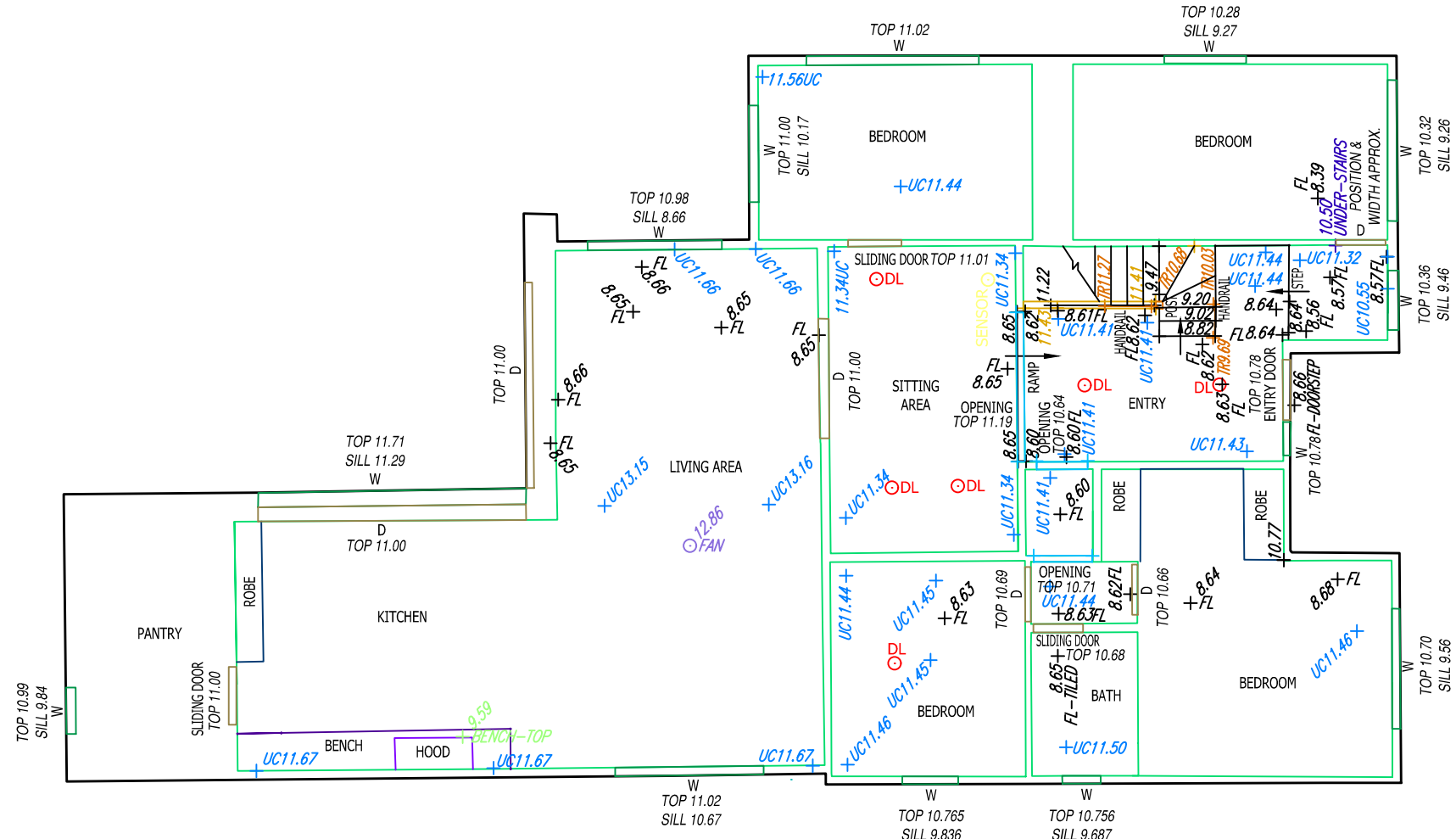
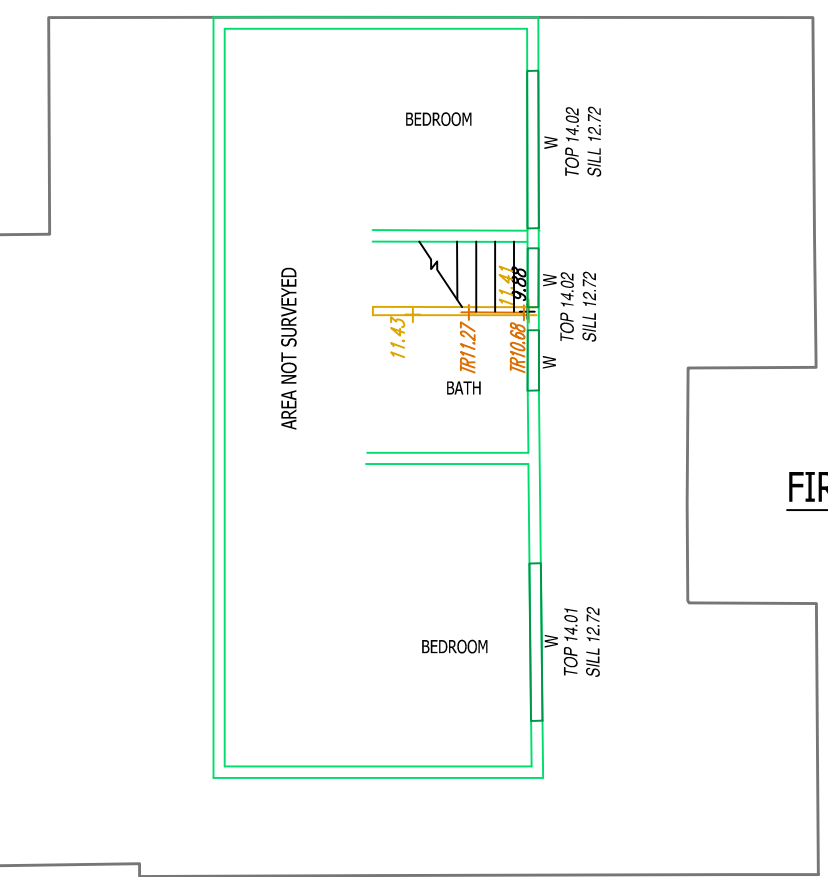


GROUND FLOOR PLAN



FIRST FLOOR PLAN



LOT 27 DP 9519

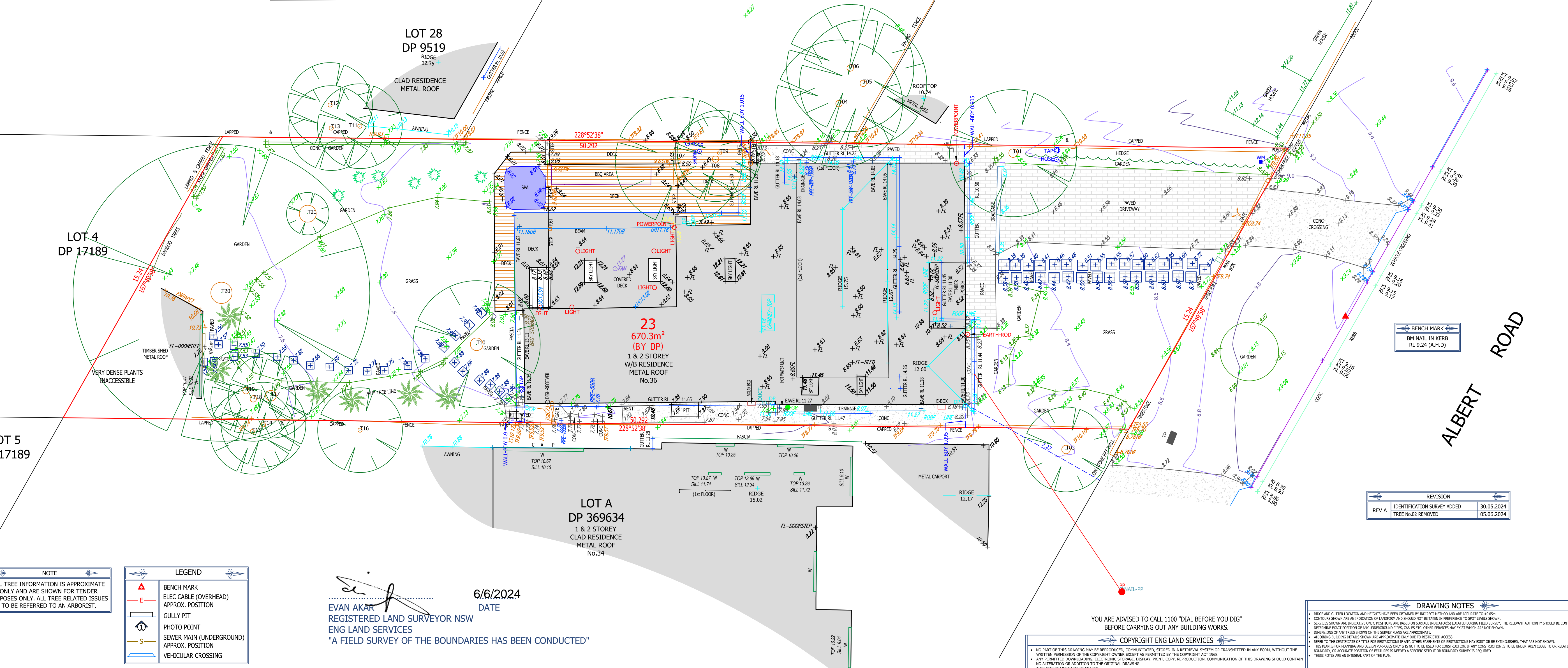
LOT 28 DP 9519

LOT 4 DP 17189

LOT 5 DP 17189

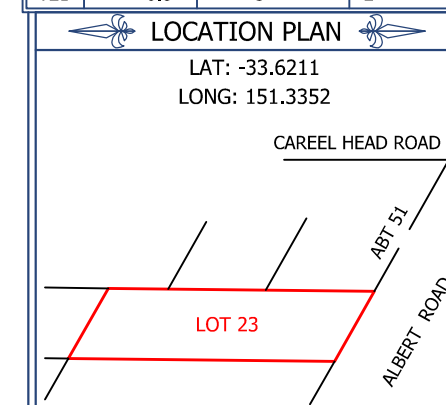
LOT A DP 369634 1 & 2 STOREY CLAD RESIDENCE METAL ROOF No.34

LOT 50 DP 10782 BRICK RESIDENCE TILE ROOF No.38



SCHEDULE OF TREES

DIAMETER	HEIGHT	SPREAD	
T01	0.4	7	6
T02	-	-	-
T03	0.4	6	4
T04	0.3	9	6
T05	0.3	9	6
T06	0.3	9	6
T07	0.2	8	6
T08	0.3	4	4
T09	0.2	4	4
T10	0.6	8	4
T11	0.2	6	4
T12	0.2	6	4
T13	0.2	6	4
T14	0.2	7	4
T15	0.2	7	4
T16	0.2	4	4
T17	0.5	8	4
T18	0.3	7	4
T19	0.3	7	4
T20	1	12	14
T21	0.8	3	2



PLAN BY

m: 0434 824 595 e: office@englandservices.com.au

CLIENT

CLIENT REFERENCE:

PROJECT LOCATION

LOT 23
DP 17189
36 ALBERT ROAD
AVALON BEACH, NSW

PLAN TYPE
IDENTIFICATION SURVEY & CONTOUR PLAN

ABBREVIATIONS

CL - CEILING LIGHT	SUCROWE INSPECTION
DC - DOWN	SWP - SEWER WENT PIPE
DR - DRIVE	SWR - SEWER WATER FIT
FL - FLOOR LEVEL	T - TREE
GR - GULLY PIT	TF - TOP OF FENCE
H - HYDRANT	TO - TOP OF GATE
HT - HOUSE TOP	TP - TOP OF PILE
IC - INTERIOR	TR - TOP OF RAIL
KL - KERB SURVEY	TS - TOP OF STEEL
KO - KERB OUTLET	UB - UNDERSIDE BEAM
L - LANDING	UC - UNDERSIDE CEILING
LD - LIGHT (GARDEN)	VEB - VEGETATION
LP - LIGHT POLE	W - WINDOW
LM - LIGHT (SMALL)	WH - WATER METER
LV - LIGHT (VALVE)	WIC - WATER CLOSET
PP - POWER POLE	
PS - PITCH	
RL - REDUCED LEVEL	
RM - ROOM	

REVISION

REV	IDENTIFICATION SURVEY ADDED	30.05.2024
REV	TREE NO.02 REMOVED	05.06.2024

JOB REFERENCE

231106D1HF-REV A

SURVEYED: HF DRAFTED: NS

SOURCE OF LEVELS

SSM 38177 RL 7.88(AHD)
(SCIMS, DATED 11.2023)

SURVEY DATE SCALE / SHEET

06.11.2023 1:100@A1

NOTE

ALL TREE INFORMATION IS APPROXIMATE ONLY AND ARE SHOWN FOR TENDER PURPOSES ONLY. ALL TREE RELATED ISSUES TO BE REFERRED TO AN ARBORIST.

LEGEND

- BENCH MARK
- ELEC CABLE (OVERHEAD) APPROX. POSITION
- GULLY PIT
- PHOTO POINT
- SEWER MAIN (UNDERGROUND) APPROX. POSITION
- VEHICULAR CROSSING

6/6/2024 DATE

EVAN AKAR
REGISTERED LAND SURVEYOR NSW
ENG LAND SERVICES
"A FIELD SURVEY OF THE BOUNDARIES HAS BEEN CONDUCTED"

YOU ARE ADVISED TO CALL 1100 "DIAL BEFORE YOU DIG" BEFORE CARRYING OUT ANY BUILDING WORKS.

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DRAWING NOTES

- RIDGE AND GUTTER LOCATION AND HEIGHTS HAVE BEEN OBTAINED BY INDIRECT METHOD AND ARE ACCURATE TO 1/50.
- CONTOURS SHOWN ARE AN INDICATION OF LANDFORM AND SHOULD NOT BE TAKEN IN REFERENCE TO SPOT LEVELS SHOWN.
- SPOTS SHOWN ARE INDICATIVE ONLY. POSITIONS ARE BASED ON SURFACE PROFILES LOCATED DURING FIELD SURVEY. THE RELEVANT AUTHORITY SHOULD BE CONTACTED TO DETERMINE EXACT POSITIONS OF ANY UNDERGROUND PIPES, CABLES, ETC. OTHER SERVICES MAY EXIST WHICH ARE NOT SHOWN.
- CONTOURS OF ANY TILES SHOWN ON THE SHOWN PLANS ARE APPROXIMATE.
- ADJOINING BOUNDARIES OF THIS DRAWING ARE APPROXIMATE ONLY. TO BE USED FOR ACCESS.
- REFER TO THE CERTIFICATE OF TITLE FOR RESTRICTIONS OR ANY OTHER EASEMENTS OR RESTRICTIONS THAT ARE NOT SHOWN.
- THIS PLAN IS FOR GENERAL INFORMATION PURPOSES ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION. IF ANY CONSTRUCTION IS TO BE UNDERTAKEN CLOSE TO OR RELATIVE TO ANY BOUNDARY, OR ACCURATE POSITION OF FEATURES IS NEEDED A SPECIFIC STAYOUT OR BOUNDARY SURVEY IS REQUIRED.
- THIS PLAN IS AN INTEGRAL PART OF THE PLAN.