



Schedule of Trees			
No	Diam	Spread	Height
1	0.3	4	7
2	0.3	4	7
3	0.3	5	7
4	0.3	5	8
5	0.3	5	8
6	0.3	7	6
7	0.4	8	6
8	0.2	3	5
9	0.3	6	9
10	0.2	4	6
11	0.3	5	7
12	0.3	5	5
13	0.2	5	7
14	0.2	6	6
15	0.2	4	5
16	0.2	5	5
17	0.2	4	7
18	0.3	6	5
19	0.2	4	5
20	0.3	6	7
21	0.3	5	6
22	0.2	4	6
23	0.2	5	7
24	0.3	6	7
25	0.3	6	6
26	0.3	6	7
27	0.3	6	7
28	0.3	8	7
29	0.3	6	7
30	0.3	6	6
31	0.3	7	6
32	0.2	4	5
33	0.2	4	6
34	0.2	3	5
35	0.3	3	6
36	0.3	3	7
37	0.3	6	6

GENERAL NOTES

ONLY TREES GREATER THAN 3.5 METRES IN HEIGHT ARE SHOWN ON THIS PLAN AND THEIR POSITIONS ARE DIAGRAMMATIC ONLY AND MAY REQUIRE ADDITIONAL SURVEY WHERE CRITICAL TO DESIGN.

CONTOURS ARE INDICATIVE AT GROUND FORM ONLY. SPOT LEVELS ONLY SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.

LEVELS ARE ON AUSTRALIAN HEIGHT DATUM (AHD).

ALL SETOUT LEVELS MUST BE REFERRED TO THE BENCH MARK SHOWN ON THIS PLAN.

BOUNDARY NOTES

THE BOUNDARIES OF THE LAND HAVE BEEN SURVEYED, UNLESS SHOWN BY OFFSETS, THE POSITION OF THE FEATURES SHOWN IS DIAGRAMMATIC ONLY.

BOUNDARIES HAVE NOT BEEN MARKED.

SURVEY INFORMATION NOTES

THE ORIGIN OF COORDINATES COMES FROM SSM131952 E309871.367 N6265893.966 CLASS B POSITIONAL UNCERTAINTY (PU) 0.02 (MGA2020) ADOPTED FROM SCIMS DATED 06/02/2026.

THE ORIGIN OF LEVELS COMES FROM SSM131952 RL75.323 CLASS B POSITIONAL UNCERTAINTY (PU) N/A ADOPTED FROM SCIMS DATED 06/02/2026.

THE ORIENTATION OF THIS PLAN IS MGA NORTH WHICH HAS BEEN DETERMINED BY DP1252968.

CERTIFICATE OF TITLE NOTES

THE FOLLOWING INFORMATION RELATES TO THE RESPECTIVE CERTIFICATE OF TITLE OF EACH LOT:

- LOT 101 IN DP1252968
(CT EDITION 2 DATED 21/11/2026 SEARCH DATE 12/02/2026)
- THERE ARE NO NOTATIONS ON THE CERTIFICATE OF TITLE

NO COVENANTS OR RESTRICTIONS ARE NOTED ON THE TITLE.

SERVICES NOTES

ONLY THOSE SERVICES VISIBLE AT THE TIME OF SURVEY HAVE BEEN LOCATED AND ARE QUALITY LEVEL A AS DEFINED BY AS 5488.1:2022.

UNDERGROUND SERVICES HAVE BEEN PLOTTED FROM 'BEFORE YOU DIG AUSTRALIA' PLANS, ARE QUALITY LEVEL D AS DEFINED BY AS 5488.1:2022 AND ARE ONLY CURRENT AT THE DATE OF SEARCH.

ALL RELEVANT AUTHORITIES MUST BE CONTACTED TO DETERMINE THE FULL EXTENT OF SERVICES PRIOR TO ANY PLANNING OR WORKS NEAR THE SITE.

LEGEND

TAG	DESCRIPTION
BB	BOTTOM OF BANK
CL	CENTRELINE
COM	COMMUNICATIONS PIT
ELP	ELECTRICITY PILLAR
EP	ELECTRICITY PIT
GUT	KERB GUTTER
HYD	HYDRANT
LP	LIP LINE
LP	LIGHT POLE
MW	MONITORING WELL
PC	PEDESTRIAN CROSSING
RHYD	RECYCLED HYDRANT
RSV	RECYCLED STOP VALVE
RWM	RECYCLED WATER METER
SS	STREET SIGN
SV	STOP VALVE
TB	TOP OF BANK
TK	TOP OF KERB
VC	VEHICLE CROSSING

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PROJECT:
DETAIL AND LEVEL SURVEY OF
LOT 101 IN DP1252968

9-11 MAWSON AVENUE
BELLA VISTA

CLIENT: URBAN PROPERTY GROUP
BELLA VISTA

LGA: THE HILLS SHIRE

REF: 9522	CONTOURS: 0.5m
ISSUE: A	DATUM: AHD
SURVEY DATE: 10/02/2026	AZIMUTH: MGA2020
SCALE: 1:300	SHEET 1 OF 1 SHEETS

UNDERGROUND SERVICES LEGEND
QUALITY LEVEL D (AS 5488.1:2022)

W	POTABLE WATER MAIN
R	RECYCLED WATER MAIN
D	STORMWATER PIPE
S	SEWER MAIN
E	ELECTRICITY CABLES
G	GAS MAIN

CAUTION: FIBRE OPTIC CABLES ARE PRESENT IN THIS AREA

APPROXIMATE POSITION ONLY VIDE 'BEFORE YOU DIG AUSTRALIA' PLANS JOB No. 52156338
SEARCH DATE 20/01/26. WHERE CRITICAL TO DESIGN, UNDERGROUND SERVICES SHOULD BE LOCATED BY MORE ACCURATE METHODS.

SERVICES NOTES:

- ONLY THOSE SERVICES VISIBLE AT THE TIME OF SURVEY HAVE BEEN LOCATED AND IF SHOWN AS "B" ARE QUALITY LEVEL A AS DEFINED BY AS 5488.1:2022. LEVELS SHOWN ARE SURFACE LEVELS UNLESS NOTED OTHERWISE.
- UNDERGROUND SERVICES HAVE BEEN PLOTTED FROM 'BEFORE YOU DIG AUSTRALIA' PLANS, ARE QUALITY LEVEL D AS DEFINED BY AS 5488.1:2022 AND ARE ONLY CURRENT FOR 3 MONTHS FROM THE SEARCH DATE NOTED ABOVE. ALL RELEVANT AUTHORITIES MUST BE CONTACTED TO DETERMINE THE FULL EXTENT OF SERVICES PRIOR TO ANY PLANNING OR WORKS NEAR THE SITE.

ISSUE	DATE	AMENDMENT	SURV	CHK
A	10/02/26	ORIGINAL ISSUE	DG	NN



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REGISTERED LAND SURVEYOR

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