(APPROX. 10°) APPROX. MGA (GDA94) / MAGNETIC (BY DP 9151)

NOTES
- Do not scale from this plan.
- The purpose of this Detail Survey plan is to show detail and levels 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.
- A preliminary fixation of subject site boundaries has been made. Boundary dimensions and areas have been compiled from the current subject site Deposited Plan. If any work is to be undertaken on or adjacent to a boundary then a Boundary Survey is recommended to define the boundaries of the site.
- The relationship of built form and natural features to boundaries is diagrammatic and if critical should be confirmed by a Boundary Survey. Boundary setbacks (if shown) are approximate only.
- Building and feature descriptions are to be used for general identification purposes only and may require further investigation.
- No services search has been undertaken. Only those services visible at the time of survey have been located. It is recommended to contact Dial Before You Dig 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.

INTERESTS RELATING TO THE SUBJECT SITE:
The Certificate of Title for Lot 108 DP9151 ordered on 1.10.2019 identified the following interests (refer to the original 88B Instrument or Dealing creating the interest for specific terms - we recommend this be undertaken prior to design or construction):
- Reservations and conditions in the Crown Grant(s) (not investigated).
- Covenant (B945547) (not investigated).
- Mortgage to Australia and New Zealand Banking Group Limited (AE564600) (not investigated).

ROAD

ELOUERA

BENCHMARK
NAIL IN KERB
RL 25.15m
(AHD-AUSGeoid09)

108
DP 9151
1100m²
(BY DP 9151)

109
DP 9151

82
DP 9151

107
DP 9151

1 STOREY
BRICK BUILDING
TILE ROOF

BRICK GARAGE
TILE ROOF

2 STOREY
SPLIT LEVEL
CLAD BUILDING
METAL ROOF
No. 4

RENDERED GARAGE
METAL ROOF

1 STOREY
CLAD BUILDING
METAL ROOF

16° 27' 00" ~ 60.35

106° 27' 00" ~ 18.29

286° 27' 00" ~ 18.29

196° 27' 00" ~ 60.35

W1 W2 W3 W4

STW GRATE
SL 16.57
IL 15.52

STW GRATE
SL 16.57
IL 15.51

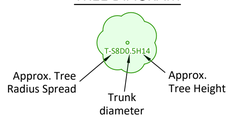
LEGEND

FL	- Floor Level
G XX.XX	- Gutter RL XX.XX
HYD	- Hydrant
PP	- Power Pole
R XX.XX	- Ridge/Roof RL XX.XX
TPIT	- Telecommunication Pit
ET	- Overhead Comms/Electricity Wires

WINDOW/DOOR SCHEDULE

No.	TOP RL	BOT. RL
W1	NOT VIS	NOT VIS
W2	23.70	21.77
W3	19.63	19.16
W4	25.26	NOT VIS

TREE DIAGRAM



0m 1 2 3 4 5 10
SCALE 1:100 @A1

DIAL BEFORE YOU DIG www.1100.com.au

CLIENT	REVISION / DATE	REVISION DETAILS	SURVEY BY	DRAWN BY	CHECKED BY
MICHAEL BURKIN					
	B 16.10.2019	TREE OUTLINE AND DESCRIPTION COLOUR AMENDED	--	CE	MG
	A 16.10.2019	AS SURVEYED ON SITE	DO	CE	DO

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info@surveyplus.com.au
www.surveyplus.com.au

DATE OF SURVEY	11.10.2019
ORIGIN OF LEVELS	SSM 37237 RL 6.0 (AHD-AUSGeoid09)
ORIGIN OF COORDS	LOCAL
CONTOUR INTERVAL	0.5m

DRAWING TITLE

PLAN SHOWING DETAIL AND LEVELS OVER LOT 108 DP 9151 No. 4 ELOUERA ROAD, AVALON BEACH

SCALE	1:100 @ A1
REVISION	B
SHEET	1 OF 1
REF	18300_DET_1B