

68 Lloyds Road, Wanora, QLD 4306  
[ben@finerdetailsurveying.com.au](mailto:ben@finerdetailsurveying.com.au)  
0429 326 203



## LARGE CATEGORY DETAIL SURVEY 300 - 600 surveyed points

- 3D CONTOURS & SPOT LEVELS to Australian Height Datum
- PLACE SITE BENCHMARK TO AHD included
- BUILDING POSITIONS, SHEDS, CARPORT
- ROOF RIDGES, FLOOR LEVELS, EAVE HEIGHTS / 3D LINEWORK
- TOPOGRAPHICAL FEATURES including retaining walls
- COMPREHENSIVE ROAD & FOOTPATH DETAIL
- TREES AND GARDENS (Individual tree descriptions extra)
- EXISTING STRUCTURES, PATHWAYS, DRIVEWAYS, POOL ETC
- UTILITIES & SERVICES, SURVEYED, or FROM "DIAL BEFORE YOU DIG"
- 3D EXISTING SURFACE MODEL (including triangles and surface entities)



Once the fieldwork is completed, we will prepare and email you (and your designer) the detail survey plan (usually within 48 hrs). The plan & data will be in 4 different electronic formats.

- .pdf 2D plan for you to view using common pdf software, or to print out.
- .dxf 3D plan/data to work with in CAD design software only.
- .dwg 3D plan/data to work with in CAD design software only.
- .12da 3D plan/data to work with in 12D design software only.

The most important services we provide are included in the detail survey.

- Friendly communication
- Customer respect
- Honesty
- Flexibility
- Response time



We aim to produce the best survey data your designers have ever used. Your exciting project is not just a job to us... its **3D precision artwork**. The dataset we provide maps your property completely like a hologram, your designers then use our data to build from using CAD software.

Sincerely

QSB registered Survey Associate.  
[ben@finerdetailsurveying.com.au](mailto:ben@finerdetailsurveying.com.au)

### Next pages

Describe the more technical components of what's included in the quote & what we are providing. It is important 😊 please read (Learning, not legal jargon).

Cont'd

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## Here's the Finer Details.....

**FIELDWORK ON SITE** FDS generally arrive on site around 7am, we don't need access inside the house (unless there are critical internals to be surveyed). We love dogs 😊 so generally it's ok for them to just be around as normal. Please let me know if your pup is an escape artist, timid or unpredictable. I try to map the property without intruding on your privacy or tenants. Large category jobs take about 10hrs fieldwork finishing by about 5pm.

**VEGETATION TRIMMING** during the detail survey it is sometimes necessary to trim foliage to obtain survey line of site, we use high quality garden shears to make neat clean cuts and try to prune only the bare minimum. If the property is quite overgrown, there will be garden waste to dispose of. And for goodness' sake please tell me about Aunt Judy's prize roses 😊.

**TITLE BOUNDARY Will not be marked in a Detail Survey.** Boundary 3D line-work provided is for plan plotting & design purposes only. If proposed works are near the calculated boundary, we strongly recommended that a Boundary Identification Survey (from \$1870 incl gst) is completed prior to final design or construction commencing. **80 % of jobs do not need title boundary work at design stage,** FDS will advise if there are any mathematical discrepancies, or obvious problems with fences & existing structures. If necessary, we can organise a Boundary Identification Survey in collaboration with Ian Davis Surveys Licensed Surveyors.

**CONSTRUCTION PHASE** At some point soon your project will be under construction, your builder may insist that the property boundary is marked in accordance with legislation for certification required by council for final approval. Commonly the builder has their own surveyor who handles the construction set-out and final position certification (Qld Gov't FORM12). Sometimes the builder engages FDS to undertake this work (in collaboration with Ian Davis Surveys LS). The **critical point** is that the boundary linework we provide for design now, will exactly match the formal boundary or certification work that will follow.

*(Legal jargon sorry) ... Ben North trading as Finer Detail Surveying. Queensland Surveyors Board Registered Surveying Associate, any title boundary or certification work is undertaken under the supervision, and responsibility of Ian Davis Surveys licensed consulting surveyors in accordance with relevant legislation.*

# Finer Detail Surveying what's included?

DETAIL - CONTOUR - TREES / ARBOREAL - SPECIALISTS

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**HISTORICAL NATURAL GROUND LEVEL** (standard for designers if you are planning on raising or extending your house roof lines). If it is specifically required H.N.G.L. will be shown separately on your quote (from \$330 incl gst). We will investigate and research historical plans and mapping data. These beautiful, archived plans are held by plan custodian departments. Several full-scale plan copies will be purchased and used in the field survey, correlating existing surface points with identifiable topographical benchmarks and features shown. Finally, we will spend a couple of hours on the computer modelling the surface to be included in the CAD data file as a single layer for designers to use.

**TREES** are surveyed and included in the data as generic small/med/large. (Included in price)

Should you require **INDIVIDUAL TREE SPECIFICS** (generally for arboreal reports) this service will also be shown separately on your quote...

- Precise **TREE SIZES** (trunk/canopy/height) ... from \$110 (20 trees)
- Precise **TREE SIZES + SPECIES**... from \$220 (20 trees)
- Precise **TREE SIZES + SPECIES + TAGGED**... from \$440 (20 trees)



**INSURANCES** Finer Detail Surveying is always happy to provide details + certificates of currency for our Comprehensive Professional Indemnity, Public Liability, and general insurances.

## **SURVEY CO-ORDINATE DATUM: LOCAL ARBITRARY / GLOBAL GDA**

Sometimes the detail survey data is specifically requested to be on a global co-ordinate system called GDA. This is commonly required for developments and subdivisions that are associated with Civil Infrastructure and Engineering. This involves surveying to multiple precise survey marks and adjusting the data to match these known permanent survey marks. This service often results in lengthy traverses across neighborhoods and some extra calculations time. Unless otherwise noted this detail survey will be on the correct datum for the orientation of the block within a local arbitrary set of co-ordinates. (GDA co-ordinates from \$330) will be shown separately on your quote if it is requested.

*Thanks so much for your time reviewing this quotation, please don't hesitate to contact me if you have any questions at all....*

Sincerely

QSB registered Survey Associate.  
[ben@finerdetailsurveying.com.au](mailto:ben@finerdetailsurveying.com.au)