

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.
- Plan coordinates have been determined from ground (real) distances and are related to an MGA (GDA2020) (grid) point of origin. A scale factor must be applied to convert plan coordinates to true MGA (GDA2020) grid coordinates.
- 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 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.

(A) - CROSS EASEMENTS [S181 B CONVEYANCING ACT, 1919] AFFECTING THE PARTY WALL(S) SHOWN ON THE COMMON BOUNDARY OF LOTS Y & X IN DP412158 (H98535)



SERVICES (APPROX. LOCATION)

- Telecomms
- Electricity
- Gas
- Sewer
- Stormwater
- Unknown
- Water
- Telecomms (BYDA)
- Electricity (BYDA)
- Gas (BYDA)
- Sewer (BYDA)
- Stormwater (BYDA)
- Unknown (BYDA)
- Water (BYDA)
- Electricity (Overhead)
- Telecomms (Overhead)

UNDERGROUND SERVICE CODES & LEVELS

Pipe diameter/size (mm) & material Position Located
(QL-A) - Validated, measured directly to Utility (Potholed)
(QL-B) - Traced, electronic detection of Utility
(QL-C) - Aligned to Utility surface features
(QL-D) - Indicative, as per BYDA diagrams or existing records

LEGEND

- Column
- Eave RL XXXX
- Electrical Kiosk Substation
- Floor Level
- Top of Fence RL XXXX
- Gutter RL XXXX
- Invert Level RL XXXX
- Invert Level RL XXXX
- Line Marking
- Ridge/Roof RL XXXX
- Surface Level RL XXXX
- Stormwater
- Stormwater Outlet
- Top of Wall RL XXXX
- Water Line
- Sewer Manhole
- Sewer Maintenance Shaft
- Irrigation Sprinkler
- Stormwater Manhole
- Stop Valve
- Sewer Vent Pipe
- Water Tap
- Traffic Light
- Telecommunication Pillar
- Telecommunication Pit
- Traffic Signal Control Box
- Unknown Manhole
- Unknown Pit
- Water Point
- Water Air Valve
- Water Meter
- Recycled Water Meter
- Top/Bottom of Bank
- Overhead Wires (Indicative)

SK- Approx Tree Radius Spread (m)
DX- Approx Tree diameter (m)
HXX- Approx Tree Height (m)

SURVEYORS CERTIFICATE

I, Liam James Neal, a surveyor registered under the Surveying and Spatial Information Act 2002, certify that this plan has been prepared in accordance with the Surveying and Spatial Information Regulation 2024, Section 45.

Liam Neal
LIAM JAMES NEAL

REGISTERED SURVEYOR NSW No. SU008762

CLIENT
HYSIDE 8 GEORGE ST PTY LTD

REVISION / DATE		REVISION DETAILS	SURVEY BY	DRAWN BY	CHECKED BY
A	31.10.2025	AS SURVEYED ON SITE	DO	CE	MT

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surveyplus.com.au

Sydney 02 9651 2821
info@surveyplus.com.au
Northern Rivers 02 6672 1256
office@surveyplus.com.au
Gold Coast 07 5536 6467
office@surveyplus.com.au

DATE OF SURVEY	28.10.2025
ORIGIN OF LEVELS	SSM 125122 RL 25.071 (AHD)
ORIGIN OF COORDS	SSM 125122 (MGA-GDA2020)
CONTOUR INTERVAL	0.5m

DRAWING TITLE

DETAIL SURVEY PLAN
LOT X & Y DP 412158 & LOT 1 DP 325701
No. 8-12 GEORGE STREET, BURWOOD

SCALE	1:100 @A1
REVISION	A
SHEET	1 OF 1
REF	24710_DET_1A

