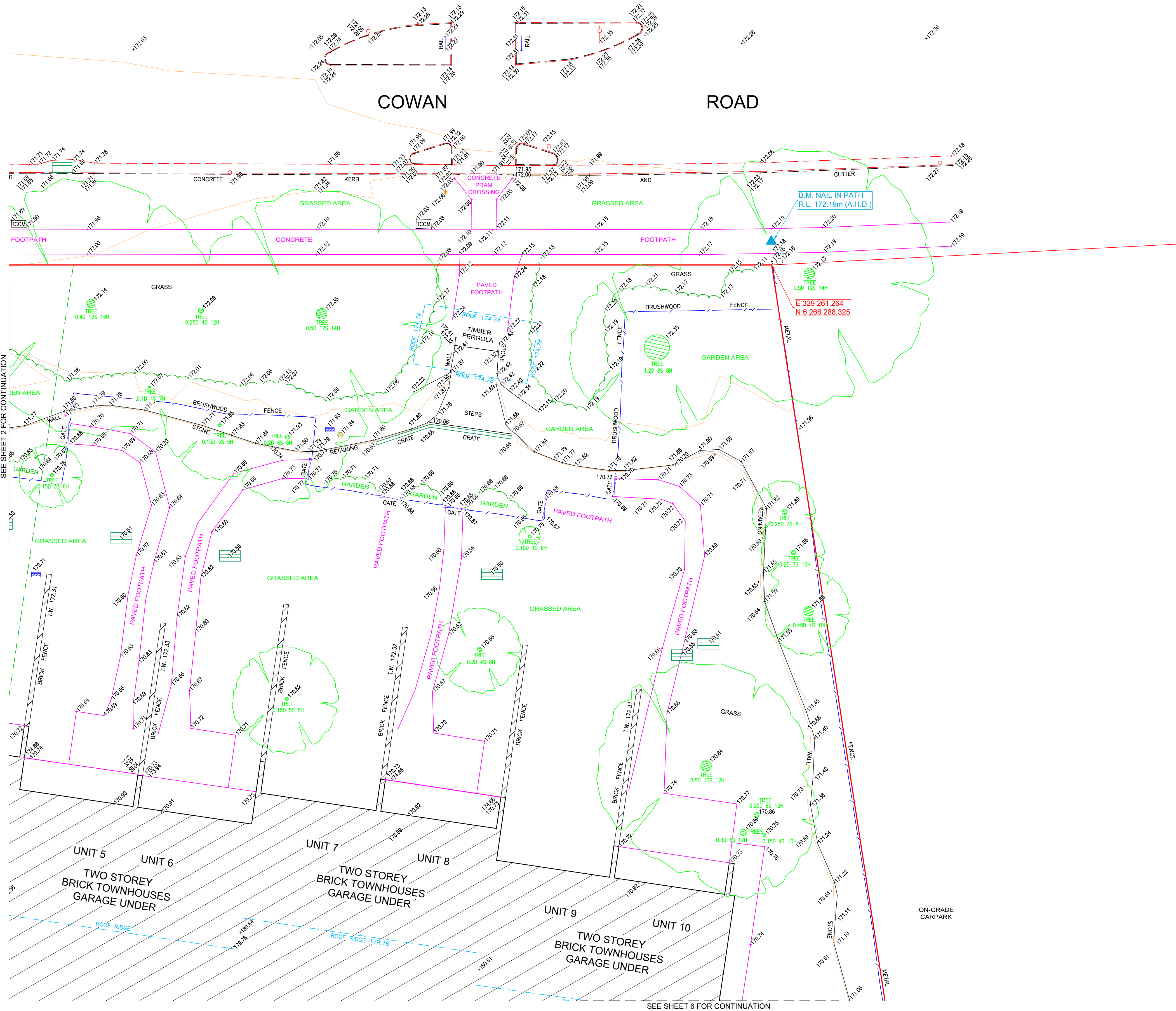
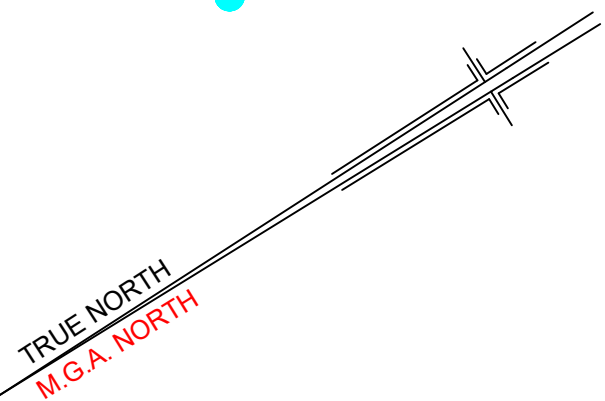
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CLIENT	GROWTH BUILT
LOCALITY	ST IVES
L.G.A.	KU-RING-GAI

PLAN
SHOWING DETAIL & LEVELS
No. 5-9 COWAN ROAD
S.P.30097

REFERENCE No.	PLAN No.	DATE	SHEET NO
80743	80743-F.DWG	16/04/2025	2 OF 5 SHEETS



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Surveyor ID: SU001066

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	TELECOM PIT		BOLLARD		GATE
	TELECOM PILLAR		STORMWATER		TOP OF BANK
	RTA PIT		BOTTOM OF BANK		OVERHEAD POWER LINES
	T.W. TOP OF WALL				
	B.W. BOTTOM OF WALL				

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RYGATE
SURVEYORS

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SURVEYOR	DRAWN	CHECKED	APPROVED
A.C.	T.O.	A.C.	G.J.F.



DATUM : AUSTRALIAN HEIGHT DATUM
CONTOUR INTERVAL : 0.5m
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CLIENT	GROWTH BUILT
LOCALITY	ST IVES
L.G.A.	KU-RING-GAI

PLAN SHOWING DETAIL & LEVELS No. 5-9 COWAN ROAD S.P.30097			
REFERENCE No. 80743	PLAN No. 80743-F.DWG	DATE 16/04/2025	SHEET NO 3 OF 5 SHEETS

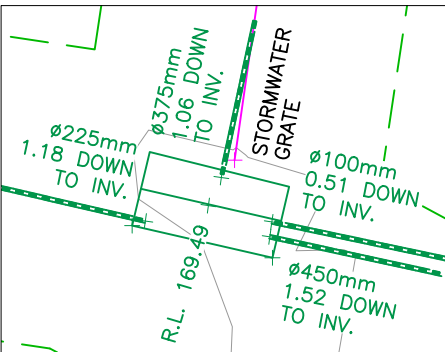


DIAGRAM 1
NOT TO SCALE

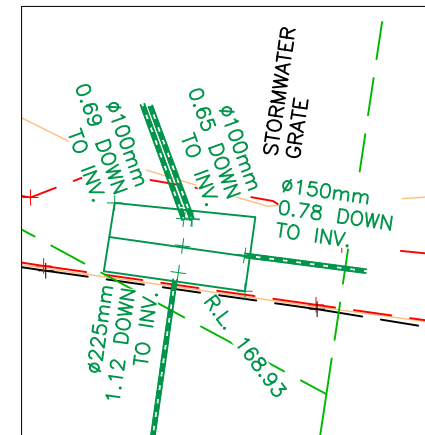


DIAGRAM 2
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O.J. FRITH, B.Surv. F.I.S.
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Surveyor ID: SU001066

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	LIGHT POLE		HYDRANT		STATE SURVEY MARK
	TRAFFIC SIGNAL		STORM WATER GRATE		REFERENCE MARK
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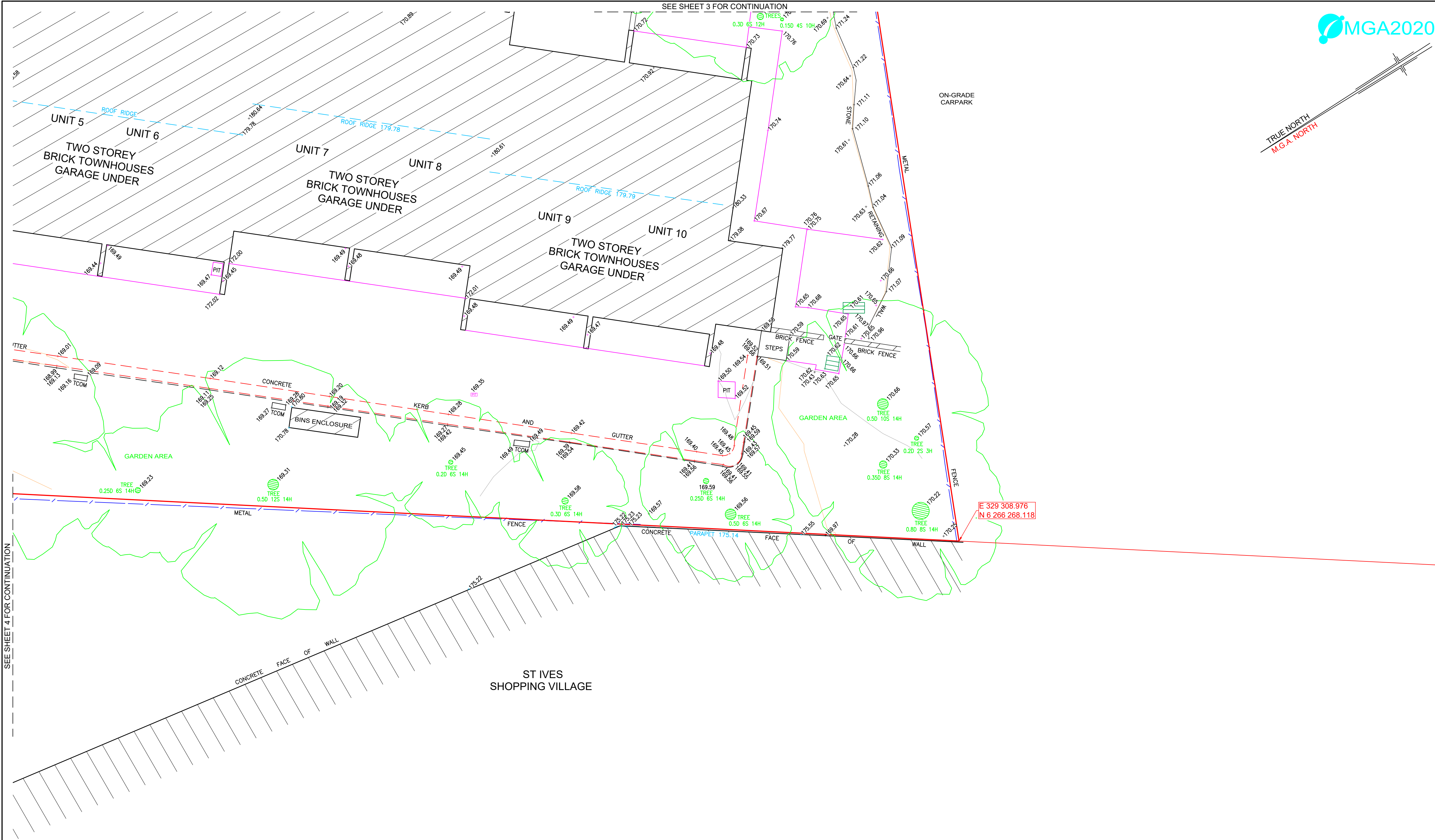
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D	16/04/2025	ISSUED FOR INFORMATION
C	26/02/2025	AREAS ADDED
B	25/02/2025	BOUNDARIES CONFIRMED A.H.D. ADDED
A	24/02/2025	ISSUED FOR INFORMATION

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SURVEYING SINCE 1893

SUBDIVISION | STRATA PLANS | STRATUM SUBDIVISION | LEASE PLANS | TOPOGRAPHIC SURVEYS | GPS SURVEYS | 3D MODELLING | RACECOURSE DESIGN | PROJECT MANAGEMENT | SUN SHADOW DIAGRAMS

SURVEYOR	DRAWN	CHECKED	APPROVED
A.C.	T.O.	A.C.	G.J.F.



DATUM : AUSTRALIAN HEIGHT DATUM
CONTOUR INTERVAL : 0.5m
ORIGIN OF LEVELS : S.S.M.153117 R.L.172.65m (A.H.D.)

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CLIENT
GROWTH BUILT

LOCALITY
ST IVES

L.G.A.
KU-RING-GAI

PLAN
SHOWING DETAIL & LEVELS
No. 5-9 COWAN ROAD
S.P.30097

REFERENCE No.	PLAN No.	DATE	SHEET NO
80743	80743-F.DWG	16/04/2025	5 OF 5 SHEETS