

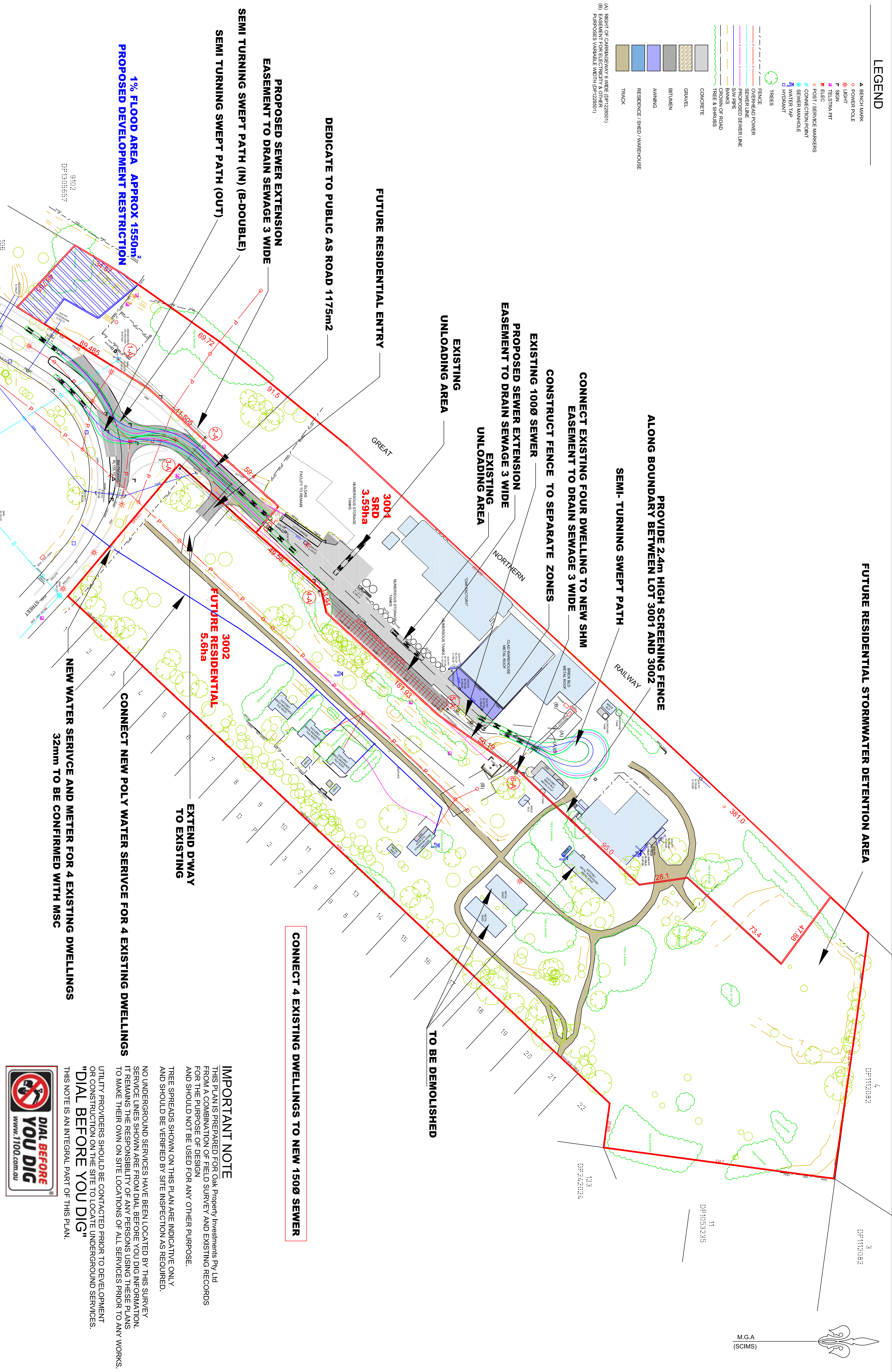
LEGEND

- ▲ BENCH MARK
  - POWER POLE
  - ✱ LIGHT
  - ⌈ SIGN
  - TELSTRA PIT
  - ELEC
  - POST / SERVICE MARKERS
  - CONNECTION POINT
  - SEWER MANHOLE
  - ⌋ WATER TAP
  - HYDRANT
  - TREES
  - FENCE
  - OVERHEAD POWER
  - SEWER LINE
  - PROPOSED SEWER LINE
  - SAW PIPE
  - BANKS
  - CROWN OF ROAD
  - TREE & SHRUBS
  - CONCRETE
  - GRAVEL
  - BITUMEN
  - AWNING
  - RESIDENCE / SHED / WAREHOUSE
  - TRACK
- (A) RIGHT OF CARBON SEWAGE LINE (DP1228501)  
(B) EASEMENT FOR ELECTRICITY & OTHER PURPOSES VARIABLE WIDTH (DP1228501)

FUTURE RESIDENTIAL STORMWATER DETENTION AREA

DP1112082  
3  
DP1112082

M.G.A  
(SCIMS)



CONNECT 4 EXISTING DWELLINGS TO NEW 1500 SEWER

IMPORTANT NOTE

THIS PLAN IS PREPARED FOR Oak Property Investments Pty Ltd FROM A COMBINATION OF FIELD SURVEY AND EXISTING RECORDS FOR THE PURPOSE OF DESIGN AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.

TREE SPREADS SHOWN ON THIS PLAN ARE INDICATIVE ONLY AND SHOULD BE VERIFIED BY SITE INSPECTION AS REQUIRED.

NO UNDERGROUND SERVICES HAVE BEEN LOCATED BY THIS SURVEY. SERVICE LINES SHOWN ARE FROM DIAL BEFORE YOU DIG INFORMATION. IT REMAINS THE RESPONSIBILITY OF ANY PERSONS USING THESE PLANS TO MAKE THEIR OWN ON SITE LOCATIONS OF ALL SERVICES PRIOR TO ANY WORKS.

UTILITY PROVIDERS SHOULD BE CONTACTED PRIOR TO DEVELOPMENT OR CONSTRUCTION ON THE SITE TO LOCATE UNDERGROUND SERVICES.

"DIAL BEFORE YOU DIG"

THIS NOTE IS AN INTEGRAL PART OF THIS PLAN.



**MM HYNDES BAILEY & Co.**  
REGISTERED SURVEYORS - TOWN PLANNING - CIVIL DESIGN  
*Surveying the Hunter since 1920*



PROPOSED SUBDIVISION OF  
LOT 1 in DP992228  
"OAK FACTORY"  
HUNTER STREET, MUSWELLBROOK

H.SCALE 1:1,000 (A1)	DATUM AHD: PM34549
VERT. SCALE CONTOUR INTERVAL 0.5m	
DATE 16/04/2025	FILE 224133_DLA.dwg

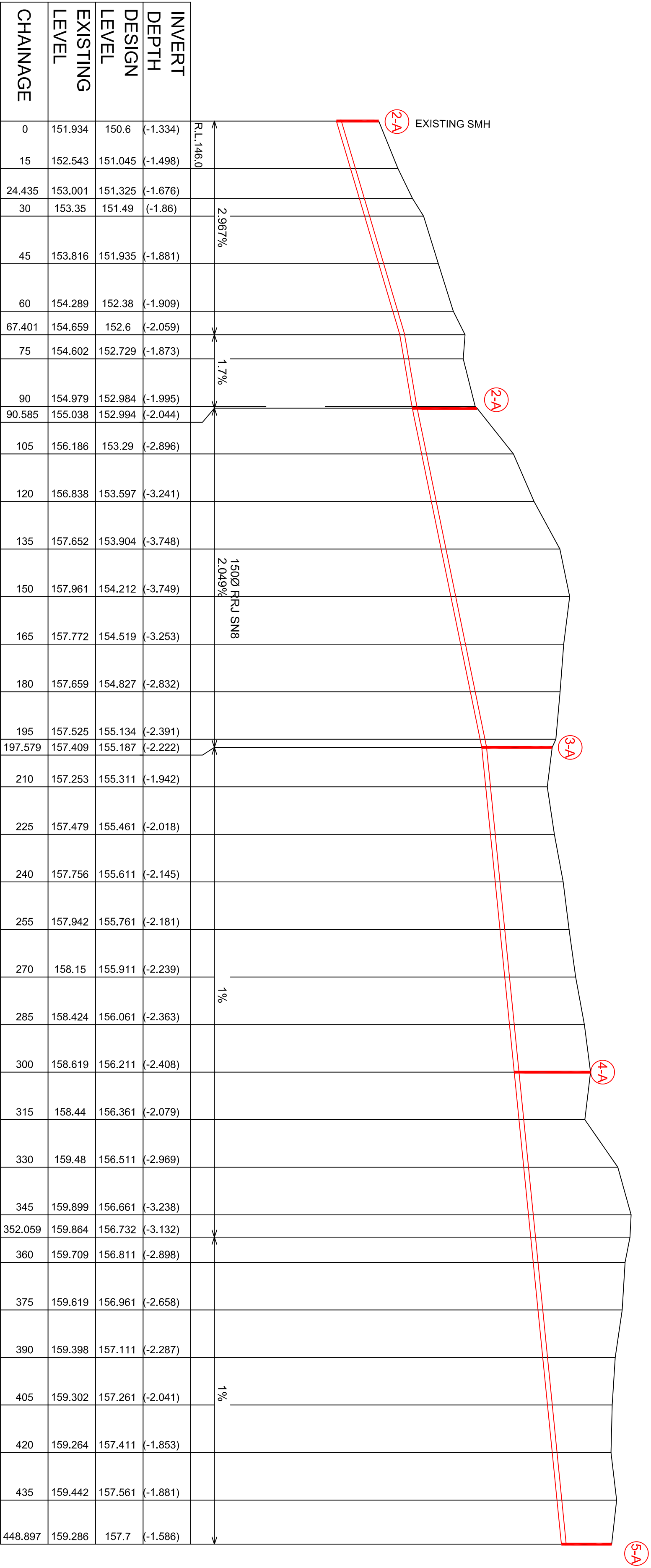
CLIENT: Oak Property Investments Pty Ltd

LGA: MUSWELLBROOK
PARISH: ROMAN
COUNTY: DURHAM

SHEET 1	OF SHEETS 2
JOB REF:	224133

Ph: 02 65432475 Email: office@hbsurveys.com.au  
PO Box 432, SCONE NSW 2337





PROPOSED SEWER LINE A

IMPORTANT NOTE

THIS PLAN IS PREPARED FOR Oak Property Investments Pty Ltd FROM A COMBINATION OF FIELD SURVEY AND EXISTING RECORDS FOR THE PURPOSE OF DESIGN AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.

TREE SPREADS SHOWN ON THIS PLAN ARE INDICATIVE ONLY AND SHOULD BE VERIFIED BY SITE INSPECTION AS REQUIRED.

NO UNDERGROUND SERVICES HAVE BEEN LOCATED BY THIS SURVEY. SERVICE LINES SHOWN ARE FROM DIAL BEFORE YOU DIG INFORMATION. IT REMAINS THE RESPONSIBILITY OF ANY PERSONS USING THESE PLANS TO MAKE THEIR OWN ON SITE LOCATIONS OF ALL SERVICES PRIOR TO ANY WORKS.


UTILITY PROVIDERS SHOULD BE CONTACTED PRIOR TO DEVELOPMENT OR CONSTRUCTION ON THE SITE TO LOCATE UNDERGROUND SERVICES.

**"DIAL BEFORE YOU DIG"**

THIS NOTE IS AN INTEGRAL PART OF THIS PLAN.



**MM HYNDES BAILEY & Co.**  
REGISTERED SURVEYORS - TOWN PLANNING - CIVIL DESIGN  
*Surveying the Hunter since 1920*



Ph: 02 85432275 Email: [office@hbsurveys.com.au](mailto:office@hbsurveys.com.au)  
PO Box 432, SCONE NSW 2337

PROPOSED SUBDIVISION OF  
PROPOSED SEWER EXTENSION LINE A  
LOT 1 in DP965228  
"OAK FACTORY"  
HUNTER STREET, MUSWELLBROOK

H SCALE 1:1,000 (A1)	DATUM AHD: PM4549
VERT SCALE 1:100 (A1)	CONTOUR INTERVAL 0.5m
DATE 16.04.2025	FILE 224133_DA.dwg

MICHAEL COLE Registered Land Surveyor

CLIENT : Oak Property Investments Pty Ltd

LGA: MUSWELLBROOK	SHEET <b>2</b>	OF SHEETS <b>2</b>
PARISH: ROMAN	JOB REF:	
COUNTY: DURHAM		<b>224133</b>