

These notes are an integral part of this Plan and must accompany any copy of the information.

Note:

1. This Contour/Detail survey should not be used to determine Ground Level for building height restrictions. Appropriate maps and methods as defined in Brisbane City Plan 2014 should be adopted in determining the Ground Level.
2. Underground service locations are plotted approximate only from BYDA records. An underground pipe location survey or potholing is recommended to be performed to determine the actual service positions, which may differ from locations shown on this plan and may significantly impact on any future works to be designed or built on this parcel of land.
3. House Surveys Australia Pty Ltd take no responsibility for any underground services affecting this site, whether shown on this plan or not.
4. Council records indicate this property is affected by Creek/Waterway Flooding. An RPEQ may be required to determine habitable floor levels and depth of flooding over the site.
5. All services are to be checked by the relevant authority prior to any excavation or construction.
6. All levels are to AHD based upon PSM 7637 RL 8.123m AHD from Government Records.
7. This plan was prepared as a Contour Survey and should not be used for any other purpose. The dimensions, areas and total number of lots shown are subject to a boundary survey and also to the requirements of Council and any other authority which may have requirements under any relevant legislation. In particular, no reliance should be placed on the information on this plan for any financial dealings involving this land. Owners or purchasers should be aware that if utilising or building to the boundary, the author of the plan should be first contacted in case boundary locations on this or adjoining lots carries higher than normal risk. House Surveys Australia Pty Ltd therefore can accept no responsibility for failure to use this plan within the limitations intended.
8. Date of Survey 09/12/2025.

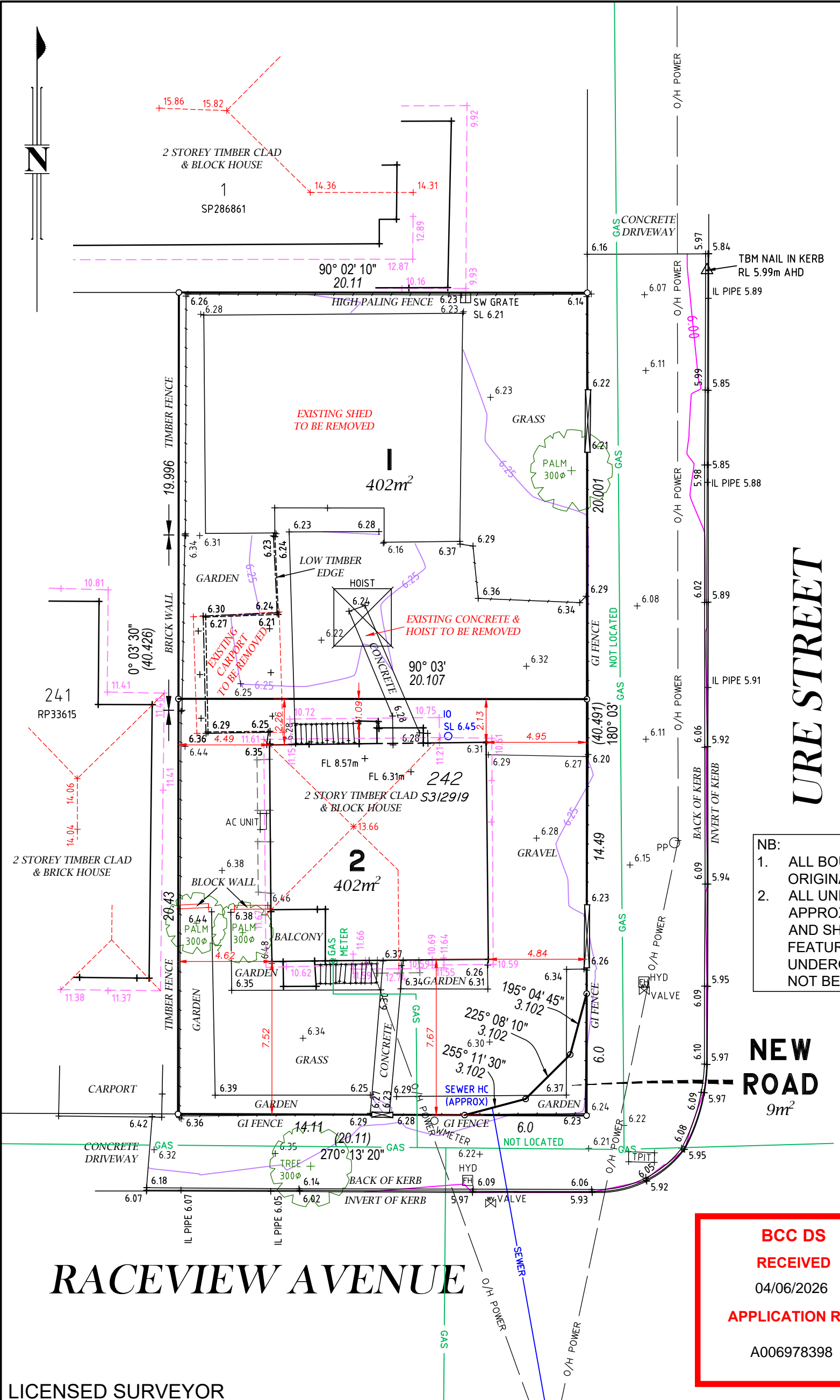
NB: BOUNDARY POSITION INDICATIVE ONLY. IDENTIFICATION SURVEY IS REQUIRED TO ACCURATELY POSITION THE BOUNDARIES AND TO DETERMINE IF THERE ARE ANY ENCROACHMENTS ONTO ADJOINING LOTS OR UPON SUBJECT LOT.

NB:
 1. ALL BOUNDARY CORNERS NOT SEARCHED FOR ORIGINAL MARKS UNLESS OTHERWISE NOTED.
 2. ALL UNDERGROUND SERVICES PLOTTED APPROXIMATE ONLY FROM BYDA RECORDS AND SHIFTED TO FIT EXISTING SURFACE FEATURES UNLESS OTHERWISE STATED. UNDERGROUND SERVICE LOCATIONS HAVE NOT BEEN CONFIRMED BY SURVEY.

RoL 1 into 2	
Lot 1	402m ²
Lot 2	402m ²
New Road	9m ²

BCC DS RECEIVED
 04/06/2026
APPLICATION REF
 A006978398

CONTOUR INTERVAL
 MINOR - 0.25 m
 MAJOR - 0.50 m



RACEVIEW AVENUE

URE STREET

NEW ROAD

9m²

LICENSED SURVEYOR

ELECT:	OVERHEAD
FLOOD AFF:	SEE COUNCIL
FOOTPATH:	CONCRETE
KERB:	VERTICAL
ROAD:	BITUMEN
SEWER:	YES
STORMWATER:	TO STREET
TELECOMMS:	YES
WATER:	CONNECTED
GAS:	CONNECTED

CLIENT:		QIYU DOU	
Sewer / Drainage and water location and connection to be verified at local authority.			
ADDRESS: 74 RACEVIEW AVENUE, HENDRA		LOT 242	S 312919
SHIRE/CITY: BRISBANE C.C.		DEED AREA: 814 m ²	
REVISION:	DRAWN:	SCALE:	JOB NO:
C	21/05/2026	1:200/A3	H25-2061
		TBM Nail in Kerb AHD DERIVED Based upon PSM 7637 RL 8.123m AHD	
		NB: ILHC position and level have not been verified.	

HOUSE SURVEYS

housesurveys.com.au

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