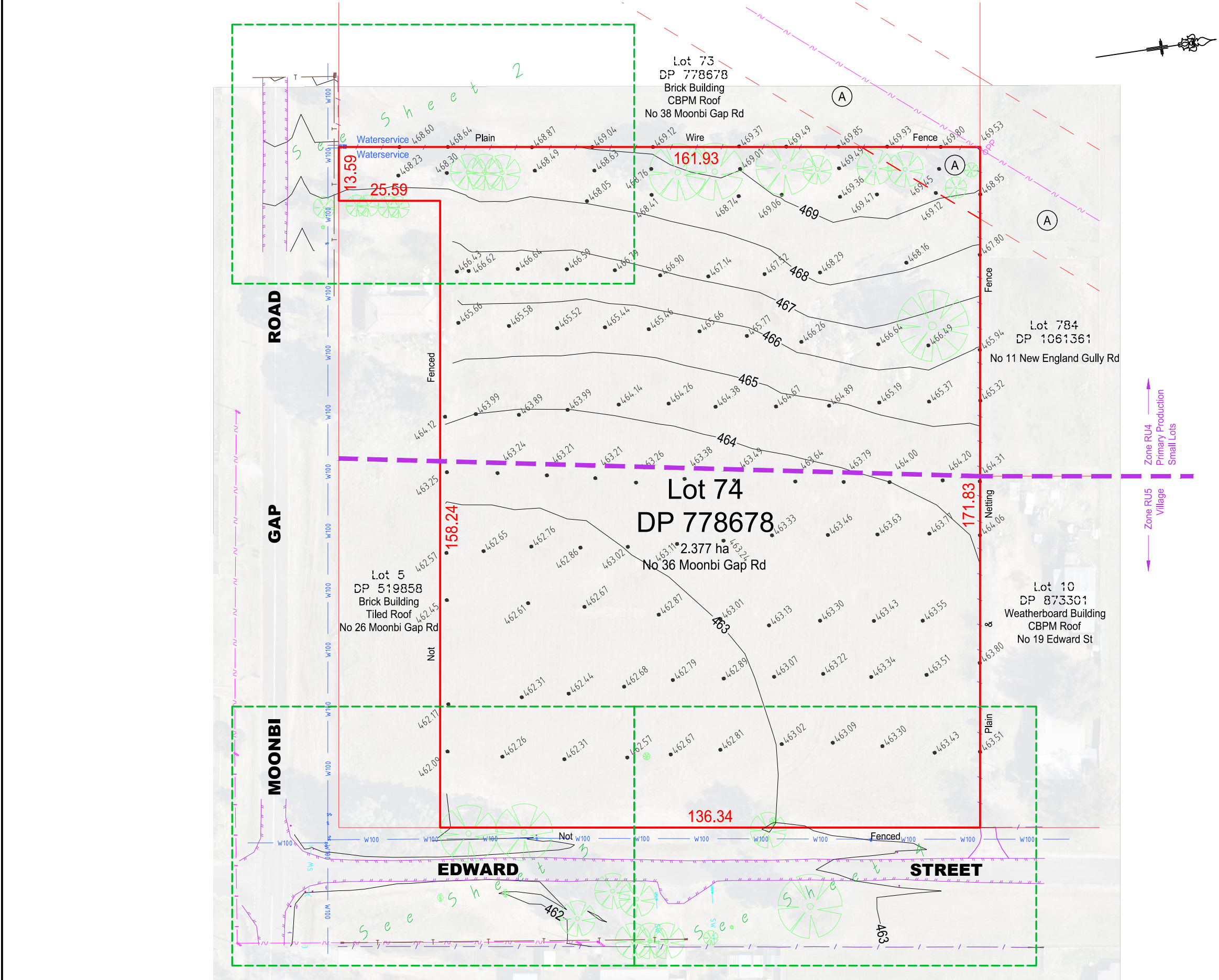




IMPORTANT NOTES & CAUTIONS:-

1. These plans have been prepared at a reduction ratio at A3 as shown. The accuracy of any enlargement or other reproduction may be less than that of the original
2. All levels shown on this plan are reduced to the level based on PM 59127 with an RL 475.33
3. Survey orientation is to Grid North and based on GDA 2020 co-ordinate system
4. The cadastre shown on this plan has been located to a standard of accuracy in accordance with Regulation 10 of the Surveying & Spatial Information Regulation 2017. The boundaries have not been marked by this survey. It is our recommendation that marks to define the boundaries should be placed if any construction work is to be undertaken on or near the boundaries
5. Title search obtained from NSW Land Registry Services on 04.09.2024 for Folio Identifier 74/778678 indicates that the subject land is burdened by easements as indicated in the easement schedule
6. All utility services shown on this drawing are approximate only and have been located from survey data & site investigation. It is the responsibility of the contractor to confirm services prior to any and all work on site - phone dial before you dig. Before commencing any excavation or construction on this site, you should contact the relevant authorities for verification of the location & depth of their services
7. This site survey was carried out using Differential Global Navigational Satellite System technology (GNSS) on 17.12.2024
8. Tree canopies shown are approximate only
9. This plan is copyright and is not to be copied or reproduced in whole or in part without the prior written approval of Bath Stewart Associates Pty Ltd. Upon payment of all fees invoiced to complete this survey, the client, shall have a licence to use this drawing, (for which it was originally prepared), without the requirement to obtain the afore
10. These notes are an integral part of this plan

SCHEDULE OF EASEMENTS

- (A) Easement for Transmission Line 30.48 Wide ...K474453

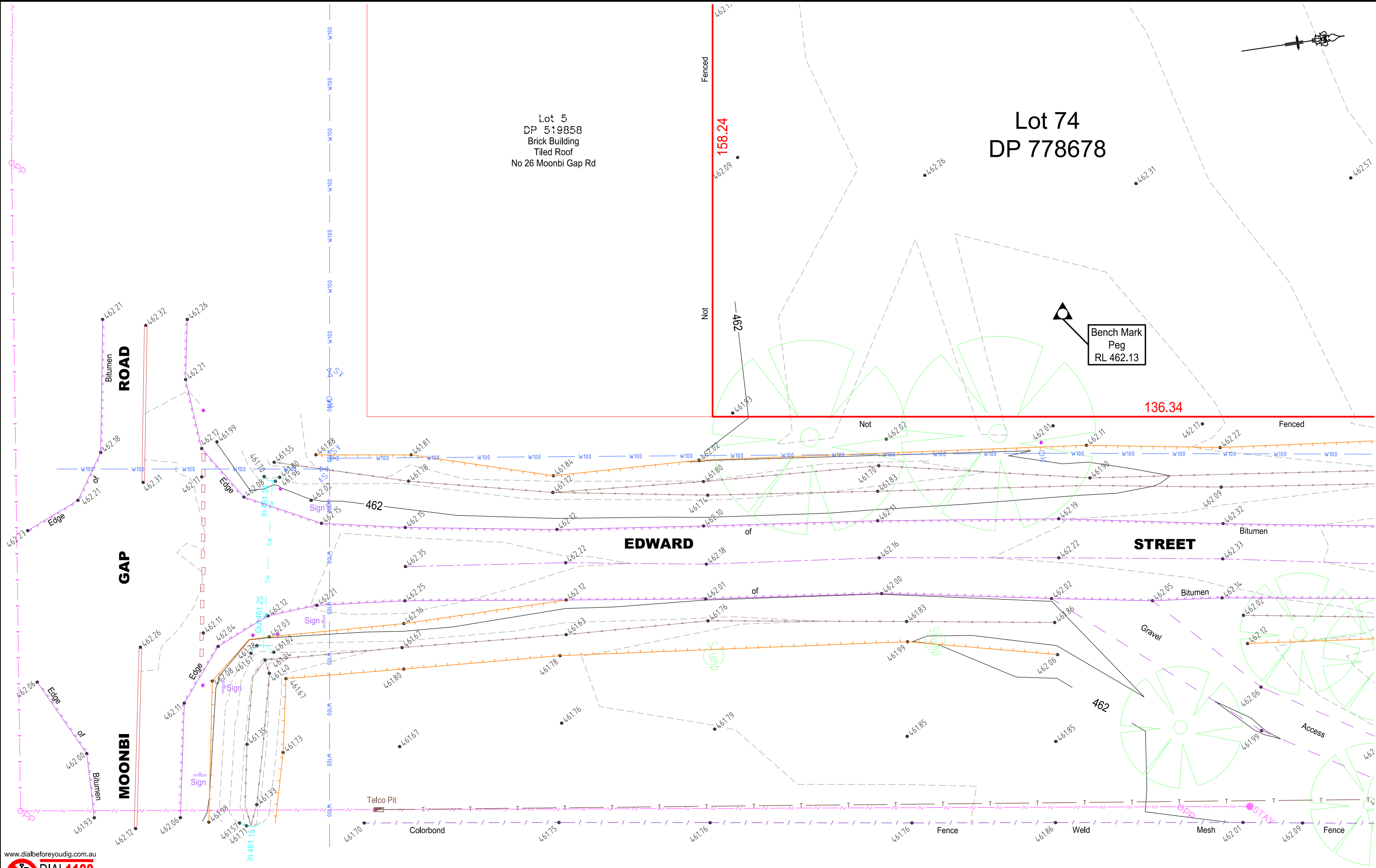
SURVEY LEGEND

K.I.P.	Kerb Inlet Pit
— / — / —	Fence
50.29m	Boundary & Dimension
— 384.0 —	Contour & Height (0.2m Interval)
• 47.285	Spot Level
— T —	Underground Telstra Cables
— W100 —	Watermains & Size
— WS —	Waterservices
— E —	Underground Electrical Cables
— S —	Sewer Pipes and Manholes
— SW —	Stormwater Pipe & Size
— G —	Gasmain

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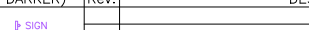


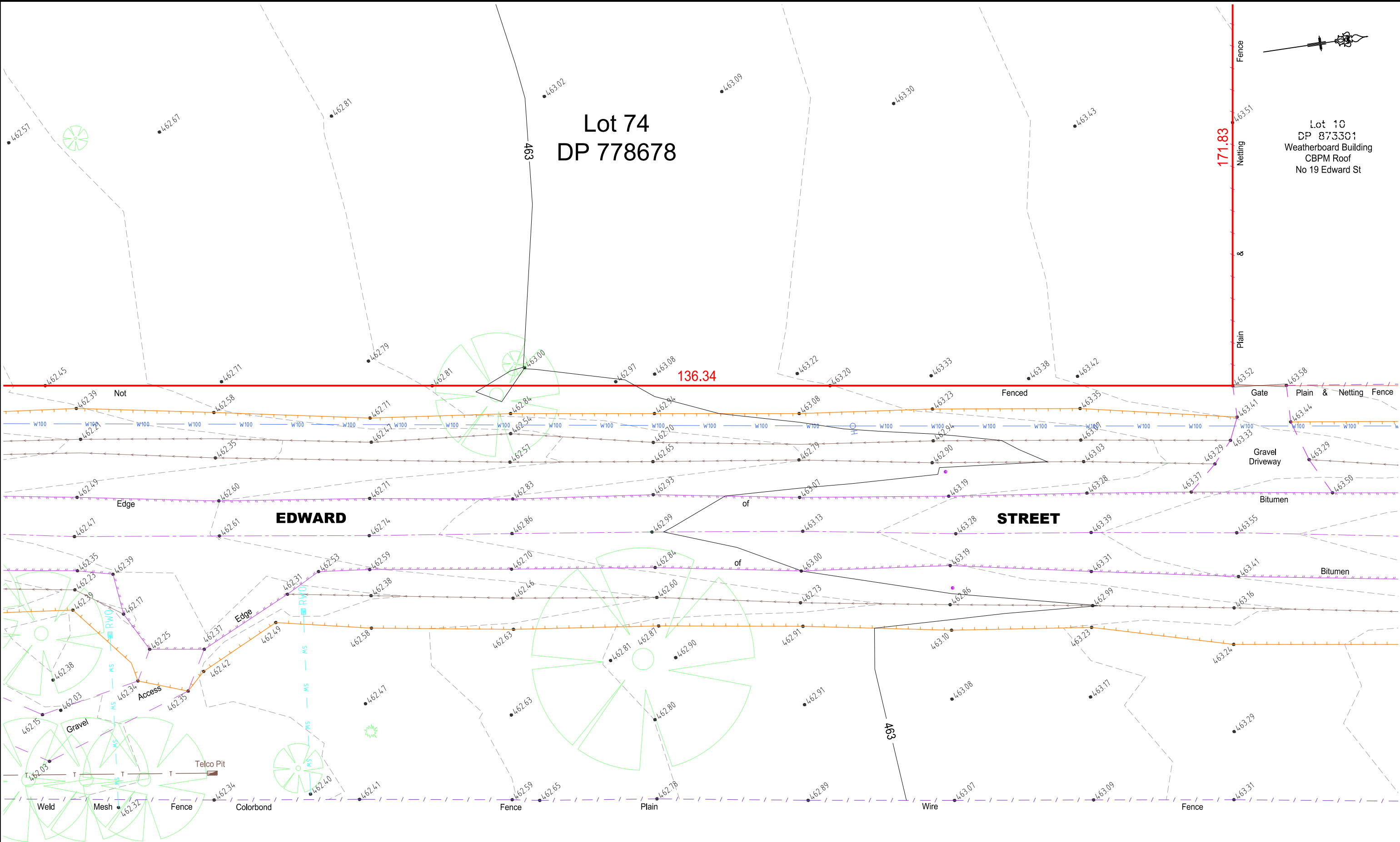
LEGEND (EXISTING — LIGHT PROPOSED — DARKER)	Rev.	DESCRIPTION	APPROVED	DATE	Model: 24398V08	Original A3 Drawing Scale Bar: Contours at 1m Intervals A3 Scale 1:1,000	BATH STEWART ASSOCIATES Pty Ltd	HUGH CASTLEDON	Ref. No:
CENTRE LINE KERB AND OUTER TOP OF BATTER SURFACE DRAINAGE EDGE OF BITUMEN SEAL FENCELINE SEWERMAIN WATERMAIN (& SIZE) STORMWATER DRAINAGE OVERHEAD POWER UNDERGROUND ELECTRICAL		TREE SHRUB SEWER MANHOLE, INSPECTION PIT DOWNPIPE & ROOFWATER OUTLET POWER POLE STREETLIGHT GUIDE POST WATER (HYDRANT, VALVE, METER) TELSTRA PIT AND CABLES			DI: 24398V03-4 Survey: LG & AH Drawn: M. Murray Designed: Not Applicable Checked: J. Herdegen	Datum Description: PM 59127 RL 475.333 GDA 2020 Located on the east side of Moonbi Gap Rd Approx. 142m from Joseph St	DEVELOPMENT CONSULTANTS SURVEYORS — ENGINEERS — PLANNERS — PROJECT MANAGERS 239 Marius Street TAMWORTH NSW 2340 Telephone (02) 6766 5966 A.C.N. 659 162 062 office@bathstewart.com.au	36 MOONBI GAP ROAD MOONBI LOT 74 DP 778678	24398DA
Issued for Client's information					J. Herdegen	08.01.25	TOPOGRAPHICAL & DETAIL SURVEY — EXISTING LOT CONFIGURATION		
					This document / plan / drawing / sketch is the copyright property of Bath Stewart Associates Pty Ltd and shall not be copied or reproduced in part or whole, in any media without written approval, nor shall it be used except for the Development and Site Specified.			Revision: A	
								Sheet No: 01 of 05	
								©Bath Stewart & Associates Pty Ltd	



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LEGEND (EXISTING — LIGHT PROPOSED — DARKER)		Rev.	DESCRIPTION	APPROVED	DATE	Model: 24398V08	Original A3 Drawing Scale Bar: Contours at 0.2m Intervals	BATH STEWART ASSOCIATES Pty Ltd DEVELOPMENT CONSULTANTS SURVEYORS — ENGINEERS — PLANNERS — PROJECT MANAGERS 239 Marius Street TAMWORTH NSW 2340 Telephone (02) 6766 5966 A.C.N. 659 162 062 office@bathstewart.com.au	HUGH CASTLEDON 36 MOONBI GAP ROAD MOONBI		Ref. No:
CENTRE LINE KERB AND GUTTER TOP OF BATTER SURFACE DRAINAGE EDGE OF BITUMEN SEAL FENCELINE SEWERMAIN WATERMAIN (& SIZE) STORMWATER DRAINAGE OVERHEAD POWER UNDERGROUND ELECTRICAL						DL: 24398V03-4			LOT 74 DP 778678		24398DA
						Survey: LG & AH	Drawing: 24398DA Rev A				Sheet No : 03 of 05
						Drawn: M.Murray	Datum Description: PM 59127 RL 475.333 GDA 2020 Located on the east side of Moonbi Gap Rd Approx. 142m from Joseph St				Revision : A
						Designed: Not Applicable	Checked: J.Herdegen				TOPOGRAPHICAL & DETAIL SURVEY — EXISTING LOT CONFIGURATION
		A	Issued for Client's information	J.Herdegen	08.01.25					©Bath Stewart & Associates Pty Ltd	



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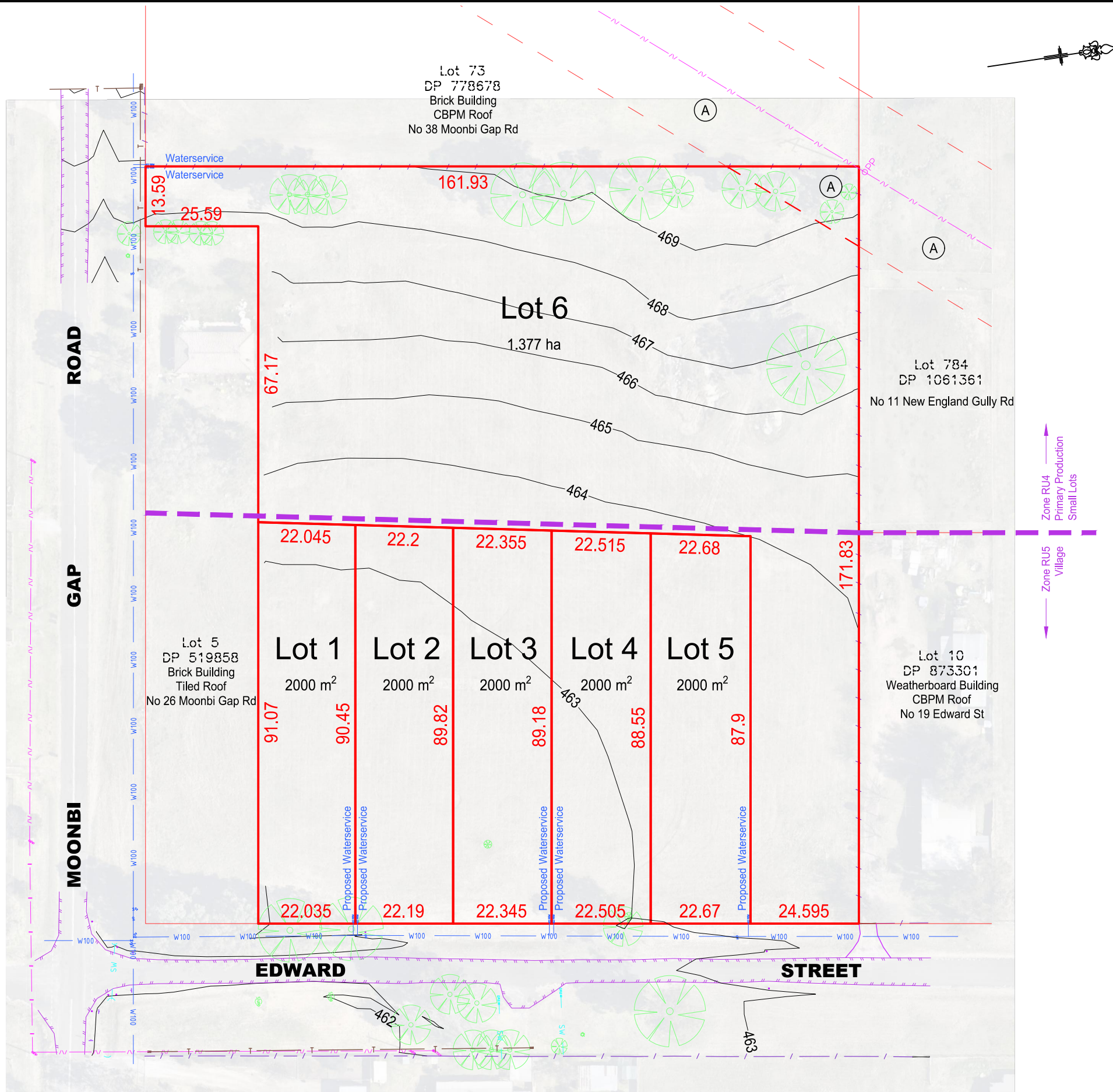
LEGEND (EXISTING — LIGHT PROPOSED — DARKER)		Rev.	DESCRIPTION	APPROVED	DATE	Model: 24398V08	Original A3 Drawing Scale Bar:
CENTRE LINE	---					DI: 24398V03-4	Contours at 0.2m Intervals
KERB AND OUTER	---					Survey: LG & AH	A3 Scale 1:250
TOP OF BATTER	---					Drawn: M.Murray	2.5 0.0 2.5 5.0
SURFACE DRAINAGE	---					Designed: Not Applicable	Drawing: 24398DA Rev A
EDGE OF BITUMEN SEAL	---					Checked: J.Herdeggen	Datum Description:
FENCELINE	---						PM 59127 RL 475.333 GDA 2020
SEWERMAIN	---						Located on the east side of Moonbi Gap Rd
WATERMAIN (& SIZE)	---						Approx. 142m from Joseph St
STORMWATER DRAINAGE	---						
OVERHEAD POWER	---						
UNDERGROUND ELECTRICAL	---						
TREE	---						
SHRUB	---						
SIGN	---						
SEWER MANHOLE, INSPECTION PIT	---						
DOWNPIPE & ROOFWATER OUTLET	---						
POWER POLE	---						
STREETLIGHT	---						
GUIDE POST	---						
WATER (HYDRANT, VALVE, METER)	---						
TELSTRA PIT AND CABLES	---						
A	Issued for Client's information	J.Herdeggen	08.01.25				

BATH STEWART ASSOCIATES Pty Ltd
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HUGH CASTLEDON 36 MOONBI GAP ROAD MOONBI	Ref. No: 24398DA
LOT 74 DP 778678	Sheet No : 04 of 05
TOPOGRAPHICAL & DETAIL SURVEY — EXISTING LOT CONFIGURATION	Revision : A

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1. These plans (Marked 24398DA Rev A) have been produced for information purposes. ONLY and under NO circumstance SHALL they be used for Construction
2. These plans have been prepared for an A3 plot at the reduction ratio shown. The accuracy of any enlargement or other reproduction may be less than that of the original
3. Any and all proposed levels shown on this drawing are indicative ONLY. Preliminary calculations have not checked for potential conflicts with other services
4. Actual grades, levels, locations etc may vary during final design stages.
5. This plan has been produced as part of the client's development application proposal and as a result the actual location of buildings, roads etc may vary
6. The boundaries shown and adopted for the Servicing Strategy have not been confirmed by field survey
7. Lot sizes, easements and all dimensions shown on this plan are indicative only and are subject to Development Application (DA) approval & Civil Design
8. This plan is copyright and is not to be copied or reproduced in whole or in part without the prior written approval of Bath, Stewart Associates Pty Ltd. Upon payment of all fees invoiced to complete this survey, the client, shall have a licence to use this drawing, (for which it was originally prepared), without the requirement to obtain the afore
9. These notes are an integral part of this plan.

SCHEDULE OF EASEMENTS

- (A) Easement for Transmission Line 30.48 Wide DP 778678

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LEGEND (EXISTING — LIGHT PROPOSED — DARKER)	Rev.	DESCRIPTION	APPROVED	DATE
CENTRE LINE				
KERB AND GUTTER				
TOP OF BATTER				
SURFACE DRAINAGE				
EDGE OF BITUMEN SEAL				
FENCELINE				
SEWERMAIN				
WATERMAIN (& SIZE)				
STORMWATER DRAINAGE				
OVERHEAD POWER				
UNDERGROUND ELECTRICAL				
TREE				
SHRUB				
SIGN				
SEWER MANHOLE, INSPECTION PIT				
DOWNPIPE & ROOFWATER OUTLET				
POWER POLE				
STREETLIGHT				
GUIDE POST				
WATER (HYDRANT, VALVE, METER)				
TELSTRA PIT AND CABLES				

Rev.	DESCRIPTION	APPROVED	DATE
A	Issued for Client's information	J.Herdegen	08.01.25

Model:	24398V08
DL:	24398V03-4
Survey:	LG & AH
Drawn:	M.Murray
Designed:	Not Applicable
Checked:	J.Herdegen

Original A3 Drawing Scale Bar:
Contours at 1m Intervals
A3 Scale 1:1,000
Drawing: 24398DA Rev A
Datum Description:
PM 59127 RL 475.333 GDA 2020
Located on the east side of Moonbi Gap Rd
Approx. 142m from Joseph St

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HUGH CASTLEDON 36 MOONBI GAP ROAD MOONBI	Ref. No: 24398DA
LOT 74 DP 778678	Sheet No : 05 of 05
PROPOSED LOT CONFIGURATION	Revision : A

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