

TITLE: PLAN SHOWING DETAIL & LEVELS OVER LOTS 101 & 103 DP1170190

LOCATION: IRONBARK ROAD MUSWELLBROOK

CLIENT: FREEDOM DEVELOPMENT GROUP



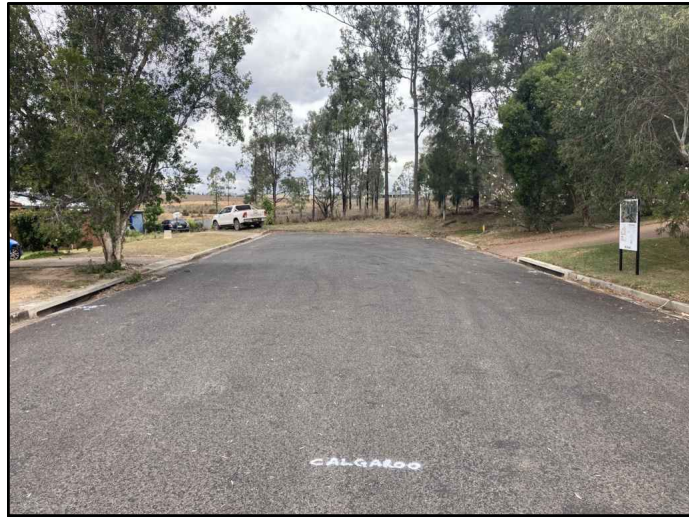
• LAND & PROPERTY SURVEYS
• PROJECT MANAGEMENT
• LAND DEVELOPMENT
• 3D LASER SCANNING

• ENGINEERING & INFRASTRUCTURE SURVEYS
• STRATA & COMMUNITY TITLE SURVEYS
• VOLUMETRIC SURVEYS & MODELLING
• DRONE SURVEYS & IMAGERY

49 BROADMEADOW ROAD, BROADMEADOW NSW 2292 T 02 4960 1111 W www.ps-surveys.com.au
PO BOX 1273, NEWCASTLE NSW 2300 E enquiry@ps-surveys.com.au

Copyright in the drawings, information and data recorded hereon is the property of Positive Survey Solutions and may not be used, copied or reproduced in whole or part for any purpose other than that for which it is supplied without the prior consent of Positive Survey Solutions.

Revision	Amendment	Date	SCALE A1 - 1:3000 A3 - 1:6000	ORIGINAL SIZE A1	HORIZ DATUM MGA PM53060 E 302738.266 N 6425540.851	SOURCE SCIMS 01/11/2023	JOB / REF NO. 24115
A	INITIAL ISSUE	12.12.23	DO NOT SCALE		VERT DATUM AHD PM53060 RL 219.247	SOURCE SCIMS 01/11/2023	SHEET NO. 1 OF 9
B			SURVEYOR: BMK	DRAWN: JT	CONTOUR INTERVAL: 0.5m		DATE: 12.12.2023
C			SHANNON WILSON	REGISTERED SURVEYOR	CAD REF: 24115_DET_A.dwg		REVISION: A
D							
E							



Photograph 1



Photograph 2



Photograph 3



Photograph 4

NOTES :

1. The cadastre shown on this plan has been located to a standard of accuracy in accordance with Regulation 10 of the Surveying and Spatial Information Regulation 2017. The boundaries have not been marked by this survey.
2. Datum shown in the title block denotes the date of information sourced from SCIMS.
3. All information provided as part of this survey is on MGA2020 GRID coordinates.
4. This plan displays information suitable for detailed planning and design at the scales stated only. The plan may not be used for any other purpose or at any scales other than those stated.
5. Spot levels and contours shown hereon are for design purposes only and may require confirmation prior to any excavation or construction. Contours have been derived from:
 - Aerial photogrammetry survey by PSS dated December 2023
 - Terrestrial survey by PSS December 2023
 - Airborne ELVIS data under license from NSW Spatial Services Department Finance, Services and Innovation, (captured November 2017 - May 2018)
6. Only visible surface features have been surveyed and are shown to scale accuracy only.
7. Services shown hereon have been located by field survey of visible features only, unless otherwise noted.
8. Any underground services shown on this plan are indicative only and do not represent the number, size or depth of cables, pipes or conduits, unless otherwise noted.
9. Prior to and during any demolition, excavation or construction the designer and/or contractor must obtain a current search from "Dial Before You Dig".
10. These notes are an integral part of this plan. Reproduction of this plan, or any part of it, without these notes included in full will render the information invalid and not suitable for use.



SCALE 1 : 100 (A1)
SCALE 1 : 200 (A3)

PIT	INFORMATION
1	Ø450 US IL: 179.45
2	Ø450 US IL: 179.43
	Ø450 DS IL: 179.42



- LAND & PROPERTY SURVEYS
- PROJECT MANAGEMENT
- LAND DEVELOPMENT
- 3D LASER SCANNING
- ENGINEERING & INFRASTRUCTURE SURVEYS
- STRATA & COMMUNITY TITLE SURVEYS
- VOLUMETRIC SURVEYS & MODELLING
- DRONE SURVEYS & IMAGERY

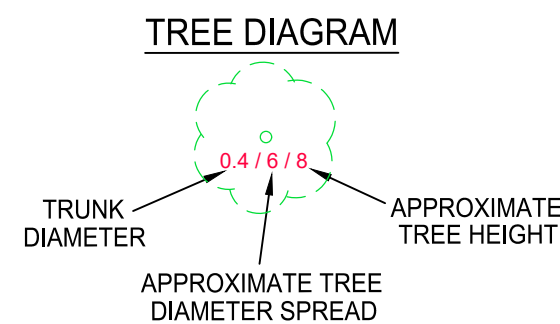
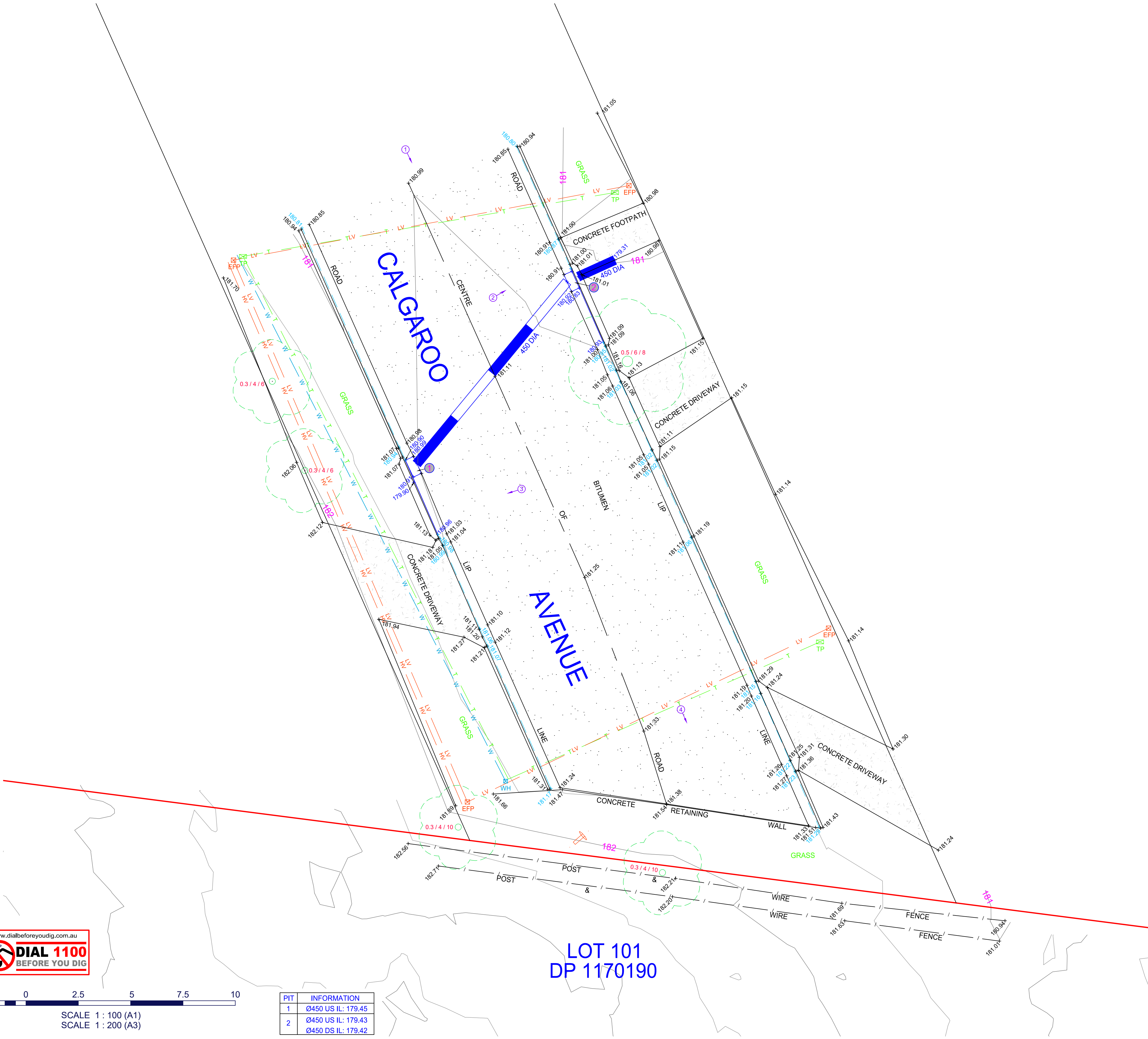
49 BROADMEADOW ROAD, BROADMEADOW NSW 2292 T 02 4960 1111 W www.psurveys.com.au
PO BOX 1273, NEWCASTLE NSW 2300 E enquiry@psurveys.com.au

Copyright in the drawings, information and data recorded hereon is the property of Positive Survey Solutions and may not be used, copied or reproduced in whole or part for any purpose other than that for which it is supplied without the prior consent of Positive Survey Solutions.

Revision	Amendment	Date
A	INITIAL ISSUE	12.12.23
B		
C		
D		
E		

SCALE	ORIGINAL SIZE	HORIZ DATUM	SOURCE	JOB / REF NO.
A1 - 1:100 A3 - 1:200	A1	MGA PM53060 E 302738.266 N 6425540.851	SCIMS 01/11/2023	24115
DO NOT SCALE		VERT DATUM AHD PM53060	SCIMS 01/11/2023	SHEET NO. 2 OF 9
SURVEYOR: BMK DRAWN: JT		CONTOUR INTERVAL: 0.5m		DATE: 12.12.2023
SHANNON WILSON REGISTERED SURVEYOR		CAD REF: 24115_DET_A.dwg		REVISION: A

N
MGA - GDA2020



LEGEND	
193	CONTOUR
—	FENCING
—	GATE
S(U)	UNIDENTIFIED SERVICE
S	SIGN POST
L	LARGE SIGN
⊗	POST
⊙	SEWER MANHOLE
—	BOTTOM OF BANK
—	TOP OF BANK
⊙	PHOTO LOCATION & DIRECTION
WM	WATER METER
TP	TELEPHONE SINGLE CONCRETE PIT
SV	STOP VALVE
WH	WATER HYDRANT
EF	ELECTRIC DISTRIBUTION FUSE POINT
EL	ELECTRIC LIGHT WITH OUTREACH
TPS	TELEPHONE TWIN CONCRETE PIT
LP	POLE LIGHT
WM	WATER MAIN MARKER
UNDERGROUND SERVICES	
NOT LOCATED BY SURVEY - APPROXIMATE LOCATION ONLY SOURCE - DIAL BEFORE YOU DIG	
W	APPROXIMATE WATER MAIN LOCATION
T	APPROXIMATE LOCATION OF UNDERGROUND NBN / TELSTRA CABLES
S	APPROXIMATE SEWER MAIN LOCATION
HV	APPROXIMATE UNDERGROUND ELECTRICITY HIGH VOLTAGE
LV	APPROXIMATE UNDERGROUND ELECTRICITY LOW VOLTAGE
E	APPROXIMATE UNDERGROUND ELECTRICITY HIGH VOLTAGE & LOW VOLTAGE

TITLE:	PLAN SHOWING DETAIL & LEVELS OVER LOTS 101 & 103 DP1170190
LOCATION:	IRONBARK ROAD MUSWELLBROOK
CLIENT:	FREEDOM DEVELOPMENT GROUP



Photograph 1



Photograph 2



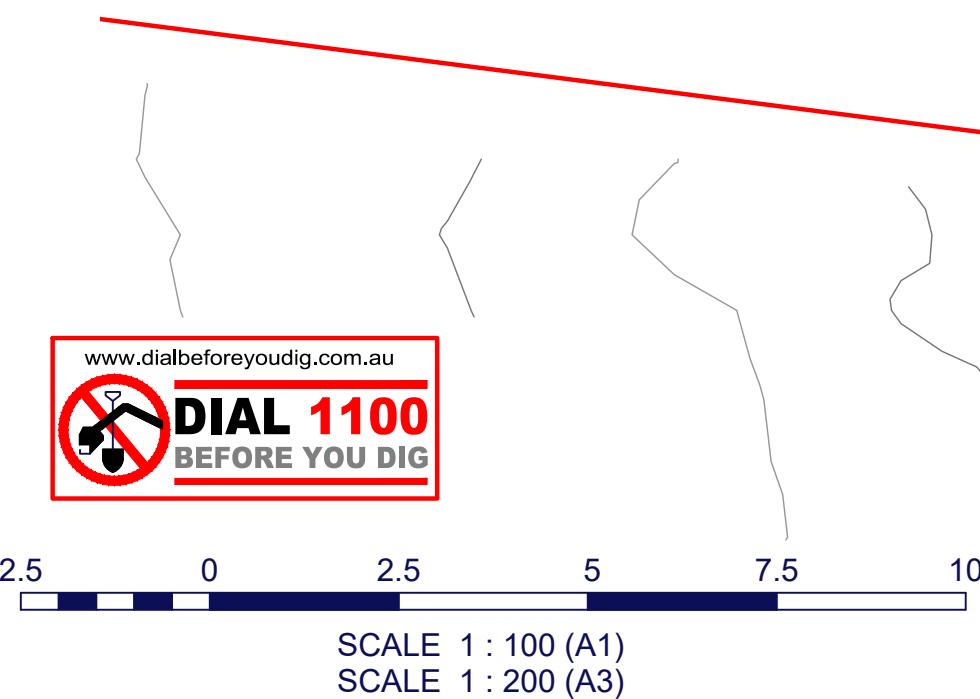
Photograph 3



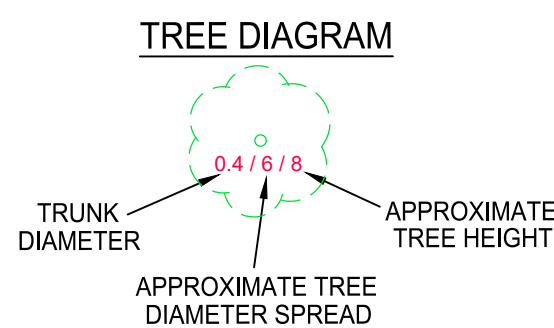
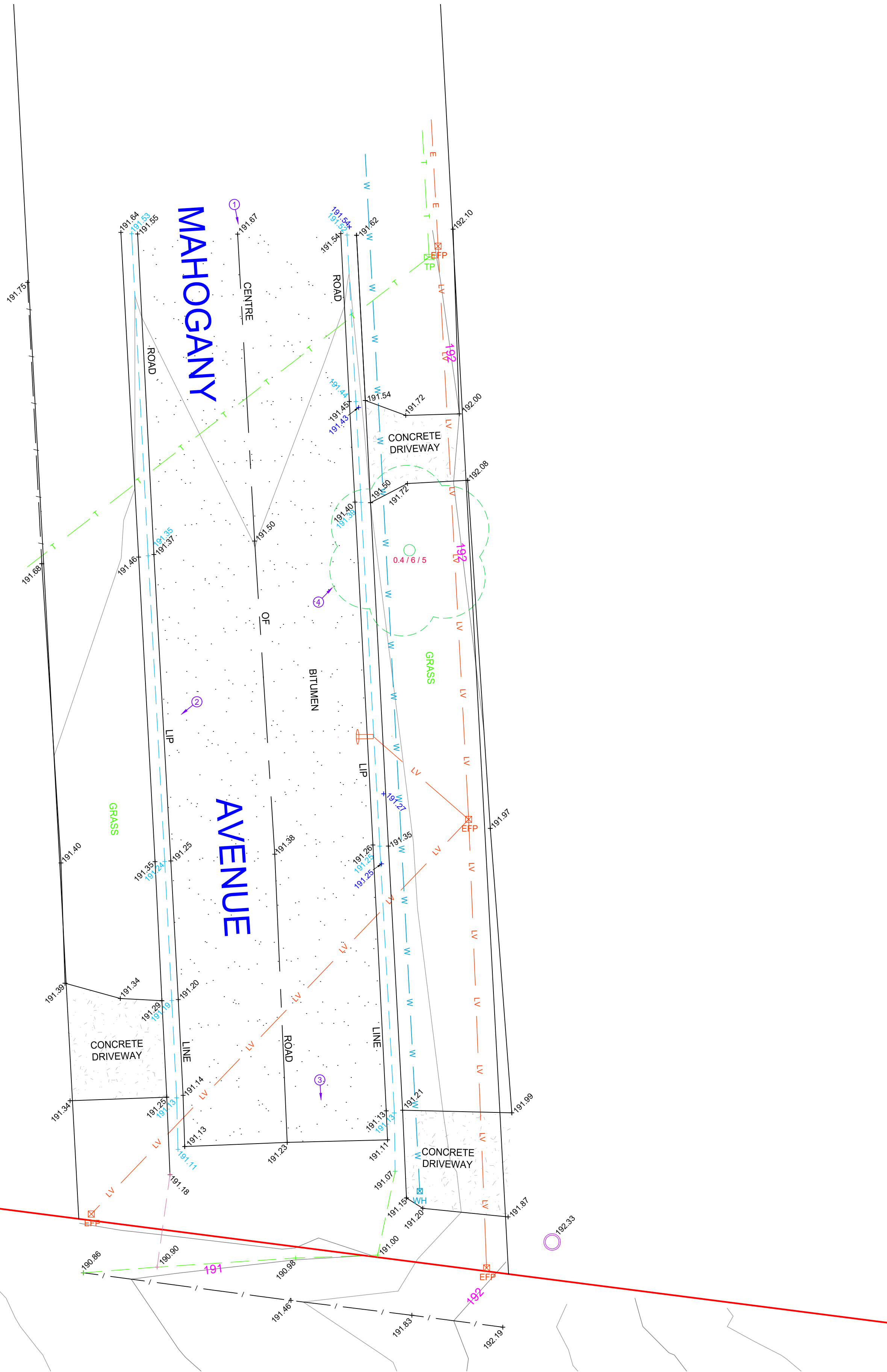
Photograph 4

NOTES :

1. The cadastre shown on this plan has been located to a standard of accuracy in accordance with Regulation 10 of the Surveying and Spatial Information Regulation 2017. The boundaries have not been marked by this survey.
2. Datum shown in the title block denotes the date of information sourced from SCIMS.
3. All information provided as part of this survey is on MGA2020 GRID coordinates.
4. This plan displays information suitable for detailed planning and design at the scales stated only. The plan may not be used for any other purpose or at any scales other than those stated.
5. Spot levels and contours shown hereon are for design purposes only and may require confirmation prior to any excavation or construction. Contours have been derived from:
 - Aerial photogrammetry survey by PSS dated December 2023
 - Terrestrial survey by PSS December 2023
 - Airborne ELVIS data under license from NSW Spatial Services Department Finance, Services and Innovation, (captured November 2017 - May 2018)
6. Only visible surface features have been surveyed and are shown to scale accuracy only.
7. Services shown hereon have been located by field survey of visible features only, unless otherwise noted.
8. Any underground services shown on this plan are indicative only and do not represent the number, size or depth of cables, pipes or conduits, unless otherwise noted.
9. Prior to and during any demolition, excavation or construction the designer and/or contractor must obtain a current search from "Dial Before You Dig".
10. These notes are an integral part of this plan. Reproduction of this plan, or any part of it, without these notes included in full will render the information invalid and not suitable for use.



LOT 101
DP 1170190



LEGEND	
193	CONTOUR
	FENCING
	GATE
	UNIDENTIFIED SERVICE
	SIGN POST
	LARGE SIGN
	POST
	SEWER MANHOLE
	BOTTOM OF BANK
	TOP OF BANK
	PHOTO LOCATION & DIRECTION
	WATER METER
	TELEPHONE SINGLE CONCRETE PIT
	STOP VALVE
	WATER HYDRANT
	ELECTRIC DISTRIBUTION FUSE POINT
	ELECTRIC LIGHT WITH OUTREACH
	TELEPHONE TWIN CONCRETE PIT
	POLE LIGHT
	WATER MAIN MARKER
UNDERGROUND SERVICES	
NOT LOCATED BY SURVEY - APPROXIMATE LOCATION ONLY	
SOURCE : DIAL BEFORE YOU DIG	
	APPROXIMATE WATER MAIN LOCATION
	APPROXIMATE SEWER MAIN LOCATION
	APPROXIMATE UNDERGROUND ELECTRICITY HIGH VOLTAGE
	APPROXIMATE UNDERGROUND ELECTRICITY LOW VOLTAGE
	APPROXIMATE UNDERGROUND ELECTRICITY HIGH VOLTAGE & LOW VOLTAGE

TITLE:	PLAN SHOWING DETAIL & LEVELS OVER LOTS 101 & 103 DP1170190
LOCATION:	IRONBARK ROAD MUSWELLBROOK
CLIENT:	FREEDOM DEVELOPMENT GROUP



• LAND & PROPERTY SURVEYS	• ENGINEERING & INFRASTRUCTURE SURVEYS
• PROJECT MANAGEMENT	• STRATA & COMMUNITY TITLE SURVEYS
• LAND DEVELOPMENT	• VOLUMETRIC SURVEYS & MODELLING
• 3D LASER SCANNING	• DRONE SURVEYS & IMAGERY
49 BROADMEADOW ROAD, BROADMEADOW NSW 2292 T 02 4960 1111 W www.psurveys.com.au	
PO BOX 1273, NEWCASTLE NSW 2300 E enquiry@psurveys.com.au	
Copyright in the drawings, information and data recorded hereon is the property of Positive Survey Solutions and may not be used, copied or reproduced in whole or part for any purpose other than that for which it is supplied without the prior consent of Positive Survey Solutions.	

Revision	Amendment	Date	SCALE	ORIGINAL SIZE	HORIZ DATUM	SOURCE	JOB / REF NO.
A	INITIAL ISSUE	12.12.23	A1 - 1:100 A3 - 1:200	A1	MGA PM53060	E 302738.266 N 6425540.851	SCIMS 01/11/2023
B			DO NOT SCALE		VERT DATUM AHD PM53060	RL 219.247 SCIMS 01/11/2023	SHEET NO. 3 OF 9
C			SURVEYOR: BMK DRAWN: JT		CONTOUR INTERVAL: 0.5m		DATE: 12.12.2023
D			SHANNON WILSON		CAD REF: 24115_DET_A.dwg		REVISION: A
E			REGISTERED SURVEYOR				



Photograph 1



Photograph 2



Photograph 3

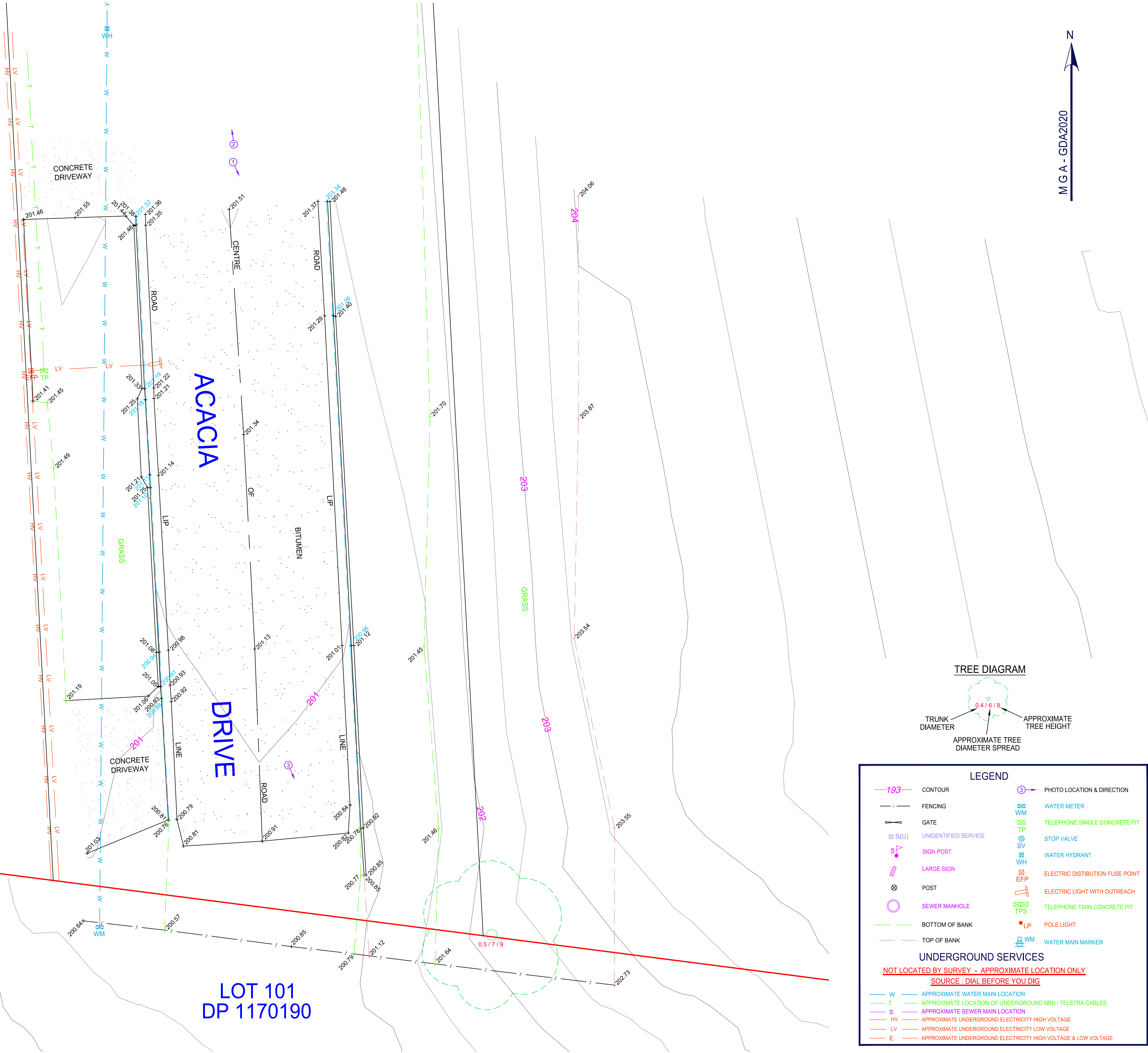
NOTES :

1. The cadastre shown on this plan has been located to a standard of accuracy in accordance with Regulation 10 of the Surveying and Spatial Information Regulation 2017. The boundaries have not been marked by this survey.
2. Datum shown in the title block denotes the date of information sourced from SCIMS.
3. All information provided as part of this survey is on MGA2020 GRID coordinates.
4. This plan displays information suitable for detailed planning and design at the scales stated only. The plan may not be used for any other purpose or at any scales other than those stated.
5. Spot levels and contours shown hereon are for design purposes only and may require confirmation prior to any excavation or construction. Contours have been derived from:
 - Aerial photogrammetry survey by PSS dated December 2023
 - Terrestrial survey by PSS December 2023
 - Airborne ELVIS data under license from NSW Spatial Services Department Finance, Services and Innovation, (captured November 2017 - May 2018)
6. Only visible surface features have been surveyed and are shown to scale accuracy only.
7. Services shown hereon have been located by field survey of visible features only, unless otherwise noted.
8. Any underground services shown on this plan are indicative only and do not represent the number, size or depth of cables, pipes or conduits, unless otherwise noted.
9. Prior to and during any demolition, excavation or construction the designer and/or contractor must obtain a current search from "Dial Before You Dig".
10. These notes are an integral part of this plan. Reproduction of this plan, or any part of it, without these notes included in full will render the information invalid and not suitable for use.

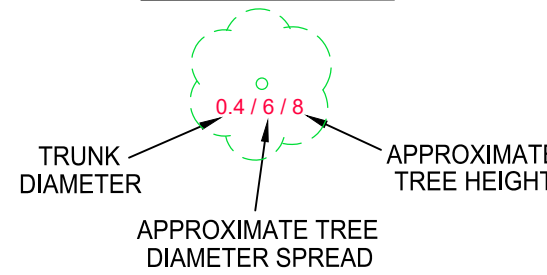


2.5 0 2.5 5 7.5 10

SCALE 1 : 100 (A1)
SCALE 1 : 200 (A3)



TREE DIAGRAM



LEGEND

- 193 CONTOUR
- FENCING
- GATE
- UNIDENTIFIED SERVICE
- SIGN POST
- LARGE SIGN
- POST
- SEWER MANHOLE
- BOTTOM OF BANK
- TOP OF BANK
- PHOTO LOCATION & DIRECTION
- WATER METER
- TELEPHONE SINGLE CONCRETE PIT
- STOP VALVE
- WATER HYDRANT
- ELECTRIC DISTRIBUTION FUSE POINT
- ELECTRIC LIGHT WITH OUTREACH
- TELEPHONE TWIN CONCRETE PIT
- POLE LIGHT
- WATER MAIN MARKER
- UNDERGROUND SERVICES
- NOT LOCATED BY SURVEY - APPROXIMATE LOCATION ONLY
- SOURCE : DIAL BEFORE YOU DIG
- APPROXIMATE WATER MAIN LOCATION
- APPROXIMATE LOCATION OF UNDERGROUND NBN / TELSTRA CABLES
- APPROXIMATE SEWER MAIN LOCATION
- APPROXIMATE UNDERGROUND ELECTRICITY HIGH VOLTAGE
- APPROXIMATE UNDERGROUND ELECTRICITY LOW VOLTAGE
- APPROXIMATE UNDERGROUND ELECTRICITY HIGH VOLTAGE & LOW VOLTAGE

TITLE: PLAN SHOWING DETAIL & LEVELS OVER LOTS 101 & 103 DP1170190

LOCATION: IRONBARK ROAD MUSWELLBROOK

CLIENT: FREEDOM DEVELOPMENT GROUP



- LAND & PROPERTY SURVEYS
 - PROJECT MANAGEMENT
 - LAND DEVELOPMENT
 - 3D LASER SCANNING
 - ENGINEERING & INFRASTRUCTURE SURVEYS
 - STRATA & COMMUNITY TITLE SURVEYS
 - VOLUMETRIC SURVEYS & MODELLING
 - DRONE SURVEYS & IMAGERY
- 49 BROADMEADOW ROAD, BROADMEADOW NSW 2292 T 02 4960 1111 W www.psursveys.com.au
PO BOX 1273, NEWCASTLE NSW 2300 E enquiry@psursveys.com.au
- Copyright in the drawings, information and data recorded hereon is the property of Positive Survey Solutions and may not be used, copied or reproduced in whole or part for any purpose other than that for which it is supplied without the prior consent of Positive Survey Solutions.

Revision	Amendment	Date
A	INITIAL ISSUE	12.12.23
B		
C		
D		
E		

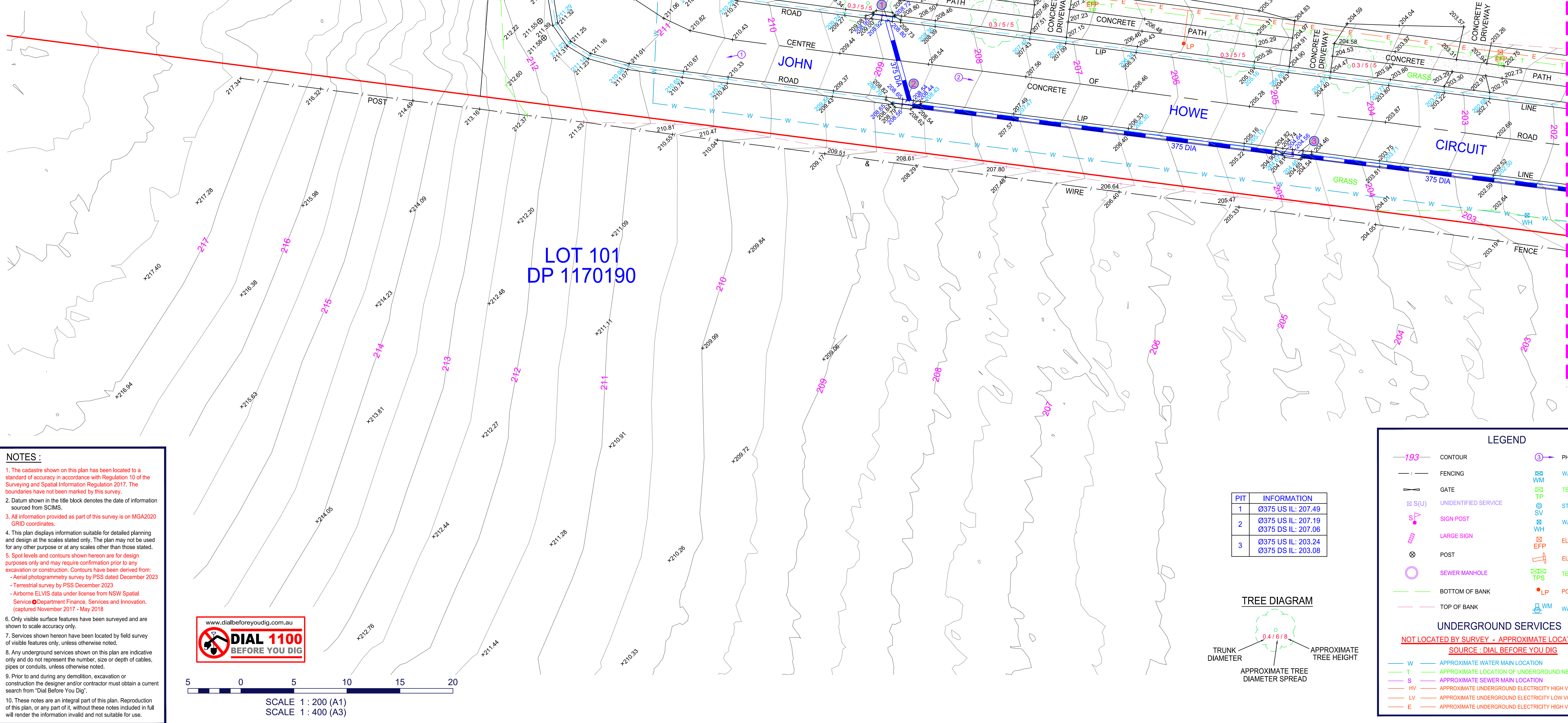
SCALE	ORIGINAL SIZE	HORIZ DATUM	SOURCE	JOB / REF NO.
A1 - 1:100 A3 - 1:200	A1	MGA E 302738.266 N 6425540.851	SCIMS 01/11/2023	24115
DO NOT SCALE		VERT DATUM AHD PM53060	RL 219.247 SCIMS 01/11/2023	SHEET NO. 4 OF 9
SURVEYOR: BMK DRAWN: JT		CONTOUR INTERVAL: 0.5m		DATE: 12.12.2023
SHANNON WILSON REGISTERED SURVEYOR		CAD REF: 24115_DET_A.dwg		REVISION: A



Photograph 1



Photograph 2



NOTES :

1. The cadastre shown on this plan has been located to a standard of accuracy in accordance with Regulation 10 of the Surveying and Spatial Information Regulation 2017. The boundaries have not been marked by this survey.
2. Datum shown in the title block denotes the date of information sourced from SCIMS.
3. All information provided as part of this survey is on MGA2020 GRID coordinates.
4. This plan displays information suitable for detailed planning and design at the scales stated only. The plan may not be used for any other purpose or at any scales other than those stated.
5. Spot levels and contours shown hereon are for design purposes only and may require confirmation prior to any excavation or construction. Contours have been derived from:
 - Aerial photogrammetry survey by PSS dated December 2023
 - Terrestrial survey by PSS December 2023
 - Airborne ELVIS data under license from NSW Spatial Services Department Finance, Services and Innovation, (captured November 2017 - May 2018)
6. Only visible surface features have been surveyed and are shown to scale accuracy only.
7. Services shown hereon have been located by field survey of visible features only, unless otherwise noted.
8. Any underground services shown on this plan are indicative only and do not represent the number, size or depth of cables, pipes or conduits, unless otherwise noted.
9. Prior to and during any demolition, excavation or construction the designer and/or contractor must obtain a current search from "Dial Before You Dig".
10. These notes are an integral part of this plan. Reproduction of this plan, or any part of it, without these notes included in full will render the information invalid and not suitable for use.



5 0 5 10 15 20
SCALE 1 : 200 (A1)
SCALE 1 : 400 (A3)

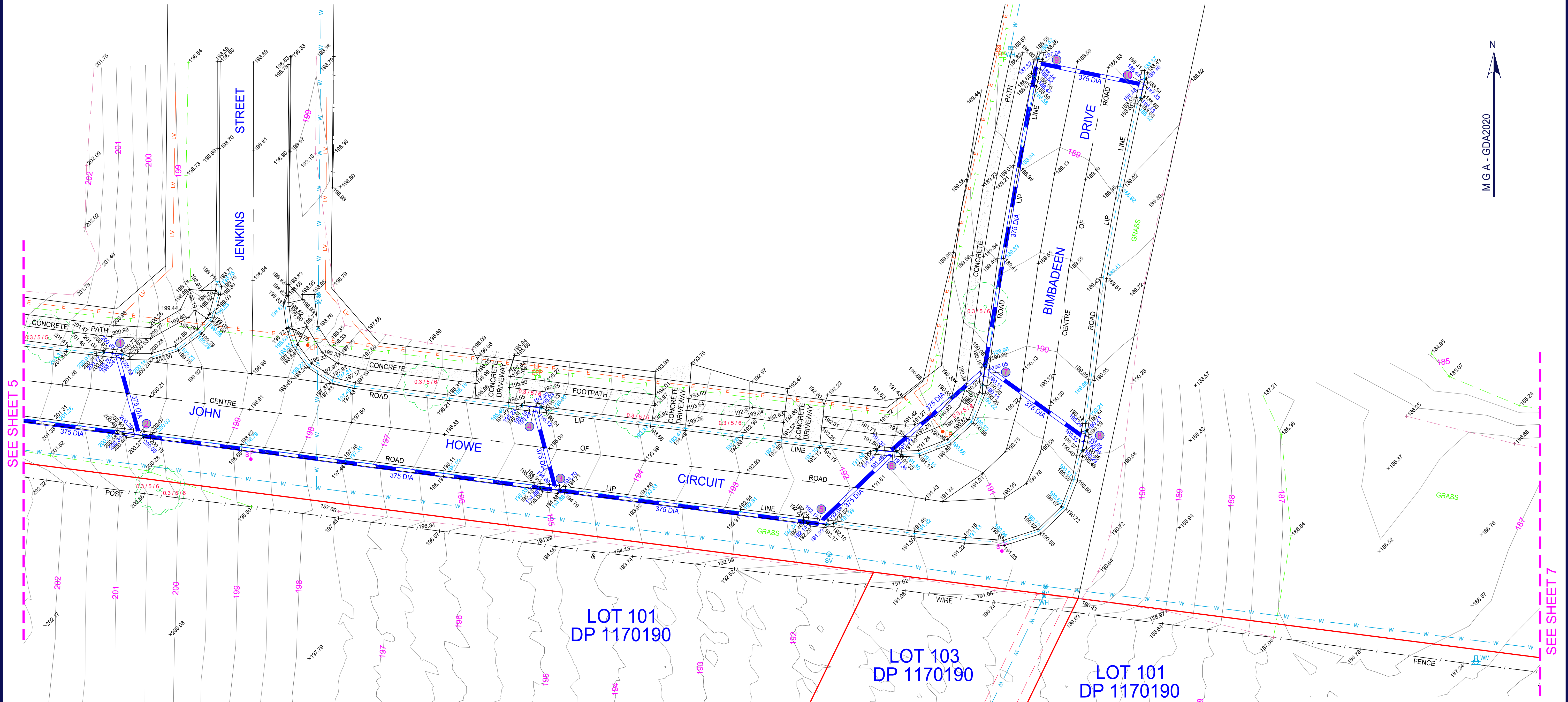


• LAND & PROPERTY SURVEYS
• PROJECT MANAGEMENT
• LAND DEVELOPMENT
• 3D LASER SCANNING
• ENGINEERING & INFRASTRUCTURE SURVEYS
• STRATA & COMMUNITY TITLE SURVEYS
• VOLUMETRIC SURVEYS & MODELLING
• DRONE SURVEYS & IMAGERY
49 BROADMEADOW ROAD, BROADMEADOW NSW 2292 T 02 4960 1111 W www.psurveys.com.au
PO BOX 1273, NEWCASTLE NSW 2300 E enquiry@psurveys.com.au
Copyright in the drawings, information and data recorded hereon is the property of Positive Survey Solutions and may not be used, copied or reproduced in whole or part for any purpose other than that for which it is supplied without the prior consent of Positive Survey Solutions.

Revision	Amendment	Date	SCALE A1 - 1:200 A3 - 1:400	ORIGINAL SIZE A1	HORIZ DATUM MGA PM53060 E 302738.266 N 6425540.851	SOURCE SCIMS 01/11/2023	JOB / REF NO. 24115
A	INITIAL ISSUE	12.12.23	DO NOT SCALE		VERT DATUM AHD PM53060 RL 219.247	SOURCE SCIMS 01/11/2023	SHEET NO. 5 OF 9
B			SURVEYOR: BMK DRAWN: JT		CONTOUR INTERVAL: 0.5m		DATE: 12.12.2023
C			SHANNON WILSON		CAD REF: 24115_DET_A.dwg		REVISION: A
D			REGISTERED SURVEYOR				
E							



SEE SHEET 6



NOTES :

1. The cadastre shown on this plan has been located to a standard of accuracy in accordance with Regulation 10 of the Surveying and Spatial Information Regulation 2017. The boundaries have not been marked by this survey.
2. Datum shown in the title block denotes the date of information sourced from SCIMS.
3. All information provided as part of this survey is on MGA2020 GRID coordinates.
4. This plan displays information suitable for detailed planning and design at the scales stated only. The plan may not be used for any other purpose or at any scales other than those stated.
5. Spot levels and contours shown hereon are for design purposes only and may require confirmation prior to any excavation or construction. Contours have been derived from:
 - Aerial photogrammetry survey by PSS dated December 2023
 - Terrestrial survey by PSS December 2023
 - Airborne ELVIS data under license from NSW Spatial Services Department Finance, Services and Innovation, (captured November 2017 - May 2018)
6. Only visible surface features have been surveyed and are shown to scale accuracy only.
7. Services shown hereon have been located by field survey of visible features only, unless otherwise noted.
8. Any underground services shown on this plan are indicative only and do not represent the number, size or depth of cables, pipes or conduits, unless otherwise noted.
9. Prior to and during any demolition, excavation or construction the designer and/or contractor must obtain a current search from "Dial Before You Dig".
10. These notes are an integral part of this plan. Reproduction of this plan, or any part of it, without these notes included in full will render the information invalid and not suitable for use.

www.dialbeforeyoudig.com.au



5 0 5 10 15 20

SCALE 1 : 200 (A1)
SCALE 1 : 400 (A3)

PIT	INFORMATION
1	Ø375 US IL: 199.11
2	Ø375 US IL: 198.88 Ø375 US IL: 198.74 Ø375 DS IL: 198.70
3	Ø375 US IL: 193.44 Ø375 US IL: 193.38 Ø375 DS IL: 193.21
4	Ø375 US IL: 193.74
5	Ø375 US IL: 190.50 Ø375 DS IL: 190.31
6	Ø375 US IL: 189.99 Ø375 DS IL: 189.92
7	Ø375 US IL: 188.64 Ø375 US IL: 188.60 Ø375 DS IL: 188.52
8	Ø375 US IL: 188.89
9	Ø375 US IL: 187.11 Ø375 DS IL: 187.10
10	Ø375 US IL: 187.23

LEGEND

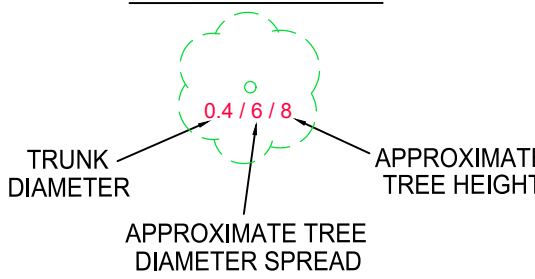
- 193 CONTOUR
- FENCING
- GATE
- S(U) UNIDENTIFIED SERVICE
- SIGN POST
- LARGE SIGN
- POST
- SEWER MANHOLE
- BOTTOM OF BANK
- TOP OF BANK
- PHOTO LOCATION & DIRECTION
- WM WATER METER
- TP TELEPHONE SINGLE CONCRETE PIT
- SV STOP VALVE
- WH WATER HYDRANT
- EFF ELECTRIC DISTRIBUTION FUSE POINT
- TPS TELEPHONE TWIN CONCRETE PIT
- LP POLE LIGHT
- WM WATER MAIN MARKER

UNDERGROUND SERVICES

NOT LOCATED BY SURVEY - APPROXIMATE LOCATION ONLY
SOURCE : DIAL BEFORE YOU DIG

- W APPROXIMATE WATER MAIN LOCATION
- T APPROXIMATE LOCATION OF UNDERGROUND NBN / TELSTRA CABLES
- S APPROXIMATE SEWER MAIN LOCATION
- HV APPROXIMATE UNDERGROUND ELECTRICITY HIGH VOLTAGE
- LV APPROXIMATE UNDERGROUND ELECTRICITY LOW VOLTAGE
- E APPROXIMATE UNDERGROUND ELECTRICITY HIGH VOLTAGE & LOW VOLTAGE

TREE DIAGRAM



TITLE: PLAN SHOWING DETAIL & LEVELS OVER LOTS 101 & 103 DP1170190

LOCATION: IRONBARK ROAD
MUSWELLBROOK

CLIENT: FREEDOM DEVELOPMENT GROUP

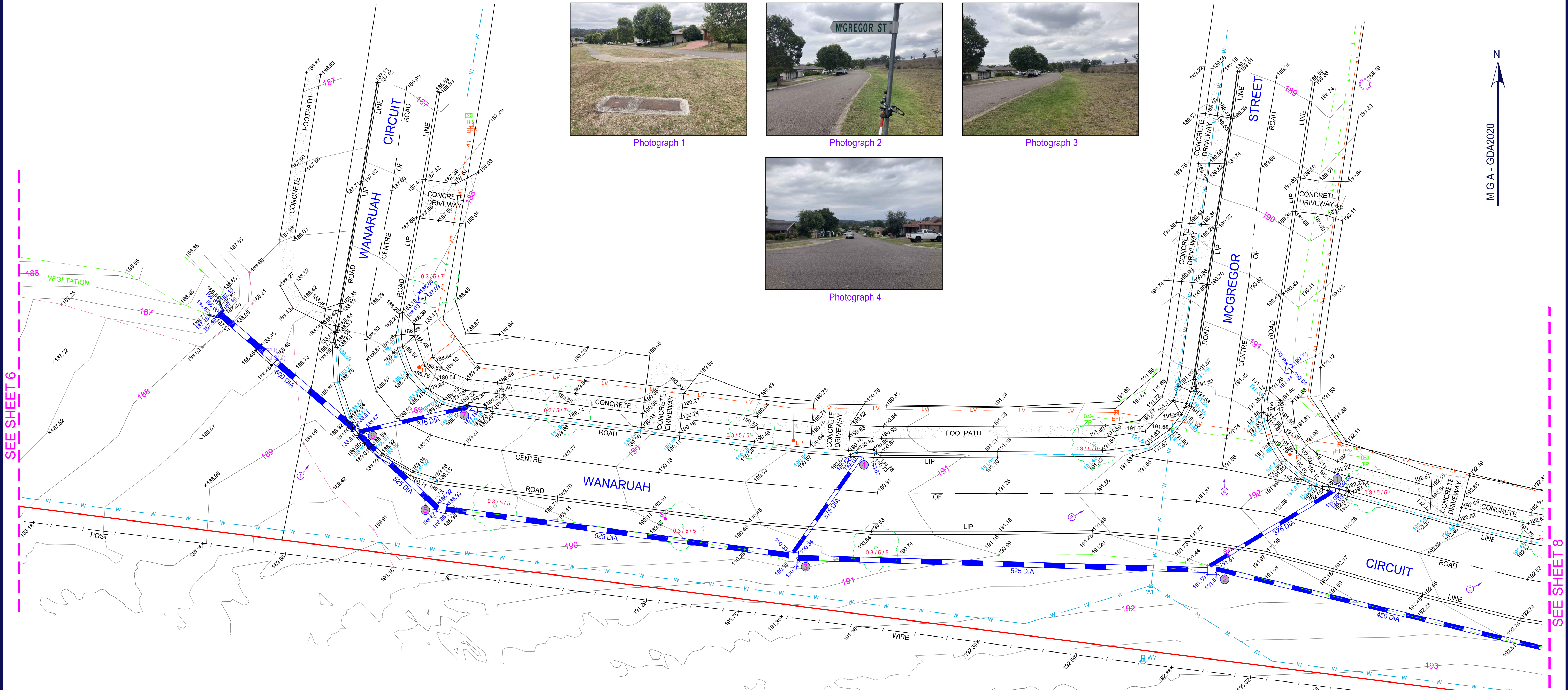


• LAND & PROPERTY SURVEYS
• PROJECT MANAGEMENT
• LAND DEVELOPMENT
• 3D LASER SCANNING
• ENGINEERING & INFRASTRUCTURE SURVEYS
• STRATA & COMMUNITY TITLE SURVEYS
• VOLUMETRIC SURVEYS & MODELLING
• DRONE SURVEYS & IMAGERY
49 BROADMEADOW ROAD, BROADMEADOW NSW 2292 T 02 4960 1111 W www.psurveys.com.au
PO BOX 1273, NEWCASTLE NSW 2300 E enquiry@psurveys.com.au

Copyright in the drawings, information and data recorded hereon is the property of Positive Survey Solutions and may not be used, copied or reproduced in whole or part for any purpose other than that for which it is supplied without the prior consent of Positive Survey Solutions.

Revision	Amendment	Date
A	INITIAL ISSUE	12.12.23
B		
C		
D		
E		

SCALE	ORIGINAL SIZE	HORIZ DATUM	SOURCE	JOB / REF NO.
A1 - 1:200 A3 - 1:400	A1	MGA PM53060 E 302738.266 N 6425540.851	SCIMS 01/11/2023	24115
DO NOT SCALE		VERT DATUM AHD PM53060	SCIMS 01/11/2023	SHEET NO. 6 OF 9
SURVEYOR: BMK DRAWN: JT		CONTOUR INTERVAL: 0.5m		DATE: 12.12.2023
SHANNON WILSON REGISTERED SURVEYOR		CAD REF: 24115_DET_A.dwg		REVISION: A



Photograph 1



Photograph 2

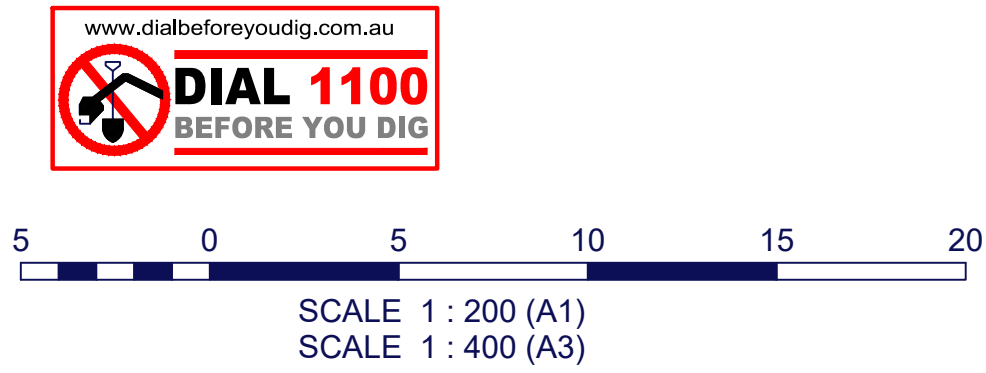


Photograph 3



Photograph 4

- NOTES :**
- The cadastre shown on this plan has been located to a standard of accuracy in accordance with Regulation 10 of the Surveying and Spatial Information Regulation 2017. The boundaries have not been marked by this survey.
 - Datum shown in the title block denotes the date of information sourced from SCIMS.
 - All information provided as part of this survey is on MGA2020 GRID coordinates.
 - This plan displays information suitable for detailed planning and design at the scales stated only. The plan may not be used for any other purpose or at any scales other than those stated.
 - Spot levels and contours shown hereon are for design purposes only and may require confirmation prior to any excavation or construction. Contours have been derived from:
 - Aerial photogrammetry survey by PSS dated December 2023
 - Terrestrial survey by PSS December 2023
 - Airborne ELVIS data under license from NSW Spatial Services Department Finance, Services and Innovation, (captured November 2017 - May 2018)
 - Only visible surface features have been surveyed and are shown to scale accuracy only.
 - Services shown hereon have been located by field survey of visible features only, unless otherwise noted.
 - Any underground services shown on this plan are indicative only and do not represent the number, size or depth of cables, pipes or conduits, unless otherwise noted.
 - Prior to and during any demolition, excavation or construction the designer and/or contractor must obtain a current search from "Dial Before You Dig".
 - These notes are an integral part of this plan. Reproduction of this plan, or any part of it, without these notes included in full will render the information invalid and not suitable for use.



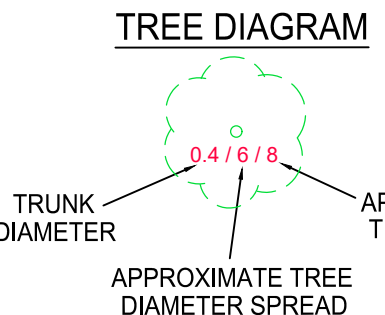
LEGEND

—193—	CONTOUR	➔	PHOTO LOCATION & DIRECTION
—	FENCING	WM	WATER METER
—	GATE	TP	TELEPHONE SINGLE CONCRETE PIT
S(U)	UNIDENTIFIED SERVICE	SV	STOP VALVE
SP	SIGN POST	WH	WATER HYDRANT
LS	LARGE SIGN	EFP	ELECTRIC DISTRIBUTION FUSE POINT
POST	POST	ELW	ELECTRIC LIGHT WITH OUTREACH
SM	SEWER MANHOLE	TPS	TELEPHONE TWIN CONCRETE PIT
—	BOTTOM OF BANK	LP	POLE LIGHT
—	TOP OF BANK	WM	WATER MAIN MARKER

UNDERGROUND SERVICES

NOT LOCATED BY SURVEY - APPROXIMATE LOCATION ONLY
SOURCE : DIAL BEFORE YOU DIG

W	APPROXIMATE WATER MAIN LOCATION
T	APPROXIMATE LOCATION OF UNDERGROUND NBN / TELSTRA CABLES
S	APPROXIMATE SEWER MAIN LOCATION
HV	APPROXIMATE UNDERGROUND ELECTRICITY HIGH VOLTAGE
LV	APPROXIMATE UNDERGROUND ELECTRICITY LOW VOLTAGE
E	APPROXIMATE UNDERGROUND ELECTRICITY HIGH VOLTAGE & LOW VOLTAGE



PIT	INFORMATION
1	Ø375 US IL: 190.75
2	Ø375 US IL: 190.04 Ø450 US IL: 189.92 Ø525 DS IL: 189.88
3	Ø525 US IL: 188.86 Ø375 US IL: 189.20 Ø525 DS IL: 188.82
4	Ø375 US IL: 189.36
5	Ø525 US IL: 187.44 Ø525 DS IL: 187.39
6	Ø525 US IL: 187.06 Ø375 US IL: 187.40 Ø600 DS IL: 187.04
7	Ø375 US IL: 188.00

TITLE: PLAN SHOWING DETAIL & LEVELS OVER LOTS 101 & 103 DP1170190

LOCATION: IRONBARK ROAD MUSWELLBROOK

CLIENT: FREEDOM DEVELOPMENT GROUP



• LAND & PROPERTY SURVEYS
• PROJECT MANAGEMENT
• LAND DEVELOPMENT
• 3D LASER SCANNING

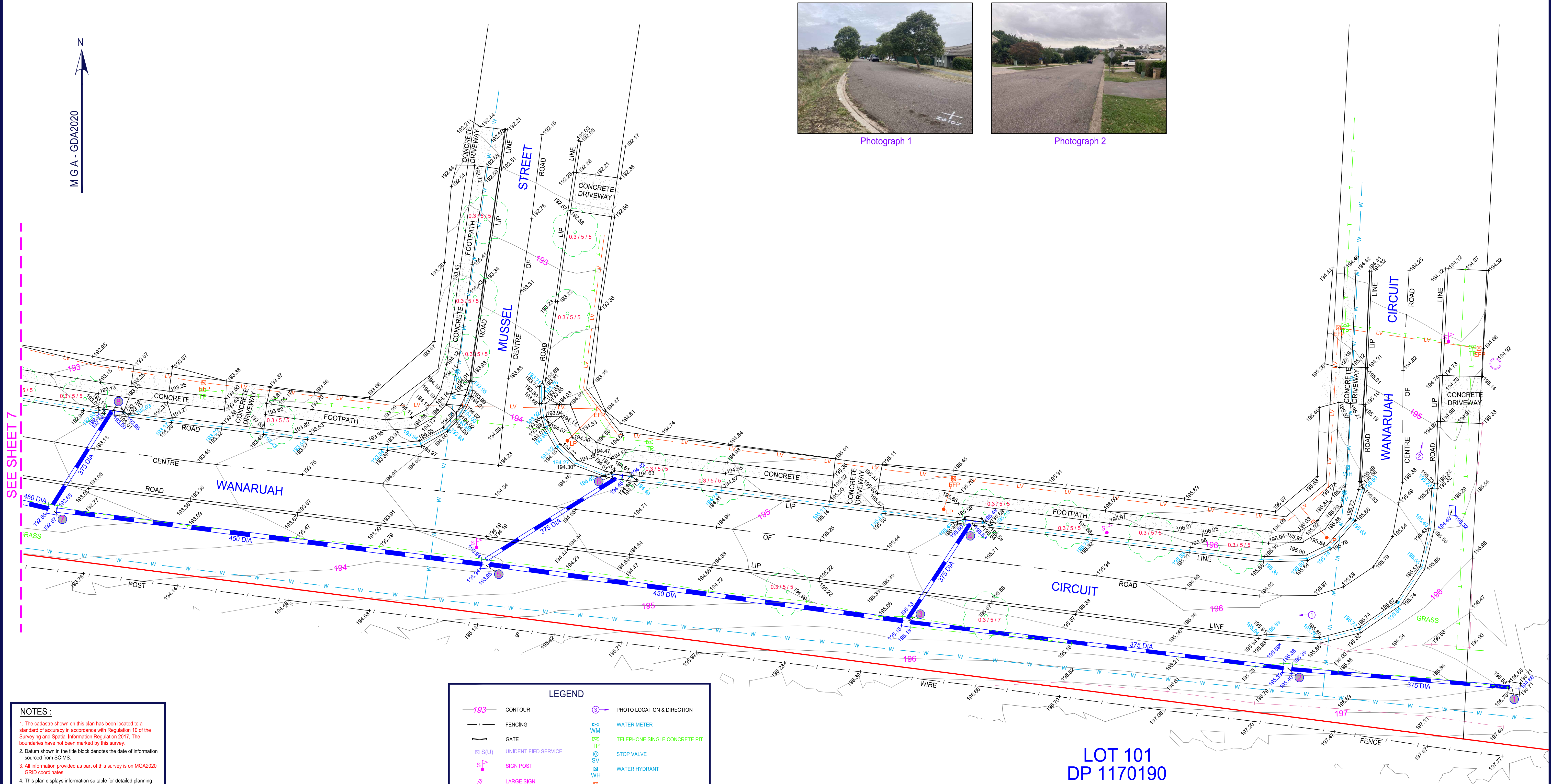
• ENGINEERING & INFRASTRUCTURE SURVEYS
• STRATA & COMMUNITY TITLE SURVEYS
• VOLUMETRIC SURVEYS & MODELLING
• DRONE SURVEYS & IMAGERY

49 BROADMEADOW ROAD, BROADMEADOW NSW 2292 T 02 4960 1111 W www.psurveys.com.au
PO BOX 1273, NEWCASTLE NSW 2300 E enquiry@psurveys.com.au

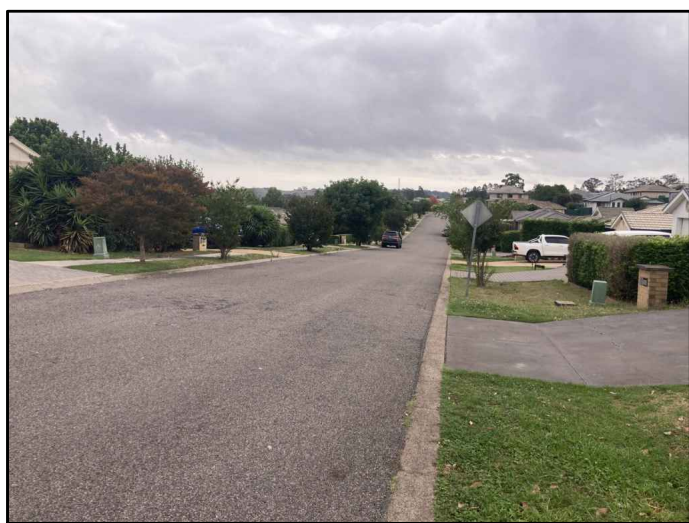
Copyright in the drawings, information and data recorded hereon is the property of Positive Survey Solutions and may not be used, copied or reproduced in whole or part for any purpose other than that for which it is supplied without the prior consent of Positive Survey Solutions.

Revision	Amendment	Date
A	INITIAL ISSUE	12.12.23
B		
C		
D		
E		

SCALE	ORIGINAL SIZE	HORIZ DATUM	SOURCE	JOB / REF NO.
A1 - 1:200 A3 - 1:400	A1	MGA PM53060 E 302738.266 N 6425540.851	SCIMS 01/11/2023	24115
DO NOT SCALE		VERT DATUM AHD PM53060 RL 219.247	SCIMS 01/11/2023	SHEET NO. 7 OF 9
SURVEYOR: BMK DRAWN: JT		CONTOUR INTERVAL: 0.5m		DATE: 12.12.2023
SHANNON WILSON REGISTERED SURVEYOR		CAD REF: 24115_DET_A.dwg		REVISION: A



Photograph 1

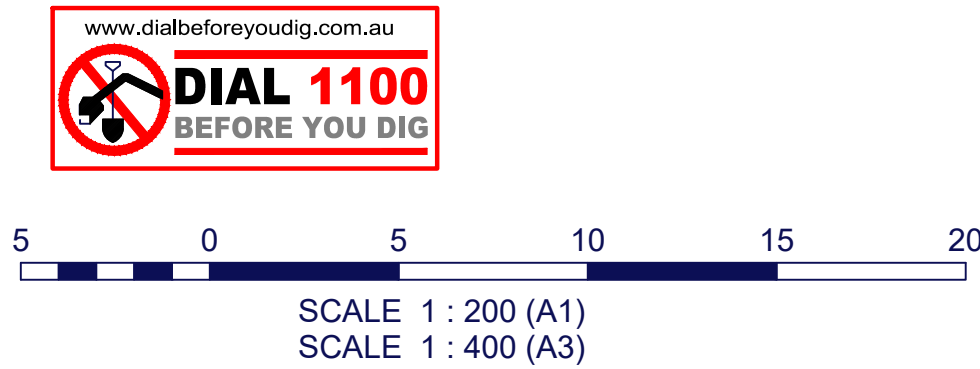


Photograph 2

SEE SHEET 7

NOTES :

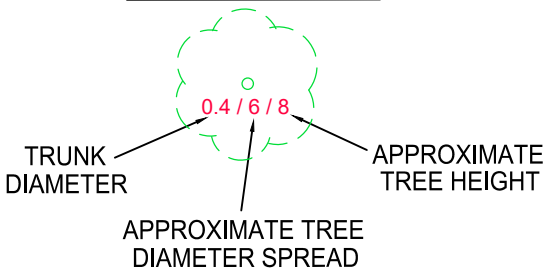
1. The cadastre shown on this plan has been located to a standard of accuracy in accordance with Regulation 10 of the Surveying and Spatial Information Regulation 2017. The boundaries have not been marked by this survey.
2. Datum shown in the title block denotes the date of information sourced from SCIMS.
3. All information provided as part of this survey is on MGA2020 GRID coordinates.
4. This plan displays information suitable for detailed planning and design at the scales stated only. The plan may not be used for any other purpose or at any scales other than those stated.
5. Spot levels and contours shown hereon are for design purposes only and may require confirmation prior to any excavation or construction. Contours have been derived from:
 - Aerial photogrammetry survey by PSS dated December 2023
 - Terrestrial survey by PSS December 2023
 - Airborne ELVIS data under license from NSW Spatial Services Department Finance, Services and Innovation, (captured November 2017 - May 2018)
6. Only visible surface features have been surveyed and are shown to scale accuracy only.
7. Services shown hereon have been located by field survey of visible features only, unless otherwise noted.
8. Any underground services shown on this plan are indicative only and do not represent the number, size or depth of cables, pipes or conduits, unless otherwise noted.
9. Prior to and during any demolition, excavation or construction the designer and/or contractor must obtain a current search from "Dial Before You Dig".
10. These notes are an integral part of this plan. Reproduction of this plan, or any part of it, without these notes included in full will render the information invalid and not suitable for use.



LEGEND

- 193 CONTOUR
- FENCING
- GATE
- S(U) UNIDENTIFIED SERVICE
- S(P) SIGN POST
- LARGE SIGN
- POST
- SEWER MANHOLE
- BOTTOM OF BANK
- TOP OF BANK
- PHOTO LOCATION & DIRECTION
- WATER METER
- TELEPHONE SINGLE CONCRETE PIT
- STOP VALVE
- WATER HYDRANT
- ELECTRIC DISTRIBUTION FUSE POINT
- ELECTRIC LIGHT WITH OUTREACH
- TELEPHONE TWIN CONCRETE PIT
- POLE LIGHT
- WATER MAIN MARKER
- UNDERGROUND SERVICES
- NOT LOCATED BY SURVEY - APPROXIMATE LOCATION ONLY
- SOURCE : DIAL BEFORE YOU DIG
- W APPROXIMATE WATER MAIN LOCATION
- T APPROXIMATE LOCATION OF UNDERGROUND NBN / TELSTRA CABLES
- S APPROXIMATE SEWER MAIN LOCATION
- HV APPROXIMATE UNDERGROUND ELECTRICITY HIGH VOLTAGE
- LV APPROXIMATE UNDERGROUND ELECTRICITY LOW VOLTAGE
- E APPROXIMATE UNDERGROUND ELECTRICITY HIGH VOLTAGE & LOW VOLTAGE

TREE DIAGRAM



PIT	INFORMATION
1	Ø375 US IL: 194.75
2	Ø375 US IL: 193.99 Ø375 DS IL: 193.92
3	Ø375 US IL: 193.56 Ø375 US IL: 193.74 Ø450 DS IL: 193.51
4	Ø375 US IL: 193.94
5	Ø450 US IL: 192.52 Ø375 US IL: 192.71 Ø450 DS IL: 192.47
6	Ø375 US IL: 193.05
7	Ø450 US IL: 191.23 Ø375 US IL: 191.38 Ø450 DS IL: 191.18
8	Ø375 US IL: 191.56

LOT 101
DP 1170190

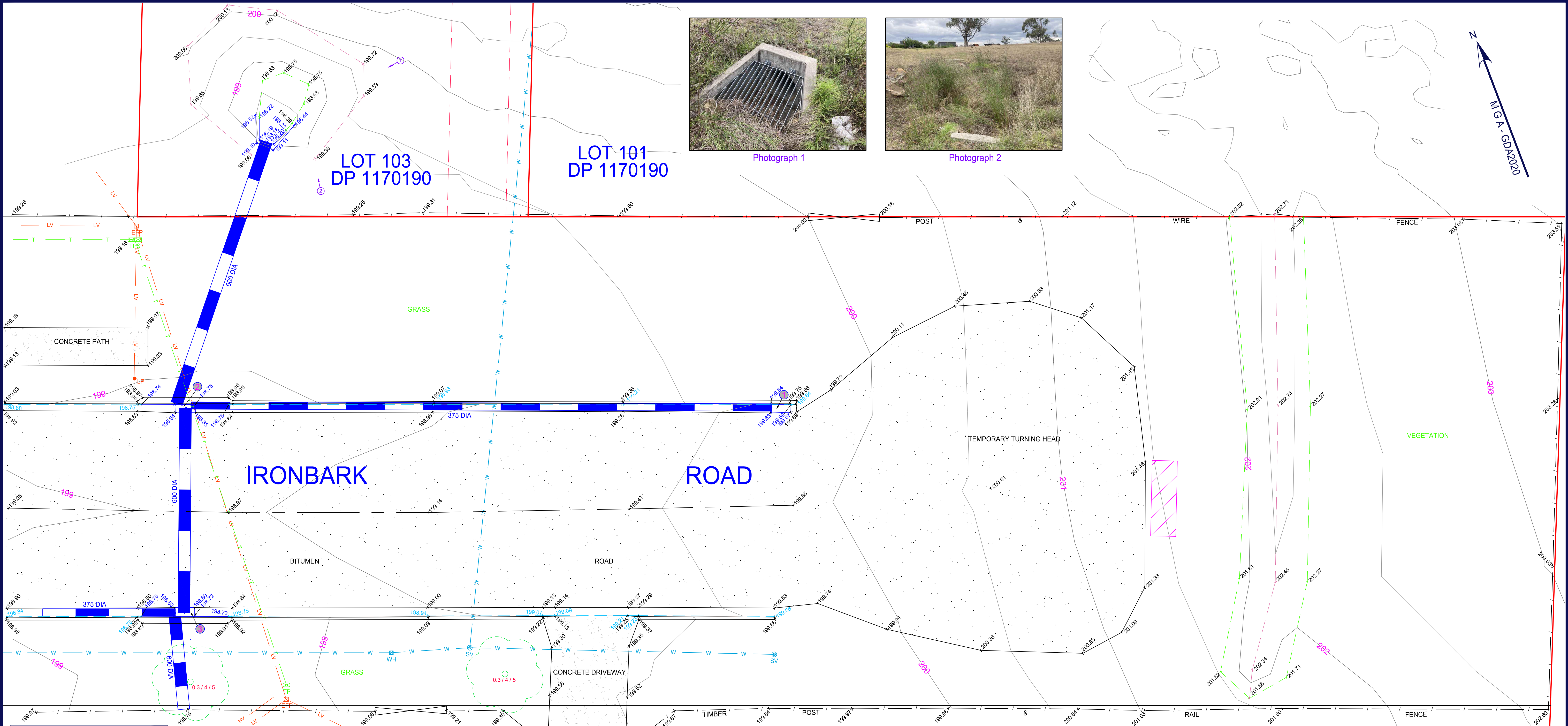
TITLE: PLAN SHOWING DETAIL & LEVELS OVER LOTS 101 & 103 DP1170190
LOCATION: IRONBARK ROAD MUSWELLBROOK
CLIENT: FREEDOM DEVELOPMENT GROUP



• LAND & PROPERTY SURVEYS
• PROJECT MANAGEMENT
• LAND DEVELOPMENT
• 3D LASER SCANNING
• ENGINEERING & INFRASTRUCTURE SURVEYS
• STRATA & COMMUNITY TITLE SURVEYS
• VOLUMETRIC SURVEYS & MODELLING
• DRONE SURVEYS & IMAGERY
49 BROADMEADOW ROAD, BROADMEADOW NSW 2292 T 02 4960 1111 W www.psurveys.com.au E enquiry@psurveys.com.au
Copyright in the drawings, information and data recorded hereon is the property of Positive Survey Solutions and may not be used, copied or reproduced in whole or part for any purpose other than that for which it is supplied without the prior consent of Positive Survey Solutions.

Revision	Amendment	Date
A	INITIAL ISSUE	12.12.23
B		
C		
D		
E		

SCALE	ORIGINAL SIZE	HORIZ DATUM	SOURCE	JOB / REF NO.
A1 - 1:200 A3 - 1:400	A1	MGA PM53060 E 302738.266 N 6425540.851	SCIMS 01/11/2023	24115
DO NOT SCALE		VERT DATUM AHD PM53060 RL 219.247	SOURCE SCIMS 01/11/2023	SHEET NO. 8 OF 9
SHANNON WILSON REGISTERED SURVEYOR		CONTOUR INTERVAL: 0.5m	DATE: 12.12.2023	REVISION: A
		CAD REF: 24115_DET_A.dwg		



NOTES :

1. The cadastre shown on this plan has been located to a standard of accuracy in accordance with Regulation 10 of the Surveying and Spatial Information Regulation 2017. The boundaries have not been marked by this survey.
2. Datum shown in the title block denotes the date of information sourced from SCIMS.
3. All information provided as part of this survey is on MGA2020 GRID coordinates.
4. This plan displays information suitable for detailed planning and design at the scales stated only. The plan may not be used for any other purpose or at any scales other than those stated.
5. Spot levels and contours shown hereon are for design purposes only and may require confirmation prior to any excavation or construction. Contours have been derived from:
 - Aerial photogrammetry survey by PSS dated December 2023
 - Terrestrial survey by PSS December 2023
 - Airborne ELVIS data under license from NSW Spatial Services Department Finance, Services and Innovation, (captured November 2017 - May 2018)
6. Only visible surface features have been surveyed and are shown to scale accuracy only.
7. Services shown hereon have been located by field survey of visible features only, unless otherwise noted.
8. Any underground services shown on this plan are indicative only and do not represent the number, size or depth of cables, pipes or conduits, unless otherwise noted.
9. Prior to and during any demolition, excavation or construction the designer and/or contractor must obtain a current search from "Dial Before You Dig".
10. These notes are an integral part of this plan. Reproduction of this plan, or any part of it, without these notes included in full will render the information invalid and not suitable for use.



SCALE 1 : 100 (A1)
SCALE 1 : 200 (A3)

PIT	INFORMATION
1	Ø375 US IL: 198.09
2	Ø375 US IL: 197.50 Ø600 DS IL: 197.42 Ø600 DS IL: 197.35
3	Ø600 US IL: 196.91 Ø600 DS IL: 196.90 Ø375 US IL: 196.96

LEGEND

- 193 CONTOUR
- FENCING
- GATE
- UNIDENTIFIED SERVICE
- SIGN POST
- LARGE SIGN
- POST
- SEWER MANHOLE
- BOTTOM OF BANK
- TOP OF BANK
- PHOTO LOCATION & DIRECTION
- WATER METER
- TELEPHONE SINGLE CONCRETE PIT
- STOP VALVE
- WATER HYDRANT
- ELECTRIC DISTRIBUTION FUSE POINT
- ELECTRIC LIGHT WITH OUTREACH
- TELEPHONE TWIN CONCRETE PIT
- POLE LIGHT
- WATER MAIN MARKER

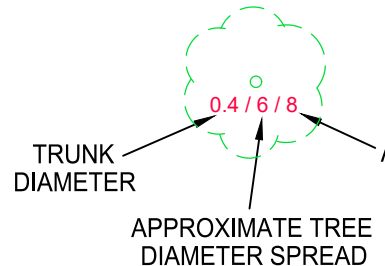
UNDERGROUND SERVICES

NOT LOCATED BY SURVEY - APPROXIMATE LOCATION ONLY

SOURCE : DIAL BEFORE YOU DIG

- W APPROXIMATE WATER MAIN LOCATION
- T APPROXIMATE LOCATION OF UNDERGROUND NBN / TELSTRA CABLES
- S APPROXIMATE SEWER MAIN LOCATION
- HV APPROXIMATE UNDERGROUND ELECTRICITY HIGH VOLTAGE
- LV APPROXIMATE UNDERGROUND ELECTRICITY LOW VOLTAGE
- E APPROXIMATE UNDERGROUND ELECTRICITY HIGH VOLTAGE & LOW VOLTAGE

TREE DIAGRAM



TITLE: PLAN SHOWING DETAIL & LEVELS OVER LOTS 101 & 103 DP1170190

LOCATION: IRONBARK ROAD
MUSWELLBROOK

CLIENT: FREEDOM DEVELOPMENT GROUP



- LAND & PROPERTY SURVEYS
- PROJECT MANAGEMENT
- LAND DEVELOPMENT
- 3D LASER SCANNING
- ENGINEERING & INFRASTRUCTURE SURVEYS
- STRATA & COMMUNITY TITLE SURVEYS
- VOLUMETRIC SURVEYS & MODELLING
- DRONE SURVEYS & IMAGERY

49 BROADMEADOW ROAD, BROADMEADOW NSW 2292 T 02 4960 1111 W www.psurveys.com.au
PO BOX 1273, NEWCASTLE NSW 2300 E enquiry@psurveys.com.au

Copyright in the drawings, information and data recorded hereon is the property of Positive Survey Solutions and may not be used, copied or reproduced in whole or part for any purpose other than that for which it is supplied without the prior consent of Positive Survey Solutions.

Revision	Amendment	Date
A	INITIAL ISSUE	12.12.23
B		
C		
D		
E		

SCALE	ORIGINAL SIZE
A1 - 1:100 A3 - 1:200	A1
DO NOT SCALE	
SURVEYOR: BMK	DRAWN: JT
SHANNON WILSON REGISTERED SURVEYOR	

HORIZ DATUM	SOURCE	JOB / REF NO.
MGA PM53060 E 302738.266 N 6425540.851	SCIMS 01/11/2023	24115
VERT DATUM PM53060 RL 219.247	SCIMS 01/11/2023	SHEET NO. 9 OF 9
CONTOUR INTERVAL: 0.5m		DATE: 12.12.2023
CAD REF: 24115_DET_A.dwg		REVISION: A