

IMPORTANT NOTES

- ONLY VISIBLE SERVICES HAVE BEEN LOCATED BY SURVEY.
- THE POSITION OF THE UNDERGROUND SERVICES IS APPROXIMATE ONLY AND HAS BEEN SCALED FROM THE RELEVANT AUTHORITY'S SERVICES PLANS USING THE 'BEFORE YOU DIG AUSTRALIA' SERVICE. SEARCH DATE: 21/03/2023
- NOT ALL SERVICE INFORMATION MAY BE SHOWN DUE TO UNAVAILABILITY OF SERVICE PLANS OR CURRENT INFORMATION.
- INDEPENDENT ENQUIRIES FOR UP-TO-DATE SERVICE LOCATIONS THROUGH THE RELEVANT AUTHORITIES MUST BE UNDERTAKEN PRIOR TO COMMENCEMENT OF ANY WORKS/EXCAVATION. EXACT SERVICE POSITIONS SHOULD BE ESTABLISHED BY APPROPRIATE MEANS. WE RECOMMEND PROFESSIONAL SERVICE LOCATORS.
- THE BOUNDARIES SHOWN ON THIS PLAN ARE BASED ON OUR FIELD SURVEY. TO FORMALISE THESE DIMENSIONS, WE WOULD RECOMMEND THE PREPARATION OF A REDEFINITION PLAN, SUITABLE FOR LODGEMENT AND REGISTRATION WITH NSW LAND REGISTRY SERVICES.
- SOME BOUNDARIES SHOWN ON THIS PLAN ARE BASED ON INFORMATION DERIVED FROM NSW SPATIAL SERVICES- DIGITAL CADASTRAL DATABASE (DCDB). NO FIELD SURVEY HAS BEEN UNDERTAKEN TO DETERMINE THE ACCURACY OF THE BOUNDARIES AS SHOWN.
- THIS PLAN SHOULD NOT BE USED FOR BUILDING WORKS CLOSE TO OR ON THE BOUNDARY, OR TO PROSCRIBED SET-BACKS WITHOUT FURTHER SURVEY INVESTIGATION.
- CRITICAL LEVELS (E.G. FLOOR LEVELS) AND CRITICAL LOCATIONS (E.G. STRUCTURES) THAT HAVE NOT BEEN SHOWN MUST BE VERIFIED BY FURTHER SURVEY PRIOR TO FINAL DESIGN.
- NO EXCAVATIONS HAVE BEEN MADE TO DETERMINE THE EXTENT TO WHICH ANY SUBJECT WALLS, FOUNDATIONS OR FOOTINGS MAY ENCROACH UPON ADJOINING LAND.
- NO EXCAVATIONS HAVE BEEN MADE TO DETERMINE THE EXTENT TO WHICH ANY ADJOINING WALLS, FOUNDATIONS OR FOOTINGS MAY ENCROACH UPON SUBJECT LAND.
- ALL TREE DIMENSIONS, HEIGHT (H), CANOPY (C) AND TRUNK DIAMETER (D) HAVE BEEN ESTIMATED. IF ACCURATE DIMENSIONS ARE REQUIRED FOR DESIGN PURPOSES, FURTHER SURVEY SHOULD BE REQUESTED.
- CONTOURS SHOWN DEPICT THE TOPOGRAPHY. CONTOURS DO NOT REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT, EXCEPT AT SPOT LEVELS SHOWN.
- THIS PLAN MUST REMAIN UNALTERED AS ISSUED BY MONTEATH & POWYS. ALTERING ANY PART OF THIS PLAN DESTROYS THE INTEGRITY OF THE PLAN. ANY REVISIONS REQUESTED MUST BE ISSUED BY MONTEATH & POWYS.
- THESE NOTES ARE AN INTEGRAL PART OF THIS PLAN. REPRODUCTION OF THIS PLAN OR OF ANY PART OF THIS PLAN, WITHOUT THESE NOTES BEING INCLUDED IN FULL, WILL RENDER THE INFORMATION SHOWN ON SUCH REPRODUCTION INVALID AND NOT SUITABLE FOR USE.

SURVEY INFORMATION

- THE SURVEY IS ON GROUND CO-ORDINATES.
-THE ORIGIN OF CO-ORDINATES IS SSM 107142
MGA CO-ORDINATES
E 372866.297 N 6336955.806
(GDA 2020) (ZONE 56)
-SOURCE OF CO-ORDINATES: SCIMS
-DATE 22/03/2023
- ALL REDUCED LEVELS ARE ON AUSTRALIAN HEIGHT DATUM (A.H.D.)
-ORIGIN OF LEVELS SSM 107142, RL 3.672
-SOURCE OF REDUCED LEVELS: SCIMS
-DATE OF REDUCED LEVELS 22/03/2023
- CONTOUR INTERVAL IS 0.2m.
- MGA AND ISG CO-ORDINATE SYSTEMS ARE BASED ON A MATHEMATICAL EARTH MODEL AND SUBJECT TO VARIABLE SCALE FACTORS. DISTANCES CALCULATED FROM CO-ORDINATES MAY VARY SIGNIFICANTLY FROM GROUND MEASUREMENTS. IF FURTHER CLARIFICATION IS REQUIRED CONTACT MONTEATH AND POWYS.

SERVICES INFORMATION

SUBSURFACE UTILITY INFORMATION (SUI) ASS488, QUALITY LABELLING OF UTILITY INFORMATION IS BASED ON A CLASSIFICATION CODE WHICH ALLOWS THE USER OF THIS INFORMATION TO UNDERSTAND CLEARLY HOW THE INFORMATION WAS COLLECTED AND THEN PLACE AN APPROPRIATE AMOUNT OF RELIANCE ON IT. PROJECT RISKS RELATED TO UNDERGROUND UTILITIES CAN THEN BE PROPERLY MANAGED.

QL-A: INFORMATION IS THE HIGHEST POSSIBLE LEVEL OF ACCURACY AND IS OBTAINED BY EXPOSING THE UNDERGROUND UTILITY USING A NON-DESTRUCTIVE EXCAVATION (POTHOLING) TECHNIQUE. THE VERTICAL INFORMATION FOR THIS LOCATING METHOD IS TO THE TOP OR SHALLOWEST PART OF THE LOCATED SERVICE. THE 3D LOCATION IS RECORDED BY SURVEY AS AN X, Y, Z COORDINATE.

QL-B: INFORMATION IS COLLECTED BY DESIGNATING THE HORIZONTAL AND VERTICAL LOCATION OF UNDERGROUND UTILITIES BY USING ELECTROMAGNETIC PIPE AND CABLE LOCATORS, SONDES OR FLEXI-TRACE, AND ACOUSTIC PULSE EQUIPMENT. THIS IS THE MOST COMMON FORM OF UTILITY LOCATING AND ALTHOUGH AN X, Y AND Z AXIS CAN BE ESTABLISHED IT IS NOT ALWAYS ENTIRELY ACCURATE DUE TO DIFFERING ELECTROMAGNETIC FIELDS, SOIL CONDITIONS AND MULTIPLE BANKS OF CABLES AFFECTING THE LOCATING SIGNAL.

QL-C: INFORMATION IS COLLECTED BY CORRELATING THE SURVEY OF VISIBLE UTILITY SURFACE FEATURES SUCH AS MARKER PLATES OR WATER HYDRANTS AND ACQUIRED BEFORE-YOU-DIG-AUSTRALIA (BYDA) PLANS TO DRAW A STRING WHICH SHOWS THE APPROXIMATE POSITION OF SERVICES. THIS METHOD DOES NOT USUALLY SHOW MULTIPLE BANKS OF CABLES AND DOES NOT ALWAYS SHOW THREE DIMENSIONAL INFORMATION. ELECTRONICALLY TRACED LOCATE MARKS WITH POOR SCRATCHY SIGNALS AND GROUND PENETRATING RADAR (GPR) ARE REPRESENTED AS QL-C.

QL-D: INFORMATION IS THE MOST BASIC LEVEL OF UTILITY LOCATIONS USING ONLY INFORMATION BASED ON EXISTING BEFORE-YOU-DIG-AUSTRALIA (BYDA) PLANS AND BY MEASURING BOUNDARY OFFSETS ETC. THIS METHOD OF UTILITY LOCATIONS SHOULD ALWAYS BE TREATED AS AN INDICATION OF THE PRESENCE OF A SERVICE ONLY AND SHOULD NOT BE USED FOR DESIGN. GPR SCANS ARE ALSO REPRESENTED AS QL-D AS THE GPR IMAGE CANNOT BE CONFIRMED TO ITS ORIGIN POINT. DEPTHS ON GPR SCAN MUST BE TREATED AS INDICATIVE ONLY.

LINE TYPES

- DRAIN PIPE
- FENCING
- EDGE OF CONCRETE
- TOP OF BANK
- TOE OF BANK
- EDGE OF BITUMEN
- EDGE OF GRAVEL
- ROOF RIDGE
- FASCIA EAVE
- ELECTRICAL CABLE QUALITY LEVEL B
- TELECOMMUNICATIONS CABLE QUALITY LEVEL B
- WATER MAIN QUALITY LEVEL B
- UNDERGROUND ELECTRICITY CABLE (BYDA)
- TELECOMMUNICATIONS CABLE (BYDA)
- SEWER MAIN (BYDA)
- WATER MAIN (BYDA)

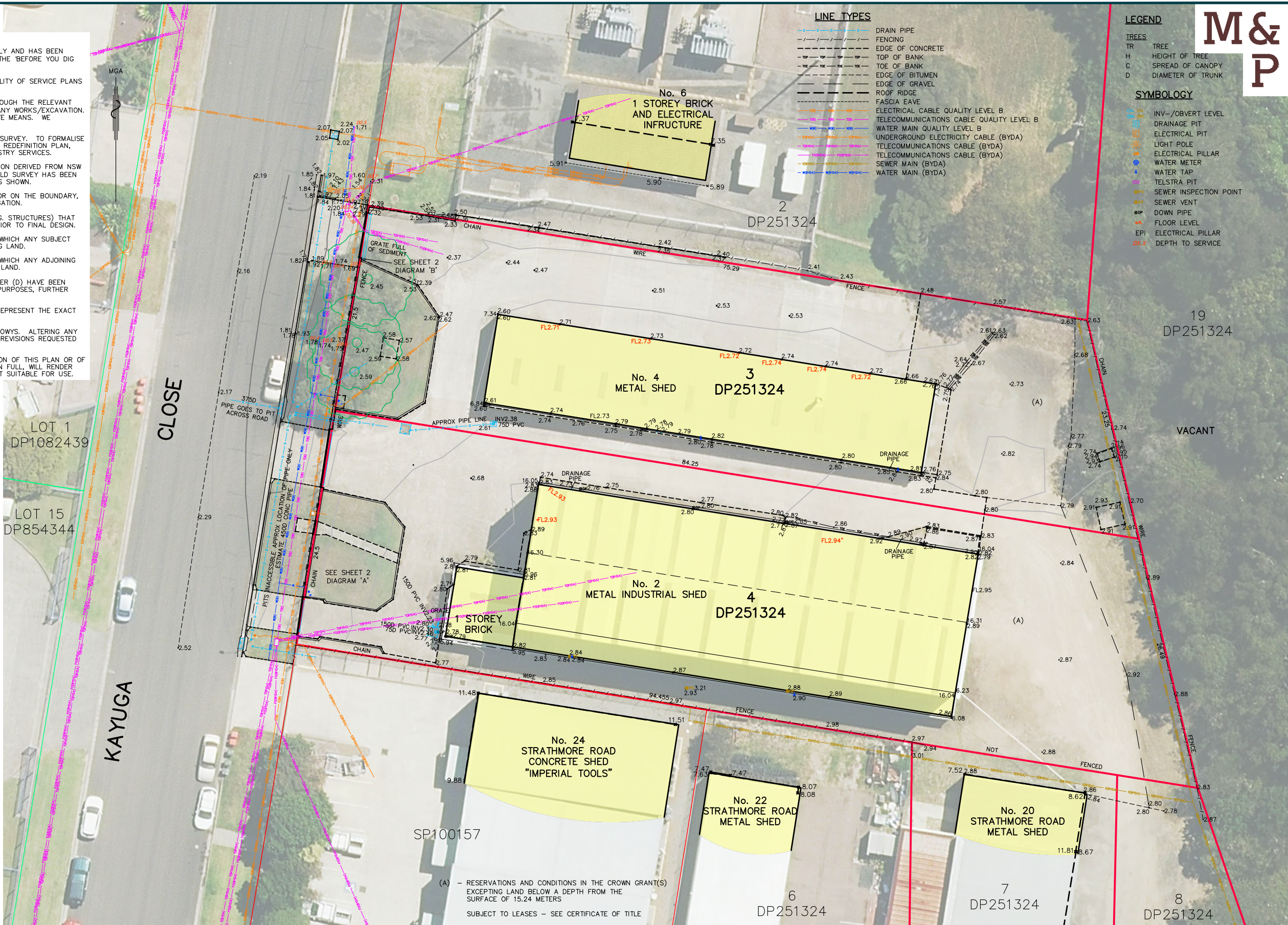
LEGEND

- TREES
- TR TREE
 - H HEIGHT OF TREE
 - C SPREAD OF CANOPY
 - D DIAMETER OF TRUNK

SYMBOLLOGY

- INV-/OVERT LEVEL
- DRAINAGE PIT
- ELECTRICAL PIT
- LIGHT POLE
- ELECTRICAL PILLAR
- WATER METER
- WATER TAP
- TELSTRA PIT
- SEWER INSPECTION POINT
- SEWER VENT
- DOWN PIPE
- FLOOR LEVEL
- EPI ELECTRICAL PILLAR
- DLX DEPTH TO SERVICE

M&P



(A) - RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S) EXCEPTING LAND BELOW A DEPTH FROM THE SURFACE OF 15.24 METERS
SUBJECT TO LEASES - SEE CERTIFICATE OF TITLE



REVISIONS					
3	EXTRA SERVICES ADDED ALONG STREET FRONTAGE	DSR	MAK	DSR	12/11/25
2	LEVELS ON ADJOINING BUILDINGS ADDED	PAW	MAK	LAS	17/09/24
1	ISSUE TO CLIENT	KL	CK	BJB	30/03/23
No	REVISION	SVY	DFT	CHK	DATE

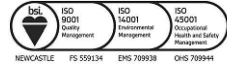
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PLANNING PROJECT MANAGEMENT SURVEYING 3D SPATIAL

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NEWCASTLE SYDNEY GUNNEDAH MUSWELLBROOK

Surveyed	Drafted	Checked	Client	HEALTH INFRASTRUCTURE	Sheet No.
KL	CK	BJB			1/2
REGISTERED SURVEYOR			Title	DETAIL SURVEY OF LOT 3 AND LOT 4 DP251324 CAVES BEACH	Revision
@A1 : 1:200 @A3 : 1:400			Original Size		3
DO NOT SCALE			A1	CAD File: 230150A_03 Ref No: 23/0150 Date: 24/03/2023	

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www.byda.com.au



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PLANNING PROJECT MANAGEMENT SURVEYING 3D SPATIAL

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NEWCASTLE SYDNEY GUNNDAH MUSWELLBROOK

Surveyed KL	Drafted CK	Checked BJB	Client	HEALTH INFRASTRUCTURE	Sheet No.
					2 / 2
			Title	DETAIL SURVEY OF LOT 3 AND LOT 4 DP251324 CAVES BEACH	Revision
			Original Size		3
			A1		
			CAD File:	230150A_03	
			Ref No:	23/0150	
			Date:	24/03/2023	