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(X) RIGHT OF CARRIAGEWAY AND EASEMENT FOR SERVICES 2.745 METRES WIDE

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THE PLAN AND CAD FILE SHALL ONLY BE USED BY THE ADDRESSED CLIENT FOR THE PURPOSE FOR WHICH THE SURVEY WAS CARRIED OUT.

LOCALITY SKETCH

UBD AREA: SYD REVISION: 54

MAP: 271 REF: F6

S
GPS
E

NOTE:
THIS CONTOUR & DETAIL SURVEY IS FOR TENDER PURPOSES ONLY
& IS CARRIED OUT UNDER SECTION 46 OF THE SURVEYING & SPATIAL
INFORMATION REGULATION 2024.
IT MAY NOT FULFIL ALL THE REQUIREMENTS OF A DEVELOPMENT
APPLICATION (DA) OR A COMPLYING DEVELOPMENT CONSENT (CDC).
THE POSITION OF STRUCTURES & IMPROVEMENTS SHOWN ARE
APPROXIMATE ONLY. IF A DA OR CDC IS TO BE LODGED, IT IS
RECOMMENDED THE BOUNDARIES BE SURVEYED MORE ACCURATELY
& THE CONTOUR & DETAIL SURVEY BE UPDATED TO REFLECT THIS
ACCURACY. IF THE POSITION OF THE PROPOSED RESIDENCE IS
CRITICAL TO EXISTING STRUCTURES, ADDITIONAL SURVEY WORK
MAY BE REQUIRED TO ENSURE FINAL DESIGN SATISFIES THE CLIENT.
FOR ANY PROPOSED STRUCTURES IN RELATION TO A BOUNDARY,
A REGISTERED SURVEYOR MUST CARRY OUT A BOUNDARY SURVEY,
SETOUT SURVEY OR IDENTIFICATION SURVEY FOR THE PROPOSED WORKS.

D - DENOTES GROUND FLOOR DOOR
GD - DENOTES GARAGE DOOR
W - DENOTES GROUND FLOOR WINDOW
WI - DENOTES UPPER FLOOR WINDOW



HOW TO PROTECT SURVEY MARKS BEFORE WORKS COMMENCE

For details refer to -
[https://www.spatial.nsw.gov.au/data/assets/pdf/file/0003/221736/Protecting Survey Marks June2018 Final.pdf](https://www.spatial.nsw.gov.au/data/assets/pdf/file/0003/221736/Protecting%20Survey%20Marks%20June2018%20Final.pdf)
Find out if there are survey marks located in the area of interest by:

1. Viewing the Permanent survey mark layer on SIX Maps - maps.six.nsw.gov.au and print the map showing location of survey marks.
2. Download the Permanent Survey Mark Locality Sketches.
3. Inspecting the site, paying particular attention to survey marks located in the footpath, kerb or gutter.

IF NO SURVEY MARKS ARE AFFECTED COMMENCE WORKS
IF SURVEY MARKS ARE IN THE AREA & COULD BE AFFECTED
BY THE WORKS, eg. disturbed or removed

1. Apply for Surveyor General Approval - Survey Mark(s) Removal.
2. Where required contact a Registered Surveyor to assist with the conditions of approval.

PENALTIES FOR DISTURBING SURVEY MARKS

The unauthorised removal, disturbance or destruction of survey marks is costly to the community. Section 24(1) of the Surveying and Spatial Information Act 2002 states a person must not remove, damage, destroy, displace, obliterate or deface any survey mark unless authorised to do so by the Surveyor-General.
Penalties such as \$10,000 towards the cost of reinstatement and up to \$10,000 towards loss or damage may apply.

NOTE: BUILDER TO CONFIRM WITH RELEVANT ENERGY/TELECOMMUNICATIONS PROVIDER THAT THE ZONE OF OVERHEAD LINES WILL NOT AFFECT HOUSE DESIGN & CONSTRUCTION. IF POSITION OF OVERHEAD LINES IS CRITICAL, EXTRA SURVEY MAY BE REQUIRED.

APPROXIMATE POSITION OF SEWER MAIN (BY DBYD) REFER TO DBYD DIAGRAM FOR DETAILS.
NOTE: PRIOR TO ANY DESIGN AND CONSTRUCTION, A SEWER PEGOUT MUST BE UNDERTAKEN TO DETERMINE THE EXACT LOCATION OF THE SEWER LINE.

ALL TREE HEIGHTS AND SPREAD ARE APPROXIMATE ONLY AND ARE SHOWN FOR TENDER PURPOSES ONLY.
ALL TREE RELATED ISSUES TO BE REFERRED TO AN ARBORIST



GENERAL NOTES

- A) THIS SURVEY IS SPECIFICALLY FOR CONTOUR PURPOSES ONLY. THE BOUNDARIES OF THE SUBJECT PROPERTY SHOWN ARE BASED ON THE CERTIFICATE OF TITLE AND BASE DEPOSITED PLAN.
- B) PITS AND SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY. THE RELEVANT SERVICE AUTHORITY SHALL BE CONTACTED TO VERIFY THE EXISTENCE AND POSITION OF ALL SERVICES PRIOR TO DA & THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.
- C) CONTOURS ARE INDICATIVE OF SURFACE TOPOGRAPHY ONLY. SURVEYED SPOT LEVELS ARE THE ONLY VALUES TO BE RELIED ON FOR REDUCED LEVELS ON PARTICULAR FEATURES.
- D) THIS SURVEY HAS BEEN CARRIED OUT UNDER SECTION 46 OF THE SURVEYING AND SPATIAL INFORMATION REGULATION 2024.
- E) THIS SURVEY MAY NOT FULFIL ALL THE REQUIREMENTS OF A DEVELOPMENT APPLICATION (DA) OR A COMPLYING DEVELOPMENT CONSENT (CDC).

SYMBOLS & ABBREVIATIONS:

GP	GULLY PIT	-E-	OVERHEAD ELEC LINE	TK	TOP OF KERB
SIP	SURFACE INLET PIT	-S-	SEWER LINE	RTK	ROLL TOP KERB
SIC	SEWER INSPECTION COVER	PP	POWER POLE	/	VC VEHICLE CROSSING
MH	SEWER MANHOLE	LP	LIGHT POLE	INV	INVERT
SWMH	STORMWATER MANHOLE	EC	ELECTRICITY CONDUIT	KO	KERB OUTLET
WM	WATER METER	ECT	ELEC & TELE CONDUIT	TTT	TOP OF BANK
EL	ELECTRICITY BOX	TC	TELECOM CONDUIT	BOB	BOTTOM OF BANK
TP	TELECOMMUNICATIONS PIT	WC	WATER CONDUIT	OPSP	PRESSURE SEWER PUMP PIT
TD	TELECOMMUNICATIONS DOME	G	GAS CONDUIT	OPSPV	PRESSURE SEWER VALVE PIT
HYD	WATER HYDRANT	GM	GAS METER	FP	FLUSHING POINT
R/W	RECYCLED WATER HYDRANT	GD	GAS DISC	OL	OVERHEAD LINE
SV	STOP VALVE	DH	DRILL HOLE AND WING	SM	STATE SURVEY MARK
		PM	PERMANENT MARK	H	DRILL HOLE

ASPECT DEVELOPMENT & SURVEY Pty. Ltd.
CONSULTING REGISTERED SURVEYORS
ABN 60 078 649 000

UNIT 18
338-342 CANTERBURY ROAD
CANTERBURY NSW 2193
TELE: (02) 9554 8388
admin@aspectsurvey.com.au

PO BOX 90
SANS SOUCI, NSW 2219
THE JUNCTION (NEWCASTLE)

PROJECT

OUR REFERENCE	07/1075467/430500
LOT 3	DP 576906
DATUM AHD	SOURCE SCIMS 22/01/26
ORIGIN OF LEVELS	PM 1776
SURVEYED MS	REDUCED LEVEL 40.662
DRAWN NP	DATE 14/02/2026
SCALE 1: 400	A3 SHEET

CLIENT: BETTER BUILT HOMES

REF: 1227

REF:

ADDRESS: 30C SIMMAT AVENUE

SUBURB: CONDELL PARK

LEVELS ARE IN TERMS OF AUSTRALIAN HEIGHT DATUM
ORIGIN OF LEVELS FROM PM 1776
SOURCE OF INFORMATION SCIMS DATED 22/01/26

A	REAR TREE POSITION AMENDED	24/03/26	JZ
ISSUE	REVISION	DATE	DRAWN