

WINDOW/DOOR SCHEDULE		
No.	TOP RL	BOT. RL
W1	46.87	46.21
W2	44.17	41.96
W3	NOT VIS	NOT VIS
W4	NOT VIS	NOT VIS
W5	NOT VIS	41.33

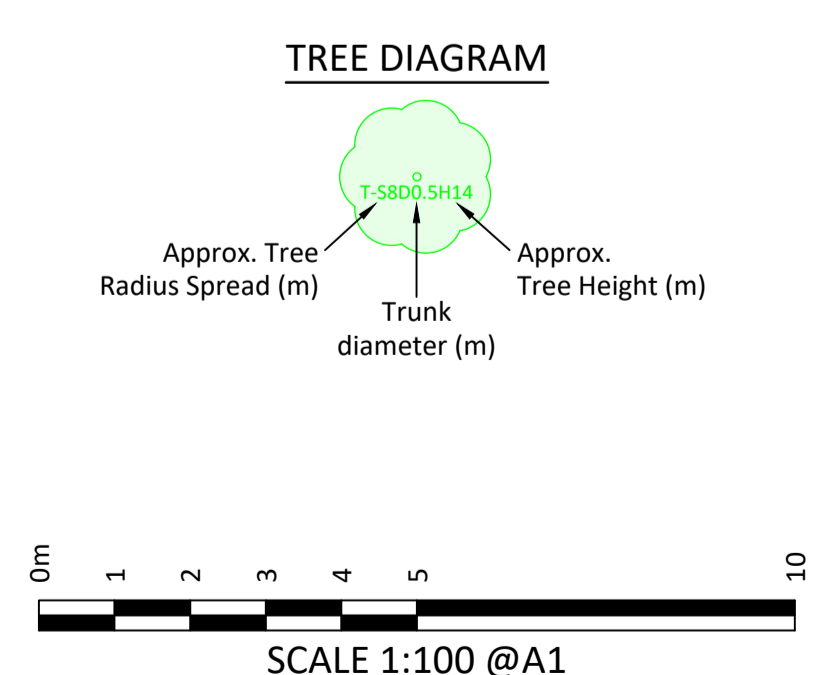
NOTES

- Do not scale from this plan.
- Boundary locations and boundary setbacks have been identified using survey marks and monuments in existence on the date of survey. Boundary locations and boundary setbacks shown are intended for planning and design purposes only and must not be used for construction set-out or any other purpose. If any construction is proposed on or adjacent to a boundary then that boundary must be defined by a Registered Surveyor prior to commencement.
- The purpose of this Detail Survey plan is to show detail, levels and setbacks for planning and design. Do not use the information shown for any other purpose.
- Contours are an indication of the topography and should only be used for planning purposes. Spot levels only should be used for detailed design.
- The location of any easements and interests shown has been calculated from the creating document noted in the Certificate of Title(s) for the subject site only and current at the date of survey. Easements and interests remote to the survey area have not been investigated. We strongly recommend obtaining an updated Certificate of Title prior to any design or construction.
- Building and feature descriptions are to be used for general identification purposes only and may require further investigation.
- Underground sewer service locations are approximate only and have been scaled using Before You Dig Australia service diagrams current on the date of survey (except sewer house connection lines). Other visible services have been located by survey. It is recommended to contact Before You Dig Australia and the relevant service authority prior to commencement of any work.
- Only those windows visible and unobscured from within the subject property on the date of survey have been located.
- Tree information and canopy location is approximate (and not necessarily symmetrical) and if critical may require further assessment.
- The DWG format file for this plan is integral and contains additional spatial information not able to be displayed in the PDF file.
- This drawing and the information it contains is copyright and remains the property of SurveyPlus Pty Ltd. It must not be copied, used or altered without the express authority of SurveyPlus.
- These notes and interests noted in the Certificate of Title form an integral part of this plan and must not be erased.

BOUNDARY MARK CODES (MARK TYPE-LOCATION-FEATURE)	
MARK TYPE:	FEATURE:
DH: Drill Hole	RDY: Boundary
N: Nail	EASE: Easement
P: Peg	
TM: Text Mark	
S: Stake	
LOCATION:	
C: Corner	
L: Line	
LX,XX: X,XXm along line of	
OSX,XX: Offset X,XXm to	

Stuart John Hildebrand
STUART JOHN HILDEBRAND
 REGISTERED SURVEYOR NSW NO. SU008832

LEGEND	
FL	- Floor Level
G XX.XX	- Gutter RL XX.XX
HYD	- Hydrant
IL XX.XX	- Invert Level RL XX.XX
PP	- Power Pole
R XX.XX	- Ridge/Roof RL XX.XX
SL XX.XX	- Surface Level RL XX.XX
SSRW	- Sandstone Retaining Wall
STW	- Stormwater
SV	- Stop Valve
UPIT	- Unknown Pit
—	- Top/Bottom of Bank
—	- Overhead Comms/Electricity Wires
—	- Underground Sewer Service (Approx. Location by DBYD)



CLIENT	REVISION / DATE	REVISION DETAILS	SURVEY BY	DRAWN BY	CHECKED BY
MATHEW HAYWARD					
	B	28.08.2024			
	A	21.10.2022			

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B	28.08.2024			
A	21.10.2022			

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 land development consultants

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DATE OF SURVEY	11.10.2022	DRAWING TITLE
ORIGIN OF LEVELS	SSM 37233 RL 17.14 (AHD)	
ORIGIN OF COORDS	LOCAL	
CONTOUR INTERVAL	0.5m	

PLAN SHOWING BOUNDARY MARKING & DETAIL AND LEVELS OVER LOT 72 DP 11462 No. 19 DRESS CIRCLE ROAD, AVALON BEACH

SCALE	1:100 @ A1
REVISION	B
SHEET	1 OF 1
REF	21679_DET_1B