

INITIAL SITE TOPOGRAPHY

Free desktop topo by PlanLand — public NSW elevation data

SITE	10 HILLTOP ROAD AVALON BEACH 2107
LOT / DP	6B/DP386052
SITE AREA	~917 m ² (cadastre)
DATE	10 Oct 2026
DATUM	AHD (levels) · MGA zone 56 (GDA2020)
SCALE	1:500 @ A3
CONTOURS	minor 1 m / major 5 m

TERRAIN SUMMARY

RL RANGE	30.99 – 43.01 (12.01 m fall)
OVERALL GRADE	~26.1 % high to low point
SLOPE ON LOT	median 23.9 % · max 37.8 %
CLASSIFICATION	very steep site

SLOPE ANALYSIS

	0 – 5 % (gentle)
	5 – 10 % (moderate)
	10 – 15 % (steep)
	15 – 20 % (very steep)
	> 20 % (extreme)

NEARBY SURVEY MARKS

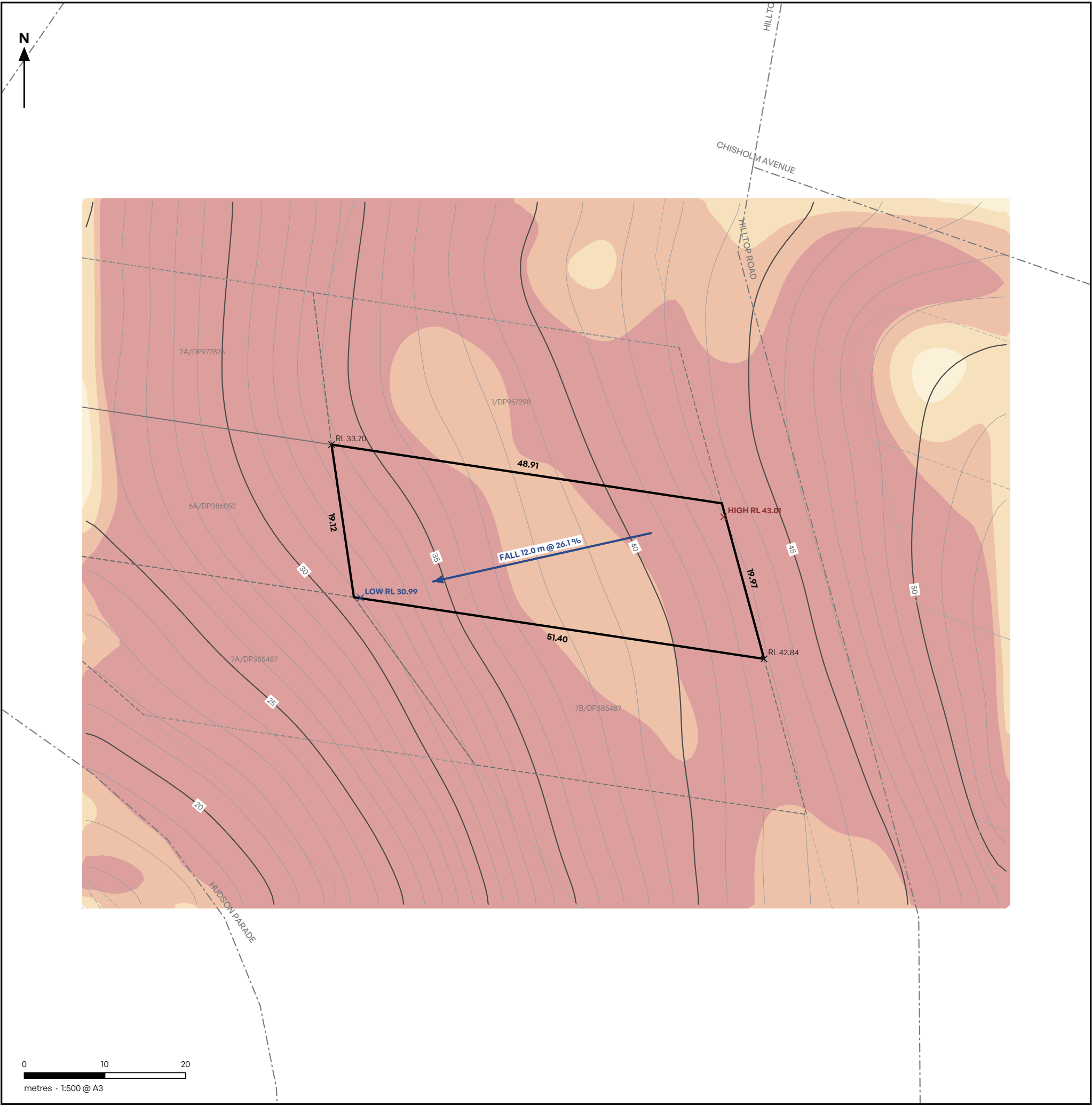
MARK	AHD RL	DIST	CLASS
PM51469	17.50	74 m	E
PM51470	19.30	95 m	E
SS38165	31.10	119 m	E
SS10024	34.87	126 m	LB

SOURCES & LIMITATIONS

Elevation derived from the NSW DCS Spatial Services statewide 5 m DEM (AHD), resampled and smoothed; vertical accuracy is typically ±0.5–1 m and total fall may be understated ~10–20 % on sloping sites. Boundary from the NSW ePlanning digital cadastre — position is indicative, not a redefinition of title. Adjoining lot boundaries (grey dashed, Lot/DP labelled where the lot shares a boundary) are partial and carry the same cadastre tolerance. Road centrelines from the NSW Transport theme are indicative, not surveyed kerb lines. Survey marks from DCS SurveyMarkGDA2020 (class U values are unverified). This plan is a PRELIMINARY DESKTOP ASSESSMENT for early design and feasibility only. It is not a boundary, detail or level survey and must not be used for construction set-out, drainage design or certification. Engage a registered surveyor before detailed design.

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Newton Teale Consulting Pty Ltd
0403 993 876 · link@planland.com.au
planland.com.au



AERIAL CONTEXT

10 HILLTOP ROAD AVALON BEACH 2107
Major contours (5 m), the site boundary and the adjoining lots
(partial, white dashed), over NSW aerial imagery.
Scale 1:500 @ A3.

WHAT THE LEVELS MEAN

The lot falls about 12.0 m (roughly 26 %) from its high point at RL 43.01 down to RL 30.99, generally to the west. Public elevation data tends to understate falls on sloping sites, so treat these as minimums.

Very steep site: expect extra cost for footings, retaining and access. Work with the slope (stepped levels, suspended floors) rather than benching it flat, and allow for a geotechnical report early.

The land falls away from Hilltop Road, so roof and surface water can't simply drain to the kerb. A drainage easement through a downhill property or another approved discharge is likely to be needed — an engineer can confirm.

This is a desktop estimate. Your certifier or council will need a detail survey from a registered surveyor before drawings are lodged.

FROM LEVELS TO AN APPROVAL PATHWAY

- 1 Send us the address**
at planland.com.au/contact, with this topo
- 2 We map the controls**
zoning, height, FSR and the CDC or DA pathway
- 3 Get a fixed-fee proposal**
for design and the DA or CDC documentation

Approval comes from council or a registered certifier.
No survey yet? Ask and we will arrange a surveyor's quote.